

PRESERVATION POINTE PHASE 2C-71

A REPLAT OF LOT 71, PRESERVATION POINTE PHASE 2A AS RECORDED IN PLAT BOOK 181, PAGES 18 THROUGH 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND LYING IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

SHEET 1 OF 1

PLAT BOOK PAGE

PRESERVATION POINTE PHASE 2C-71
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That HALEY H. PI, being the owner in fee simple of all of Preservation Pointe Phase 2C-71 being the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed. The utility easements shown hereon are hereby dedicated to the providers of public utilities forever for the purposes of installation, operation, repair and maintenance of public utilities.

Tract W-5B-1, (Wetland) is hereby dedicated to the Preservation Pointe Homeowners Association, Inc. (The Association).

The wall easement shown hereon is dedicated to the Association, and shall be owned and maintained according to the Declaration of Covenants, Conditions, Restrictions, and Easements for Preservation Pointe (Declaration).

IN WITNESS WHEREOF, the undersigned, HALEY H. PI, has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this day of 2023.

By: HALEY H. PI

By: Printed Name: HALEY H. PI

Signed in the presence of:

Printed Name:

Printed Name:

STATE OF COUNTY OF

THIS IS TO CERTIFY, that on before me an officer duly authorized to take acknowledgements in the State, and County aforesaid by means of () physical presence or () online notarization, HALEY H. PI, (s)he is personally known to me or has produced the following identification, and (s)he did/did not take an oath that (s)he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; that the official seal of said limited liability company is duly affixed thereto; and that said Dedication is the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

WITNESS my hand and official seal this day of 2023.

Notary Public

Commission Expires:

Commission Number:

Printed Name:

Certificate Of Approval By Director Of
Land Development Division

STATE OF FLORIDA
COUNTY OF POLK

Examined and Approved

By: Date: 2023
Land Development Division Director

Certificate Of Approval By County Surveyor

STATE OF FLORIDA
COUNTY OF POLK

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177, Florida Statutes relating to the making of plats and maps.

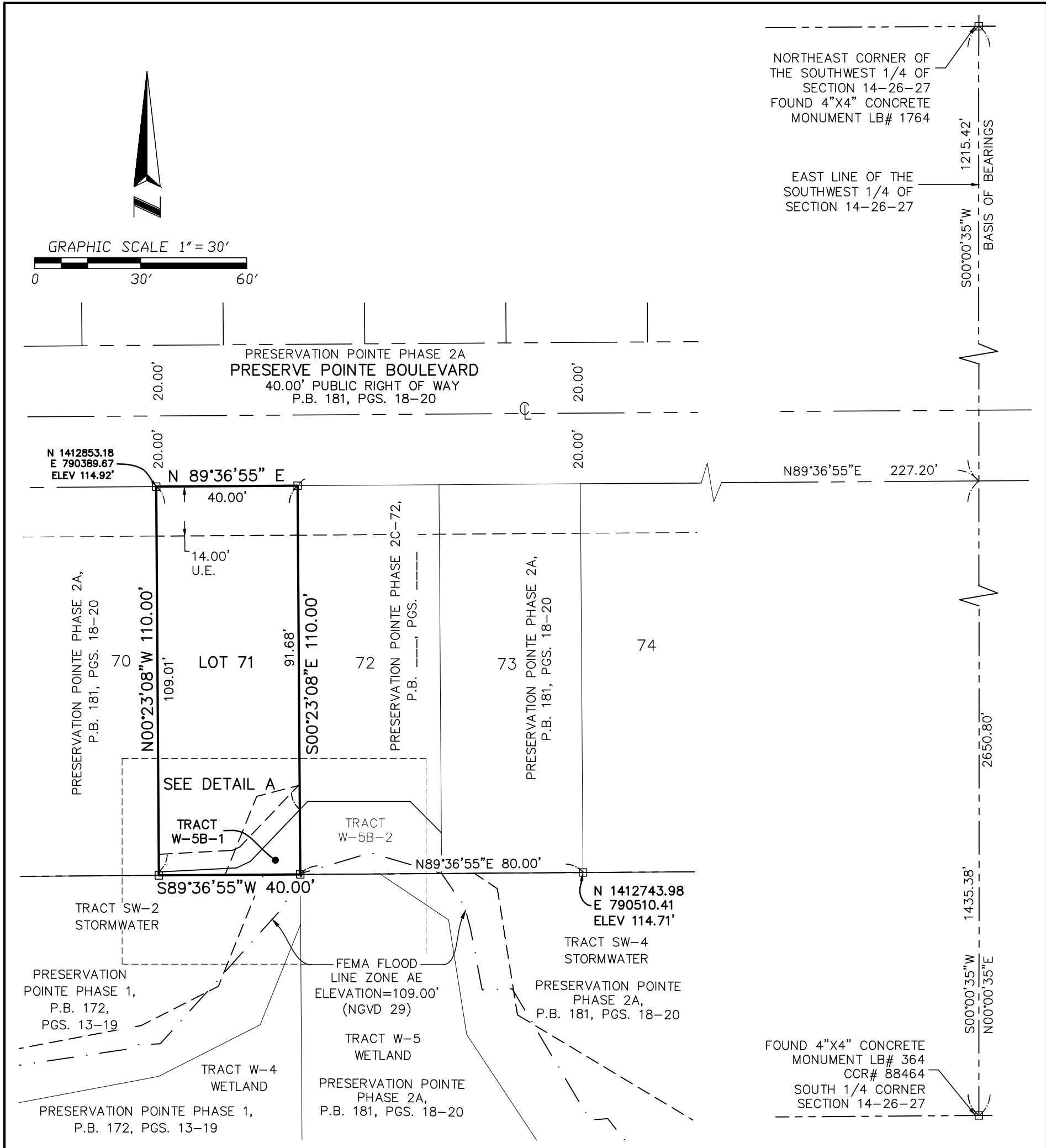
By: Richard M "Mike" Benton, P.S.M. #6447 Date: 2023

Clerk Of Circuit Court

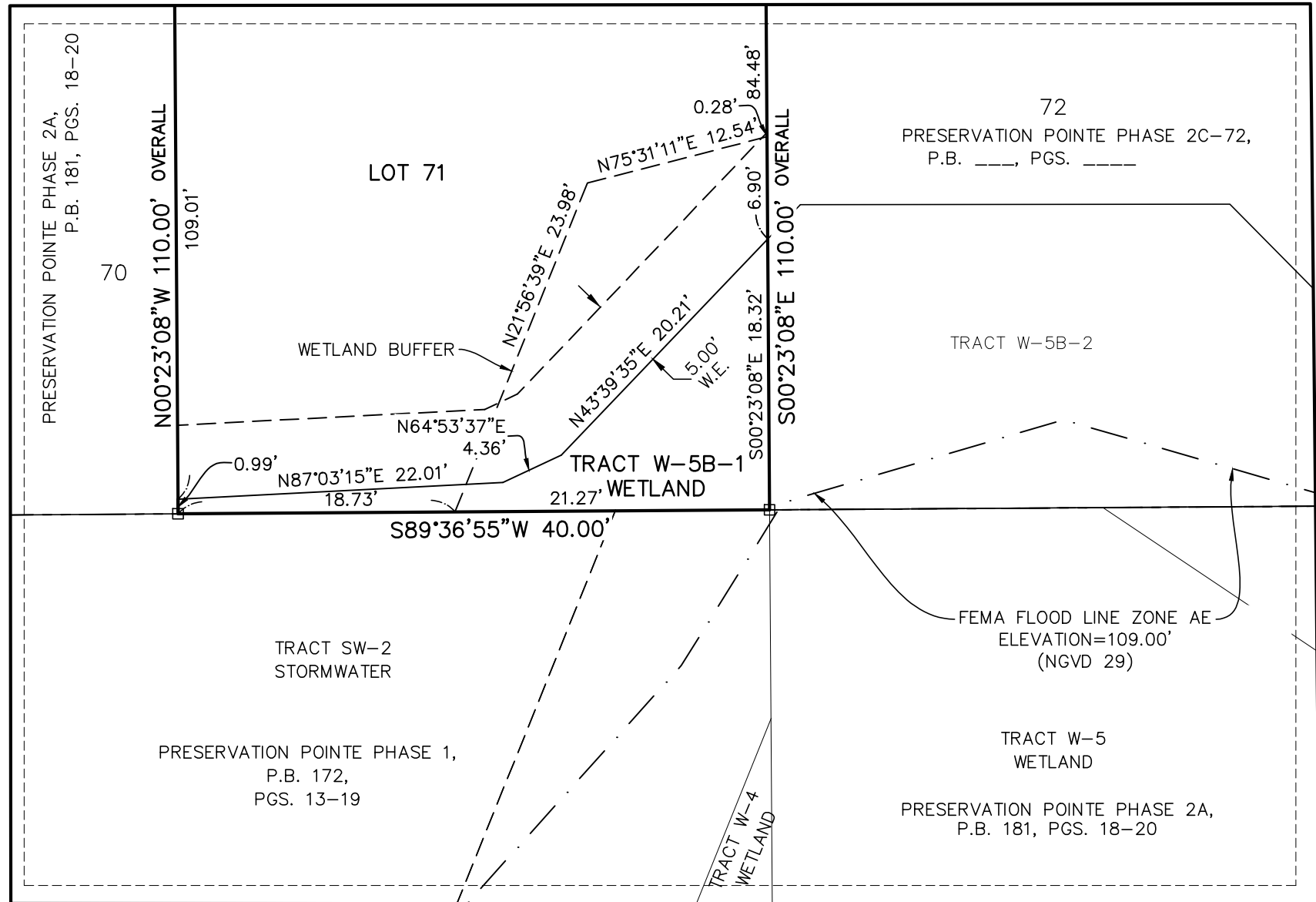
STATE OF FLORIDA
COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been accepted for recording this day of 2023.

By: Clerk of Circuit Court, Polk County, Florida.



SCALE 1" = 30'



DETAIL A SCALE 1" = 10'

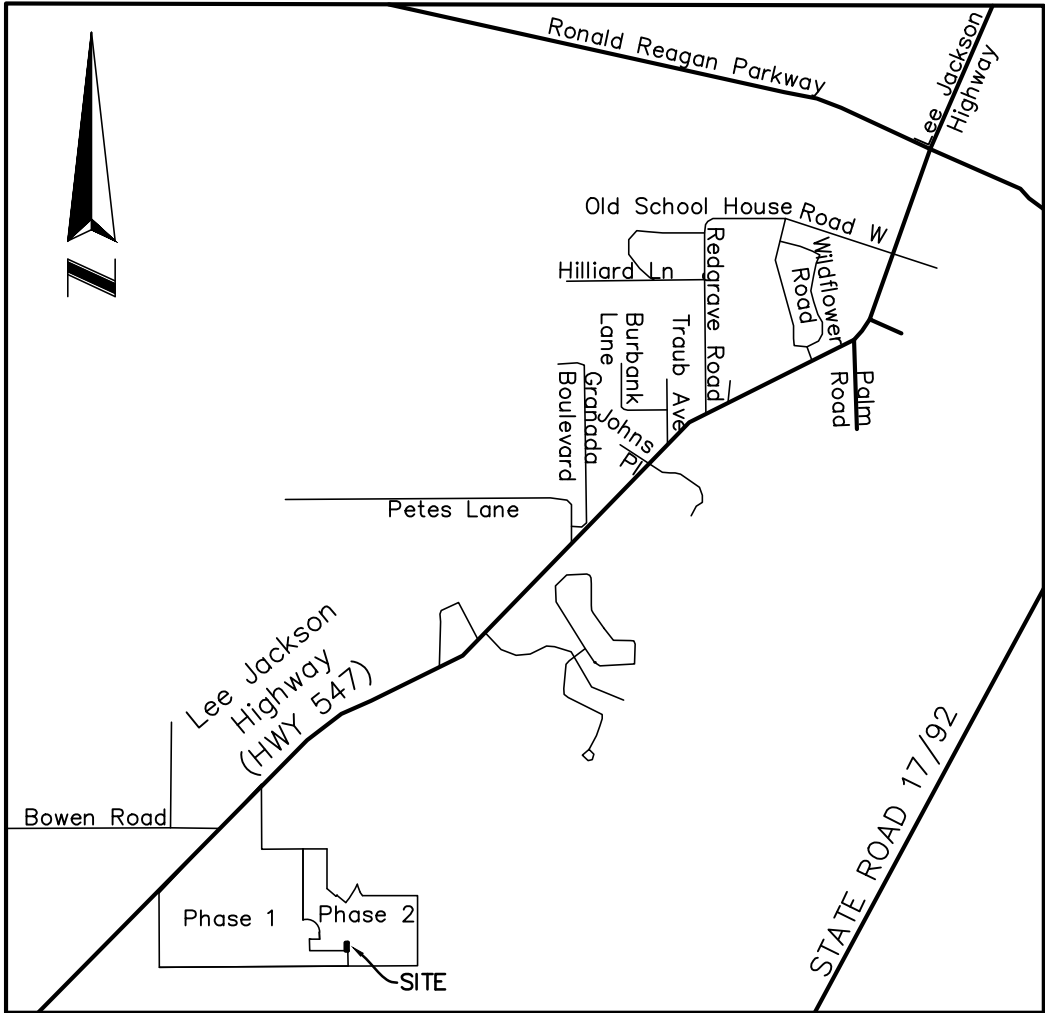
LEGAL DESCRIPTION

LOT 71, PRESERVATION POINTE PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 18 THROUGH 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINS 4400 SQUARE FEET, 0.10 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 27 EAST, AS BEING SOUTH 00°00'35" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- FLOOD ELEVATION LINES SHOWN HEREON WERE DETERMINED FROM THE REVISED STORMWATER DRAINAGE REPORT PREPARED BY MICHAEL O. FLORA, OF SLOAN ENGINEERING GROUP, DATED 5/14/2018, FEMA CASE NO. 18-04-5663R. STUDY ELEVATIONS WERE BASED ON NGVD29 DATUM. A CONVERSION FACTOR OF +0.83' WAS USED TO CONVERT ELEVATIONS.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM OF 1983 (NAD 83) WEST ZONE FOR THIS SITE.
- THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION OF COVENANTS AND RESTRICTIONS WILL BE RECORDED IN PUBLIC RECORDS AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
- ALL LOT CORNERS SHALL BE MARKED BY A 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#6723
- BENCH MARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). BENCHMARK NUMBER Q744, ELEVATION BEING 112.90'. THE CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, NGVD 29) IS +0.83' BASED ON THE CONSTRUCTION PLANS PREPARED BY SLOAN ENGINEERING GROUP.



VICINITY MAP not to scale

LEGEND OF SYMBOLS AND ABBREVIATIONS:

CCR#	CERTIFIED CORNER RECORD	□	FOUND 4" X 4" CONCRETE MONUMENT AS NOTED
U.E.	UTILITY EASEMENT	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
W.E.	WALL EASEMENT	CL	CENTERLINE
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
LB	LICENSED BUSINESS	N	NORTH/NORTHING
ELEV	ELEVATION	E	EAST/EASTING
P.B.	PLAT BOOK		
PG(S).	PAGE(S)		

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEYING • MAPPING
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