

POLK CITY

PLANNING COMMISSION MEETING

January 29, 2018

Polk City Government Center
123 Broadway Blvd. SE

6:00 P.M.

AGENDA

CALL TO ORDER

Chairman Charles Wilson

PLEDGE OF ALLEGIANCE

Chairman Charles Wilson

ROLL CALL

City Manager Patricia Jackson

ESTABLISHMENT OF A QUORUM

A. New Business

Public Hearing Preliminary Plat Review Fountain Park Phase 2A

ADJOURNMENT

PLEASE NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, POLK CITY 123 BROADWAY BLVD SE, POLK CITY, FLORIDA 33868 TELEPHONE (863) 984-1375, AT LEAST 48 HRS IN ADVANCE.

REQUEST:

The applicant, Pulte Home Corp., is requesting Preliminary Plat approval for Fountain Park Phase 2A in Polk City, located on the east side of SR 33(Commonwealth Avenue), south of Mt. Olive Road.

STANDARDS FOR REVIEWING PRELIMINARY SUBDIVISION PLATS:

The purpose of the Preliminary Subdivision Plat is to provide sufficient information regarding a proposed development to enable the City to evaluate the proposed development as it relates to the Comprehensive Plan and the Unified Land Development Code.

The Planning Commission shall review exhibits, staff reports and comments by reviewing agencies and individuals and shall “approve,” “approve with conditions” or “disapprove” the Preliminary Plat. Approval of the Preliminary Plat shall be deemed an expression of approval of the subdivision layout, and nothing more, and shall be reported to the City Council in the form of a discussion item for the agenda.

Approval of the Preliminary Plat authorizes the developer to prepare construction plans for public infrastructure improvements. After approval of the construction plans by the Consulting City Engineer, the developer may proceed with construction of the infrastructure improvements.

FINDINGS OF FACT:

- The property has a Future Land Use (FLU) of Residential Low - X (located in the Green Swamp Area of Critical State Concern) which allows up to 3 du/ac.
- The property has an Existing Zoning of Planned Unit Development – Special Protection Area (located in the Green Swamp Area of Critical State Concern).
- Fountain Park Phase 2A consist of 100 lots on approximately 23 acres at a gross density of 2.3 du/ac.
- Typical lot size is 50 ft X 120 ft (6,000 sq. ft.).
- Reviewing departments and agencies have reviewed and approved the Preliminary Plat for Fountain Park Phase 2A.

PRELIMINARY SUBDIVISION PLAT REQUIREMENTS:

The Preliminary Subdivision Plat shall be drawn to a scale appropriate to displaying the proposal on a single sheet no larger than 36" x 60" and shall include the following. If a professional is used by the applicant to obtain any of the required information, the applicant shall provide written proof of his/her professional qualifications.

- (1) Name, address, and telephone number of the applicant and the person preparing the plan. **Complete**

- (2) Title block identifying the name and/or title of the proposed subdivision. The name shall not duplicate or closely approximate the name of any other subdivision recorded in the Public Records of Polk County, Florida. **Complete**
- (3) Date, north arrow, and scale. **Complete**
- (4) Layout of proposed streets. **Complete**
- (5) All existing restrictions on the use of the land, including easements, rights-of-way, jurisdictional wetlands areas, either assumed or confirmed. **Complete**
- (6) Zoning classification. **Planned Unit Development – Special Protection Area**

PLANNING COMMISSION MOTION OPTIONS:

1. I move the Planning Commission **Approve** the Preliminary Subdivision Plat.
2. I move the Planning Commission **Approve with changes** of the Preliminary Subdivision Plat.
3. I move the Planning Commission **Deny** the Preliminary Subdivision Plat.

FOUNTAIN PARK - PHASE 2

Situated in Section 6, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida

PRELIMINARY PLAT

Legal Description

A portion of Section 6, Township 27 South, Range 25 East, City of Polk City, Polk County, Florida, being more particularly described as follows:

BEGIN of the southeast corner of Tract N, FOUNTAIN PARK - PHASE 1, according to the plat thereof, as recorded in Plat Book 146, Pages 7 through 11, Public Records of Polk County, Florida; thence northeasterly, along the easterly line of said plat of FOUNTAIN PARK - PHASE 1, the following courses and distances: run N 60°06'35" W, a distance of 53.28 feet; thence run N 40°31'19" W, a distance of 91.67 feet; thence run N 16°19'29" W, a distance of 91.76 feet; thence run N 00°02'13" W, a distance of 129.11 feet; thence run N 06°45'54" W, a distance of 259.03 feet; thence run N 01°48'44" W, a distance of 11.49 feet; thence run N 85°35'24" E, a distance of 119.35 feet; thence run S 88°23'15" E, a distance of 30.54 feet; thence run S 68°30'21" E, a distance of 158.09 feet; thence run N 81°54'00" E, a distance of 92.40 feet; thence run N 56°40'45" E, a distance of 100.83 feet; thence run N 31°24'27" E, a distance of 91.67 feet; thence run S 70°37'02" E, a distance of 28.41 feet; thence run N 00°04'08" W, a distance of 289.21 feet; thence run N 20°02'48" E, a distance of 58.01 feet; thence run N 37°47'58" E, a distance of 75.24 feet; thence run N 61°18'22" E, a distance of 79.85 feet; thence run S 68°28'50" E, a distance of 218.49 feet; thence run N 18°15'54" E, a distance of 137.25 feet; thence run N 11°47'33" E, a distance of 163.07 feet; thence run N 07°36'28" E, a distance of 98.22 feet; thence run N 09°03'58" W, a distance of 143.08 feet to a point on the southerly maintained right-of-way line of Mount Olive Road as recorded in Map Book 1, Pages 179 through 181, Public Records of Polk County, Florida; thence along the southerly and westerly maintained right-of-way line of said Mount Olive Road the following courses and distances: run N 80°58'54" E, a distance of 81.86 feet; thence run N 80°45'05" E, a distance of 100.00 feet; thence run N 81°09'12" E, a distance of 100.00 feet; thence run N 77°46'33" E, a distance of 100.14 feet; thence run N 84°07'45" E, a distance of 100.17 feet; thence run N 81°43'35" E, a distance of 100.01 feet; thence run N 80°24'31" E, a distance of 100.00 feet; thence run N 81°26'24" E, a distance of 100.01 feet; thence run N 80°41'42" E, a distance of 100.00 feet; thence run N 80°34'50" E, a distance of 100.00 feet; thence run N 81°40'09" E, a distance of 100.01 feet; thence run S 89°47'54" E, a distance of 70.85 feet; thence run S 57°04'20" E, a distance of 100.37 feet; thence run S 51°59'06" E, a distance of 100.00 feet; thence run S 52°07'51" E, a distance of 100.01 feet; thence run S 52°16'18" E, a distance of 100.00 feet; thence run S 52°19'44" E, a distance of 100.00 feet; thence run S 52°40'21" E, a distance of 100.00 feet; thence run S 52°09'25" E, a distance of 100.00 feet; thence run S 52°40'21" E, a distance of 100.00 feet; thence run S 52°28'38" E, a distance of 100.83 feet to a point on the north line of the Southwest 1/4 of the Southwest 1/4 of said Section 6; thence run N 89°47'41" W, along the north line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 46.97 feet to a point on the north line of the Southeast 1/4 of the Southwest 1/4 of said Section 6; thence run S 09°56'25" W, along the north line of the Southeast 1/4 of the Southwest 1/4 of said Section 6, a distance of 293.03 feet to a point on the west line of the East 295.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 6; thence run S 00°50'51" E, along the west line of the East 295.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 6, a distance of 495.05 feet to a point on the south line of the North 495.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 6; thence run N 89°56'25" E, along the south line of the North 495.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the south line of the North 495.00 feet of the Southwest 1/4 of said Section 6; thence run S 89°47'41" E, along the south line of the North 495.00 feet of the Southwest 1/4 of said Section 6, a distance of 488.36 feet to a point on the aforementioned westerly maintained right-of-way line of Mount Olive Road; thence along said westerly maintained right-of-way line the following courses and distances: run S 43°42'57" E, a distance of 255.15 feet; thence run S 43°38'50" E, a distance of 172.40 feet to a point on the northerly line of right-of-way taking Parcel 123, Section 76320-2436, State Road 400 (I-4); thence southeasterly, along the northerly and westerly lines of said Parcel 123, the following courses and distances: run S 47°06'50" W, a distance of 28.91 feet; thence run S 42°53'05" E, a distance of 482.77 feet; thence run S 37°52'19" E, a distance of 150.28 feet to a point on the north line of the South 26.00 feet of the Southwest 1/4 of said Section 6; thence run S 89°33'53" W, along the north line of the South 26.00 feet of the Southwest 1/4 of said Section 6, a distance of 1,170.87 feet to a point on the north line of the South 26.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 6; thence run S 89°37'47" W, along the north line of the South 26.00 feet of the Southwest 1/4 of said Section 6, a distance of 68.53 feet to a point on the northerly limited access right-of-way line of the Polk County Parkway (State Road No. 570); said point being a point on a non-tangent curve, concave southerly, having a radius of 1,031.47 feet; thence westerly, along said northerly limited access right-of-way line, the following three (3) courses and distances: on a chord bearing S 89°11'17" W and a chord distance of 1,821.52 feet, run westerly, along the arc of said curve, a distance of 2,233.25 feet, through a central angle of 124°03'15" to a point; thence run S 89°53'33" W, a distance of 458.42 feet; thence run S 02°31'12" W, a distance of 0.75 feet to a point on the south line of the Southwest 1/4 of the Southwest 1/4 of said Section 6; thence run S 89°57'47" W, along the south line of the Southwest 1/4 of the Southwest 1/4 of said Section 6, a distance of 267.26 feet to the POINT OF BEGINNING.

Containing 85.74 acres, more or less.

Surveyor's Notes

1. Bearings are based on an assumed bearing of N 89°57'47" E along the south line of the Southwest 1/4 of Section 6, Township 27 South, Range 25 East.
2. All lot lines are valid unless otherwise noted as not being so.
3. Based on reading of the Flood Insurance Rate Map, the areas described herein fall within Flood Zones "AE" and "X" per F.I.R.M. Map Panel No. 1203030185C, dated December 22, 2016. The Flood Insurance Rate Map is not a survey and no responsibility is taken for the accuracy of said map.
4. FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact Polk County and obtain the latest information on flood elevations and restrictions before making plans for the use of this property. For more information on flood insurance, please contact your insurance agent or the Florida Department of Banking Regulation, 100 North Florida Avenue, Tallahassee, Florida 32304. Flood insurance is not required in certain high-risk areas.
5. The following tracts and easements are hereby dedicated to and shall be maintained by the Fountain Park Homeowners Association:
 - Tracts "X" (Private Right-of-Way)
 - Tract "Y" (Easement / Lanes / Open Space)
 - Tract "Z" (Easement / Open Space)
 - Tract "AA" (Easement)
 - Tracts "BB" and "CC" (Easement / Easement Buffer)
 - Drainage Easements
6. Drains and/or rights to and a drainage easement near all of Tracts "Y" and "Z" are dedicated to Polk City, Florida. No construction, clearing, grading or alterations to Tracts "Y" and "Z" are permitted without prior approval of Polk City and its authorized jurisdiction agencies.
7. The Association (as defined above and in the Declaration hereon), shall be responsible for the maintenance, including maintenance of vegetation growth in the right-of-way, drainage levels, drainage easements and drainage easement areas.
8. Tract "Z" is a Future Development Tract and shall be owned and maintained by PULTE HOME COMPANY, LLC to successors and its assigns.
9. Utilization of lands within this plat are further limited and restricted by the provisions of the Master Declaration of Covenants, Conditions and Restrictions for Fountain Park, Florida, as it may be amended from time to time ("Master Declaration").
10. Maintenance of sewage function of the storm water management system and maintenance of vegetation growth in the drainage easements and rights-of-way is the responsibility of Fountain Park Homeowners' Association, Inc., a Florida not-for-profit association ("Association") and shall not be impeded by public funds. The Association shall maintain and operate the storm water management system within the lands described in this plat in accordance with the general intent of the Southern Florida Management District.
11. Land in the vicinity of the drainage easements and retention areas may be subject to standing water when conditions decrease the rate of percolation and drainage run-off.
12. Except as otherwise shown on the plat, there shall be a non-encumbrance 12.00 foot wide drainage and utility easement area along all front lot lines and subject to all rights-of-way and a non-encumbrance 5.00 foot wide utility easement area along rear lot lines and rear lot lines. The plat utility easements shown herein are easements in fee of utilities providers for the purpose of constructing, operating, maintaining and repairing their respective facilities serving the lands encompassed by the plat.
13. All plat utility easements shall also be easements for the construction, installation, maintenance and operation of cable television service; provided however, no plat construction, installation, maintenance and operation of cable television service shall interfere with the facilities and services of any other public utility in the event a cable television company disrupts the facilities of a public utility, it shall be solely responsible for the damage sustained in Section 177-01020, Florida Statutes.
14. The owner has bonded the setting of the individual lot corners pursuant to existing platting requirements. No individual lot corners were set prior to the recording of this plat.
15. Computations made in this Plat: Curve of the Florida State Plane Coordinate System, NAD83 (1983) and are based on Horizontal Control Points.



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE BOUNDARY LINES DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDED 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.

CERTIFICATE OF SURVEYOR

I hereby certify that this plat is a true and correct representation of the lands as surveyed under my responsible direction and supervision and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes and that permanent reference measurements and permanent control points have been set in accordance with the requirements of said Chapter 177.

Date

By CLAYTON GAMING, P.L.S.
FLORIDA REGISTRATION NUMBER A321
GAMING-RELTEN ASSOCIATES, INC.
FLORIDA REGISTRATION NUMBER LB 7794

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF POLK

I, Richard M. Wilson, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that this plat has been accepted for recording this _____ day of _____ A.D. 2016.

Clerk of the Circuit Court

FOUNTAIN PARK - PHASE 2 DEDICATION

STATE OF FLORIDA COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, a Michigan limited liability company, the owner of the herein described lands, does hereby dedicate the following:

1. To Fountain Park Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"), Tract "X" (private right-of-way), Tract "Y", Tract "Z", Tract "AA", Tract "BB" and "CC" as indicated herein (which are together collectively and/or defined as the "Common Areas" in the Declaration), and the drainage easements shown herein for the purposes of maintenance of such water and sewer utilities.
2. Tracts "Y" and "Z" (additional right-of-way) are dedicated to the particular use of the public.
3. To the City of Polk City, Florida, its successors and assigns, the public utility easements shown herein for the purpose of providing water and sewer utilities and a potential non-encumbrance easement for ingress and egress over all roads (right-of-way) shown herein for the purpose of maintenance of such water and sewer utilities.
4. Reserving to PULTE HOME COMPANY, LLC, its successors and assigns, a potential non-encumbrance easement for ingress and egress over all roads (right-of-way) shown herein.
5. PULTE HOME COMPANY, LLC dedicates a non-exclusive ingress and egress easement over Tract "Z" (private right-of-way) shown herein, to the City of Polk City, its successors and assigns, and other appropriate authorities for the purpose of pick-up and delivery services, for enhancement services, ambulance services and other authorized law-enforced State and county, provided of public and private utilities, and in the future for water, sewer, drainage, sewage and storm.

By PULTE HOME COMPANY, LLC
a Michigan limited liability company

Witness Signature _____ By _____
Title _____
Name: Doug Hoffman
Title: Vice-President of Land and Entitlement

Witness Signature _____ Title _____
Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF POLK

I HEREBY CERTIFY that the foregoing instrument was submitted before me this _____ day of _____ 2016, by _____ Vice-President of _____ and Entitlement of PULTE HOME COMPANY, LLC, a Michigan limited liability company on behalf of the company he (is personally known to me) (has produced _____ as identification).

Notary Public, State of Florida _____
Notary Name _____
My commission expires _____ Commission No. _____

APPROVALS

STATE OF FLORIDA COUNTY OF POLK

CITY OF POLK CITY
CITY CLERK

This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the City Clerk for the City of Polk City this _____ day of _____ A.D. 2016.

City Clerk
Title Name _____

CITY ENGINEER

This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the City of Polk City Engineer this _____ day of _____ A.D. 2016.

Consulting City Engineer
Title Name _____

PLANNING DIVISION

This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the City of Polk City Planning Division this _____ day of _____ A.D. 2016.

Chairman of the Planning Commission
Title Name _____

CITY OF POLK CITY

This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the City of Polk City, Commission this _____ day of _____ A.D. 2016.

Mayor
Title Name _____

CITY SURVEYOR

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.

City Surveyor as Registration Number
Title Name _____

FOUNTAIN PARK - PHASE 2

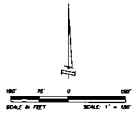
Situated in Section 6, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida

PLAT
BOOK

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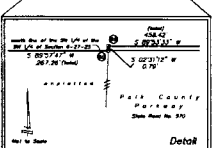
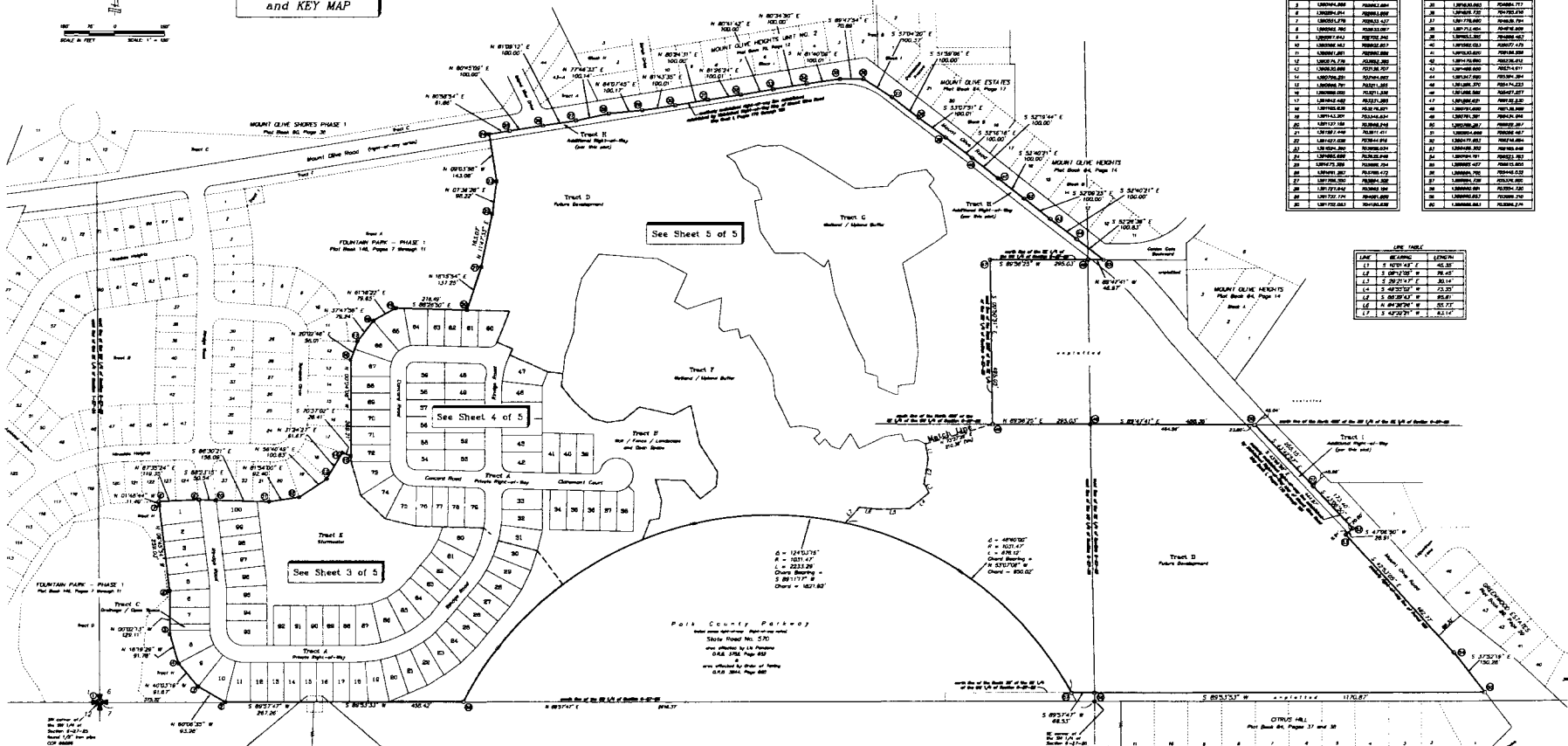
SHEET 2 OF 5



OVERALL BOUNDARY
and KEY MAP

CORNER #		CORNER #	
NO.	COORDINATE	NO.	COORDINATE
1	1000.000	27	1000.000
2	1000.000	28	1000.000
3	1000.000	29	1000.000
4	1000.000	30	1000.000
5	1000.000	31	1000.000
6	1000.000	32	1000.000
7	1000.000	33	1000.000
8	1000.000	34	1000.000
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11	1000.000	37	1000.000
12	1000.000	38	1000.000
13	1000.000	39	1000.000
14	1000.000	40	1000.000
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21	1000.000	47	1000.000
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23	1000.000	49	1000.000
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72	1000.000	98	1000.000
73	1000.000	99	1000.000
74	1000.000	100	1000.000

LINE	BEARING	LENGTH
1	S 89°51'42" E	46.00
2	S 29°21'47" E	30.14
3	S 89°51'42" E	73.27
4	S 29°21'47" E	85.21
5	S 89°51'42" E	85.21
6	S 29°21'47" E	85.21



- LEGEND**
- 1 - 1/4" angle
 - 2 - center angle
 - 3 - vertex or center
 - 4 - intersection
 - 5 - surface
 - 6 - edge of road
 - 7 - edge of property
 - 8 - edge of easement
 - 9 - edge of easement
 - 10 - edge of easement
 - 11 - edge of easement
 - 12 - edge of easement
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 - 100 - easement boundary

FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact Polk County and obtain the latest information on flood elevations and restrictions before making plans for the use of this property. Even meeting Polk County standards does not ensure that any improvements such as structures, driveway, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.

FOUNTAIN PARK - PHASE 2

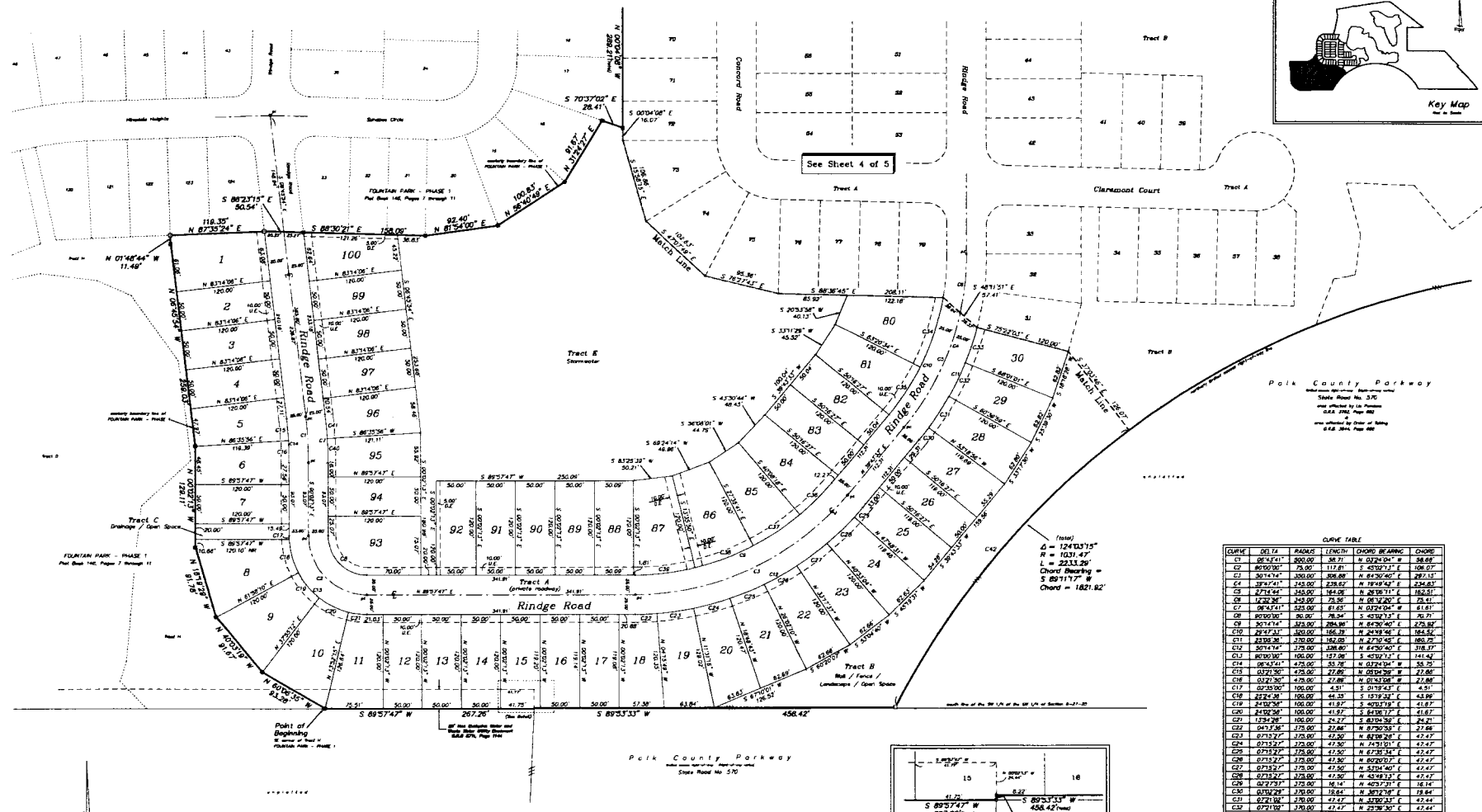
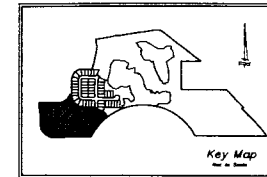
Situated in Section 6, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida

PLAT
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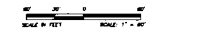
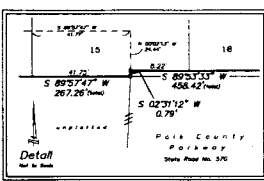


See Sheet 4 of 5

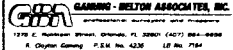
Polk County Parkway
State Road No. 370
Created by Ord. 2000-08
D.S. 2000, Page 002
Amended by Ord. of Vol. 01-02, Page 006

CURVE TABLE

CURVE	DL	PI	PC	PT	CHORD BEARING	CHORD
C1	89°14'1"	200.00	58.71	N 03°24'0" W	58.69	
C2	89°50'30"	75.00	112.81	S 45°02'1" E	108.07	
C3	50°14'4"	200.00	58.88	N 81°30'0" E	58.73	
C4	39°14'1"	245.00	238.62	N 19°48'4" E	234.63	
C5	27°14'4"	245.00	164.08	N 26°18'1" E	162.51	
C6	17°20'3"	245.00	75.50	N 08°12'0" E	75.01	
C7	06°14'1"	225.00	61.65	N 03°24'0" W	61.61	
C8	89°50'30"	75.00	78.54	S 45°02'1" E	76.71	
C9	50°14'4"	245.00	208.90	N 81°30'0" E	207.92	
C10	39°14'1"	280.00	166.28	N 24°48'4" E	164.52	
C11	27°14'4"	275.00	162.00	N 27°00'0" E	160.75	
C12	50°14'4"	275.00	108.80	N 81°30'0" E	108.17	
C13	89°50'30"	105.00	122.08	S 45°02'1" E	111.42	
C14	06°14'1"	275.00	55.78	N 03°24'0" W	55.73	
C15	03°21'30"	275.00	22.88	N 05°04'36" E	22.88	
C16	03°21'30"	275.00	27.88	N 04°18'00" E	27.88	
C17	03°55'00"	105.00	4.51	N 03°18'43" E	4.51	
C18	03°21'30"	105.00	44.33	S 13°18'24" E	43.88	
C19	04°00'00"	105.00	41.87	S 03°03'12" E	41.87	
C20	04°00'00"	105.00	41.87	S 84°38'17" E	41.87	
C21	13°24'30"	105.00	42.27	S 89°20'24" E	42.27	
C22	04°15'30"	275.00	42.86	N 03°20'30" E	42.86	
C23	07°15'27"	275.00	42.30	N 82°38'26" E	42.27	
C24	07°15'27"	275.00	42.30	N 14°18'00" E	42.27	
C25	07°15'27"	275.00	42.30	N 67°28'24" E	42.27	
C26	07°15'27"	275.00	42.30	N 89°20'24" E	42.27	
C27	07°15'27"	275.00	42.30	N 55°18'00" E	42.27	
C28	07°15'27"	275.00	42.30	N 42°48'12" E	42.27	
C29	07°15'27"	275.00	42.30	N 30°18'00" E	42.27	
C30	03°52'22"	275.00	19.64	N 30°15'30" E	19.64	
C31	07°15'27"	275.00	42.27	N 32°00'00" E	42.24	
C32	07°15'27"	275.00	42.27	N 19°18'00" E	42.24	
C33	07°15'27"	275.00	42.27	N 18°18'00" E	42.24	
C34	18°15'27"	280.00	32.56	N 18°15'27" E	32.56	
C35	18°15'27"	280.00	78.88	N 03°11'00" E	78.63	
C36	18°15'27"	285.00	37.96	N 44°17'12" E	37.42	
C37	18°15'27"	285.00	78.88	N 03°11'00" E	78.63	
C38	18°15'27"	285.00	78.40	N 88°24'12" E	78.20	
C39	18°15'27"	285.00	78.88	N 87°18'00" E	78.72	
C40	03°21'30"	245.00	30.62	N 03°14'36" E	30.62	
C41	03°21'30"	245.00	30.62	N 05°04'36" E	30.62	



FLOOD HAZARD WARNING This property may be subject to flooding. You should contact Polk County and obtain the latest information on flood elevations and restrictions before making plans for the use of this property. Even meeting Polk County standards does not ensure that any improvements such as structures, driveways, ponds, sanitary sewer systems and water well systems will not be flooded in certain rain events.



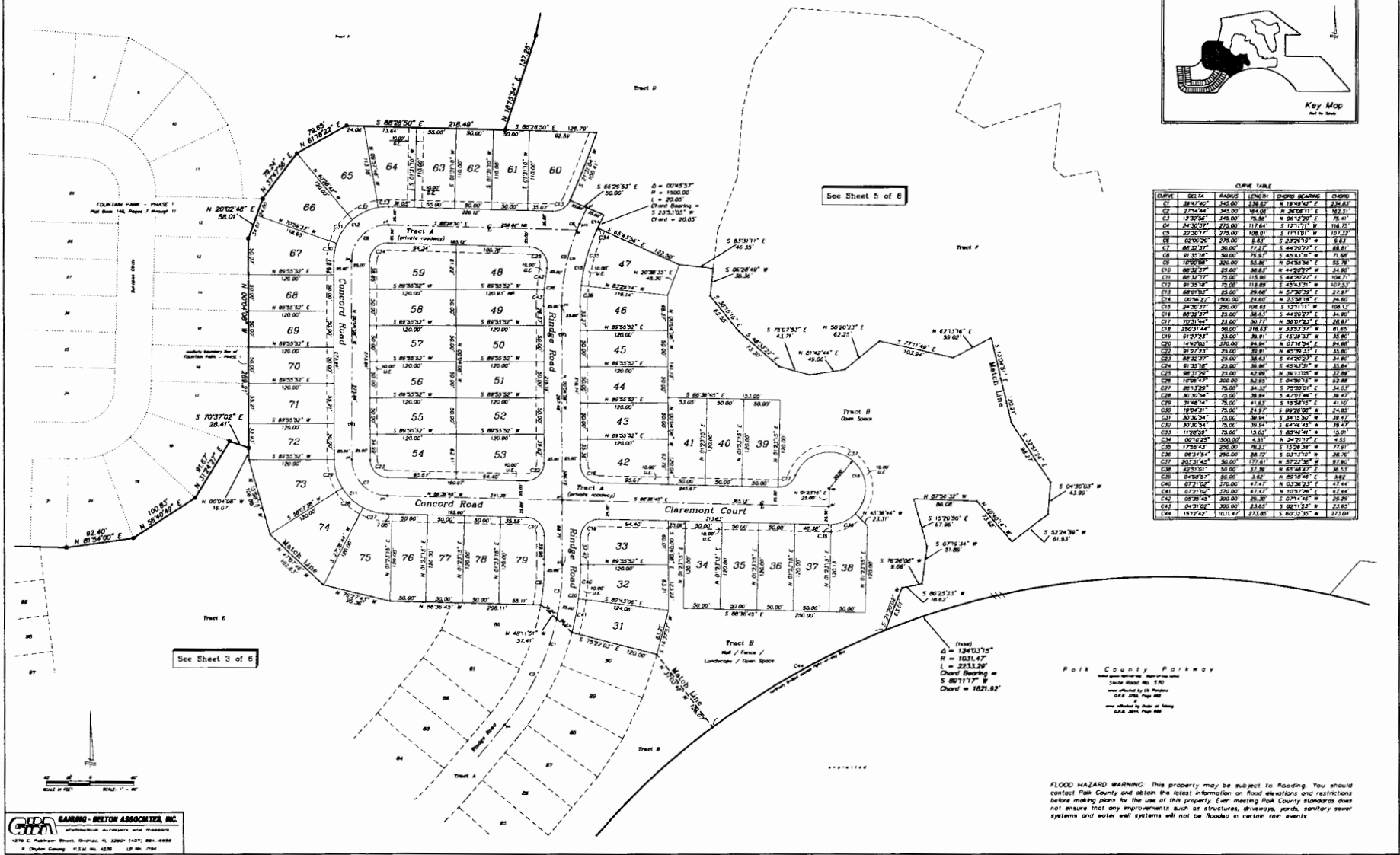
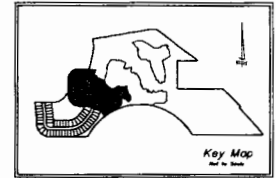
FOUNTAIN PARK - PHASE 2

Situated in Section 6, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida

PLAT BOOK PAGE

SHEET 4 OF 5



CLUMP TABLE

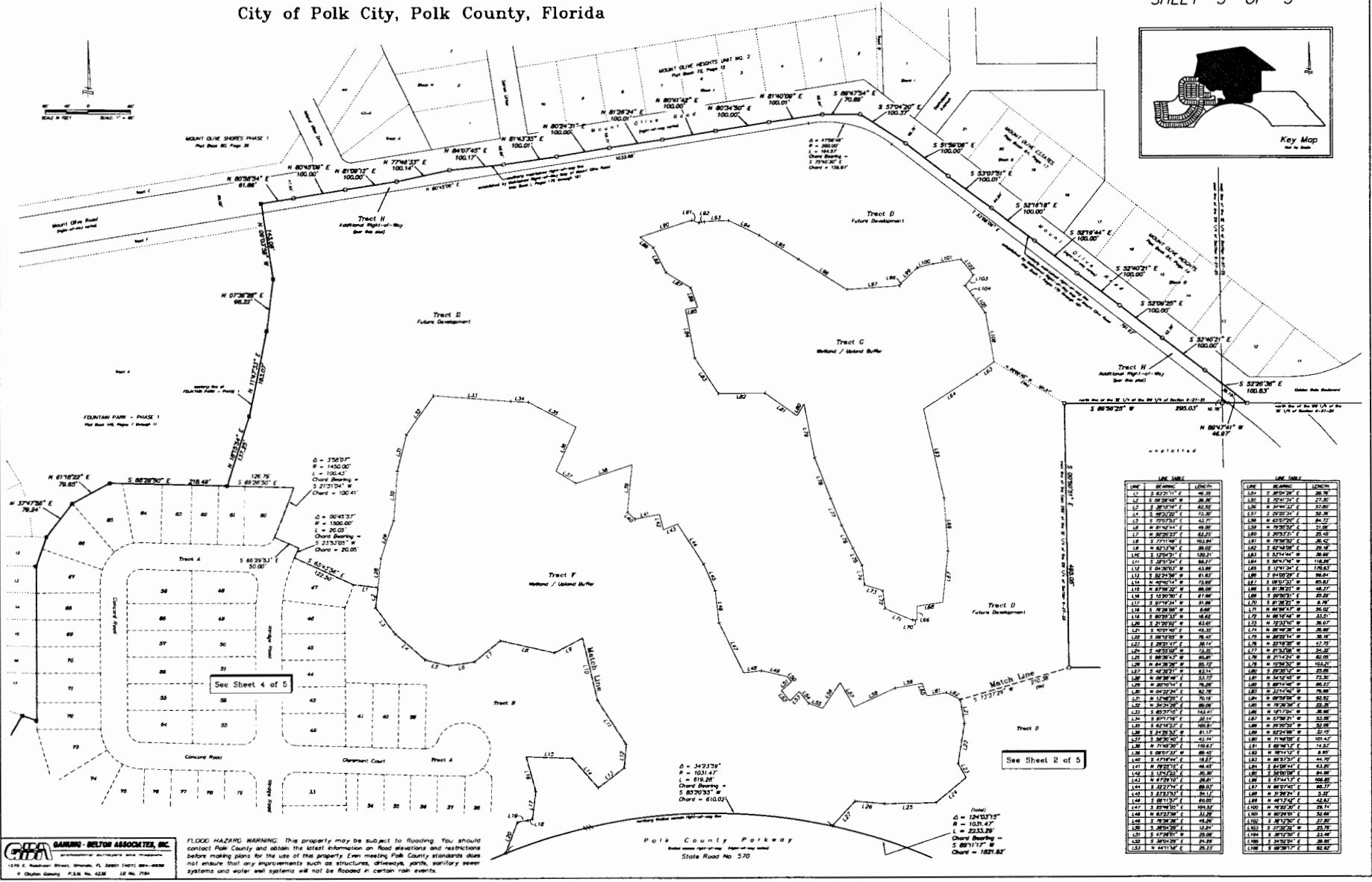
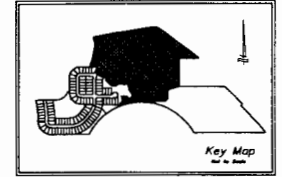
CLUMP	DELTA	RADIUS	(CIRCUM)	CHORD BEARING	CHORD
C1	89.1740°	345.00	218.85	N 38.8948° E	234.83
C2	272.744°	345.00	218.85	N 87.8771° E	163.51
C3	12.3036°	345.00	218.85	N 88.1720° E	75.41
C4	24.0000°	345.00	218.85	S 17.1131° W	116.70
C5	22.3071°	345.00	218.85	S 17.1131° W	103.22
C6	02.0020°	345.00	218.85	S 22.2778° W	6.83
C7	88.8212°	30.00	27.22	S 42.0227° E	68.81
C8	81.8516°	30.00	27.22	S 42.8421° W	71.68
C9	12.0000°	300.00	30.00	N 24.3036° E	55.79
C10	88.8212°	25.00	22.64	N 44.2027° E	24.80
C11	88.8212°	25.00	22.64	S 44.2027° E	104.71
C12	81.8516°	25.00	22.64	S 42.8421° W	103.22
C13	88.8212°	25.00	22.64	N 57.3036° E	23.87
C14	20.3627°	1500.00	24.60	N 23.2618° E	24.60
C15	24.3727°	250.00	108.63	S 27.1111° W	108.12
C16	88.8212°	25.00	22.64	S 44.2027° E	34.80
C17	70.0000°	25.00	22.64	N 88.8212° E	28.83
C18	81.8516°	25.00	22.64	N 57.3036° E	61.65
C19	81.8516°	25.00	22.64	N 42.8421° W	33.80
C20	14.0000°	250.00	25.00	N 67.2614° E	84.68
C21	81.8516°	25.00	22.64	N 42.8421° E	33.80
C22	81.8516°	25.00	22.64	N 42.8421° W	33.80
C23	88.8212°	25.00	22.64	S 44.2027° E	34.80
C24	81.8516°	25.00	22.64	S 42.8421° W	33.80
C25	88.8212°	25.00	22.64	N 44.2027° E	27.88
C26	17.0041°	300.00	53.83	N 67.2614° E	53.88
C27	81.8516°	25.00	22.64	S 27.2614° E	34.03
C28	80.3034°	25.00	22.64	S 47.0748° E	38.47
C29	37.0000°	25.00	22.64	S 13.3615° E	41.07
C30	88.8212°	25.00	22.64	S 44.2027° E	24.88
C31	80.3034°	25.00	22.64	S 47.0748° E	38.47
C32	80.3034°	25.00	22.64	S 47.0748° E	38.47
C33	17.0041°	250.00	53.83	N 67.2614° E	53.88
C34	80.3034°	250.00	53.83	S 47.0748° E	38.47
C35	17.0041°	250.00	53.83	N 67.2614° E	53.88
C36	80.3034°	250.00	53.83	S 47.0748° E	38.47
C37	80.3034°	250.00	53.83	S 47.0748° E	38.47
C38	42.3101°	50.00	37.88	N 83.4827° E	38.53
C39	04.0000°	50.00	44.82	N 83.4827° E	38.53
C40	87.7100°	250.00	47.47	N 63.2623° E	43.44
C41	87.7100°	250.00	47.47	N 63.2623° E	43.44
C42	02.0020°	300.00	23.80	S 27.1111° W	23.79
C43	04.3100°	300.00	23.83	S 27.1111° W	23.82
C44	19.1242°	1611.47	273.68	S 60.3235° W	273.04

GARRO - BELTON ASSOCIATES, INC.
Professional Surveyors and Engineers
1374 E. Highway Street, Ocala, FL 32067 (352) 881-8998
P.O. Box 1000, Ocala, FL 32067

FOUNTAIN PARK - PHASE 2

Situated in Section 8, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	S 87°15'00" E	46.30	131	S 87°15'00" E	26.38
2	S 28°24'48" W	38.26	132	S 28°24'48" W	27.40
3	S 28°24'48" W	42.00	133	S 28°24'48" W	32.66
4	S 28°24'48" W	73.00	134	S 28°24'48" W	32.50
5	S 27°15'30" E	43.71	135	S 27°15'30" E	44.71
6	N 81°44'30" E	69.36	136	S 27°15'30" E	23.00
7	N 80°27'30" E	62.23	137	N 80°27'30" E	25.43
8	N 77°15'00" E	102.84	138	N 77°15'00" E	35.00
9	N 61°15'00" E	35.02	139	S 61°15'00" E	29.38
10	S 27°15'00" E	100.21	140	S 27°15'00" E	38.88
11	S 27°15'00" E	84.77	141	S 27°15'00" E	116.83
12	S 28°24'48" W	43.88	142	S 27°15'00" E	178.83
13	S 27°15'00" E	61.65	143	S 27°15'00" E	84.81
14	N 80°27'30" E	73.88	144	N 80°27'30" E	85.83
15	N 81°15'00" E	26.00	145	N 81°15'00" E	26.00
16	S 87°15'00" E	47.68	146	S 87°15'00" E	25.23
17	S 27°15'00" E	31.88	147	S 27°15'00" E	6.00
18	N 78°15'00" E	6.68	148	N 78°15'00" E	24.00
19	S 80°27'30" E	18.62	149	N 80°27'30" E	33.00
20	S 27°15'00" E	43.41	150	N 27°15'00" E	36.87
21	S 10°15'00" E	43.33	151	N 28°15'00" E	36.88
22	S 28°24'48" W	26.40	152	S 28°24'48" W	36.88
23	S 28°24'48" W	26.14	153	S 28°24'48" W	22.75
24	S 28°24'48" W	24.00	154	S 28°24'48" W	24.00
25	S 28°24'48" W	65.00	155	S 27°15'00" E	46.00
26	N 81°15'00" E	85.72	156	N 28°15'00" E	103.21
27	S 28°24'48" W	73.30	157	N 28°15'00" E	73.30
28	S 28°24'48" W	79.88	158	S 28°24'48" W	86.27
29	N 27°15'00" E	24.78	159	N 27°15'00" E	24.78
30	N 27°15'00" E	24.78	160	N 27°15'00" E	24.78
31	N 27°15'00" E	70.18	161	N 27°15'00" E	82.82
32	S 27°15'00" E	80.00	162	S 27°15'00" E	80.00
33	S 80°27'30" E	144.41	163	N 18°15'00" E	36.86
34	S 27°15'00" E	20.00	164	S 27°15'00" E	32.00
35	S 27°15'00" E	100.00	165	S 27°15'00" E	32.00
36	S 27°15'00" E	81.17	166	S 27°15'00" E	22.00
37	S 27°15'00" E	43.74	167	N 18°15'00" E	103.47
38	N 78°15'00" E	110.87	168	N 18°15'00" E	14.57
39	N 80°27'30" E	60.40	169	N 80°27'30" E	5.80
40	S 47°15'00" E	18.23	170	N 80°27'30" E	44.00
41	N 80°27'30" E	44.43	171	S 80°27'30" E	63.20
42	S 12°15'00" E	30.00	172	S 12°15'00" E	44.00
43	N 47°15'00" E	28.00	173	S 12°15'00" E	106.80
44	S 47°15'00" E	88.00	174	S 47°15'00" E	88.00
45	S 47°15'00" E	34.13	175	N 31°15'00" E	3.37
46	N 47°15'00" E	88.00	176	N 47°15'00" E	88.00
47	N 47°15'00" E	100.00	177	N 47°15'00" E	29.74
48	N 47°15'00" E	33.28	178	N 47°15'00" E	50.86
49	S 47°15'00" E	44.28	179	S 47°15'00" E	25.00
50	S 47°15'00" E	12.24	180	S 47°15'00" E	79.86
51	S 47°15'00" E	24.28	181	S 47°15'00" E	38.88
52	N 47°15'00" E	25.23	182	S 47°15'00" E	82.82

GMA GANNON-BELTON ASSOCIATES, INC.
 1270 E. Robinson Street, Orlando, FL 32801 (407) 884-8838
 © Cityplan Company P.L.L.C. No. 4238 LP No. 7164

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Polk County Parkway
 State Road No. 570

See Sheet 2 of 5

See Sheet 4 of 5