NOTES AND LEGEND

- "PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM PERMANENT REFERENCE MONUMENT SET 4"X4" CONCRETE MONUMENT OR 1"IRON PIPE AND CAP "PRM LB-8135"
- FCM FOUND CONCRETE MONUMENT AS NOTED
- FIR FOUND IRON ROD AS NOTED O FIP — FOUND IRON PIPE AS NOTED
- ▲ RRS FOUND RAILROAD SPIKE AS NOTED

(12) = CURVE - SEE CURVE DATA

R/W = RIGHT - OF - WAYCONC. = CONCRETE(RAD) = RADIAL $D/\Delta = CENTRAL ANGLE (DELTA)$ (NR) = NON-RADIALR = RADIUSNO./# = NUMBER L= ARC LENGTH T= TANGENT LENGTH I.D. = IDENTIFICATION CH= CHORD DISTANCE O.R. = OFFICIAL RECORDS

PB = PLAT BOOKPG = PAGE \pm = MORE OR LESS / PLUS OR MINUS PGS = PAGESN&D = NAIL AND DISK

PK = PARKFR KALON NAIIFEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION (L) = INFORMATION PER LEGAL DESCRIPTION

(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

SURVEYOR'S NOTES:

BEARINGS BASED ON THE EAST BOUNDARY OF DEPHI ADDITION BEING SOUTH 00°26'01" EAST BETWEEN FIELD MONUMENTATION AS DEPICTED ON THE RECORD PLAT AS RECORDED IN PLAT BOOK 162, PAGES 6 & 7 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CB= CHORD BEARING

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177,
- 4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" UNLESS OTHERWISE NOTED.
- 5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- 6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28). THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY;

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND

- COMMUNITY PANEL NUMBER 12105C0485 F, EFFECTIVE DATE OF 12/20/2000. 9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 AZ MK".
- 10. ELEVATIONS SHOWN HEREON ARE BASED ON POLK COUNTY BENCHMARK #94094302, BEING A RAILROAD SPIKE IN A WOOD POWER POLE ON THE SOUTH SIDE OF ROGERS ROAD AT BOBBIE AVENUE. PUBLISHED ELEVATION = 153.13, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

CLIFFSIDE OAKS

A REPLAT OF A PORTION OF LAKELAND HIGHLANDS CLUB ACRE LOTS AS RECORDED IN PLAT BOOK 1, PAGE 107 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF DELPHI ADDITION AS RECORDED IN PLAT BOOK 162, PAGES 6 AND 7 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°26'01" WEST ALONG THE NORTHERLY EXTENSION OF THE EAST BOUNDARY OF SAID DELPHI ADDITION, A DISTANCE OF 41.09 FEET TO THE SOUTH MAINTAINED RIGHT-OF-WAY OF ROGERS ROAD AS RECORDED IN MAP BOOK 3, PAGE 186 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1.) SOUTH 89°22'59" EAST, A DISTANCE OF 31.18 FEET; THENCE 2.) SOUTH 88°58'55" EAST, A DISTANCE OF 8.84 FEET TO A POINT WHICH LIES 40.00 FEET ÉAST, AS MEASÚRED PERPENDICULAR FROM THE AFOREMENTIONED EAST BOUNDARÝ OF DELPHI ADDITION; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT-OF-WAY, SOUTH 00°26'01" EAST, AND 40.00 FEET EAST OF AND PARALLEL WITH THE EAST BOUNDARY OF THE AFOREMENTIONED DELPHI ADDITION, A DISTANCE OF 203.20 FEET; THENCE NORTH 89°34'45" EAST, 312.06 FEET; THENCE SOUTH 00°25'15" EAST, 438.54 FEET TO THE NORTH BOUNDARY OF DELPHI WOODS EAST AS RECORDED IN PLAT BOOK 177, PAGES 40 THROUGH 42 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°39'33" WEST ALONG THE NORTH BOUNDARY OF SAID DELPHI WOODS EAST, A DISTANCE OF 80.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 275.00 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE. AND STILL ALONG THE NORTH BOUNDARY OF DELPHI WOODS EAST. THROUGH A CENTRAL ANGLE/DELTA OF 89°13'32" (CHORD = 386.27 FEET. CHORD BEARING = NORTH 45°02'47" WEST) FOR A DISTANCE OF 428.25 FEET TO THE END OF SAID CURVE AND THE INTERSECTION WITH THE AFOREMENTIONED EAST BOUNDARY OF DELPHI ADDITION; THENCE NORTH 00°26'01" WEST ALONG THE EAST BOUNDARY OF SAID DELPHI ADDITION, A DISTANCE OF 325.45 FEET TO THE POINT OF BEGINNING.

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT AMANDA BLACK WHITE AND SCOTT DAVID WHITE, HER HUSBAND, OWNERS OF A PORTION OF THE LANDS SHOWN AND DESCRIBED HEREON HAS CAUSED THIS PLAT OF "CLIFFSIDE OAKS" TO BE MADE AND HEREBY DEDICATES TO THE CLIFFSIDE OAKS PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, TRACT "A" SHOWN HEREON FOR THE PURPOSES INDICATED; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER THE PUBLIC UTILITY EASEMENTS DEPICTED HEREON AND A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TRACT "A" SHOWN HEREON FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN: AND HEREBY GRANTS A PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER AND ACROSS TRACT "A" TO POLK COUNTY ITS SUCCESSORS AND ASSIGNS AND OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF SOLID WASTE SERVICES, PUBLIC HEALTH SERVICES, DELIVERY AND PICKUP SERVICES. FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, INCLUDING, BUT NOT LIMITED TO UNITED STATES MAIL CARRIERS.

WITNESS PRINTED NAME:	CLIFFSIDE CORPORATION A FLORIDA CORPORATION
	BY:
WITHER	PRINTED NAME: JESSICA M.

ACKNOWLEDGMENT:

PRINTED NAME:_

STATE OF FLORIDA COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OF __ ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2023, BY <u>JESSICA M. HALL</u> AS <u>PRESIDENT</u> (TITLE OF OFFICER) OF <u>CLIFFSIDE CORPORATION, A FLORIDA CORPORATION (</u>ENTITY NAME), ON BEHALF OF THE COMPANY, WHO ___ IS PERSONALLY KNOWN TO ME OR __ HAS PRODUCED ______ AS IDENTIFICATION.

			NOTARY I	PUBLIC		
			PRINTED	NAME:		
MΥ	COMMISSION	EXPIRES:				

PROJECT SITE POLK COUNTY, FLORIDA VICINITY MAP

MORTGAGEE APPROVAL

STATE OF FLORIDA. COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT MIDFLORIDA CREDIT UNION, MORTGAGEE OF A PORTION OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

WITNESS PRINTED NAME:	MIDFLORIDA CREDIT UNION, A FLORIDA CORPORATIO
WITNESS PRINTED NAME:	BY: (PRINTED NAME) STERLING GRUBBS (TITLE) VICE—PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA. COUNTY OF POLK

BEFORE ME APPEARED <u>STERLING GRUBBS, VICE—PRESIDENT OF MIDFLORIDA CREDIT UNION, A FLORIDA CORPORATION</u>, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH AND WHO EXECUTED THE FORGOING DEDICATION THIS _____ DAY OF ______, 2023.

	NOTARY PUBLIC
	PRINTED NAME:
MY COMMISSION EXPIRES:	

PLAT BOOK PAGE SHEET 1 OF 2

APPROVAL: 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 MAPS AND PLATS.

RICHARD	М.	BENTON,	PSM	#6447	DATE:	
VITATIV				••		

APPROVAL: COUNTY ENGINEER

STATE OF FLORIDA. COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY ENGINEER THIS ____ DAY OF _____, 2023.

COUNTY ENGINEER

APPROVAL: LAND DEVELOPMENT DIVISION

STATE OF FLORIDA. COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY LAND DEVELOPMENT DIVISION THIS ____ DAY OF ______, 2023.

LAND DEVELOPMENT DIRECTOR

COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS ____ DAY OF _____, A.D. 2023 IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THIS PLAT WILL NOT RECEIVE FINAL APPROVAL, NOR CAN IT BE RECORDED UNTIL ALL CONDITIONS HAVE BEEN SATISFIED. BOARD OF COUNTY COMMISSIONERS

	ATTEST:	
CHAIRMAN	\overline{CLERK}	

COUNTY COMMISSIONERS' APPROVAL:

STATE OF FLORIDA, COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS ____ DAY OF _ THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA IN ACCORDANCE WITH THE PROCEDURE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS

CERTIFICATION:

STATE OF FLORIDA, COUNTY OF POLK

BY: CHAIRMAN

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS _____ DAY OF ______, 2023.

CLERK OF THE CIRCUIT COURT

DEDICATION:

STATE OF FLORIDA, COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT CLIFFSIDE CORPORATION, A FLORIDA CORPORATION, OWNER OF A PORTION OF THE LANDS SHOWN AND DESCRIBED HEREON HAS CAUSED THIS PLAT OF "CLIFFSIDE OAKS" TO BE MADE AND HEREBY DEDICATES TO THE CLIFFSIDE OAKS PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER, TRACT "A" SHOWN HEREON FOR THE PURPOSES INDICATED; AND HEREBY DEDICATES TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER THE PUBLIC UTILITY EASEMENTS DEPICTED HEREON AND A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS TRACT "A" SHOWN HEREON FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING THE UTILITIES INSTALLED THEREIN; AND HEREBY GRANTS A PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT OVER AND ACROSS TRACT "A" TO POLK COUNTY ITS SUCCESSORS AND ASSIGNS AND OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF SOLID WASTE SERVICES, PUBLIC HEALTH SERVICES, DELIVERY AND PICKUP SERVICES, FIRE PROTECTION SERVICES, POLICE SERVICES, AMBULANCE SERVICES AND OTHER AUTHORITIES OF LAW, INCLUDING, BUT NOT LIMITED TO UNITED STATES MAIL CARRIERS.

WITNESS PRINTED NAME:	CLIFFSIDE CORPORATION A FLORIDA CORPORATION
	BY:
WITNESS PRINTED NAME:	PRINTED NAME: <u>JESSICA M. HAL</u> TITLE: <u>PRESIDENT</u>

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OF __ ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2023, BY <u>JESSICA M. HALL</u> AS <u>PRESIDENT</u> (TITLE OF OFFICER) OF <u>CLIFFSIDE CORPORATION, A FLORIDA CORPORATION (</u>ENTITY NAME), ON BEHALF OF THE COMPANY, WHO ___ IS PERŚONALLY KNOWN TO ME OR __ HAS PRODUCED ______ AS IDENTIFICATION.

NOTARY PUBLIC
PRINTED NAME:

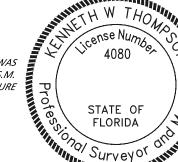
SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "CLIFSIDE OAKS" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL P.R.M.'S. P.C.P.'S. AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.

MY COMMISSION EXPIRES:

THE SEAL APPEARING ON THIS DOCUMENT WA AUTHORIZED BY KENNETH W. THOMPSON. P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



PROFESSIONAL SURVEYOR AND MAPPER



DATE:

6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813 (86.3) 940–4699 – Kthompson@PlatinumSurveying.com STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135

KENNETH W. THOMPSON REGISTRATION NO. 4080

NOTICE:

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

NOTES AND LEGEND

- FCM FOUND CONCRETE MONUMENT AS NOTED
- FIR FOUND IRON ROD AS NOTED

 O FIP FOUND IRON PIPE AS NOTED
- ▲ RRS FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE SEE CURVE DATA

PGS = PAGES

- & = ANDR/W = RIGHT - OF - WAYCONC. = CONCRETE(RAD) = RADIAL $D/\Delta = CENTRAL ANGLE (DELTA)$ (NR) = NON-RADIALR = RADIUSL= ARC LENGTH NO./# = NUMBERT= TANGENT LENGTH I.D. = IDENTIFICATION CH= CHORD DISTANCE O.R. = OFFICIAL RECORDSPB = PLAT BOOKCB= CHORD BEARING PG = PAGE \pm = MORE OR LESS / PLUS OR MINUS
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 (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
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SURVEYOR'S NOTES:

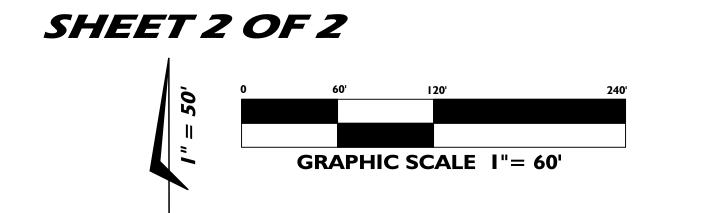
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N&D = NAIL AND DISK

- 2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
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- 9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 AZ MK".
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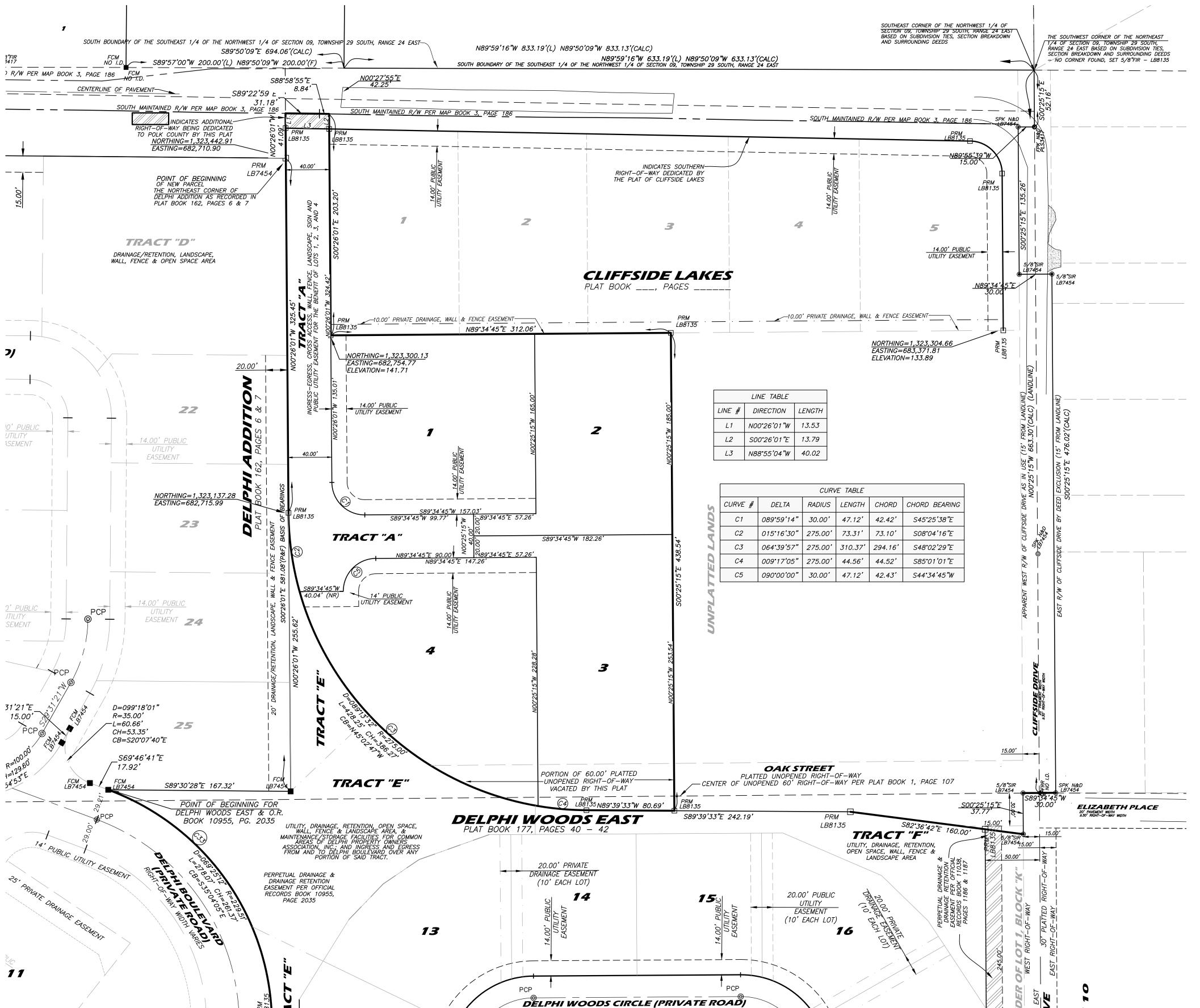
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PLAT BOOK

PAGE



NOTICE:

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813 (863) 940–4699 – Kthompson@PlatinumSurveying.com

(863) 940-4699 - Kthompson@PlatinumSurveying STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135 KENNETH W. THOMPSON REGISTRATION NO. 4080