

NOTES AND LEGEND

- PCP = PERMANENT CONTROL POINT - SET PK NAIL & DISK
"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
- FIP = FOUND IRON PIPE AS NOTED
- RRS = FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE - SEE CURVE DATA
- & = AND
- C = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PL = PLAT BOOK
- PG = PAGE
- PGS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- D/Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK

SURVEYOR'S NOTES:

- BEARINGS BASED ON THE EAST BOUNDARY OF DELPHI 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.
- 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, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.
- 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.
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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, COMMUNITY PANEL NUMBER 12105C0485 F, EFFECTIVE DATE OF 12/20/2000.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1980 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 AZ MK".
- 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).

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.

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

PLAT BOOK PAGE
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