

CITY OF POLK CITY

PLANNING COMMISSION MEETING

May 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	Assistant to the City Manager Sheandolen Dunn
ESTABLISHMENT OF A QUORUM	

A. New Business

1. Review and Approval of Final Plat for Fountain Park Phase 2

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 48HRS IN ADVANCE.



**POLK CITY
PRELIMINARY SUBDIVISION PLAT REVIEW
OVERVIEW REPORT**

MAY 29, 2018

TO: POLK CITY PLANNING COMMISSION

FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

SUBJECT: **Final Plat Review:**
Fountain Park Phase 2

AGENDA DATE:

- **May 29, 2018, 6:00 PM: Planning Commission Meeting**

ATTACHMENTS:

- Final Plat – Fountain Park – Phase 2
- Preliminary Plat - Fountain Park Phase 2 (provided for purposes of comparison)

PROPERTY OVERVIEW:

Property Owner	Pulte Home Corp.
Subject Property	25-27-06-000000-024020
Acreage	±23 acres for Phase 2A
Existing Future Land Use	Residential Low - X
Existing Zoning	Planned Unit Development – Special Protection Area

REQUEST:

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

STANDARDS FOR REVIEWING FINAL SUBDIVISION PLATS:

The purpose of the Final Plat is to establish a legal record of the subdivision of land. The Final Plat shall be reviewed for consistency with the approved Preliminary Subdivision Plat.

The Planning Commission shall discuss the final plat and compare it to the preliminary plat.

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.). A total of 100 lots are proposed.
- Reviewing departments and agencies have reviewed and approved the Preliminary Plat for Fountain Park Phase 2.
- Reviewing departments and agencies have reviewed and approved the Preliminary Plat for Fountain Park Phase 2.

FINAL SUBDIVISION PLAT REQUIREMENTS:

The Final Subdivision Plat shall include the following.

- (1) Name of plat. **Complete**
- (2) Description of lands to be platted. **Complete**

(3) 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**

PLANNING COMMISSION MOTION OPTIONS:

1. I move the Planning Commission forward the Fountain Park Phase 2 Final Plat to the City Commission with a recommendation of **approval**.
2. I move the Planning Commission forward the Fountain Park Phase 2 Final Plat to the City Commission with a recommendation of **approval with changes**.
3. I move the Planning Commission forward the Fountain Park Phase 2 Final Plat to the City Commission with a recommendation of **denial**.

FOUNTAIN PARK - PHASE 2

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

City of Polk City, Polk County, Florida

FINAL PLAT

Legal Description

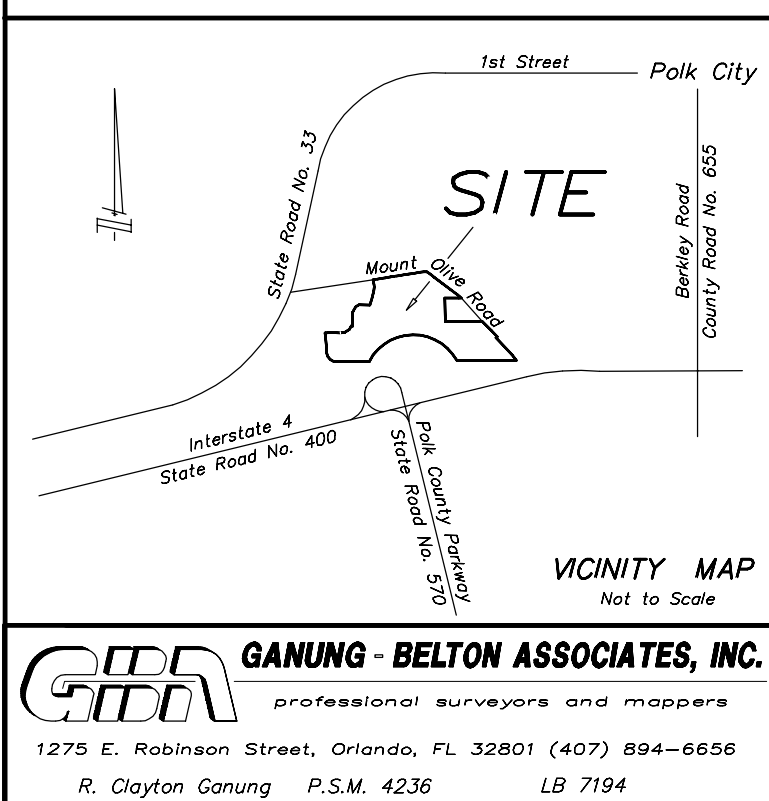
A portion of Section 6, Township 27 South, Range 25 East, City of Polk City, Polk County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of Tract H, 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 93.28 feet; thence run N 40°03'19" W, a distance of 91.67 feet; thence run N 16°19'29" W, a distance of 91.78 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 87°35'24" E, a distance of 119.35 feet; thence run S 88°23'15" E, a distance of 50.54 feet; thence run S 88°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°40'49" 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°47'56" E, a distance of 79.24 feet; thence run N 61°18'22" E, a distance of 79.65 feet; thence run S 88°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 61.86 feet; thence run N 80°45'09" 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 70.89 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 53°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°26'36" E, a distance of 100.83 feet to a point on the north line 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 89°56'25" W, along on the north line of the Southeast 1/4 of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the East 295.00 feet of the Southeast 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 Southeast 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 Southeast 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 the Southeast 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 the Southeast 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°06'50" E, a distance of 173.40 feet to a point on the northerly line of right-of-way taking Parcel 123, Section 16320-2436, 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 the Southeast 1/4 of said Section 6; thence run S 89°53'53" W, along the north line of the South 26.00 feet of the Southwest 1/4 of the Southeast 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 Southeast 1/4 of the Southwest 1/4 of said Section 6; thence run S 89°57'47" W, along the north line of the South 26.00 feet of the Southeast 1/4 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 of S 89°11'17" W and a chord distance of 1,821.92 feet, run westerly, along the arc of said curve, a distance of 2,233.29 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 0.79 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:

- 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.
 - All lot lines are radial unless otherwise noted as NR (non-radial).
 - Based on scaling of the Flood Insurance Rate map, the lands described hereon fall within Flood Zones "AE" and "X" per F.I.R.M. Map Panel No. 12105C0190G, dated December 22, 2016. The Flood Insurance Rate Map is not a survey and no responsibility is taken for the accuracy of said map.
- 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, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.
- The following tracts and easements are hereby dedicated to and shall be maintained by the Fountain Park Homeowners Association.
 - Tracts "A" (Private Right-of-Way)
 - Tract "B" (Wall / Fence / Landscape / Open Space)
 - Tract "C" (Drainage / Open Space)
 - Tract "E" (Stormwater)
 - Tracts "F" and "G" (Wetland / Upland Buffer)
 - Drainage Easements
 - Wetland Buffer Easement
 - Development rights to and a drainage easement over all of Tract "F" and Tract "G" and the Wetland Buffer Easement within Tract "B" are dedicated to Polk City, Florida. No construction, clearing, grading or alterations to Tract "F", Tract "G" and the Wetland Buffer Easement are permitted without prior approval of Polk City and all other applicable jurisdictional agencies.
 - The Association, (as defined above and in the Dedication hereon), shall be responsible for the maintenance, including maintenance of vegetation growth, in the rights-of-way, drainage swales, drainage easements and drainage easement swales.
 - Tract "D" is a Future Development Tract and shall be owned and maintained by PULTE HOME COMPANY, LLC, its successors and /or assigns.
 - 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").
 - Maintenance of design 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 corporation ("Association") and shall not be maintained 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 permit issued by the Southwest Florida Management District
 - Lands 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.
 - Except as otherwise shown on this plat, there shall be a non-exclusive 12.00 foot wide drainage and utility easement area along all front lot lines and adjacent to all rights-of-way and a non-exclusive 5.00 foot wide utility easement area along each side and rear lot line. The platted utility easements shown hereon are easements in favor of utilities providers for the purpose of constructing, operating, maintaining, repairing and replacing their respective facilities servicing the lands encompassed by this plat.
 - All platted utility 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, television, 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 pursuant to Section 177.091(28), Florida Statutes.
 - 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.
 - Coordinate basis is the West Zone of the Florida State Plane Coordinate System, NAD83 (1999) and are based on Horizontal Control Points.



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.

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 monuments and permanent control points have been set in accordance with the requirements of said Chapter 177.

Date

R. CLAYTON GANUNG, P.L.S.
FLORIDA REGISTRATION NUMBER 4236
GANUNG-BELTON ASSOCIATES, INC.
FLORIDA REGISTRATION NUMBER LB 7194

CLERK OF THE CIRCUIT COURT
STATE OF FLORIDA COUNTY OF POLK
I, Richard M. Weiss, 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., 2018.

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 hereon described lands, does hereby dedicate the following forever:

- To Fountain Park Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"), Tract "A" (private rights-of-way), Tract "B", Tract "C", Tract "E", Tract "F" and "G" as indicated hereon (which are together contemplated and/or defined as the "Common Areas" in the Declaration), and the drainage easements shown hereon for the purposes stated herein.
- Tracts "H" and "I" (additional right-of-way) are dedicated to the perpetual use of the public.
- To the City of Polk City, Florida, its successors and assigns, the public utility easements shown hereon for the purpose of providing water and sewer utilities and a perpetual non-exclusive easement for ingress and egress over all roads (rights-of-way) shown hereon for the purposes of maintenance of such water and sewer utilities.
- Reserving to PULTE HOME COMPANY, LLC, and its successors and assigns, a perpetual non-exclusive easement for ingress and egress over all roads (rights-of-way) shown hereon.
- PULTE HOME COMPANY, LLC dedicates a non-exclusive ingress and egress easement over Tract "A" (private rights-of-way) shown hereon, to the City of Polk City, its successors and assigns, and other applicable authorities for the benefit of pick-up and delivery services, law enforcement services, ambulance services and other authorities of law, United States mail carriers, providers of public and private utilities, and to the future lot owners, their successors, assigns and invitees.

By: PULTE HOME COMPANY, LLC
a Michigan limited liability company

Witness Signature

By: _____

Print Name

Name: Doug Hoffman

Witness Signature

Title: Vice-President of Land and Entitlement

Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF POLK

I HEREBY CERTIFY the foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Vice-President of Land 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

Print 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., 2018.

City Clerk

Print 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., 2018.

Consulting City Engineer

Print 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., 2018.

Chairman of the Planning Commission

Print 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., 2018.

Mayor

Print 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 & Registration Number

Print Name

FOUNTAIN PARK - PHASE 2

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

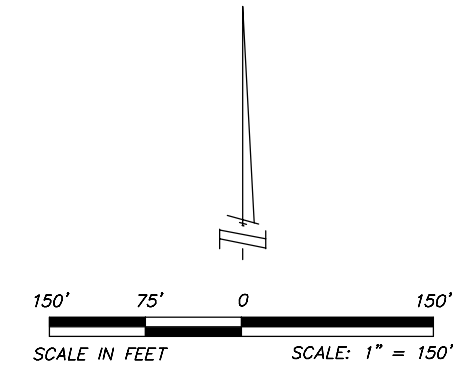
City of Polk City, Polk County, Florida

PLAT
BOOK

PAGE

SHEET 2 OF 5

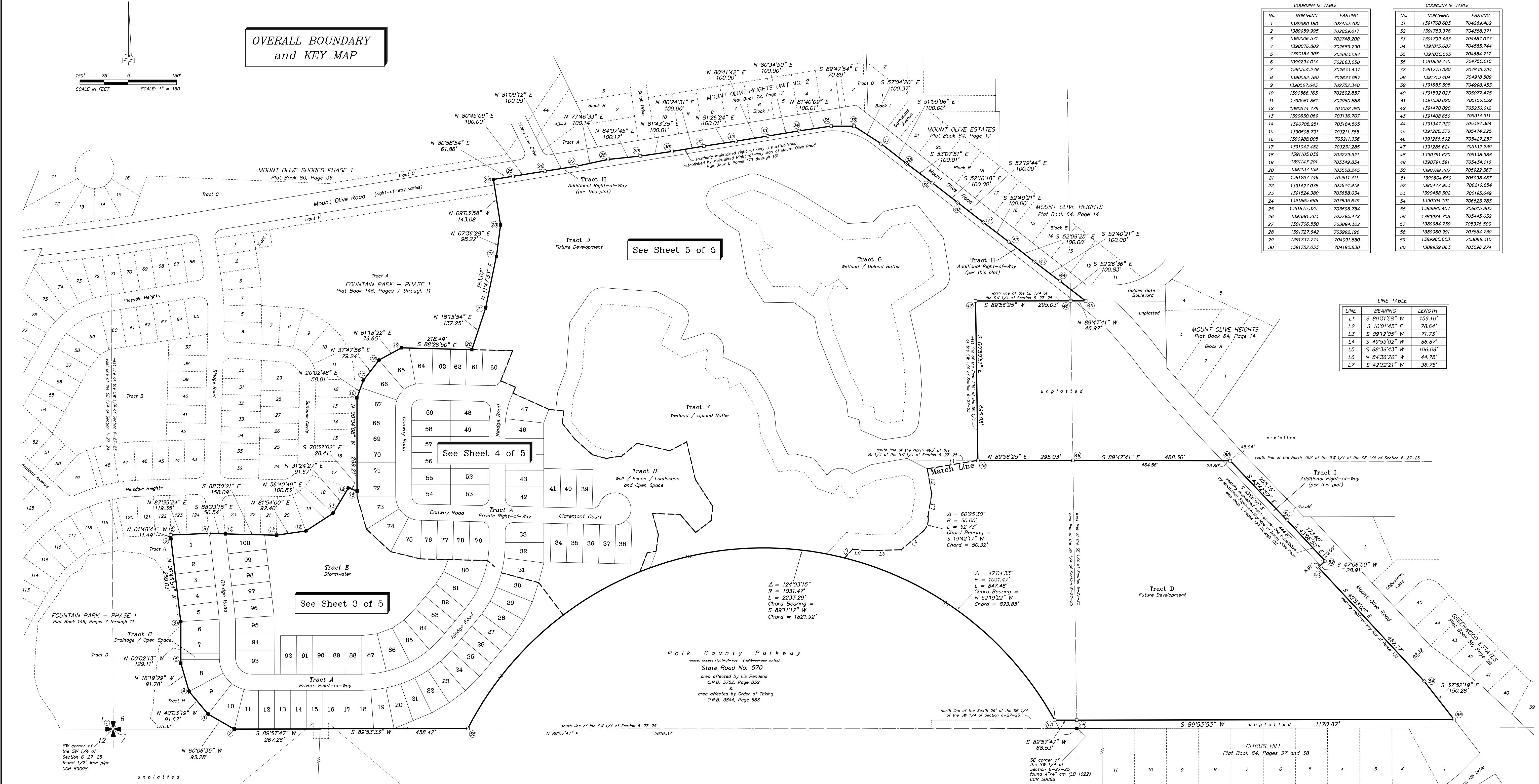
OVERALL BOUNDARY
and KEY MAP



COORDINATE TABLE		
No.	NORTHING	EASTING
1	1399860.180	702453.700
2	1399869.905	702529.017
3	1399906.571	702748.200
4	1399976.802	702689.290
5	1399164.908	702663.594
6	1399294.014	702663.658
7	1399251.279	702633.437
8	1399562.760	702633.087
9	1399967.643	702752.340
10	1399966.163	702802.857
11	1399961.861	702960.888
12	1399974.776	703052.385
13	1399930.069	703136.707
14	1399708.251	703184.565
15	1399698.791	703211.355
16	1399698.025	703271.336
17	1399698.985	703282.857
18	1399105.038	703279.821
19	1399143.201	703349.834
20	1399137.159	703568.245
21	1399287.449	703611.411
22	1399427.036	703644.919
23	1399524.380	703658.034
24	1399164.191	703635.649
25	1399167.325	703696.754
26	1399169.283	703795.472
27	1399706.550	703894.302
28	1399727.642	703992.196
29	1399737.774	704091.850
30	1399752.053	704190.838

COORDINATE TABLE		
No.	NORTHING	EASTING
31	1399768.603	704289.462
32	1399783.376	704388.371
33	1399799.433	704487.073
34	1399815.687	704585.744
35	1399830.065	704684.717
36	1399849.735	704785.610
37	1399778.080	704839.794
38	1399713.404	704918.509
39	1399663.305	704999.453
40	1399592.023	705077.475
41	1399510.820	705156.559
42	1399470.000	705236.012
43	1399408.650	705314.911
44	1399347.920	705394.364
45	1399286.370	705474.225
46	1399286.592	705493.257
47	1399286.621	705512.230
48	1399291.620	705538.988
49	1399291.591	705543.016
50	1399289.287	705922.367
51	1399604.669	706098.487
52	1399477.953	706216.854
53	1399458.302	706195.649
54	1399014.191	706323.783
55	1399985.457	706615.905
56	1399984.705	705445.032
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58	1399980.991	705354.730
59	1399960.653	705306.310
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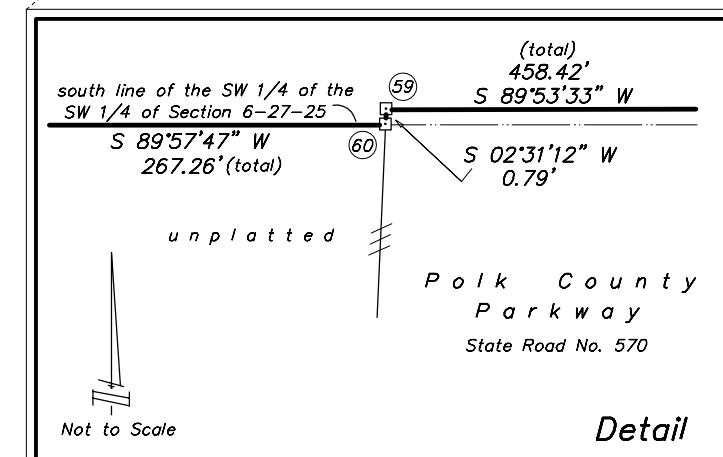
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 80°31'38" W	159.10'
L2	S 10°11'45" E	78.84'
L3	S 09°12'05" W	71.73'
L4	S 49°55'02" W	86.87'
L5	S 88°19'43" W	106.08'
L6	N 84°36'26" W	44.78'
L7	S 42°32'21" W	36.75'



See Sheet 4 of 5

See Sheet 5 of 5

See Sheet 3 of 5



- Legend**
- L = arc length
 - Δ = central angle
 - R = radius or radial
 - NR = non-radial
 - ⊖ = centerline
 - ± = more or less
 - pt = point of tangency
 - pc = point of curvature
 - pi = point of intersection
 - pcc = point on curve
 - O.R.B. = Official Records Book
 - D.E. = Drainage Easement
 - L.S. = Licensed Surveyor
 - = Limited Access Right-of-Way Line
 - CCR = Certified Corner Record
 - ⊙ = State Plane Coordinate point number
 - cm = concrete monument
 - = set nail & disk (PCP LB 7194)
 - = indicates permanent reference monument set 4"x4" concrete monument (PRM LB 7194)
 - = indicates permanent reference monument found 4"x4" concrete monument (PRM LB 7194) (unless noted otherwise)
 - = Lines are radial unless otherwise shown

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, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.

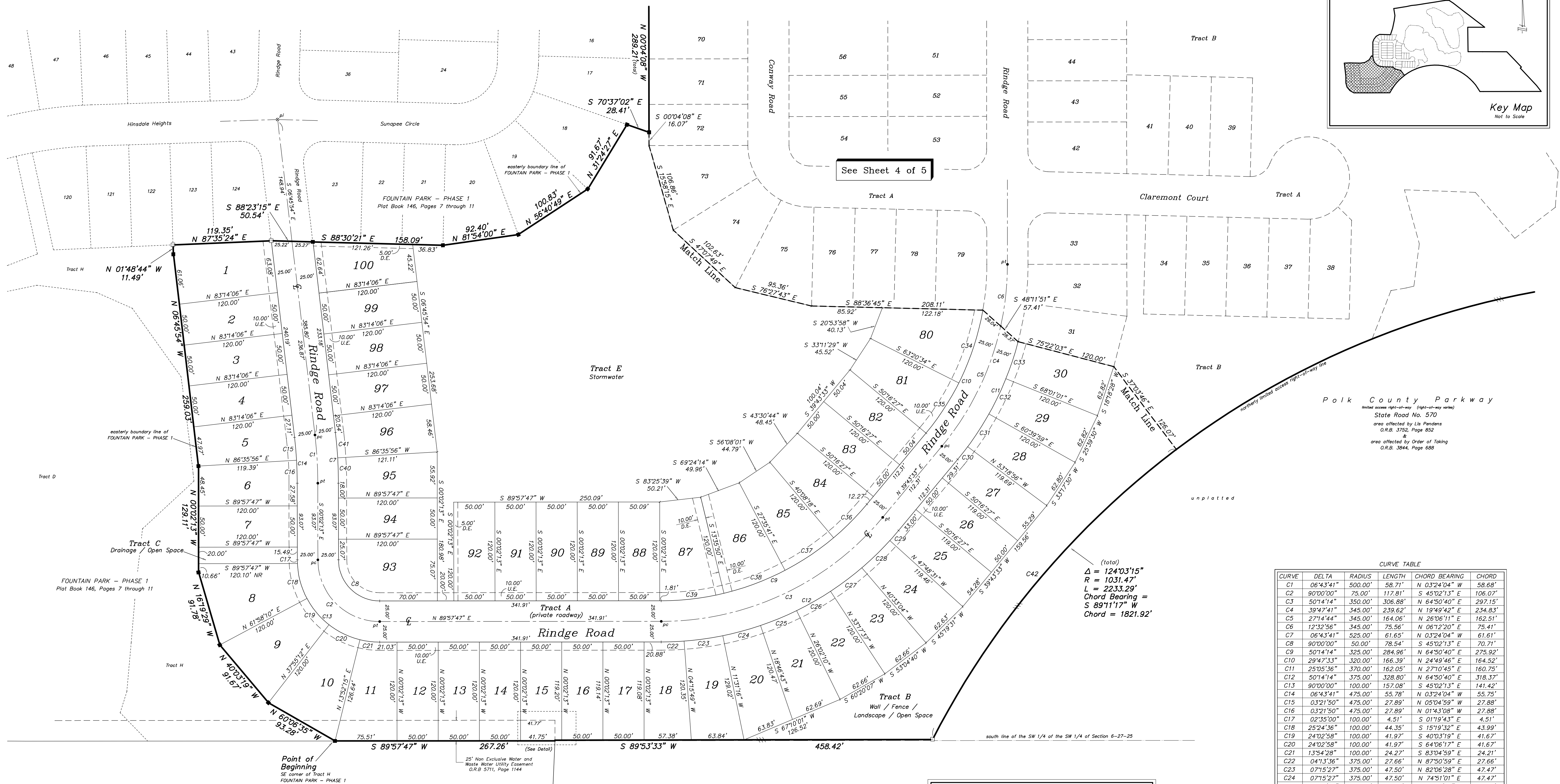
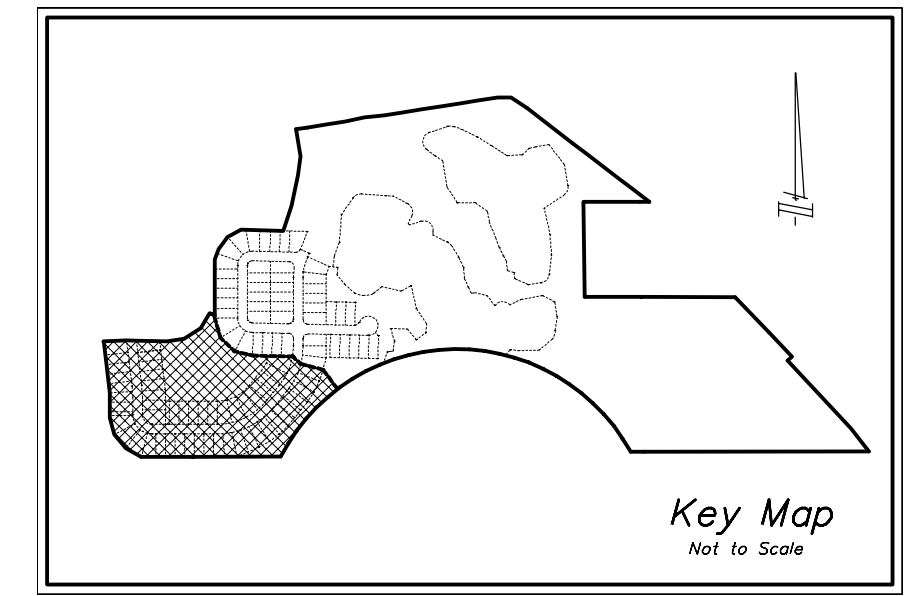
FOUNTAIN PARK - PHASE 2

Situated in Section 6, Township 27 South, Range 25 East
City of Polk City, Polk County, Florida

PLAT
BOOK

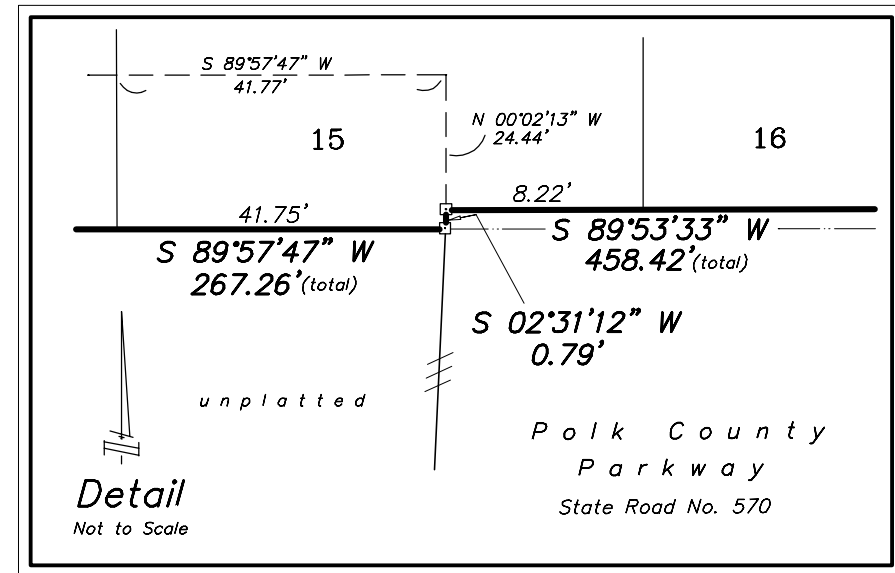
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	06°43'41"	500.00'	58.71'	N 03°24'04" W	58.68'
C2	90°00'00"	75.00'	117.81'	S 45°02'13" E	106.07'
C3	50°14'14"	350.00'	306.88'	N 64°50'40" E	297.15'
C4	39°47'41"	345.00'	239.62'	N 19°49'42" E	234.83'
C5	27°14'44"	345.00'	164.06'	N 26°06'11" E	162.51'
C6	12°32'56"	345.00'	75.56'	N 06°12'20" E	75.41'
C7	06°43'41"	525.00'	61.65'	N 03°24'04" W	61.61'
C8	90°00'00"	50.00'	78.54'	S 45°02'13" E	70.71'
C9	50°14'14"	325.00'	284.96'	N 64°50'40" E	275.92'
C10	29°47'33"	320.00'	166.39'	N 24°49'46" E	164.52'
C11	25°05'36"	370.00'	162.05'	N 27°10'45" E	160.75'
C12	50°14'14"	375.00'	328.80'	N 64°50'40" E	318.32'
C13	90°00'00"	100.00'	157.08'	S 45°02'13" E	141.42'
C14	06°43'41"	475.00'	55.78'	N 03°24'04" W	55.75'
C15	03°21'50"	475.00'	27.89'	N 05°04'59" W	27.88'
C16	03°21'50"	475.00'	27.89'	N 01°43'08" W	27.88'
C17	02°35'00"	100.00'	4.51'	S 01°19'43" E	4.51'
C18	29°24'36"	100.00'	44.35'	S 15°19'32" E	43.99'
C19	24°02'58"	100.00'	41.97'	S 40°31'19" E	41.67'
C20	24°02'58"	100.00'	41.97'	S 64°06'17" E	41.67'
C21	13°54'28"	100.00'	24.27'	S 83°04'59" E	24.21'
C22	04°13'36"	375.00'	27.66'	N 87°50'59" E	27.66'
C23	07°15'27"	375.00'	47.50'	N 82°06'28" E	47.47'
C24	07°15'27"	375.00'	47.50'	N 74°51'01" E	47.47'
C25	07°15'27"	375.00'	47.50'	N 67°35'34" E	47.47'
C26	07°15'27"	375.00'	47.50'	N 60°20'07" E	47.47'
C27	07°15'27"	375.00'	47.50'	N 53°04'40" E	47.47'
C28	07°15'27"	375.00'	47.50'	N 45°49'13" E	47.47'
C29	02°27'57"	375.00'	16.14'	N 40°57'31" E	16.14'
C30	03°02'29"	370.00'	19.64'	N 38°21'18" E	19.64'
C31	07°21'02"	370.00'	47.47'	N 33°00'33" E	47.44'
C32	07°21'02"	370.00'	47.47'	N 25°39'30" E	47.44'
C33	07°21'02"	370.00'	47.47'	N 18°18'28" E	47.44'
C34	16°43'26"	320.00'	93.40'	N 18°17'43" E	93.07'
C35	13°04'07"	320.00'	72.99'	N 33°11'29" E	72.83'
C36	10°08'10"	325.00'	57.49'	N 44°47'37" E	57.42'
C37	12°32'36"	325.00'	71.15'	N 56°08'01" E	71.01'
C38	13°59'51"	325.00'	79.40'	N 69°24'14" E	79.20'
C39	13°33'37"	325.00'	76.92'	N 83°10'59" E	76.74'
C40	03°21'50"	525.00'	30.82'	N 01°43'08" W	30.82'
C41	03°21'50"	525.00'	30.82'	N 05°04'59" W	30.82'

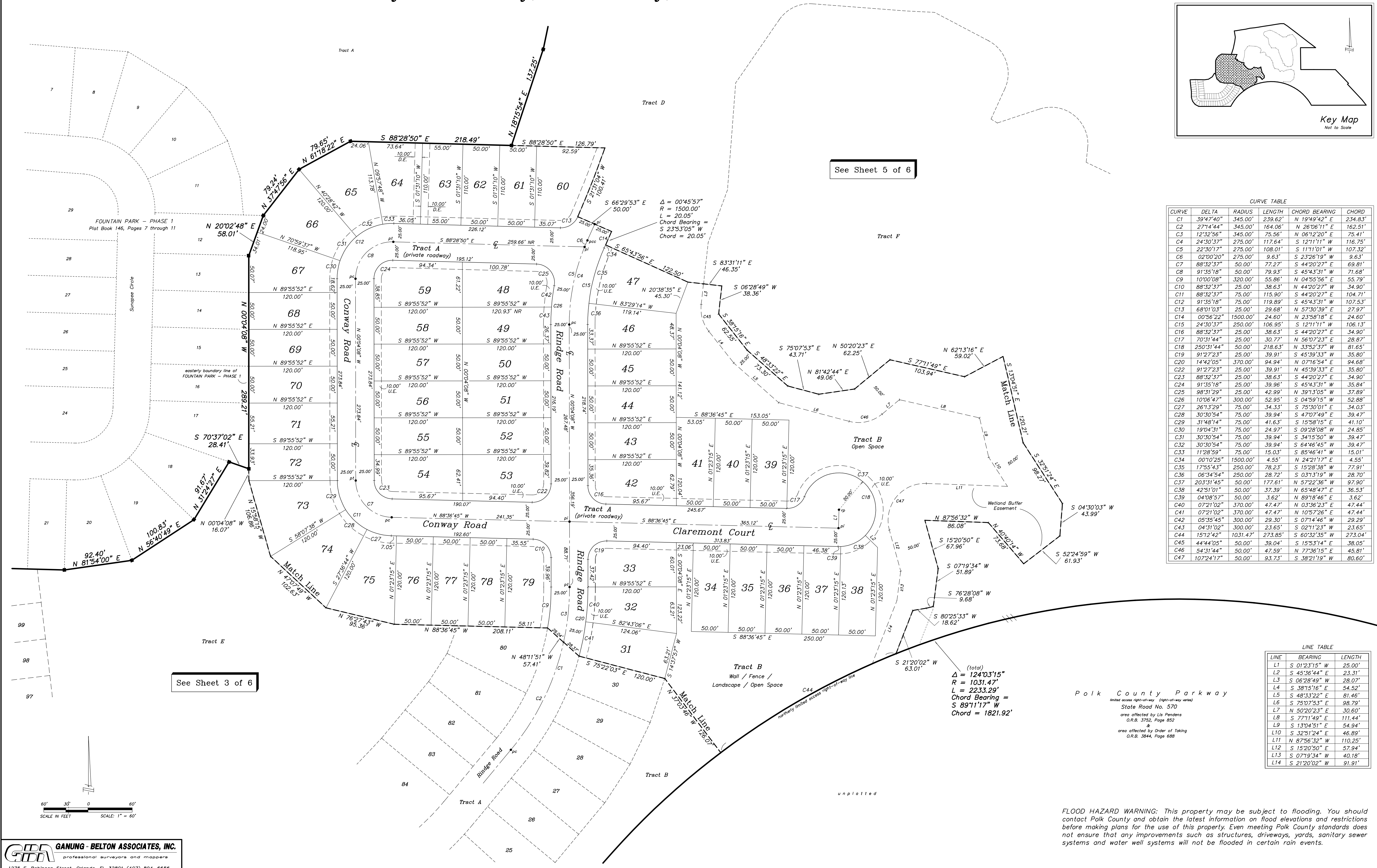
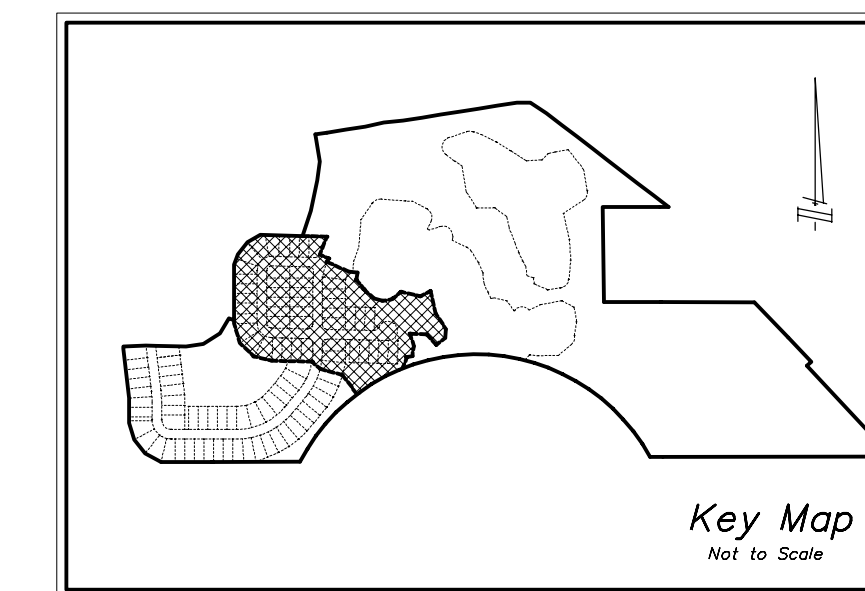


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FOUNTAIN PARK - PHASE 2

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

City of Polk City, Polk County, Florida



See Sheet 5 of 6

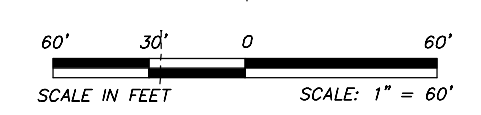
See Sheet 3 of 6

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	39°47'40"	345.00'	239.62'	N 19°49'42" E	234.83'
C2	27°14'44"	345.00'	239.62'	N 26°06'11" E	162.51'
C3	12°32'56"	345.00'	75.56'	N 06°12'20" E	75.41'
C4	24°30'37"	275.00'	117.64'	S 12°11'11" W	116.75'
C5	22°30'17"	275.00'	108.01'	S 11°11'01" W	107.32'
C6	02°00'20"	275.00'	9.63'	S 23°26'19" W	9.63'
C7	88°32'37"	50.00'	77.27'	S 44°20'22" E	69.81'
C8	91°35'18"	50.00'	79.93'	S 45°43'31" W	71.88'
C9	10°00'08"	320.00'	55.86'	N 04°55'56" E	55.79'
C10	88°32'37"	25.00'	38.63'	N 44°20'27" W	34.90'
C11	88°32'37"	75.00'	115.90'	S 44°20'27" E	104.71'
C12	91°35'18"	75.00'	119.89'	S 45°43'31" W	107.53'
C13	68°01'03"	25.00'	29.68'	N 57°30'39" E	27.97'
C14	00°56'22"	1500.00'	24.60'	N 23°58'18" E	24.60'
C15	24°30'37"	250.00'	106.95'	S 12°11'11" W	106.13'
C16	88°32'37"	25.00'	38.63'	S 44°20'27" E	34.90'
C17	70°31'44"	25.00'	30.77'	N 56°07'23" E	28.87'
C18	25°03'44"	50.00'	218.63'	N 33°52'37" W	81.65'
C19	91°27'23"	25.00'	39.91'	S 45°39'33" W	35.80'
C20	14°42'05"	370.00'	94.94'	N 07°16'54" E	94.68'
C21	91°27'23"	25.00'	39.91'	N 45°39'33" E	35.80'
C22	88°32'37"	25.00'	38.63'	S 44°20'27" E	34.90'
C23	88°32'37"	25.00'	38.63'	S 44°20'27" E	34.90'
C24	91°35'18"	25.00'	39.96'	S 45°43'31" W	35.84'
C25	98°31'29"	25.00'	42.99'	N 39°13'05" W	37.89'
C26	10°06'47"	300.00'	52.95'	S 04°59'15" W	52.88'
C27	26°13'29"	75.00'	34.33'	S 75°30'01" E	34.03'
C28	30°30'54"	75.00'	39.94'	S 47°07'49" E	39.47'
C29	31°48'14"	75.00'	41.63'	S 15°58'15" E	41.10'
C30	19°04'31"	75.00'	24.97'	S 09°28'08" W	24.85'
C31	30°30'54"	75.00'	39.94'	S 34°15'50" W	39.47'
C32	30°30'54"	75.00'	39.94'	S 64°46'45" W	39.47'
C33	11°28'59"	75.00'	15.03'	S 85°46'41" W	15.01'
C34	00°10'25"	1500.00'	4.55'	N 24°21'17" E	4.55'
C35	17°55'43"	250.00'	78.23'	S 15°28'38" W	77.91'
C36	06°34'54"	250.00'	28.72'	S 03°13'19" W	28.70'
C37	20°31'45"	50.00'	177.61'	N 57°22'36" W	97.90'
C38	42°51'01"	50.00'	37.39'	N 65°48'47" E	36.53'
C39	04°08'57"	50.00'	3.62'	N 89°18'46" E	3.62'
C40	07°21'02"	370.00'	47.47'	N 03°36'23" E	47.44'
C41	07°21'02"	370.00'	47.47'	N 10°57'26" E	47.44'
C42	05°35'45"	300.00'	29.30'	S 07°14'46" W	29.29'
C43	04°31'02"	300.00'	23.65'	S 02°11'23" W	23.65'
C44	15°12'42"	1031.47'	273.85'	S 60°32'35" W	273.04'
C45	44°44'05"	50.00'	39.04'	S 15°53'14" E	38.05'
C46	54°31'44"	50.00'	47.59'	N 72°36'15" E	45.81'
C47	107°24'17"	50.00'	93.73'	S 38°21'19" W	80.60'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 01°23'15" W	25.00'
L2	S 45°36'44" E	23.31'
L3	S 06°28'49" W	28.07'
L4	S 38°15'16" E	54.52'
L5	S 48°33'22" E	81.46'
L6	S 75°07'53" E	98.79'
L7	N 50°20'23" E	30.60'
L8	S 77°11'49" E	111.44'
L9	S 13°04'51" E	54.94'
L10	S 32°51'24" E	46.89'
L11	N 87°56'52" W	110.25'
L12	S 15°20'50" E	57.94'
L13	S 07°19'34" W	40.18'
L14	S 21°20'02" W	91.91'



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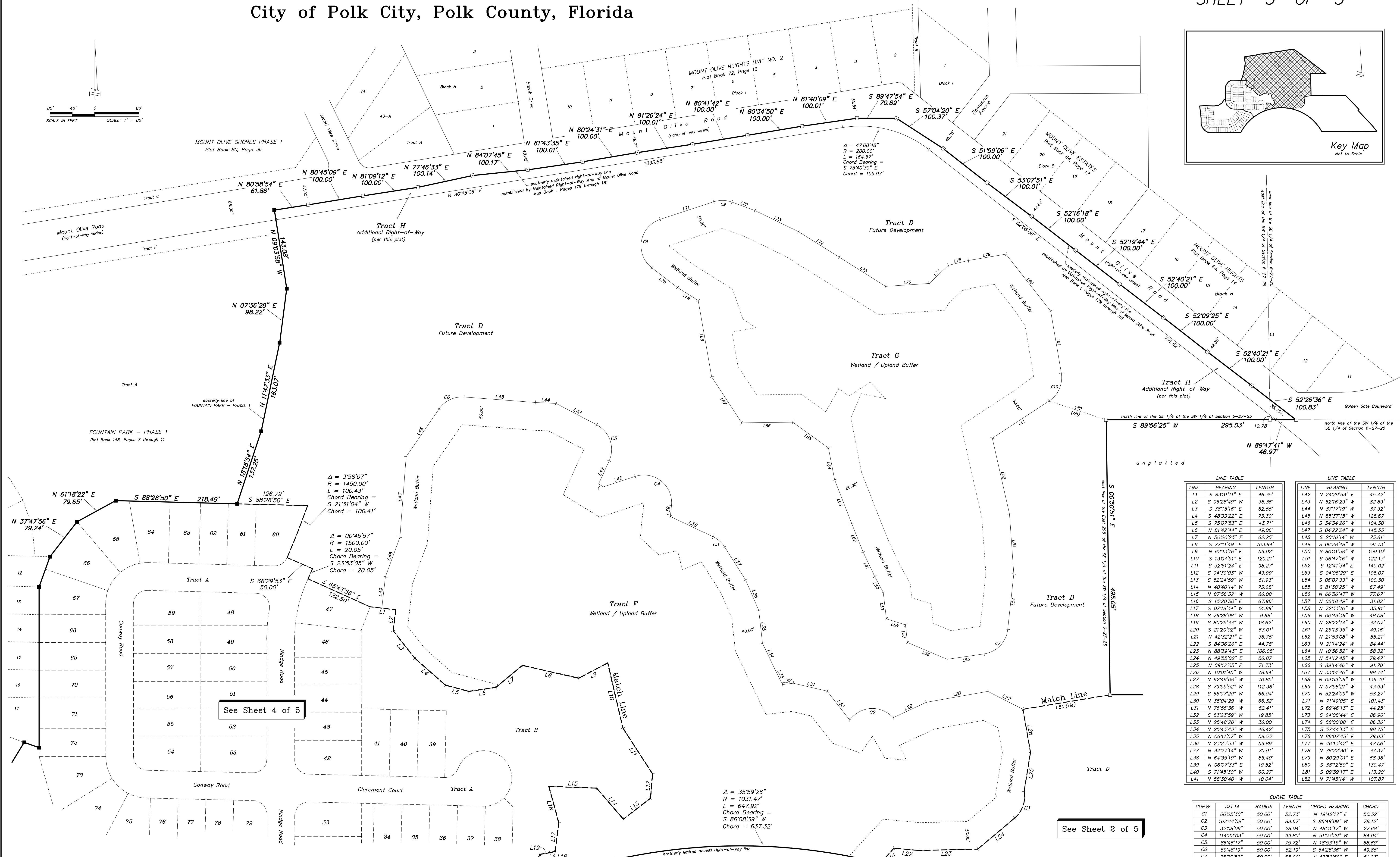
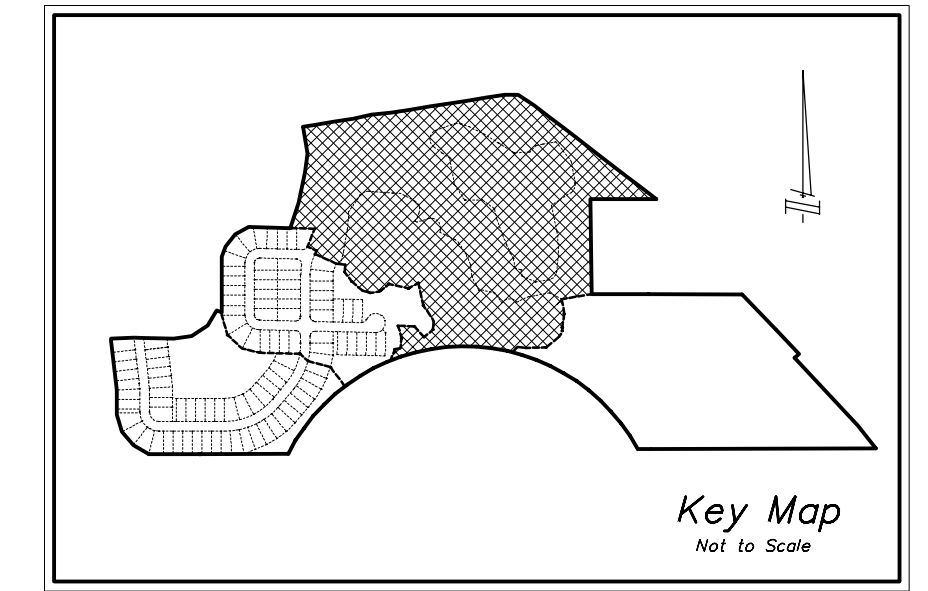
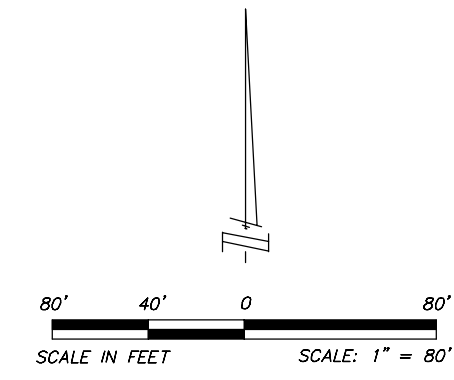
FOUNTAIN PARK - PHASE 2

Situated in Section 6, Township 27 South, Range 25 East
City of Polk City, Polk County, Florida

PLAT
BOOK

PAGE

SHEET 5 OF 5



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 83°31'11\"	46.35'	L42	N 24°29'53\"	45.42'
L2	S 06°28'49\"	38.36'	L43	N 62°16'23\"	82.83'
L3	S 38°15'16\"	62.55'	L44	N 87°17'19\"	37.32'
L4	S 48°33'22\"	73.30'	L45	N 89°37'15\"	128.67'
L5	S 75°07'53\"	43.71'	L46	S 34°34'26\"	104.30'
L6	N 81°42'44\"	49.06'	L47	S 04°22'24\"	145.53'
L7	N 50°20'23\"	62.25'	L48	S 20°10'14\"	75.81'
L8	S 77°11'49\"	103.94'	L49	S 06°28'49\"	56.73'
L9	N 62°13'16\"	59.02'	L50	S 80°31'58\"	159.10'
L10	S 13°04'51\"	120.21'	L51	S 56°47'16\"	122.13'
L11	S 32°12'24\"	98.27'	L52	S 12°41'34\"	140.02'
L12	S 04°30'33\"	43.99'	L53	S 04°09'29\"	108.07'
L13	S 52°24'59\"	61.93'	L54	S 06°07'33\"	100.30'
L14	N 40°40'14\"	73.68'	L55	S 81°38'25\"	67.49'
L15	N 87°56'32\"	86.08'	L56	N 66°56'47\"	77.67'
L16	S 15°20'50\"	67.96'	L57	N 06°18'49\"	31.82'
L17	S 07°19'34\"	51.89'	L58	N 72°33'10\"	35.91'
L18	S 76°28'08\"	9.68'	L59	N 06°49'36\"	48.08'
L19	S 80°25'33\"	18.62'	L60	N 28°22'14\"	32.07'
L20	S 21°20'02\"	63.01'	L61	N 23°18'25\"	49.16'
L21	N 42°12'21\"	36.75'	L62	N 21°8'08\"	55.21'
L22	S 84°36'26\"	44.78'	L63	N 21°14'24\"	84.44'
L23	N 88°39'43\"	106.08'	L64	N 10°56'52\"	58.32'
L24	N 49°55'02\"	86.87'	L65	N 54°12'45\"	79.47'
L25	N 09°12'05\"	71.73'	L66	S 89°14'46\"	91.70'
L26	N 10°11'45\"	78.64'	L67	N 33°14'40\"	98.74'
L27	N 82°49'08\"	70.85'	L68	N 09°59'06\"	139.79'
L28	S 79°55'52\"	112.36'	L69	N 57°58'21\"	43.93'
L29	S 65°07'20\"	66.04'	L70	N 52°24'09\"	58.27'
L30	N 38°04'29\"	66.32'	L71	N 71°49'05\"	101.43'
L31	N 76°56'36\"	62.41'	L72	S 69°46'13\"	44.25'
L32	S 83°23'59\"	19.85'	L73	S 64°08'44\"	86.90'
L33	N 25°48'20\"	36.00'	L74	S 58°00'08\"	86.36'
L34	N 25°34'31\"	46.42'	L75	N 57°44'13\"	48.42'
L35	N 06°11'57\"	59.53'	L76	N 86°07'45\"	79.03'
L36	N 23°23'53\"	59.89'	L77	N 46°13'42\"	47.06'
L37	N 32°27'14\"	70.01'	L78	N 76°22'30\"	37.37'
L38	N 64°35'19\"	85.40'	L79	N 80°29'01\"	68.38'
L39	N 06°07'33\"	19.52'	L80	S 38°12'50\"	130.47'
L40	S 71°45'30\"	60.27'	L81	S 09°39'17\"	113.20'
L41	N 58°30'40\"	10.04'	L82	N 71°45'14\"	107.87'

See Sheet 4 of 5

See Sheet 2 of 5

GABA GANUNG - BELTON ASSOCIATES, INC.
Professional Surveyors and Mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
R. Clayton Ganung P.S.M. No. 4236 LB No. 7194

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, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.

(total)
 $\Delta = 124°03'15\"$
 $R = 1031.47'$
 $L = 2233.29'$
Chord Bearing = $S 89°11'17\"$ W
Chord = 1821.92'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	60°25'30\"	50.00'	52.73'	N 19°42'17\"	50.32'
C2	102°14'59\"	50.00'	89.67'	S 86°49'09\"	78.12'
C3	32°08'06\"	50.00'	28.04'	N 48°31'17\"	27.88'
C4	114°22'03\"	50.00'	99.80'	N 51°03'28\"	84.04'
C5	86°46'17\"	50.00'	75.72'	N 18°53'15\"	68.69'
C6	59°48'19\"	50.00'	52.19'	S 64°28'36\"	49.85'
C7	75°30'52\"	50.00'	65.90'	N 43°52'59\"	61.23'
C8	124°13'15\"	50.00'	108.40'	S 09°42'28\"	88.39'
C9	38°24'41\"	50.00'	33.52'	N 88°58'34\"	32.90'
C10	66°26'33\"	50.00'	57.98'	N 23°33'59\"	54.79'

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 at the southeast corner of Tract H, 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 93.28 feet; thence run N 40°03'19" W, a distance of 91.67 feet; thence run N 16°19'29" W, a distance of 91.78 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 87°35'24" E, a distance of 119.35 feet; thence run S 88°23'15" E, a distance of 50.54 feet; thence run S 88°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°40'49" 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°47'56" E, a distance of 79.24 feet; thence run N 61°18'22" E, a distance of 79.65 feet; thence run S 88°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 I, 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 61.86 feet; thence run N 80°45'09" 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 70.89 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 53°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°26'36" E, a distance of 100.83 feet to a point on the north line of the Southwest 1/4 of the Southeast 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 89°56'25" W, along on the north line of the Southeast 1/4 of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the East 295.00 feet of the Southeast 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 Southeast 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 Southeast 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 Southeast 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 the Southeast 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 Southeast 1/4 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°06'50" E, a distance of 173.40 feet to a point on the northerly line of right-of-way taking Parcel 123, Section 16320-2436, 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 482.77 feet to a point on the north line of the South 26.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 6; thence run S 89°53'53" W, along the north line of the South 26.00 feet of the Southwest 1/4 of the Southeast 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 Southeast 1/4 of the Southwest 1/4 of said Section 6; thence run S 89°57'47" W, along the north line of the South 26.00 feet of the Southeast 1/4 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 of S 89°11'17" W and a chord distance of 1,821.92 feet, run westerly, along the arc of said curve, a distance of 2,233.29 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 0.79 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 radial unless otherwise noted as NR (non-radial).

3. Based on scaling of the Flood Insurance Rate map, the lands described herein fall within Flood Zones "AE" and "X" per F.I.R.M. Map Panel No. 12105C0190G, dated December 22, 2016. The Flood Insurance Rate Map is not a survey and no responsibility is taken for the accuracy of said map.

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4. The following tracts and easements are hereby dedicated to and shall be maintained by the Fountain Park Homeowners Association.

- Tracts "A" (Private Right-of-Way)
- Tract "B" (Wall / Fence / Landscape / Open Space)
- Tract "C" (Drainage / Open Space)
- Tract "E" (Stormwater)
- Tracts "F" and "G" (Wetland / Upland Buffer)
- Drainage Easements

5. Development rights to and a drainage easement over all of Tracts "F" and "G" are dedicated to Polk City, Florida. No construction, clearing, grading or alterations to Tracts "F" and "G" are permitted without prior approval of Polk City and all other applicable jurisdictional agencies.

6. The Association, (as defined above and in the Dedication hereon), shall be responsible for the maintenance, including maintenance of vegetation growth, in the rights-of-way, drainage swales, drainage easements and drainage easement swales.

7. Tract "D" is a Future Development Tract and shall be owned and maintained by PULTE HOME COMPANY, LLC, its successors and /or assigns.

8. 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").

9. Maintenance of design 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 corporation ("Association") and shall not be maintained 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 permit issued by the Southwest Florida Management District

10. Lands 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.

11. Except as otherwise shown on this plat, there shall be a non-exclusive 12.00 foot wide drainage and utility easement area along all front lot lines and adjacent to all rights-of-way and a non-exclusive 5.00 foot wide utility easement area along each side and rear lot line. The platted utility easements shown hereon are easements in favor of utilities providers for the purpose of constructing, operating, maintaining, repairing and replacing their respective facilities servicing the lands encompassed by this plat.

12. All platted utility 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, television, 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 pursuant to Section 177.091(28), Florida Statutes.

13. 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.

14. Coordinate basis is the West Zone of the Florida State Plane Coordinate System, NAD83 (1999) and are based on Horizontal Control Points.

VICINITY MAP
Not to Scale

GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
R. Clayton Ganung P.S.M. 4236 LB 7194

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.

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 monuments and permanent control points have been set in accordance with the requirements of said Chapter 177.

STATE OF FLORIDA COUNTY OF POLK

R. CLAYTON GANUNG, P.L.S.
FLORIDA REGISTRATION NUMBER 4236
GANUNG-BELTON ASSOCIATES, INC.
FLORIDA REGISTRATION NUMBER LB 7194

Date _____

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF POLK

I, Richard M. Weiss, 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., 2018.

_____ 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 hereon described lands, does hereby dedicate the following forever:

- 1.) To Fountain Park Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"), Tract "A" (private rights-of-way), Tract "B", Tract "C", Tract "E", Tract "F" and "G" as indicated hereon (which are together contemplated and/or defined as the "Common Areas" in the Declaration), and the drainage easements shown hereon for the purposes stated herein.
- 2.) Tracts "H" and "I" (additional right-of-way) are dedicated to the perpetual use of the public.
- 3.) To the City of Polk City, Florida, its successors and assigns, the public utility easements shown hereon for the purpose of providing water and sewer utilities and a perpetual non-exclusive easement for ingress and egress over all roads (rights-of-way) shown hereon for the purposes of maintenance of such water and sewer utilities.
- 4.) Reserving to PULTE HOME COMPANY, LLC, and its successors and assigns, a perpetual non-exclusive easement for ingress and egress over all roads (rights-of-way) shown hereon.
- 5.) PULTE HOME COMPANY, LLC dedicates a non-exclusive ingress and egress easement over Tract "A" (private rights-of-way) shown hereon, to the City of Polk City, its successors and assigns, and other applicable authorities for the benefit of pick-up and delivery services, law enforcement services, ambulance services and other authorities of law, United States mail carriers, providers of public and private utilities, and to the future lot owners, their successors, assigns and invitees.

By: PULTE HOME COMPANY, LLC
a Michigan limited liability company

Witness Signature _____
Print Name _____

By: _____
Name: Doug Hoffman

Witness Signature _____
Print Name _____

Title: Vice-President of Land and Entitlement

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF POLK

I HEREBY CERTIFY the foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Vice-President of Land 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 _____

Print 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., 2018.

City Clerk

Print 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., 2018.

Consulting City Engineer

Print 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., 2018.

Chairman of the Planning Commission

Print 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., 2018.

Mayor

Print 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 & Registration Number

Print Name

FOUNTAIN PARK - PHASE 2

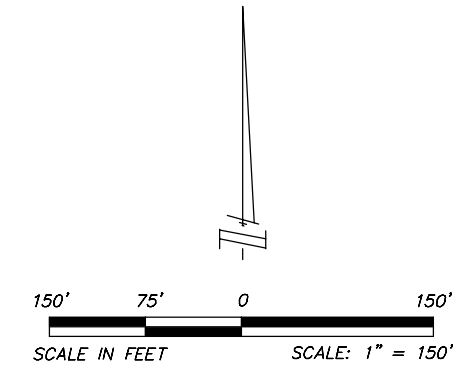
Situated in Section 6, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida

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PAGE

SHEET 2 OF 5

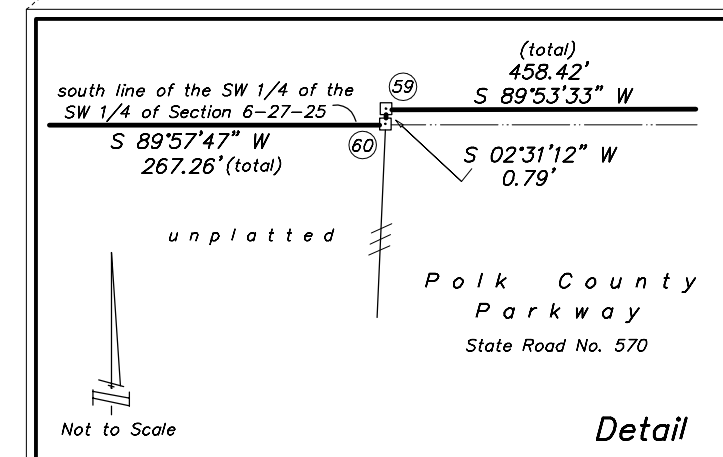
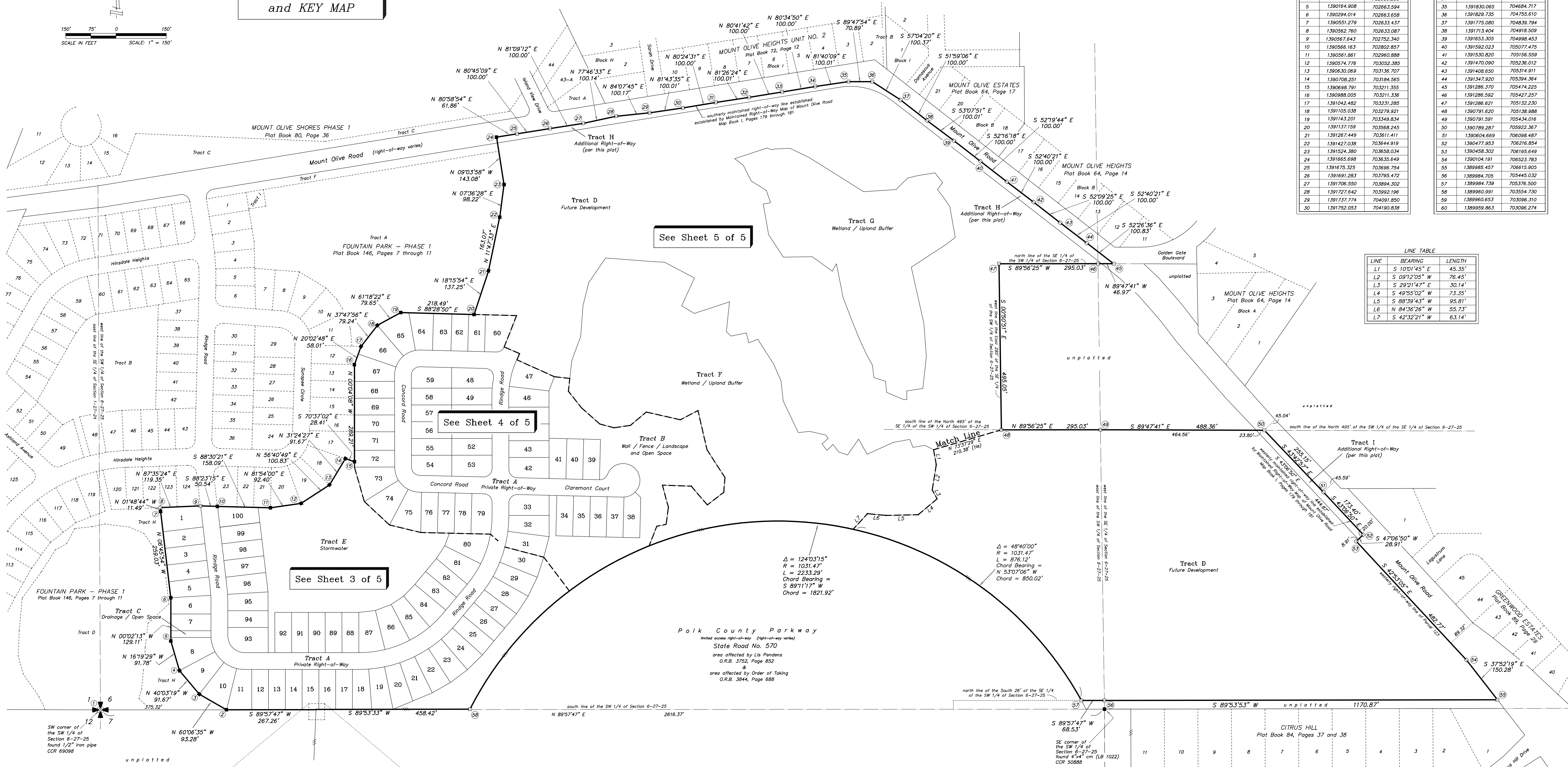


OVERALL BOUNDARY
and KEY MAP

COORDINATE TABLE		
No.	NORTHING	EASTING
1	1390860.180	702453.700
2	1390869.905	702529.017
3	1390906.571	702748.200
4	1390976.802	702689.290
5	1390164.908	702663.594
6	1390294.014	702663.658
7	1390251.279	702633.437
8	1390562.760	702633.087
9	1390567.643	702752.340
10	1390566.163	702802.857
11	1390561.861	702960.888
12	1390574.776	703052.385
13	1390630.069	703136.707
14	1390708.251	703184.565
15	1390698.791	703211.355
16	1390698.025	703271.336
17	1391042.422	703231.285
18	1391105.038	703279.821
19	1391143.201	703349.834
20	1391137.159	703568.245
21	1391267.449	703611.411
22	1391427.036	703644.919
23	1391524.380	703658.034
24	1391655.685	703635.649
25	1391675.325	703696.754
26	1391691.283	703795.472
27	1391706.550	703894.302
28	1391727.642	703992.196
29	1391737.774	704091.850
30	1391752.053	704190.838

COORDINATE TABLE		
No.	NORTHING	EASTING
31	1391768.603	704289.462
32	1391783.376	704388.371
33	1391799.433	704487.073
34	1391815.687	704585.744
35	1391830.065	704684.717
36	1391829.735	704755.610
37	1391778.080	704839.794
38	1391713.404	704918.509
39	1391633.305	704999.453
40	1391592.023	705072.475
41	1391510.820	705156.559
42	1391470.090	705236.012
43	1391408.650	705314.911
44	1391347.920	705394.364
45	1391286.370	705474.225
46	1391206.592	705493.257
47	1391286.621	705523.230
48	1390791.620	705538.988
49	1390791.591	705434.016
50	1390789.287	705922.367
51	1390604.669	706098.487
52	1390477.953	706216.854
53	1390408.302	706195.649
54	1390104.101	706323.783
55	1389985.457	706615.905
56	1389984.705	705445.032
57	1389984.739	705376.500
58	1389980.991	705354.730
59	1389980.653	705306.310
60	1389959.863	705296.274

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 10°11'45" E	45.35'
L2	S 09°12'05" E	76.45'
L3	S 29°21'47" E	30.14'
L4	S 49°55'02" W	73.35'
L5	S 86°39'43" W	95.81'
L6	W 84°36'26" W	55.73'
L7	S 42°32'21" W	63.14'



- Legend**
- L = arc length
 - Δ = central angle
 - R = radius or radial
 - NR = non-radial
 - ⊖ = centerline
 - ± = more or less
 - pt = point of tangency
 - pc = point of curvature
 - pi = point of intersection
 - pcc = point on curve
 - O.R.B. = Official Records Book
 - D.E. = Drainage Easement
 - L.S. = Licensed Surveyor
 - = Limited Access Right-of-Way Line
 - CCR = Certified Corner Record
 - ⊙ = State Plane Coordinate point number
 - cm = concrete monument
 - = set nail & disk (PCP LB 7194)
 - = indicates permanent reference monument set 4"x4" concrete monument (PRM LB 7194)
 - = indicates permanent reference monument found 4"x4" concrete monument (PRM LB 7194) (unless noted otherwise)
 - = Lines are radial unless otherwise shown

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, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.

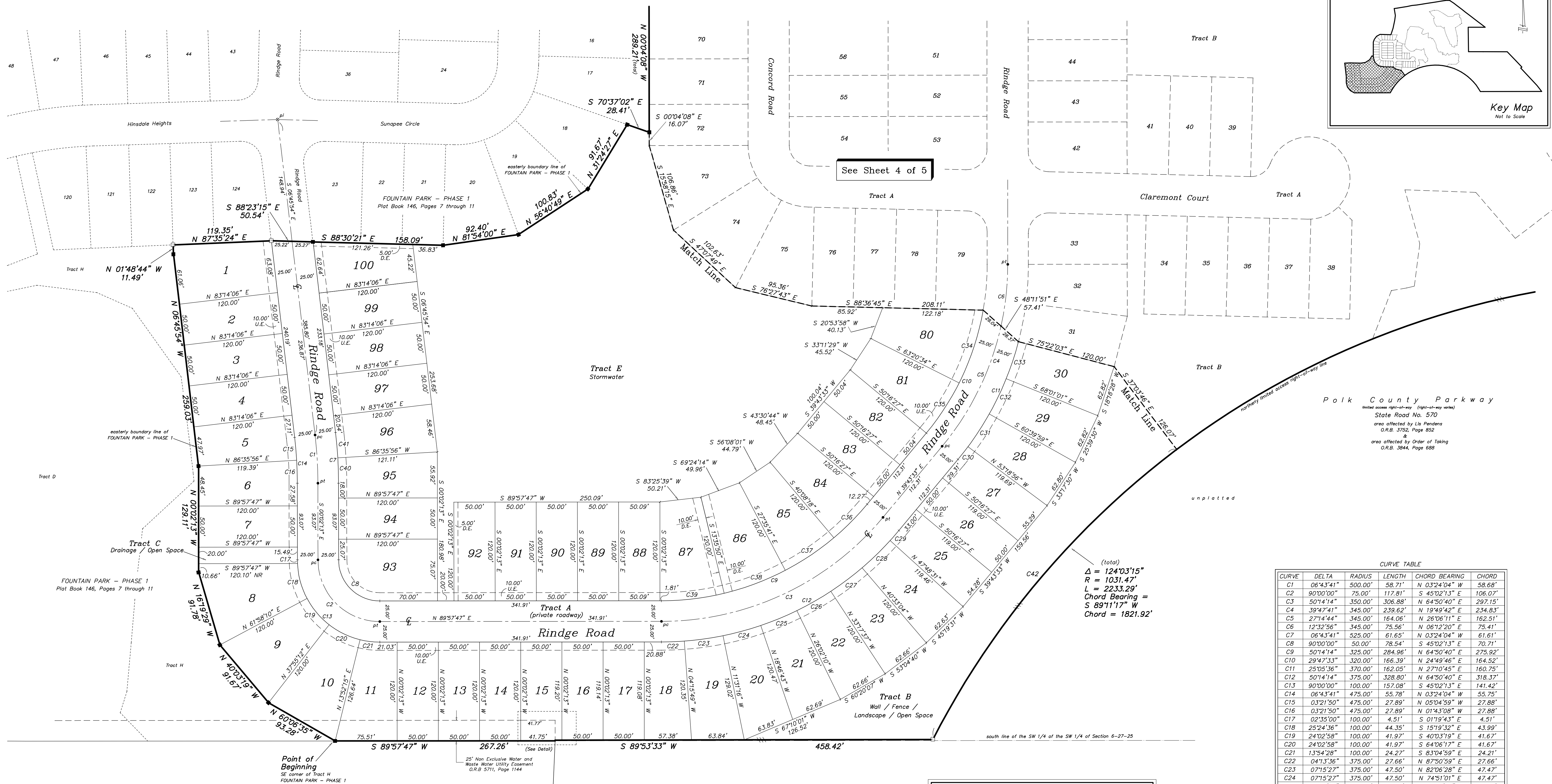
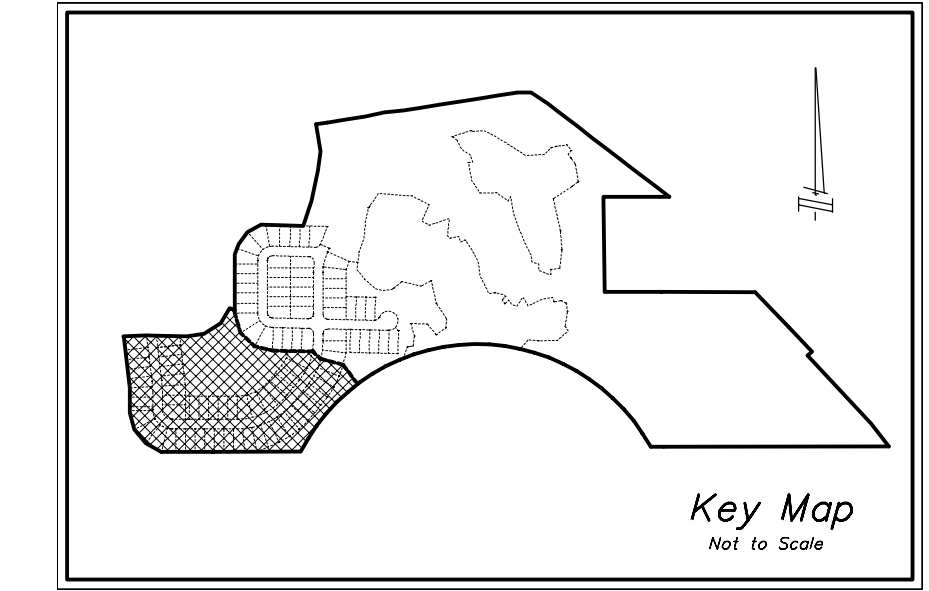
FOUNTAIN PARK - PHASE 2

Situated in Section 6, Township 27 South, Range 25 East
City of Polk County, Polk County, Florida

PLAT
BOOK

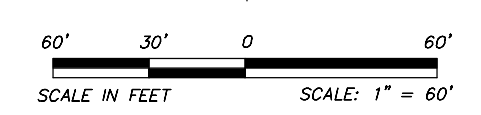
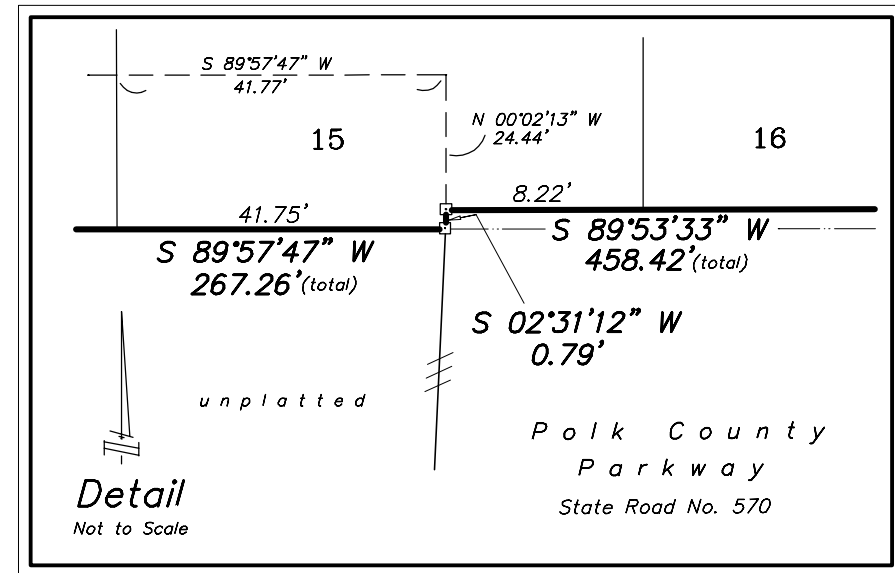
PAGE

SHEET 3 OF 5



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	06°43'41"	500.00'	58.71'	N 03°24'04" W	58.68'
C2	90°00'00"	75.00'	117.81'	S 45°02'13" E	106.07'
C3	50°14'14"	350.00'	306.88'	N 64°50'40" E	297.15'
C4	39°47'41"	345.00'	239.62'	N 19°49'42" E	234.83'
C5	27°14'44"	345.00'	164.06'	N 26°06'11" E	162.51'
C6	12°32'56"	345.00'	75.56'	N 06°12'20" E	75.41'
C7	06°43'41"	525.00'	61.65'	N 03°24'04" W	61.61'
C8	90°00'00"	50.00'	78.54'	S 45°02'13" E	70.71'
C9	50°14'14"	325.00'	284.96'	N 64°50'40" E	275.92'
C10	29°47'33"	320.00'	166.39'	N 24°49'46" E	164.52'
C11	25°05'36"	370.00'	162.05'	N 27°10'45" E	160.75'
C12	50°14'14"	375.00'	328.80'	N 64°50'40" E	318.37'
C13	90°00'00"	100.00'	157.08'	S 45°02'13" E	141.42'
C14	06°43'41"	475.00'	55.78'	N 03°24'04" W	55.75'
C15	03°21'50"	475.00'	27.89'	N 05°04'59" W	27.88'
C16	03°21'50"	475.00'	27.89'	N 01°43'08" W	27.88'
C17	02°35'00"	100.00'	4.51'	S 01°19'43" E	4.51'
C18	29°24'36"	100.00'	44.35'	S 15°19'32" E	43.99'
C19	24°02'58"	100.00'	41.97'	S 40°31'19" E	41.67'
C20	24°02'58"	100.00'	41.97'	S 64°06'17" E	41.67'
C21	13°54'28"	100.00'	24.27'	S 83°04'59" E	24.21'
C22	04°13'36"	375.00'	27.66'	N 87°50'59" E	27.66'
C23	07°15'27"	375.00'	47.50'	N 82°06'28" E	47.47'
C24	07°15'27"	375.00'	47.50'	N 74°51'01" E	47.47'
C25	07°15'27"	375.00'	47.50'	N 67°35'34" E	47.47'
C26	07°15'27"	375.00'	47.50'	N 60°20'27" E	47.47'
C27	07°15'27"	375.00'	47.50'	N 53°04'40" E	47.47'
C28	07°15'27"	375.00'	47.50'	N 45°49'13" E	47.47'
C29	02°27'57"	375.00'	16.14'	N 40°57'31" E	16.14'
C30	03°02'29"	370.00'	19.64'	N 38°21'18" E	19.64'
C31	07°21'02"	370.00'	47.47'	N 33°00'33" E	47.44'
C32	07°21'02"	370.00'	47.47'	N 25°39'30" E	47.44'
C33	07°21'02"	370.00'	47.47'	N 18°18'28" E	47.44'
C34	16°43'26"	320.00'	93.40'	N 18°17'43" E	93.07'
C35	13°04'07"	320.00'	72.99'	N 33°11'29" E	72.83'
C36	10°08'10"	325.00'	57.49'	N 44°47'37" E	57.42'
C37	12°32'36"	325.00'	71.15'	N 56°08'01" E	71.01'
C38	13°59'51"	325.00'	79.40'	N 69°24'14" E	79.20'
C39	13°33'37"	325.00'	76.92'	N 83°10'59" E	76.74'
C40	03°21'50"	525.00'	30.82'	N 01°43'08" W	30.82'
C41	03°21'50"	525.00'	30.82'	N 05°04'59" W	30.82'

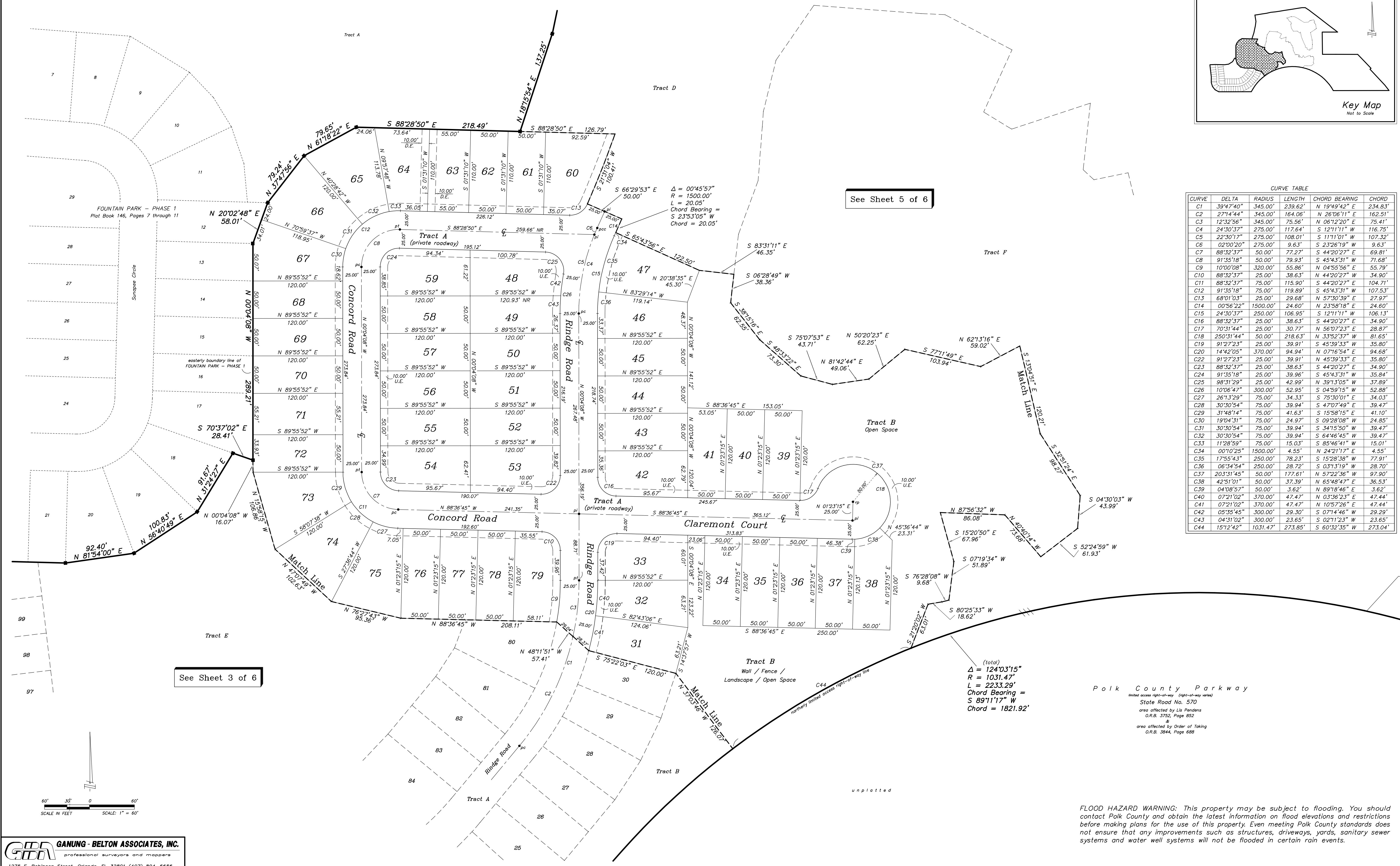
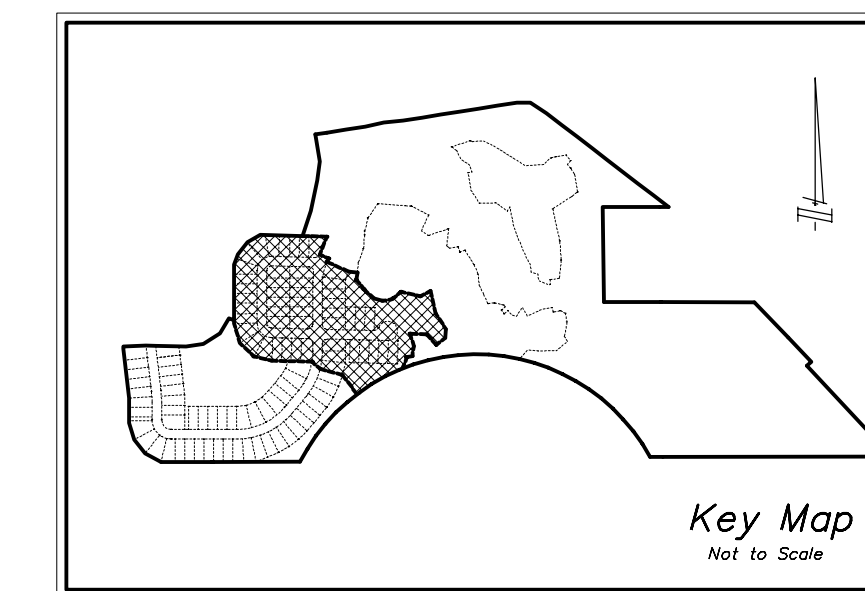


FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact Polk County and obtain the latest information on flood elevations and restrictions before making plans for the use of this property. Even meeting Polk County standards does not ensure that any improvements such as structures, driveways, 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



See Sheet 5 of 6

See Sheet 3 of 6

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	39°47'40"	345.00'	239.62'	N 19°49'42" E	234.83'
C2	27°14'44"	345.00'	164.06'	N 26°06'11" E	162.51'
C3	12°32'56"	345.00'	75.56'	N 06°12'20" E	75.41'
C4	24°30'37"	275.00'	117.64'	S 12°11'11" W	116.75'
C5	22°30'17"	275.00'	108.01'	S 11°11'01" W	107.32'
C6	02°00'20"	275.00'	9.63'	S 23°26'19" W	9.63'
C7	88°32'37"	50.00'	77.27'	S 44°20'27" E	69.81'
C8	91°35'18"	50.00'	79.93'	S 45°43'31" E	71.68'
C9	10°00'08"	320.00'	55.86'	N 04°55'56" E	55.79'
C10	88°32'37"	25.00'	38.63'	N 44°20'27" W	34.90'
C11	88°32'37"	75.00'	115.90'	S 44°20'27" E	104.71'
C12	91°35'18"	75.00'	119.89'	S 45°43'31" W	107.53'
C13	68°01'03"	25.00'	29.68'	N 57°30'39" E	27.97'
C14	00°56'22"	1500.00'	24.60'	N 23°58'18" E	24.60'
C15	24°30'37"	250.00'	106.95'	S 12°11'11" W	106.13'
C16	88°32'37"	25.00'	38.63'	S 44°20'27" E	34.90'
C17	70°31'44"	25.00'	30.77'	N 56°07'23" E	28.87'
C18	250°31'44"	50.00'	218.63'	N 33°52'37" W	81.65'
C19	91°35'18"	25.00'	39.91'	S 45°39'33" W	35.80'
C20	144°20'55"	370.00'	94.94'	N 07°16'54" E	94.68'
C21	91°35'18"	25.00'	39.91'	N 45°39'33" E	35.80'
C22	88°32'37"	25.00'	38.63'	S 44°20'27" E	34.90'
C23	88°32'37"	25.00'	38.63'	S 44°20'27" E	34.90'
C24	91°35'18"	25.00'	39.96'	S 45°43'31" W	35.84'
C25	98°31'29"	25.00'	42.99'	N 39°13'05" W	37.89'
C26	10°06'47"	300.00'	52.95'	S 04°59'15" W	52.88'
C27	26°13'29"	75.00'	34.33'	S 75°30'01" E	34.03'
C28	30°30'54"	75.00'	39.94'	S 47°07'49" E	39.47'
C29	31°48'14"	75.00'	41.63'	S 15°58'15" E	41.10'
C30	19°04'31"	75.00'	24.97'	S 09°28'08" W	24.85'
C31	30°30'54"	75.00'	39.94'	S 34°15'50" W	39.47'
C32	30°30'54"	75.00'	39.94'	S 64°46'45" W	39.47'
C33	11°28'59"	75.00'	15.03'	S 85°46'41" W	15.01'
C34	00°10'25"	1500.00'	4.55'	N 24°21'17" E	4.55'
C35	17°55'43"	250.00'	78.23'	S 15°28'38" W	77.91'
C36	06°34'54"	250.00'	28.72'	S 03°13'19" W	28.70'
C37	20°31'45"	50.00'	177.61'	N 57°22'36" W	97.90'
C38	42°51'01"	50.00'	37.39'	N 65°48'47" E	36.53'
C39	04°08'57"	50.00'	3.62'	N 89°18'46" E	3.62'
C40	07°21'02"	370.00'	47.47'	N 03°36'23" E	47.44'
C41	07°21'02"	370.00'	47.47'	N 10°57'26" E	47.44'
C42	05°35'45"	300.00'	29.30'	S 07°14'46" W	29.29'
C43	04°31'02"	300.00'	23.65'	S 02°11'23" W	23.65'
C44	15°12'42"	1031.47'	273.85'	S 60°32'35" W	273.04'

(total)
 $\Delta = 124°03'15"$
 $R = 1031.47'$
 $L = 2233.29'$
 Chord Bearing =
 $S 89°11'17" W$
 Chord = 1821.92'

Polk County Parkway
matched across adjacent pages (right-to-left)
 State Road No. 570
 area affected by L.R. Pendens
 O.R.B. 3752, Page 852
 area affected by Order of Taking
 O.R.B. 3844, Page 688

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, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.

FOUNTAIN PARK - PHASE 2

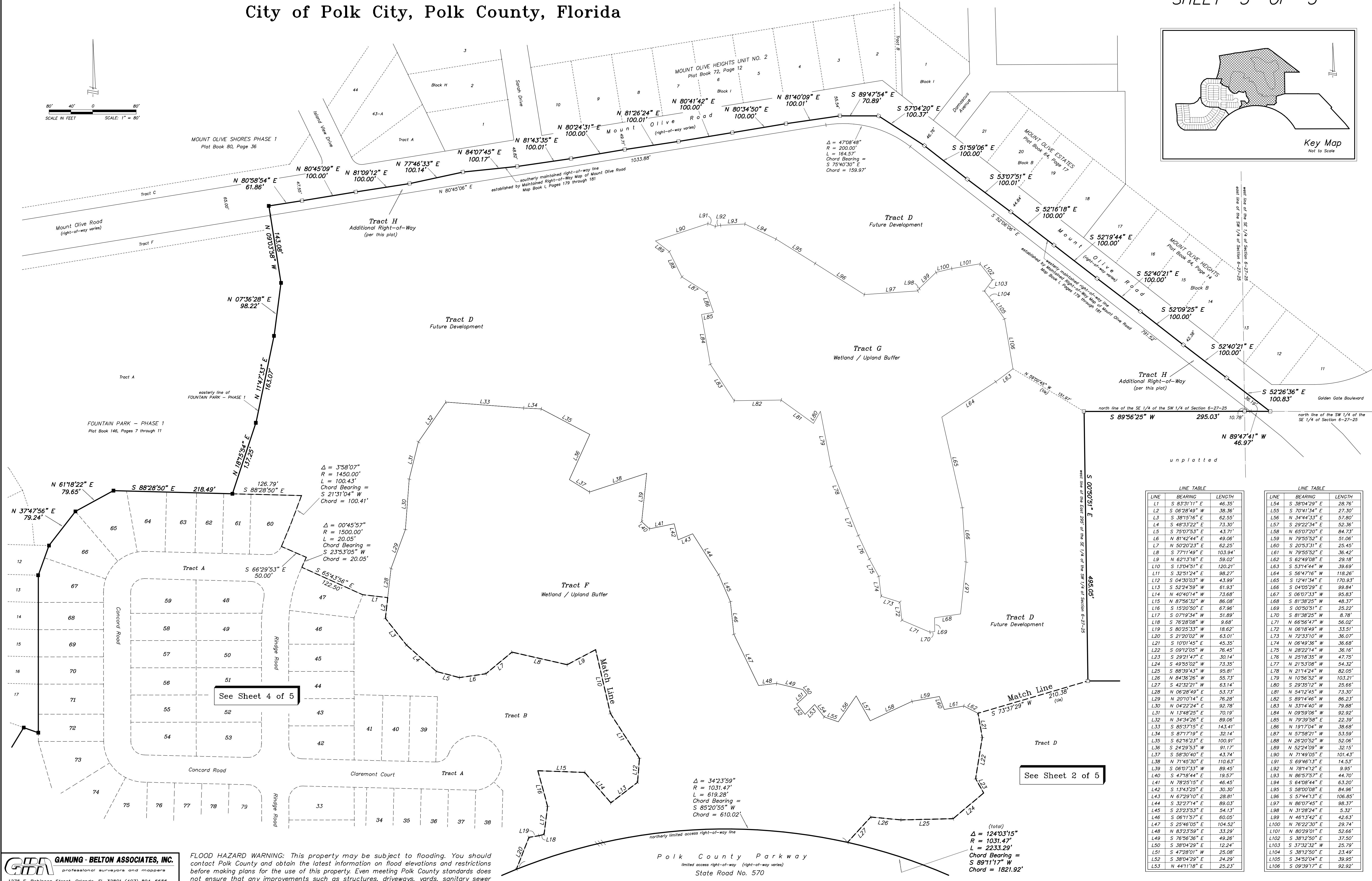
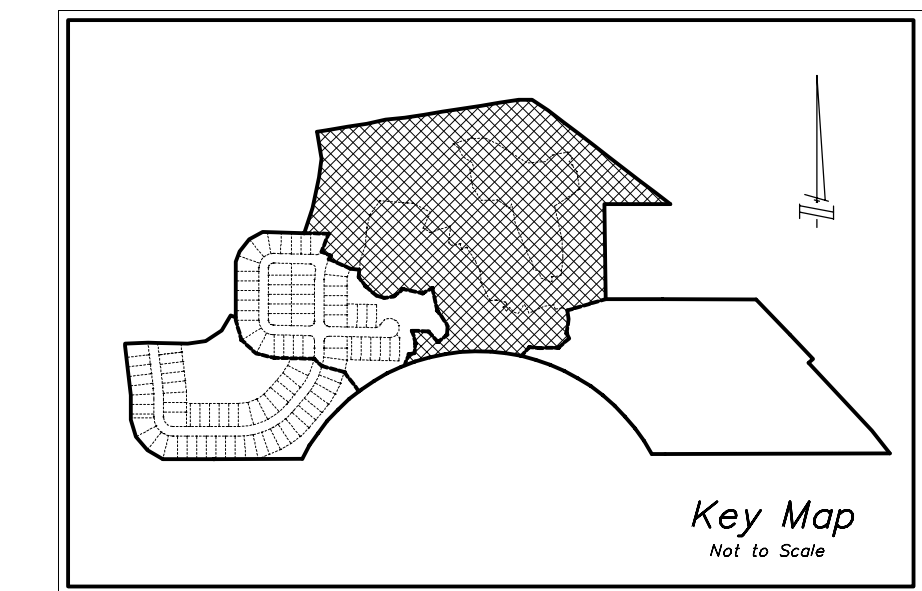
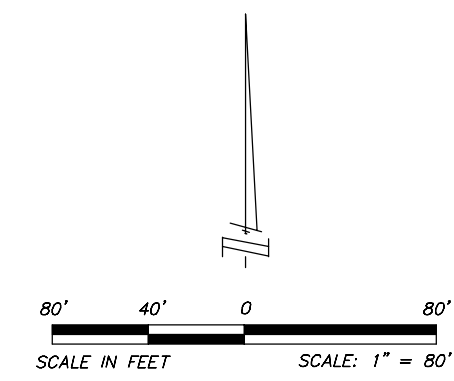
Situated in Section 6, Township 27 South, Range 25 East

City of Polk City, Polk County, Florida

PLAT
BOOK

PAGE

SHEET 5 OF 5



See Sheet 4 of 5

See Sheet 2 of 5

LINE TABLE

LINE	BEARING	LENGTH
L1	S 83°31'11" E	46.35'
L2	S 06°28'49" W	38.36'
L3	S 38°15'16" E	62.55'
L4	S 48°33'22" E	73.30'
L5	S 75°07'33" E	43.71'
L6	N 81°42'44" E	49.06'
L7	N 50°20'23" E	62.25'
L8	S 72°11'49" E	103.94'
L9	N 62°13'16" E	59.02'
L10	S 13°04'51" E	120.21'
L11	S 32°51'24" E	98.27'
L12	S 04°30'03" W	43.99'
L13	S 52°24'59" W	61.93'
L14	N 40°40'14" W	73.68'
L15	N 87°56'32" W	86.08'
L16	S 15°20'50" E	67.96'
L17	S 07°19'34" W	51.89'
L18	S 76°28'08" W	9.68'
L19	S 80°25'33" W	18.62'
L20	S 21°20'02" W	63.01'
L21	S 10°01'48" E	45.35'
L22	S 09°12'05" W	76.45'
L23	S 29°21'47" E	30.14'
L24	S 49°55'02" W	73.35'
L25	S 88°39'43" W	95.81'
L26	N 84°36'26" W	55.73'
L27	S 42°32'21" W	63.14'
L28	N 06°28'49" E	53.73'
L29	N 20°10'14" E	76.28'
L30	N 04°22'24" E	92.78'
L31	N 13°48'25" E	70.19'
L32	N 34°34'26" E	89.06'
L33	S 85°37'15" E	143.41'
L34	S 87°17'19" E	32.14'
L35	S 62°16'23" E	100.91'
L36	S 24°29'53" W	91.17'
L37	S 58°30'40" E	43.74'
L38	N 71°45'30" E	110.63'
L39	S 06°07'33" W	89.45'
L40	S 47°18'44" E	19.57'
L41	N 78°25'15" E	46.45'
L42	S 13°43'25" E	30.30'
L43	N 67°29'10" E	28.81'
L44	S 32°27'14" E	89.03'
L45	S 23°23'53" E	54.13'
L46	S 06°11'57" E	60.05'
L47	S 25°46'05" E	104.52'
L48	N 83°23'59" E	33.29'
L49	S 76°56'36" E	49.26'
L50	S 38°04'29" E	12.24'
L51	S 47°28'01" W	23.08'
L52	S 38°04'29" E	24.29'
L53	N 44°11'08" E	25.23'

LINE TABLE

LINE	BEARING	LENGTH
L54	S 38°04'29" E	78.76'
L55	S 70°41'34" E	27.30'
L56	N 34°44'33" E	57.80'
L57	S 29°22'34" E	52.36'
L58	N 65°07'20" E	84.73'
L59	N 79°55'52" E	51.06'
L60	S 20°33'31" E	25.45'
L61	N 79°55'52" E	36.42'
L62	S 62°49'08" E	29.18'
L63	S 53°14'44" W	39.69'
L64	S 56°47'16" W	118.26'
L65	S 12°41'34" E	170.93'
L66	S 04°05'29" E	99.84'
L67	S 06°07'33" W	95.83'
L68	S 81°32'25" W	48.37'
L69	S 00°50'51" E	25.22'
L70	S 81°38'25" W	8.76'
L71	N 66°56'47" W	56.02'
L72	N 06°18'49" W	33.51'
L73	N 72°33'10" W	36.07'
L74	N 06°49'36" W	36.68'
L75	N 28°21'41" W	36.16'
L76	N 25°18'35" W	47.75'
L77	N 21°53'08" W	54.32'
L78	N 21°14'24" W	82.05'
L79	N 10°56'52" W	103.21'
L80	S 29°35'12" W	25.66'
L81	N 54°12'45" W	73.30'
L82	S 59°14'13" E	36.23'
L83	N 33°14'40" E	79.88'
L84	N 09°59'06" W	92.92'
L85	N 79°39'58" E	22.39'
L86	N 19°17'04" W	38.68'
L87	N 57°58'21" W	53.59'
L88	N 26°20'52" W	52.06'
L89	N 52°04'09" W	32.15'
L90	N 71°49'05" E	101.43'
L91	S 69°46'13" E	14.53'
L92	N 78°14'12" E	9.95'
L93	N 86°57'27" E	44.70'
L94	S 64°08'44" E	63.20'
L95	S 58°00'08" E	84.96'
L96	S 57°41'13" E	106.85'
L97	N 86°07'45" E	98.37'
L98	N 31°28'24" E	5.32'
L99	N 46°13'42" E	42.63'
L100	N 76°22'30" E	29.74'
L101	N 80°29'01" E	52.66'
L102	S 38°12'50" E	37.50'
L103	S 37°32'32" W	25.79'
L104	S 38°12'50" E	23.49'
L105	S 34°52'04" E	39.95'
L106	S 09°39'17" E	92.92'

GABA GANUNG - BELTON ASSOCIATES, INC.
 professional surveyors and mappers
 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656
 R. Clayton Ganung P.S.M. No. 4236 LB No. 7194

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, yards, sanitary sewer systems and water well systems will not be flooded in certain rain events.

Polk County Parkway
 limited access right-of-way (right-of-way varies)
 State Road No. 570

(total)
 $\Delta = 124°03'15"$
 $R = 1031.47'$
 $L = 2233.29'$
 Chord Bearing =
 $S 89°11'17" W$
 Chord = 1821.92'