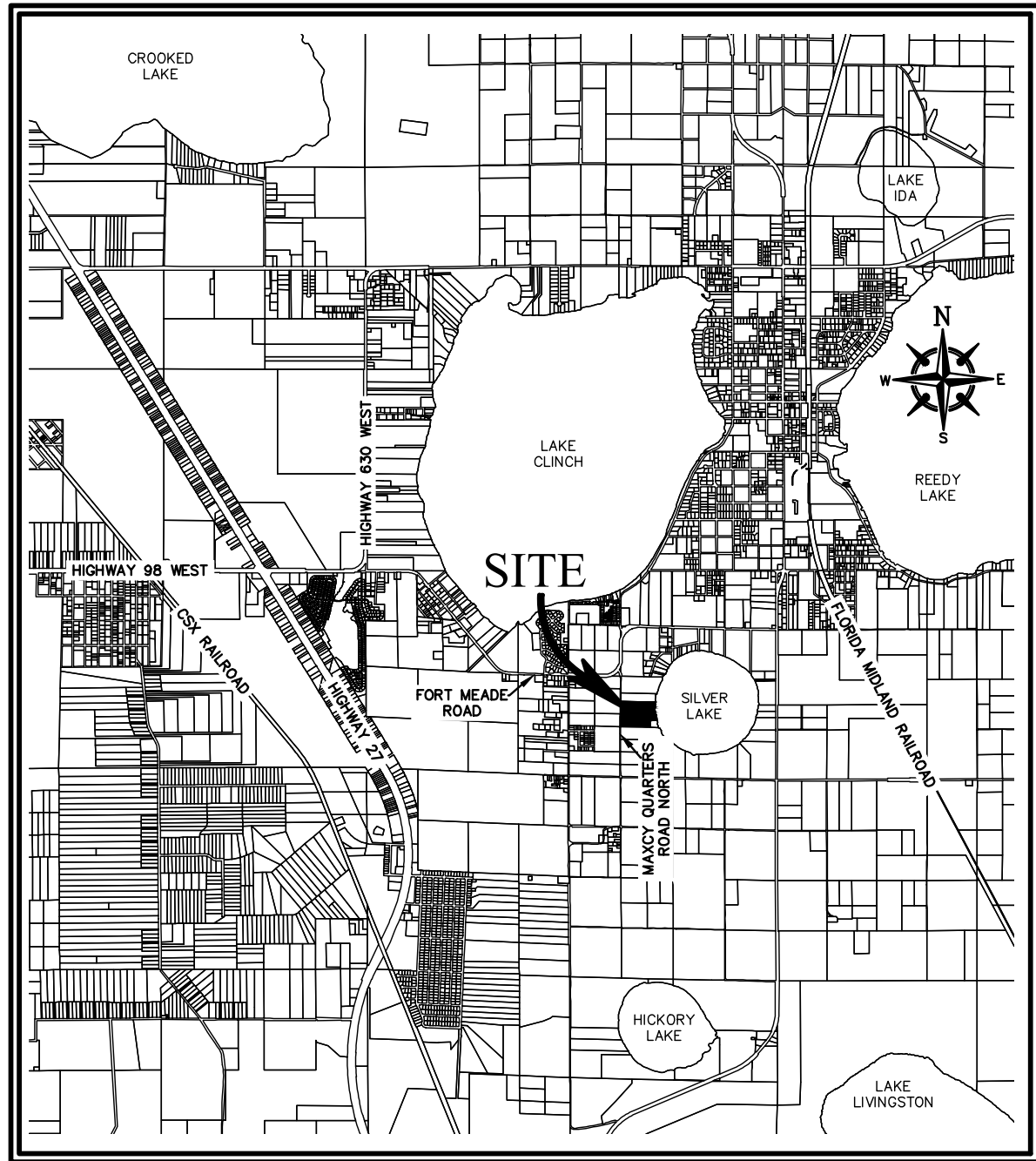


VICINITY MAP

NOT TO SCALE



SUNSET SHORES AT SILVER LAKE

A PORTION OF SECTION 5, TOWNSHIP 32 SOUTH,  
RANGE 28 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 32 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, RUN S89°12'01"E, A DISTANCE OF 6.02 FEET TO A POINT ON THE EAST LINE OF MAINTAINED RIGHT OF WAY PER POLK COUNTY MAINTENANCE MAP, AS RECORDED IN MAP BOOK 10, PAGES 17-19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N00°30'36"W ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG SAID EAST LINE: RUN N00°30'36"W, A DISTANCE OF 45.35 FEET; THENCE RUN N00°04'38"E, A DISTANCE OF 100.00 FEET; THENCE RUN N00°29'45"W, A DISTANCE OF 100.00 FEET; THENCE RUN N00°39'00"E, A DISTANCE OF 100.02 FEET; THENCE RUN N01°04'07"W, A DISTANCE OF 100.00 FEET; THENCE RUN N00°29'45"W, A DISTANCE OF 200.01 FEET; THENCE DEPARTING SAID EAST MAINTAINED RIGHT OF WAY LINE RUN S89°08'33"E, A DISTANCE OF 824.74 FEET MORE OR LESS TO THE EDGE OF WATER OF SILVER LAKE; THENCE MEANDER THE FOLLOWING TWO (2) COURSES ALONG SAID EDGE OF WATER: RUN S02°37'16"E, A DISTANCE OF 300.36 FEET; THENCE RUN S11°07'40"E, A DISTANCE OF 183.54 FEET; THENCE DEPARTING SAID EDGE OF WATER RUN S82°01'36"W, A DISTANCE OF 99.35 FEET MORE OR LESS; THENCE RUN S00°29'45"E, A DISTANCE OF 149.89 FEET; THENCE RUN N89°12'01"W, A DISTANCE OF 773.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.18 ACRES, MORE OR LESS (CALCULATED TO EDGE OF WATER AT TIME OF SURVEY).

SHEET 1 OF 2

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DEDICATION

SUNSET SHORES AT SILVER LAKE

KNOW ALL MEN BY THESE PRESENTS, That Waylon Barber and Patricia O'Brien, being the owners in fee simple of the lands shown hereon has caused this plat of BARBER FAMILY PLAT to be made and hereby dedicates to the public forever the roads and right of ways shown hereon; and hereby dedicates the following:

All potable water, reclaimed water and wastewater infrastructure shall be dedicated to the City of Frostproof;

Tract RW is additional right of way hereby dedicated to Polk County.

Utility easements shown hereon are dedicated to the providers of public utilities.

IN WITNESS WHEREOF, the undersigned, has caused these presents to be signed and sealed by the person(s) named below on \_\_\_\_\_, 2023.

By: \_\_\_\_\_ Owner  
Waylon Barber Patricia O'Brien

Signed and sealed in the presence of:  
Witness: \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY Waylon Barber & Patricia O'Brien, SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT  
NOTARY PUBLIC

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON NGS BENCHMARK 25403 A, N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS BENCHMARK 25403 A, AN ALUMINUM ROD WITH DISK STAMPED 25403 A 2012, SOUTH END OF SILVER LAKE ROAD, ELEVATION = 118.72.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). REFERENCE BEARING IS THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 32 SOUTH, RANGE 28 EAST BEING N00°29'45"W.
- HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) DERIVED FROM LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12105C 0935G DATED DECEMBER 22, 2016, THE LANDS SHOWN HEREON ARE WITHIN ZONE "X".
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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.
- THERE ARE 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG SIDE LOT LINES AS DEPICTED HEREON.
- THERE ARE 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG FRONT LOT LINES AS DEPICTED HEREON..
- AT THE TIME OF RECORDING, THIS PLAT IS SUBJECT TO THE FOLLOWING:

FLORIDA POWER EASEMENT RECORDED IN O.R. BOOK 1515, PAGE 1419

EASEMENT RECORDED IN O.R. BOOK 1854, PAGE 1355, TOGETHER WITH PARTIAL RELEASE RECORDED IN O.R. BOOK 10586, PAGE 871

EASEMENT RECORDED IN O.R. BOOK 3771, PAGE 1438

PERMANENT EASEMENT AND PARTIAL RELEASE OF EASEMENT RECORDED IN O.R. BOOK 10573, PAGE 943, TOGETHER WITH PARTIAL RELEASE OF EASEMENT RECORDED IN O.R. BOOK 10586, PAGE 871

JOHNSTON'S  
SURVEYING INC.

900 Cross Prairie Parkway  
Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140  
PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 966

RICHARD D. BROWN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5700

COUNTY SURVEYORS APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

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

By: \_\_\_\_\_  
Richard M. "Mike" Benton, P.S.M.  
Florida Registration No.6447  
County Surveyor

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

This plat is hereby approved by the Land Development Division.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Land Development Division Director

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 approved for recording this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

By: \_\_\_\_\_  
Stacy M. Butterfield, Clerk of the Circuit Court

COUNTY COMMISSIONERS  
CONDITIONAL APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

This plat is conditionally approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023 in open meeting of the Board of County Commissioners of Polk County, Florida, in accordance with the procedures adopted by the Board of County Commissioners.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Chairperson Clerk

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

This plat has received final approval this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023 by the Chairperson of the Board of County Commissioners of Polk County, Florida, in accordance with the procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS ATTEST:

By: \_\_\_\_\_  
Chairperson Clerk

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the hereon described land which was recently surveyed and platted under my direction and supervision, and that permanent reference monuments have been set and permanent control points will be set in accordance with Chapter 177, Florida Statutes. Survey data complies with all the requirements of Chapter 177, Florida Statutes.

..... Dated .....  
RICHARD D. BROWN, P.S.M.  
State of Florida Registration No. 5700  
Professional Surveying Certificate of Authorization No. L.B. 966

JOHNSTON'S  
SURVEYING INC.

900 Cross Prairie Parkway  
Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-6140

POLK COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
County Engineer

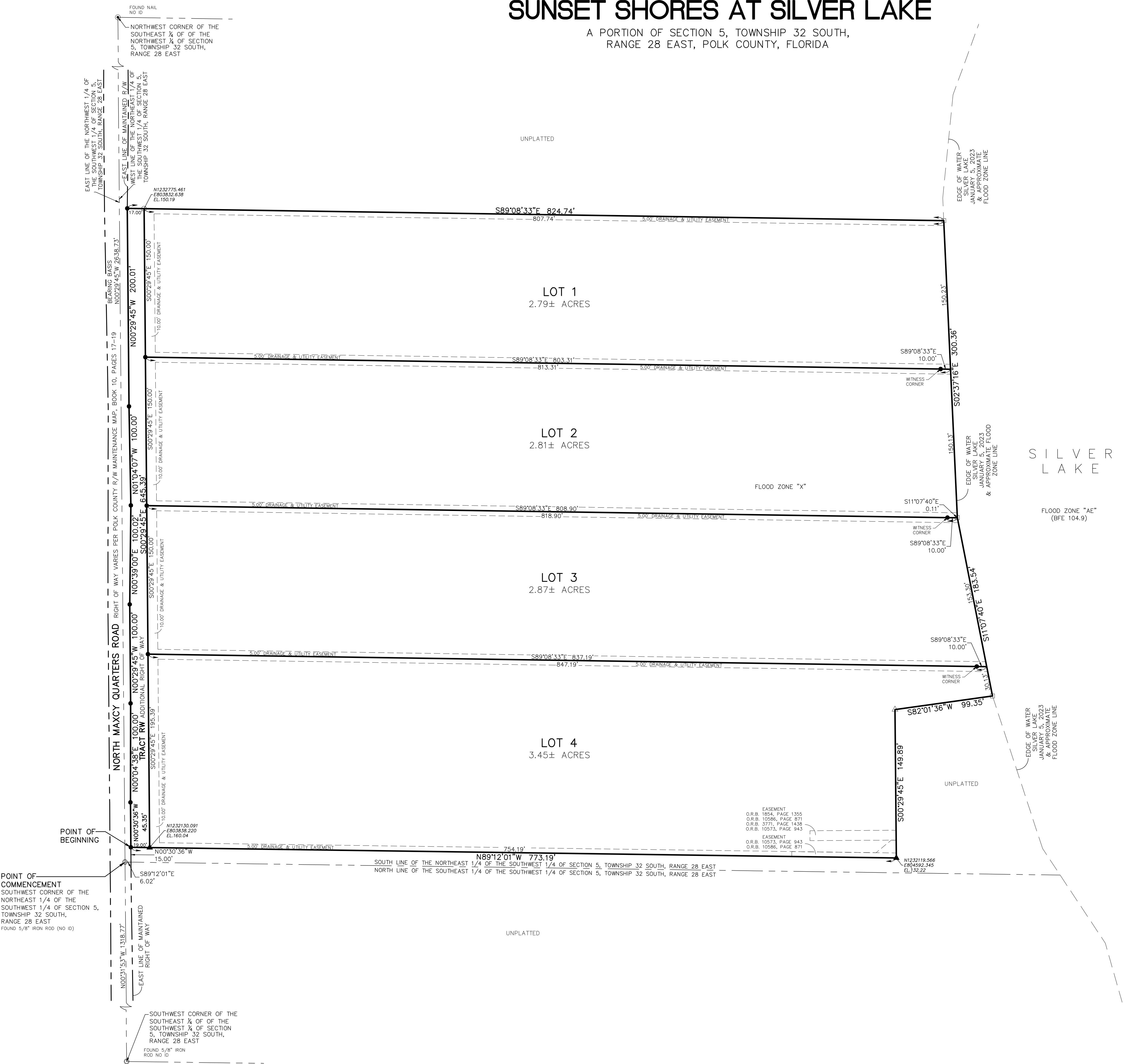
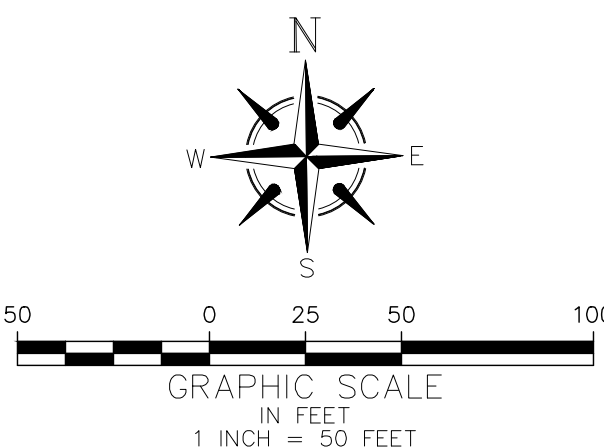
# SUNSET SHORES AT SILVER LAKE

A PORTION OF SECTION 5, TOWNSHIP 32 SOUTH,  
RANGE 28 EAST, POLK COUNTY, FLORIDA

SHEET 2 OF 2

PLAT  
BOOK

PAGE



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PROFESSIONAL SURVEYING CERTIFICATE OF AUTHORIZATION NO. L.B. 956

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REGISTRATION NO. 5700