# CITY OF POLK CITY

# PLANNING COMMISSION MEETING

July 30, 2018

Polk City Government Center 123 Broadway Blvd. SE 6:00 P.M.

#### AGENDA

CALL TO ORDER

Chairman Charles Wilson

Chairman Charles Wilson

PLEDGE OF ALLEGIANCE

**ROLL CALL** 

Assistant to the City Manager Sheandolen Dunn

#### **ESTABLISHMENT OF A QUORUM**

#### **Approval of Minutes:**

- 1. April 17, 2017
- 2. October 19, 2017
- 3. November 15, 2017
- 4. January 29, 2018
- 5. May 14, 2018
- 6. June 18, 2018

#### A. New Business

#### 1. PUBLIC HEARING -- Preliminary Plat Review for Fountain Park, Phase 3

#### 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.

# Planning Commission Meeting July 30, 2018

AGENDA ITEM: Accept Planning Commission Meeting Minutes for:

- April 17, 2017
- October 19, 2017
- November 15, 2017
- January 29, 2018
- May 14, 2018
- June 18, 2018

INFORMATION ONLY X ACTION REQUESTED

**ISSUE:** Minutes attached for review and approval

# ATTACHMENTS:

Planning Commission Meeting Minutes for:

- April 17, 2017
- October 19, 2017
- November 15, 2017
- January 29, 2018
- May 14, 2018
- June 18, 2018

ANALYSIS: N/A

STAFF RECOMMENDATION: Approval of Minutes

# April 17, 2017

Chairman Charles Wilson called the meeting to order at 5:00 p.m.

Those present recited the Pledge of Allegiance led by Chairman Charles Wilson.

Roll Call - Assistant to the City Manager Sheandolen Dunn

Present: Warren MacKenzie, Bill Stefanski, Michael HoShing, Charles Wilson, David Prins

# NEW BUSINESS

#### PUBLIC HEARING

Jeff Smucker (CFRPC) provided an overview of the City-initiated request to amend the Comprehensive Plan, revising the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements Elements, based on the City's Ten-Year Water Supply Facilities Work Plan.

Chairman Wilson opened the Public Hearing.

In 2005 the State of Florida convened to make changes to the Florida Statutes in regards to connection to the Land Use Planned Units and Water Supply Planning. There were several new directions for Local Governments complying with concurrency. Making sure that development happens in line with services and facilities being provided. SWFWMD adopts a Regional Water Supply Plan, and with this plan Local Governments have approximately eighteen (18) months to adopt their local Water Supply Plan consistent with the Regional Water Supply Plan. The Regional Water Supply Plan was adopted by the Water Management District in November 2015, so we are at the tail end of getting this adopted. This is a Florida Statute requirement.

The Water Supply Plan essentially looks at three things: what your demands are, how the City is addressing conservation, and population projections.

Adopted level of service is 110 per person per day. There are just under 2,000 metered connections in Polk City today.

Conservation – we conduct audits and monitor your system which is documented as well as infrastructure for future use, plumbing fixtures, Florida friendly landscaping with regard to how you can reduce water and educational outreach. The numbers used are to look at projected water in the future. There are two pieces to that projection: population and the amount of water currently used. The Utilities Department provides a report to the SWFWMD which states the amount of water used and population. Over

the last five years, Polk City has used approximately 58 gallons per day; therefore, Polk City is well under the adopted level of service.

Member HoShing asked how this Amendment to the Comprehensive Plan would affect Polk City's economic impact.

Mr. Smucker stated there is no affect.

Based on population projections and Polk City's current permit of 760,000 gallons, Polk City will have a 25% surplus of water in 20 years. Based on information received, Polk City is able to meet the projected growth and still have enough water. Changes are being proposed to four elements: infrastructure, conservation, intergovernmental coordination, capital improvements.

Mr. Smucker provided a thorough explanation as to why the Public Hearing is taking place. The Planning Commission will make a recommend to the City Commission. The only way to do this is through a Public Hearing. It's a data analysis document. This document essentially needs to be adopted.

Member Wilson asked what happens if the Planning Commission does not approve the Plan tonight?

Member HoShing applauded Mr. Smucker's presentation, but still does not understand why this process is being done since it is a requirement. Why is the Planning Commission being asked for input?

Mr. Smucker stated this is a data analysis. Polk City would be out of compliance with the Florida Statutes if this amendment is not approved.

Member Wilson stated remove the words "portion of the City of Polk City". This should read "Polk City" (Page Six).

**Member Stefanski** made a motion to approve forwarding this City-initiated request to amend the Comprehensive Plan, revising the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements Elements, based on the City's Ten-Year Water Supply Facilities Work Plan; this motion was seconded by Member MacKenzie.

Vote: Member MacKenzie – aye, Member Stefanski – aye, Member HoShing – nay, Member Wilson – aye, Member Prins - nay

Motion carried, 3/2.

ANNOUNCEMENTS - None

ADJOURNMENT- 5:43 pm

Patricia Jackson, City Manager

# October 19, 2017

Chairman Charles Wilson called the meeting to order at 6:00 p.m.

Those present recited the Pledge of Allegiance led by Chairman Charles Wilson.

Roll Call: Assistant to the City Manager Sheandolen Dunn

Present: Warren MacKenzie, Michael HoShing, Charles Wilson, David Prins

Absent: Bill Stefanski

# ORDER OF BUSINESS

Mayor LaCascia spoke with positive comments and thanked the Planning Commission for their work to make Polk City a better place.

# Site Plan Review for Polk City Business Park Phase I

Jennifer Codo-Salisbury (CFRPC) provided a brief overview of the Site Plan Review for Polk City Business Park Phase I.

John Kroll (Polk City Association LLC) spoke on behalf of the owner and introduced the staff which discussed, landscaping, drainage, stormwater, signage, building elevation and setbacks. This is an awesome project for Polk City. This is a proposed 650,000 square foot distribution center located on the west side of SR 33 across from Mount Olive Road and is slightly under 50 acres. This will be a single-story building with 15,000 square feet of office space which will be on the east side of the building, visible from the roadway. The access point will be on Mount Olive Road.

Member Wilson inquired about the turn lane for entering and exiting the site. Also inquired about staffing.

Mr. Kroll responded that Installation of a traffic light at this location is still under review by FDOT. There will be 135 regular full time employees and 165 seasonal employees

Member Prins inquired about the number of trucks projected to come through the facility.

Jill Marka (PCA, LLC) responded approximately 40 over the road trucks from October to January and 50 box trucks per day. There will be 133 loading docks.

The intended use of the facility is a national retailer. However, the end-user is not ready to publicly disclose the name at this time.

Member HoShing inquired if this organization had done other similar projects.

PCA LLC staff responded yes and discussed a large variety of projects done in previous years.

Lengthy discussion ensued.

**Motion by Member Prins** to approve the Site Plan Review for the Polk City Business Park Phase I; this motion was seconded by Member HoShing.

Motion carried unanimously by voice vote.

ANNOUNCEMENTS - None

ADJOURNMENT - 6:55 pm

Patricia Jackson, City Manager

# November 15, 2017

City Manager Jackson called the meeting to order at 6:00 pm.

In the absence of Chairman Wilson, the members selected a chairperson. Member Bill Stefanski will serve as Chairman.

Those present recited the Pledge of Allegiance led by Chairman Stefanski.

Roll Call: Assistant to the City Manager Sheandolen Dunn

Present: Michael HoShing, Bill Stefanski, David Prins

Absent: Warren MacKenzie, Charles Wilson

# ORDER OF BUSINESS

PUBLIC HEARING - City-Initiated Text Amendment to the Polk City Comprehensive Plan - City-initiated text amendment to the Polk City Comprehensive Plan to add policies to allow for the Transfer of Development Rights from the Polk City Exemption Area to the Polk City Special Protection Area.

Jennifer Codo-Salisbury, Deputy Director, CFRPC provided an overview and mapping breakdown of the text amendment to Polk City's Comprehensive Plan.

Larry Cahoon (P.O. Box 1877, Dundee) – Representing Joshua Land LLC, land owner, of property in the exemption area that frames Polk City. The owner is in full support of this Ordinance.

Michael Ho-Shing inquired about the actual development and the income bracket.

Mr. Cahoon responded Multi Family Residential development. The income bracket would be up to whoever purchasing the development rights from Joshua Land LLC.

Kathy Delp pointed out that this is not just for the property Joshua Land LLC owns, but for any property within the specified area. Mr. Cahoon was speaking in regards to the owner he represents.

Chairman Stefanski closed the Public Hearing.

After lengthy discussion a **Motion by Member HoShing** to approve forwarding the City Initiated Text Amendment to the Polk City Comprehensive Plan to the City Commission for final approval at the November 20, 2017 meeting; this motion was seconded by Member Prins.

Motion carried 3/0 by voice vote.

**PUIBLIC HEARING - City-Initiated Text Amendment to the Polk City Land Development Code -** City-initiated text amendment to the Polk City Land Development Code to add regulations to allow for the Transfer of Development Rights from the Polk City Exemption Area to the Polk City Special Protection Area.

Chairman Stefanski read this Amendment by title only. Chairman Stefanski opened the Public Hearing.

Jennifer Codo-Salisbury provided a brief overview on this Amendment.

Chairman Stefanski closed the Public Hearing.

**Motion by Member HoShing** to approve forwarding the City-initiated text amendment to the Polk City Land Development Code to add regulations to allow for the Transfer of Development Rights from the Polk City Exemption Area to the Polk City Special Protection Area; this motion was seconded by David Prins.

**Member HoShing** expressed the need for a workshop to discuss the Transfer of Development Rights and alternatives to water retention that Polk City currently has.

Motion carried unanimously by voice vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:55 pm

Patricia Jackson, City Manager

Bill Stefanski, Chairman

# January 29, 2018

Chairman Charles Wilson called the meeting to order at 6:00 p.m.

Those present recited the Pledge of Allegiance led by Chairman Charles Wilson.

**Roll Call:** Assistant to the City Manager Sheandolen Dunn

**Present:** Chairman Charles Wilson, Member David Prins, Member Michael HoShing, Kathy Delp, Development Services Director

Absent: Bill Stefanski, Warren MacKenzie

# ORDER OF BUSINESS

# PUBLIC HEARING - Public Hearing Preliminary Plat Review Fountain Park Phase 2A

Chairman Wilson opened the Public Hearing.

Jennifer Codo-Salisbury (Deputy Director, CFRPC) provided an overview and mapping breakdown of the Fountain Park Phase 2A and addressed any questions or concerns by the Public and Planning Commission.

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.

Member HoShing questioned why this Plat Review is just coming to the Planning Commission?

Ms. Codo-Salisbury explained this is a Public Hearing and it has to come before the Planning Commission due to the regulations stated in the Land Development Code.

Member HoShing addressed the need for more sensitivity with landscaping and would like to see future plans that are more pedestrian friendly.

Jodie Sparks (9008 Sarah Drive) expressed concerns regarding increased traffic and the possibility of a traffic light in the area.

Nancy Orlebeke (9012 Sarah Drive) expressed concerns regarding increased traffic as well.

After lengthy discussion a **Motion by Member Prins** to approve the Preliminary Plat Review Fountain Park Phase 2A; this motion was seconded by Member HoShing.

Motion carried 3/0 by voice vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:30 pm

Patricia Jackson, City Manager

# May 14, 2018

Chairman Wilson called the meeting to order at 6:00 pm.

Those present recited the Pledge of Allegiance led by Chairman Wilson.

Present: Charles Wilson, David Prins, Michael HoShing

Absent: Warren MacKenzie, Bill Stefanski

# ORDER OF BUSINESS

# Public Hearing Small Scale Future Land Use Map Amendment and Rezoning - 111 Clearwater Court

Jennifer Codo-Salisbury presented the Future Land Use Map Amendment and Rezoning for 111 Clearwater Court. This property is .28 acres. The proposal is for the property to be annexed into Polk City. Polk County's Land Use for this property is currently Residential-Low. Polk City's designation in this particular area is Residential-Medium. Therefore, this property would be designated Residential-Medium Future Land Use as other properties in the surrounding area.

Staff recommended changing the land use to Residential-Medium and assign a Zoning and Mixed Use Residential (R-4) designation.

Member HoShing inquired about the status of the property and if the City has a vision for this site?

Kathy Delp and Jennifer Codo-Salisbury responded that this property is not being sold. The property owner desires to annex his lot into the City.

Discussion ensued.

**Motion by Member Prins** to approve the Public Hearing Small Scale Future Land Use Map Amendment and Rezoning for 111 Clearwater Court; this motion was seconded by Member HoShing.

#### Motion carried 3/0 by voice vote.

<u>ANNOUNCEMENTS</u> – Jennifer Codo-Salisbury reminded the group about Polk City's Parks and Recreation Workshop on Saturday, May 19, 2018 from 9:00 am – 11:00 am at the Donald Bronson Community Center.

ADJOURNMENT- 6:19 pm

Patricia Jackson, City Manager

# June 18, 2018

Chairman Wilson called the meeting to order at 6:00 pm.

Those present recited the Pledge of Allegiance led by Chairman Wilson.

Roll Call: Assistant to the City Manager Sheandolen Dunn

Present: Charles Wilson, David Prins, Michael HoShing

Absent: Warren MacKenzie, Bill Stefanski

# ORDER OF BUSINESS

# APPROVAL OF MINUTES

Motion by Member HoShing to approve the May 29, 2018 Planning Commission Meeting minutes as presented; this motion was seconded by Member Prins. Motion carried unanimously.

Member HoShing suggested including bullet points of items in the minutes.

#### **NEW BUSINESS**

#### Request for a large-scale Future Land Use Map Amendment - City Initiated

Jennifer Codo-Salisbury (CFRPC) discussed three parcels located west of Mudd Lake. Two are located south of SR 33 and the other is north of SR 33. All three are owned by Polk City. The parcels currently have a Future Land Use designation of Residential-Suburban. Total acreage is 17.66. The proposed Future Land Use will be "Institutional", which allows use by Government type facilities. Polk City's Public Works Department as well as a lift station are housed on the property. The proposed zoning on this site will go from Polk County's Residential-Suburban zoning to Polk City's Institutional zoning.

City Manager Jackson discussed further what is located on the property.

Member HoShing inquired about the amount of wetlands on the property.

City Manager Jackson responded six (6) acres is useable and the remainder is wetlands; reiterating the sole purpose of the property is for the Public Works Department.

Kathy Delp stated the old Public Works area may become a Recreational area with picnic tables and playground area.

**Motion by Member HoShing** to approve a large-scale Future Land Use Map Amendment; this motion was seconded by Member Prins.

Motion carried 3/0 by voice vote.

#### Request for Rezoning of Approximately 17.66 acres - City Initiated

**Motion by Member Prins** to approve the Rezoning of Approximately 17.66 acres; this motion was seconded by Member HoShing.

Motion carried 3/0 by voice vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:15 pm

Patricia Jackson, City Manager



# POLK CITY PRELIMINARY SUBDIVISION PLAT REVIEW OVERVIEW REPORT

# JULY 30, 2018

# TO: POLK CITY PLANNING COMMISSION

**FROM:** CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

**SUBJECT:** Preliminary Plat Review: Fountain Park Phase 3

#### **AGENDA DATE:**

• July 30, 2018, 6:00 PM: Polk City Planning Commission Meeting

# **ATTACHMENTS:**

• Preliminary Plat Fountain Park Phase 3

# **OVERVIEW**

# **PROPERTY OVERVIEW:**

Property Owner	Pulte Home Corp.
Subject Property	25-27-06-298368-00102
Acreage	$\pm 40.36$ acres for Phase 3
Existing Future Land Use	Residential Low - X
Existing Zoning	Planned Unit Development – Special Protection Area

#### **REQUEST:**

The applicant, Pulte Home Corp., is requesting Preliminary Plat approval for Fountain Park Phase 3 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 3 consist of 103 lots on approximately 40.36 acres at a gross density of 2.55 dwelling units per acre.
- Typical lot size is 50 ft X 120 ft (6,000 sq. ft.).
- All reviewing departments and agencies have reviewed and approved the Preliminary Plat for Fountain Park Phase 3.

#### 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 3

A Replat of Tract D, FOUNTAIN PARK - PHASE 2, according to the plat thereof, as recorded in

Plat Book \_\_\_\_, Pages \_\_\_\_ through \_\_\_\_, Public Records of Polk County, Florida

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

Polk City, Polk County, Florida

PRELIMINARY

#### Legal Description

replat of Tract D, FOUNTAIN PARK - PHASE 2, according to the plat thereof, as recorded in Plat Baok \_\_\_\_\_ Pages \_\_\_\_ through \_\_\_\_, Public Records of Palk County, Florida, lying in Section 6, Township 27 South, Rang Polk County, Florida, being more particularly described as follow

PLAT

BEGIN at the northeast corner of Tract A, FOUNTAIN PARK – PHASE 1, according to the plat thereof, as recorded in Plat Book 146, Pages 7 through 11, Public Records of Palk County, Florida said point lying on the southerly Olive Road; thence run easterly along said southerly right-of-way line, the fallowing three (3) courses and distances: run N 80?45'06" E, a distance of 1,033.88 feet to a point of curvature of a curve, concave southerly, ha and a central angle of 47?08'48", thence run easterly, along the arc of said curve, a distance of 164.57 feet to the point of tangency thereof; thence run S 52?06'06" E, a distance of 791.52 feet to a point on the north the Southeast 1/4 of said Section 6; thence run N 89?4741" W, along the north line of the Southwest 1/4 of the Southeast 1/4 of said Section 6, a distance of 10.78 feet to a point on the north line of the Southeast said Section 6; thence run S 89?56'25" W, along 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 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 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 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 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 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 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 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 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 Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the west line of the Southwest 1/4 of said Section 6, a distance of 295.03 feet to a point on the section 6, a distance of 295.03 feet to a point on the section 6, a distance of 295.03 feet to a point on the section 6, a distance 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. of the Southwest 1/4 of said Section 6: thence run N 89756'25" 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 495.00 feet of the Southwest 1/4 of the Southeast 1/4 of said Section 6; thence run 5 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 the westerly line of Mount Olive Road; thence run S 43706'50" E, along said westerly right-of-way line, a distance of 444.87 feet to a paint on the northerly line of right-of-way taking Parcel 123, Section 16320-2436, State thence southeasterly, along the northerly and westerly lines of said Parcel 123, the following three (3) courses and distances: run S 47737'31" W, a distance of 8.91 feet; thence run S 42753'05" E, a distance of 482.77 is 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 thereof, a distance of 1,17 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 thereof, a distance of 68.53 feet to a point on the northerly limited access County Parkway (State Road No. 570); said point being a point on a non-tangent curve, concove southerly, having a radius of 1,031.47 feet; thence, on a chord bearing of N 52719'22" W and a chord distance of 823.85 feet arc of sold curve, a distance of 847.48 feet, through a central angle of 47904'33" to a point on the easterly line of Tract F, FOUNTAIN PARK - PHASE 2, as recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, Public Rec thence run along the easterly and northerly line of said Tract F, the following courses and distances: run N 42932'21" E, a distance of 36.75 feet; thence run S 84936'26" E, a distance of 44.78 feet; thence run N 88939 feet; thence run N 49955'02" E, a distance of 86.87 feet to a point of curvature of a curve, concove west, having a radius of 50.00 feet and a central angle of 60725'30"; thence run northerjy, along the arc of soid curve, the point of tangency thereof; thence run N 09912'05" E, a distance of 71.73 feet; thence run N 10901'45" W, a distance of 78.64 feet; thence run N 629'49'08" W, a distance of 70.85 feet; thence run S 79955'52" W, a distance of 56500'20" W, a distance of 66.04 feet to a point of curvature of a non-tangent curve, concave southerly, having a radius of 50.00 feet; thence, on a chord bearing of S 86'49'09" W and a chord distance of 78.12 fee of said curve, a distance of 89.67 feet, through a central angle of 102944'59"; thence run N 38'04'29" W, a distance of 66.32 feet to the end of said curve; thence run N 76'756'36" W, a distance of 62.41 feet; thence ru of 19.85 feet; thence run N 25?48'20" W, a distance of 36.00 feet; thence run N 25?43'43" W, a distance of 46.42 feet; thence run N 06?11'57" W, a distance of 59.53 feet; thence run N 23?23'53" W, a distance of 59.89 feet a distance of 70.01 feet to a point of curvature of a curve, concave southwesterly, having a radius of 50.00 feet and a central angle of 32?08'06"; thence run northwesterly, along the arc of said curve, a distance of tangency thereof; thence run N 64?35'19" W, a distance of 85.40 feet; thence run N 08707'33" E, a distance of 19.52 feet to a point of curvature of a curve, concave southwesterly, having a radius of 50.00 feet and a thence run northwesterly, along the arc of said curve, a distance of 99.80 feet to the point of tangency thereof; thence run S 71?45'30" W, a distance of 60.27 feet; thence run N 58?30'40" W, a distance of 10.04 feet; distance of 45.42 feet to a point of curvature of a curve, concave westerly, having a radius of 50.00 feet and a central angle of 86?46'17"; thence run northerly, along the arc of said curve, a distance of 75.72 feet to t thence run N 62?16'23" W, a distance of 82.83 feet; thence run N 87?17'19" W, a distance of 37.32 feet; thence run N 85?37'15" W, a distance of 128.67 feet to a point of curvature of a curve, concave southeasterly, having a central angle of 59?48'19"; thence run southwesterly, along the arc of said curve, a distance of 52.19 feet to the paint of tangency thereof; thence run S 34?34'26" W, a distance of 104.30 feet; thence run S 04?22'24" thence run \$ 20110'14" W, a distance of 75.81 feet; thence run \$ 06728'49" W, a distance of 56.73 feet to a point on the northerly line of Tract B, FOUNTAIN PARK - PHASE 2; thence run westerly along the northerly lin PARK - PHASE 2, the following six (6) courses and distances: run N 83931'11" W, a distance of 21.35 feet; thence run N 65943'56" W, a distance of 122.50 feet to a point of curvature of a non-tongent curve, concave nor 1,500.00 feet; thence, on a chard bearing of N 23?53'05" E and a chord distance of 20.05 feet, run northeasterly along the arc of said curve, a distance of 20.05 feet, through a central angle of 00?45'57" to the en N 569/29'53" W, a distance of 50.00 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 1,450.00 feet; thence, on a chard bearing of N 21731'04" E and a chord distance of 100.41 arc of said curve, a distance of 100.43 feet, through a central angle of 03958'07" to a point on said curve; thence run N 88928'50" W, a distance of 126.79 feet to a point on the easterly line of said Tract A, FOUNTAIN P northerly, along said easterly line, the following courses and distances: 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 a distance of 125.38 feet to the POINT OF BEGINNING.

#### LESS AND EXCEPT the following.

Tract G, FOUNTAIN PARK - PHASE 2, according to the plat thereof, as recorded in Plat Book \_\_\_\_\_ Pages \_\_\_\_ through \_\_\_\_, Public Records of Palk County, Florida, lying in Section 6, Township 27 South, Range 25 East, Ci Florida, being more particularly described as follows

Commence at the northwest corner of the East 295' of the Southeast 1/4 of the Southwest 1/4 of said Section 6; thence run N 71945'14" W, a distance of 107.87 feet for the POINT OF BEGINNING; thence run S 56?47'16" thence run S 12?41'34" E, a distance of 140.02 feet; thence run S 04?05'29" E, a distance of 108.07 feet; thence run S 06?07'33" W, a distance of 100.30 feet to a point of curvature of a curve, concave northwester! and a central angle of 75/30'52"; thence run southwesterly, along the arc of said curve, a distance of 65.90 feet to the point of tangency thereof; thence run S 811'38'25" W, a distance of 67.49 feet; thence run N 66'56 feet; thence run N 06?18'49" W, a distance of 31.82 feet; thence run N 72?33'10" W, a distance of 35.91 feet; thence run N 06?19'36" W, a distance of 48.08 feet; thence run N 28?22'14" W, a distance of 32.07 feet; distance of 49.16 feet; thence run N 21?53'08" W, a distance of 55.21 feet; thence run N 21?14'24" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 10?56'52" W, a distance of 58.32 feet; thence run N 54?12'45" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance of 84.44 feet; thence run N 51?14'24" W, a distance run N 51?14'24" W S 89?14'46" W, a distance of 91.70 feet; thence run N 33?14'40" W, a distance of 98.74 feet; thence run N 09?59'06" W, a distance of 139.79 feet; thence run N 57?58'21" W, a distance of 43.93 feet; thence run N 52?24'09' to a point of curvature of a curve, concave easterly, having a radius of 50.00 feet and a central angle of 124913'15", thence run northerly, along the arc of said curve, a distance of 108.40 feet to the point of tangency thereo a distance of 101.43 feet to a point of curvature of a curve, concave southerly, having a radius of 50.00 feet and a central angle of 38924'41"; thence run easterly, along the arc of said curve, a distance of 33.52 fe thereof; thence run S 69?46'13" E, a distance of 44.25 feet; thence run S 64?08'44" E, a distance of 86.90 feet; thence run S 58?00'08" E, a distance of 86.36 feet; thence run S 57?44'13" E, a distance of 98.75 feet; distance of 79.03 feet; thence run N 46?13'42" E, a distance of 47.06 feet; thence run N 76?22'30" E, a distance of 37.37 feet; thence run N 80?29'01" E, a distance of 68.38 feet; thence run S 38?12'50" E, a distance 5 09739'17" E, a distance of 113.20 feet to a point of curvature of a curve, concave northwesterly, having a radius of 50.00 feet and a central angle of 66726'33"; thence run southwesterly, along the arc of said curve, a POINT OF BEGINNING

Containing a total of 40.32 acres, more or less.

#### Surveyor's Notes:

1. Bearings are based on on 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 scaing of the Flood Insurance Rate map, the lands described hereon foil 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 onsibility is taken for the accuracy of said mad

1.000 HAZMR0 WARNING: This property may be subject to flooding. You should contect Pair County and obbin the latest information on flood elevations and matricipions before moking plans for the use of this property. Even meeting Pair, Cavity and advantation and should in and/or indicave the subject to flooding. You should contect Pair County and obbin the latest information on flood elevations and matricipions before moking plans for the use of this property. Even meeting Pair, Cavity and advantation and should be advantations and should be advantation and should be advantations and should be advantations and should be advantations and should be advantations and should be advantation and should be advantation and should be advantations and be

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

Tracts	"A"	amd	"8"	(P)	rivate	Right	-of-1	Vay)	
Tracts	"C".	70".	Ψ,	7	and	"G"	(Open	Space)	
Tract Drainag				1	Open	Space	20 / F	loodplain)	

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

nds 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 ("Maste

7. 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 Forder 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 pist in occordance with the permit issued by the Southwest Forder Management District

8. Lands in the vicinity of the drainage easements and retention areas may be subject to standing water when conditions decrease the rate of perceivation and drainage run-off.

8. Except as otherwise shown on this plot, there shall be a non-exclusive 5.00 foot wide drahage and utility ecsement area along all front lot lines and adjacent to all rights—of-way and a non-exclusive 5.00 foot wide utility ecsement area along each side and non-tot line. The plotted utility ecsements shown herean are ecsements in favor of utilities providers for the purpose of constructing, operating, maintaining, reporting and replacing their respective facilities servicing the archived each area along each side and replacing the print plot.

10. All platted utility easer nents shall also be easements for the construction, installation, maintenance, and operation of cable television services provided, however, no such construction, installatio 10. All parties using assements and also be exements to un consultation, mantenance, on observation arcical promote, noisever, no such construction, mitialization, mantenance, and operation of case textual services promote, noisever, no such construction, mitialization, mantenance, and operation of the event a collect leviesion construction, mitialization, mantenance, and operation of the event a collect leviesion construction, mitialization, mantenance, and operation of the event a collect leviesion construction, mitialization, mantenance, and aperation of the event a collect leviesion construction, mitialization, mantenance, and aperation of the event a collect leviesion construction, mitialization, maintenance, and aperation collect text and aperation of the domages. This section shall not apply to these private seasements granted to ar obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and aperation collect text and aperation.

11. The owner has bonded the setting of the individual fot corners pursuant to existing platting requirements. No individual lot corners were set prior to the recording of this pla

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

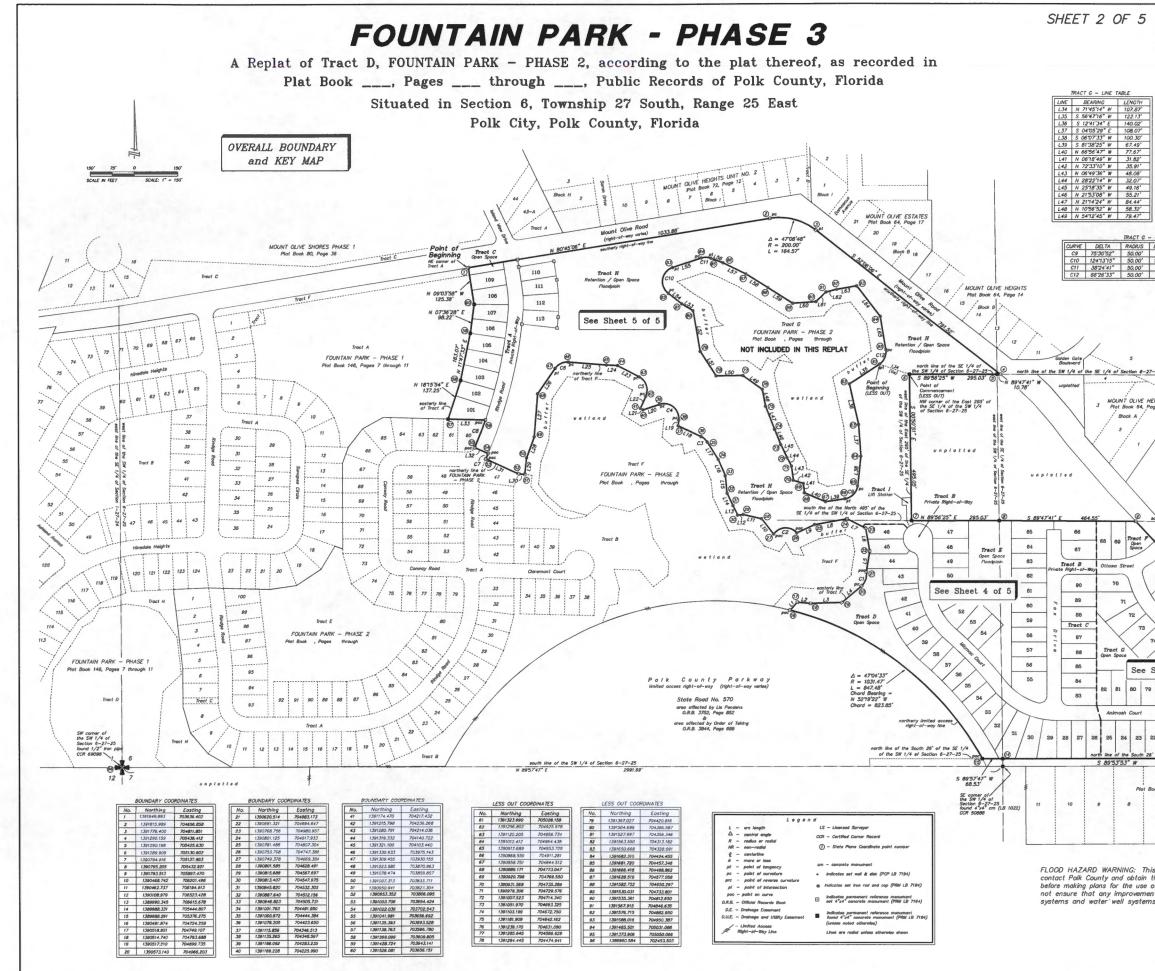
SHEET 1 OF 5	PLAT PAGE
	ВООК
	FOUNTAIN PARK - PHASE 2
	DEDICATION
	STATE OF FLORIDA COUNTY OF POLK KNOW ALL MEN BY THESE PRESENTS that PULTE HOME COMPANY, LLC, a Michigan limited
	liability company, the owner of the hereon described lands, does hereby dedicate the following forever:
	<ol> <li>To Fountain 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"</li> </ol>
ity of Polk City,	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.
ay line of Mount of 200.00 feet	2.) Tracts "H" and ")" (additional right-of-way) are dedicated to the perpetual use of the public.
outhwest 1/4 of outhwest 1/4 of outhwest 1/4 of	3.) To Polk City, Florida, its successors and assigns, the public utility easements shown hereon for the purpose of providing water and sever utilities and a perpetual non-exclusive easement for languas and egress over all roads (rights-of-way) shown hereon for the purposes of maintenance of such water and sever utilities.
e Southeast 1/4 ne of the North H to a point an	4.) Reserving to PULTE HOME COMPANY, LLC, and its successors and assigns, a perpetual non-exclusive easement far ingress and egress over all roads (rights-of-way) shown herean.
rterstate No. 4); run S 37?52'19"	5.) PULTE HOME COMPANY, LLC dedicates a non-exclusive ingress and egress easement
a point on the line of the Polk starly along the County, Florida; tance of 106.08	over Tract "A" (arhade rights-of-way) shown herean, to the City of Polic City, its successors and assigns, and other applicable outhorities for the benefit of pick-tup and delivery services, low 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.
of 52.73 feet to 36 feet; thence	By: PULTE HOME COMPANY, LLC a Michigan limited liability company
ly along the arc " W, a distance	Witness Signature Rec
N 32927'14" W, to the point of	Print Name Davis Hoffman
of 114922'03"; 24929'53" E, o	Name: Uoug Holiman
ngency thereof; 50.00 feet and	Vice-President of Land Witness Signature 77the: and Entitlement
of 145.53 feet; ct B, FOUNTAIN	Print Name
ring a radius of ve; thence run	ACKNOWLEDGMENT
herly along the	STATE OF FLORIDA COUNTY OF POLK
1; thence run N 09?03'58" W,	I HEREBY CERTIFY the foregoing instrument was acknowledged before me this
	and Entitlement of PULTE HOME COMPANY, LLC, a Michigan limited liability
y, Polk County,	company on behalf of the company. He [is personally known to me] [has produced as identification]
y, oronorsys	
of 122.13 feet; s of 50.00 feet	Notary Public, State of Florida
stance of 77.67	Print Name
25?18'35" W, a ret; thence run	My commission expires: Commission No
e of 58.27 feet N 71?49'05" E.	APPROVALS
nt of tangency 86907'45" E, a	STATE OF FLORIDA COUNTY OF POLK
eet; thence run	POLK CITY CITY CLERK
.98 feet to the	This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the City Clerk for Polk City this day of A.D., 2018.
	City Clerk
	CITY ENGINEER Print Name
NOTICE:	UT ENUMPEER This plat of FOUNTAIN PARK – PHASE 2 is hereby opproved by the Polk City Engineer this day of A.D., 2018.
ECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF LANDS DESCRIBED HEREIN AND WILL IN NO ORICUMSTANCES IN AUTHORITY BY ANY OTHER GRAPHIC OR INISTAL FORM THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS	Consulting City Engineer
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS Y.	Print Name
Anna Anna Anna	PLANNING DIVISION This plot of FOUNTAIN PARK – PHASE 2 is hereby approved by the Polk City Planning Division this day of A.D., 2018.
CERTIFICATE OF SURVEYOR plat is a true and correct representation of the lands as surveyed	Chairman of the Planning Commission
ection and supervision and that the survey data complies with all of oter 177, Florida Statutes and that permanent reference monuments oints have been set in accordance with the requirements of said	Print Name
R. CLAYTON GANUNG, P.L.S.	CITY OF POLK CITY This plat of FOUNTAIN PARK – PHASE 2 is hereby approved by the Polk City Commission this day of A.D., 2018.
FLORIDA REGISTRATION NUMBER 4236 GANUNG-BELTON ASSOCIATES, INC. FLORIDA REGISTRATION NUMBER LB 7194	Mayor
	Print Name
CLERK OF THE CIRCUIT COURT COUNTY OF POLK	CITY SURVEYOR
of the Circuit Court of Polk County, Florida, do hereby cartify that led for recording this day of A.D., 2018.	This plot has been reviewed and found to be subatantially in campliance with the provisions of Chapter 177, Florida Statules, relating to the making of maps and plats.
	City Surveyor & Registration Number
Clerk of the Circuit Court	Print Name

hereby under m the requi and peri Chapter

SHEET 1 OF 5	PLAT PAGE
	ВООК
l in	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:
Range 25 East, City of Polk City,	1.) To Fountain Park Homeowners Association, Inc., a Florida not-for-profit carparation ("Association"), Tract "A" (private rights-of-way), Tract "B", Tract "C", Tract "E", Tract and "G" as indicated hereon (which are together contemplated and/or defined as the "Common Aneas" in the Declaration), and the drainage easements shown hereon for the purposes stated herein.
ulherly right—of—way line of Mount 1y, having a radius of 200.00 feet	2.) Tracts "H" and "T" (additional right-of-way) are dedicated to the perpetual use of th public.
orth line of the Southwest 1/4 of acat 1/4 of the Southwest 1/4 of east 1/4 of the Southwest 1/4 of 495.00 feet of the Southeast 1/4	J.) To Polk City, Florida, its successors and assigns, the public utility easements shown hereon for the purpose of providing water and sever utilities and a perpetual non-exclus easement for layrass and eagress over all roads (rights-of-eary) shown hereon for the purposes of maintenance of such water and sever utilities.
nt on the south line of the North ance of 464.55 feet to a point an State Road 400 (Interstate No. 4); .77 feet; thence run 5 37°52'19"	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.
f 1,70,87 feet to a point on the cess right-of-way line of the Polk 5 feet, run northwesterly along the ic Records of Polk County, Florida; 9873943° c, a distance of 106,08	5.) PULTE HOME COMPANY, LLC dedicates a non-exclusive largess and egress assement over Tract "A" (private rights-of-way) shown harrown, to the Oty of Palk City, its successors and assigns, and other applicable authorities for the banefit of pick-up and delivery services, fam enforcement services, ambulance services and other authorities of la United States and comirers, providers of public and private utilities, and to the future lot owners, their successors, assigns and invitees.
curve, a distance of 52.73 feet to a distance of 112.36 feet; thence 12 feet, run westerly olong the arc	By: PULTE HOME COMPANY, LLC a Michigan limited liability company
ce run S 83?23'59" W, a distance 9 feet; thence run N 32?27'14" W, ice of 28.04 feet to the point of	By:
nd a central angle of 114?22'03"; ieet; thence run N 24?29'53" E, a	Name: Doug Horman Vice-President of Land
to the point of tangency thereof; having a radius of 50.00 feet and "24" W, a distance of 145.53 feet;	Witness Signature Title: ond Entitlement
rly line of said Tract B, FOUNTAIN e northwesterly, having a radius of	
he end of said curve; thence run 00.41 feet, run northerly along the	ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF POLK
AIN PARK - PHASE 1; thence run ? feet; thence run N 09?03'58" W,	I HEREBY CERTIFY the foregoing instrument was acknowledged before me this day of
ist, City of Polk City, Polk County,	, 2018, byDoug Hoffman ,Vice=President of Land and Entillementof PULTE HOME COMPANY, LLC, a Michigan limited liability company on behalf of the company. He [is personally known to me] [has produced as identification]
"16" W, a distance of 122.13 feet;	Notary Public, State of Florida
srly, having a radius of 50.00 feet 66956'47" W, a distance of 77.67	
eet; thence run N 25?18'35" W, a	Print Name My commission expires: Commission No.
istance of 79.47 feet; thence run 24'09" W, a distance of 58.27 feet	
hereof; thence run N 71749'05' E, 52 feet to the point of tangency 6et; thence run N 88707'45' E, a stance of 130.47 feet; thence run 6, a distance of 57.98 feet to the	APPROVALS STATE OF FLORIDA COUNTY OF POLK POLK CITY CITY CLERK This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the City Clerk for Polk Cit this day of A.D., 2018.
	City Clerk
	Print Name
NOTICE:	CITY ENGINEER This plat of FOUNTAIN PARK - PHASE 2 is hereby approved by the Polk City Engineer this doy of A.D., 2018.
THIS FLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBOINDED LANDS DESCRIBED HEREIN AND MILL IN NO GRADUSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRUCTIONS THAT ARE	Consulting City Engineer
NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.	Print Name PLANNING DIVISION This plat of FOUNTAIN PARK – PHASE 2 is hereby approved by the Polk City Planning
	Division this day of A.D., 2018.
CERTIFICATE OF SURVEYOR areby certify that this plot is a true and correct representation of the lands as surveyed for my responsible direction and supervision and that the survey data complies with all of requirements of Chapter 177, Rorldo Statutes and that permanent reference monuments	Chairman of the Planning Commissio Print Name
I permonent control points have been set in accordance with the requirements of said spler 177. R. CLAYTON GANUNG, P.L.S.	CITY OF POLK CITY This plat of FOUNTAIN PARK – PHASE 2 is hereby approved by the Polk City Cammission this day of A.D., 2018.
FLORIDA REGISTRATION NUMBER 4236 GANUNG-BELTON ASSOCIATES, INC. FLORIDA REGISTRATION NUMBER LB 7194	Majar
CLERK OF THE CIRCUIT COURT	Print Name
TE OF FLORIDA COUNTY OF POLK Schord M. Weiss, Clerk of the Circuit Court of Polk County, Florida, do hereby certify that plat has been accepted for recording this day of A.D., 2018.	CITY SURVEYOR This plat has been reviewed and found to be substantially in compliance with the provision of Chapter 177, Florida Statutes, relating to the making of maps and plats.
Clerk of the Circuit Court	City Surveyor & Registration Number
Gerk or the Grount Court	Print Name

STATE O Richard is plat





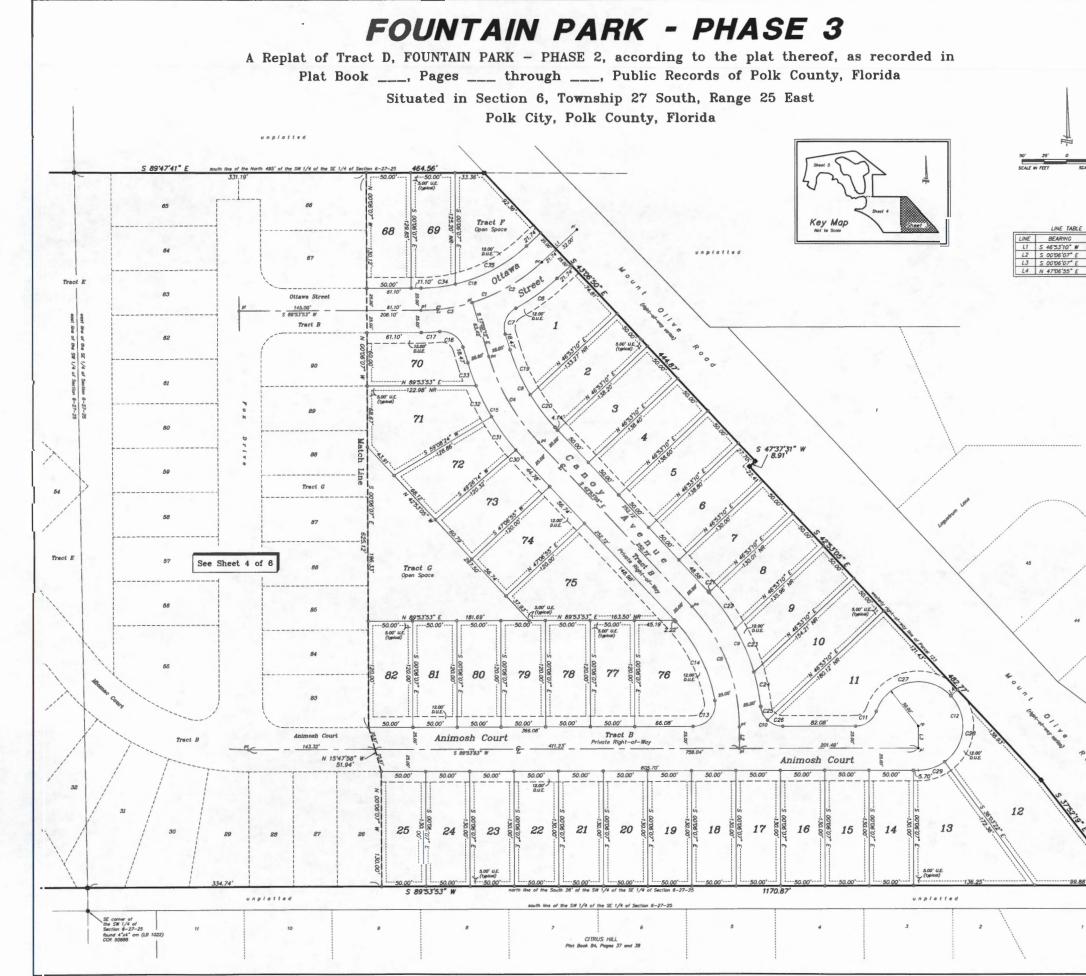
ΈT	2	OF	5	P
				$ _{B}$

# PLAT BOOK

PAGE

BEARING LENGTH LINE BEARING LENGTH	L1 N 42'32'21' E 36.75' L2 S 84'36'26" E 44.78'
N 71'45'14" W 107.87' L50 S 89'14'46" W 91.70'	L3 N 88'39'43" E 106.08' L4 N 49'55'02" E 86.87'
S 56'47'16" W 122.13' L51 N 33'74'40" W 98.74'	L5 N 0972'05" E 71.73'
S 04'05'29" E 108.07' L53 N 57'58'21" W 43.93'	17 N 62'40'08" W 70 85'
S         06'07'33" W         100.30'           S         81'38'25" W         67.49'	L8 S 79'55'52" W 112.36' L9 S 65'07'20" W 66.04'
N 66 '56'47" W         77.67'         L56         S 69'46'13" E         44.25'           N 06'18'49" W         31.82'         L57         S 64'08'44" E         86.90'	L10 N 38'04'29" W 66.32' L11 N 76'56'36" W 62.41'
N         72'33'10" W         35.91'         L58         S         58'00'08" E         86.36'           N         06'49'36" W         48.08'         L59         S         57'44'13" E         98.75'	L12 S 83"23"59" W 19.85"
N 28'22'14" W 32.07' L60 N 86'07'45" E 79.03'	L13 N 25'48'20" W 36.00' L14 N 25'43'43" W 46.42'
N 25'18'35" W 49.16' N 21'53'08" W 55.21' L62 N 76'22'30" E 37.37'	L15 N 06'11'57" W 59.53' L16 N 23'23'53" W 59.89'
N 2174'24" W         84.44'         L63         N 80'29'01" E         68.38'           N 10'56'52" W         58.32'         L64         S 38'12'50" E         130.47'	L17 N 3227'14" W 70.01'
N 5472'45" W 79.47'	L19 N 06'07'33" E 19.52'
	L20 5 71'45'30" W 60.27" L21 N 58'30'40" W 10.04"
TRACT G - CURVE TABLE CURVE DELTA RADIUS LENGTH CHORD BEARING CHORD	L22 N 24'29'53" E 45.42' L23 N 62'16'23" W 82.83'
C9 75'30'52" 50.00' 65.90' 5 43'52'59" W 61.23'	L24 N 8717'19" W 37.32'
C10         124'13'15"         50.00'         108.40'         N 09'42'28" E         88.39'           C11         38'24'41"         50.00'         33.52'         \$ 88'38'34" E         32.90'	126 5 34"34"26" W 104 30'
C11         382441         50.00         33.52         \$ 883854" E         32.90"           C12         6626'33"         50.00'         57.98'         \$ 23'33'59" W         54.79'	L27 S 04'22'24" W 145.53' L28 S 2010'14" W 75.81'
	L29 S 06'28'49" W 56.73' L30 N 83'31'11" W 21.35'
	L31 N 65'43'56" W 122.50'
	L32 N 66'29'53" W 50.00' L33 N 88'28'50" W 126.79'
1 .	BOUNDARY - CURVE TABLE
CURVE DELTA CI 60'25'30	RADIUS LENGTH CHORD BEARING CHORD 50.00' 52.73' N 19'42'17" E 50.32'
word C2 102'44'55	" 50.00' 80.67' C 85'40'00" W 78.10'
/4 of the SE 1/4 of Section 6-27-25         C3         32'08'06           4         C4         114'22'03         C4         114'22'03	
tted C5 86'46'17 C6 59'48'19	" 50.00' 75.72' N 18'53'15" W 68.69' " 50.00' 52.19' \$ 64'28'36" W 49.85'
MOUNT OLIVE HEIGHTS CT 00'45'5	7" 1500.00' 20.05' N 23'53'05" E 20.05'
3 Plat Book 54, Page 14	7" 1450.00' 100.43' N 21'31'04" E 100.41'
N/T//	
$\times$ / $^{1}$	
$\setminus$ $\vee$ /	
unplotted	
464.55' @ south line of the North 495' of the SW 1/4 of the S	E 1/4 of Section 8-27-25
66	
68 69 Tract P C Com	
ot B Ottawa Street	
80 70 1 24	
89 71 3 S 47'37'31" W	
88 72 4 S 4737'31" W	<i>y</i>
88 72 Cate 5 0 5 1	and the second se
87 73 5 74 8 8 7 5 5 7	Land and a second secon
86 Treet G 75 8 Can a ca	S / 8
PK	
See Sheet 3 of 5	
82 81 80 79 78 77 76	18 W 88
83	Ast a state
Animosh Court Treet B	S 3752'19" E
Animosh Court Private Right-of-Way	10 /150.28'
Animosh Court         Threet B Privote Right-of-Hay           27         28         25         24         23         22         21         20         19         18         17         16         15         14	
27 28 25 24 23 22 21 20 19 18 17 16 15 14	
27 28 25 24 23 22 21 20 19 18 17 15 15 14 north like of the South 28' of the 5% 1/4 of the 5% 1/4 of Section 6-27-25	
27 28 26 24 23 22 21 20 19 18 17 16 15 14 north like of the South 28' of the SW 1/4 of the SC 1/4 of Section 6-27-25	
27 28 25 24 23 22 21 20 19 18 17 15 15 14 north like of the South 28 of the SW 1/4 of the SE 1/4 of Section 6-27-25 S 8933'53' W unplotie d 1170.87' OTRUS HILL	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north like of the South 22' of the SW 1/4 of the St 1/4 of Section 6-27-25         S         89'33'53' W         u n p / of t e d         1170.87'           CITRUS HILL           Point Book 64, Poges 37 and 38	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north like of the South 22' of the SW 1/4 of the St 1/4 of Section 6-27-25         S         89'33'53' W         u n p / of t e d         1170.87'           CITRUS HILL           Point Book 64, Poges 37 and 38	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north like of the South 22' of the SW 1/4 of the St 1/4 of Section 6-27-25         S         89'33'53' W         u n p / of t e d         1170.87'           CITRUS HILL           Point Book 64, Poges 37 and 38	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north line of the South 26' of the SH 1/4 of the St 1/4 of Section 6-27-25         S         89'3'3'5'3' W         u n p / o t t e d         1170.87'           CITRUS HILL           Point Book 64, Poges 37 and 38	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north line of the South 26' of the SH 1/4 of the St 1/4 of Section 6-27-25         S         89'3'3'5'3' W         u n p / o t t e d         1170.87'           CITRUS HILL           Point Book 64, Poges 37 and 38	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north line of the South 26' of the SH 1/4 of the St 1/4 of Section 6-27-25         S         89'3'3'5'3' W         u n p / o t t e d         1170.87'           CITRUS HILL           Point Book 64, Poges 37 and 38	
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north line of the South 2t or the SW 1/4 of the St 1/4 of Section 6-27-25         S         89'53'53' W         u n p i of t f e d         1170.87'           CITRUS HILL           Pict Book 84, Pages 37 and 38         0         9         8         7         6         5         4	30 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north line of the South 22' of the SH 1/4 of the St 1/4 of Sactine 6-27-25         S 895353" W         u n p / of t f e d         1170.67"           Image: S 8953553" W         U n p / of t f e d         1170.67"         Image: Section 6-27-25         Image: Section 6-27-25           S 8953553" W         U n p / of t f e d         1170.67"         Image: Section 6-27-25         Image: Section 6-27-25           GUTRUS HILL         Pict Book 64, Poges 37 and 38         Image: Section 6-27-25         Image: Section 6-27-25           0         9         8         7         6         5         4           Pict Book 64, Poges 37 and 38         Image: Section 6-27         Image: Section 6-27-25         Image: Section 6-27-25           0         9         8         7         6         5         4           Pict Book 64, Poges 37 and 38         Image: Section 6-27         Image: Section 6-27         Image: Section 6-27         Image: Section 6-27           0         9         7         6         5         4         Image: Section 6-27         Image: Section 6-27         Image: Section 6-27         Image: Section 6-27	3 2 1 of the street
27         28         25         24         23         22         21         20         19         18         17         15         15         14           north like of the South 28' of the SW 1/4 of the SC 1/4 of Sectim 6-27-25         S         89'33'53' W         u n p l of t e d         1170.87'           CITRUS HILL           Pior Book 64, Poges 37 and 38         0         9         6         7         6         5         4           HAZARD WARNING: This property may be subject to fill of the latest information on flood eleva dring plans for the use of this property. Even meeting Pokot of this property.	a 2 1 or w build booding. You should tions and restrictions county standards does
27         28         25         24         23         22         21         80         19         18         17         16         15         14           north line of line of line Sould 28' of line SW 1/4 of line SC 1/4 of Section 6-27-25         S 855353' W         u n p / of t e d         1170.87'           Image: Strategy of the SW 1/4 of line SC 1/4 of Section 6-27-25         CITRUS HILL         1170.87'           Image: Strategy of line SC 1/4 of line SC 1/4 of line SC 1/4 of Section 6-27-25         CITRUS HILL         1170.87'           Image: Strategy of line SC 1/4 of Section 6-27-25         CITRUS HILL           Plot Book 64, Pages 37 ond 38         0         9         8         7         6         5         4           Plot Book 64, Pages 37 ond 38         0         9         8         7         6         5         4           VIAZARD         WARNING: This property may be subject to fit         10         11         10         11         10         10         11         10         11         10         11         10         10         10         10         10         10         10         10         10         10         10         10         10         10	a 2 1 000 000 000 000 000 000 000 000 000





PLAT BOOK

# PAGE

# SHEET 3 OF 5

L	ENGTH
:	53.74
	24.51
1	25.00
1	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43'00'43"	200.00*	150.14'	N 68'23'31" E	146.64
C2	26'06'38"	200.00'	91.14'	N 59'56'29" E	90.36°
C3	16'54'04"	200.00'	59.00'	N 81'26'50" E	58.78'
C4	25'52'53"	250.00'	112.93'	S 29'56'38" E	111.97
C5	42'46'58"	200.00'	149.34'	N 21'29'36" W	145.89'
C6	14'34'25"	225.00'	57.23'	N 5470'23" E	57.08'
C7	78'27'47"	25.00'	34.24'	S 2273'42" W	31.62'
C8	25'52'53"	225.00'	101.64'	S 29'56'38" E	100.77
C9	36'55'50"	225.00'	145.03'	N 24-25'10 W	142.53
C10	84'08'53"	25.00'	36.72'	S 801'41" E	33.50'
C11	70'31'44"	25.00	30.77'	N 4'38'0 !" E	28.87
C12	250'31'44"	50.00	218.63' -	N 35'21'59" W	81.65'
C13	99'47'02"	25.00	43.54' -	N 40'00'21" E	38.24'
C14	32'59'55"	175.00'	43.54	N 26"23'07" W	99.40'
C15	25'52'53"	275.00'	124.22'	S 29'56'38" E	123.17
C16	78'27'47"	25.00'	34.24'	N 56'14'05" W	31.62'
C17	05'21'51"	225.00'	21.07'	N 8772'57" E	21.06'
C18	43'00'43"	175.00'	131.37'	N 68'23'31" E	128.31'
C19	14'06'58"	225.00'	55.43'	S 24'03'40" E	55.29'
C20	11'45'56"	225.00'	46.20'	S 37'00'07" E	46.12'
C21	00"21'48"	225.00'	1.43'	N 42'42'11" W	1.43'
C22	12'51'20"	225.00'	50.48	N .6 05 37 14	50.38'
C23	13'36'11"	225.00'	53.42'	N -2'51'52" 1	53.29'
C24	10'06'31"	225.00'	39.70'	N 1'00'31" W	39.65'
C25	4070'44"	25.00'	17.53'	5 602'37"	17.17
C26	43'58'09"	25.00'	19.19'	S (807'03" F	18.72'
C27	117'44'46"	50.00'	102.75'	S 7874'32" W	85.60'
C28	96'49'43"	50.00'	84.50'	N 05'31'47" E	74.80'
C29	35'57'14"	50.00'	31.38'	N 71"55'15" E	30.86'
C30	0279'19"	275.00'	11.15'	S 41'43'25" E	11.14'
C31	09'42'09"	275.00'	46.57'	S 35'42'41" E	46.51'
C32	08'10'06"	275.00'	39.21'	S 26'46'33" E	39.17'
C33	05'41'19"	275.00'	27.30'	S 19'50'51" E	27.29'
C34	12'50'42"	175.00'	39.23'	N 83'28'32" E	39.15'
C35	3070'01"	175.00'	92.14'	N 61'58'10" E	91.08'

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

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