

CONGDON TOWNHOMES PHASES 1 AND 2

BEING A PORTION OF TRACTS 20, 21, 22, 25, 26, 27 AND 28 OF THE MAP OF FLORIDA DEVELOPMENT COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF HAINES CITY, POLK COUNTY, FLORIDA

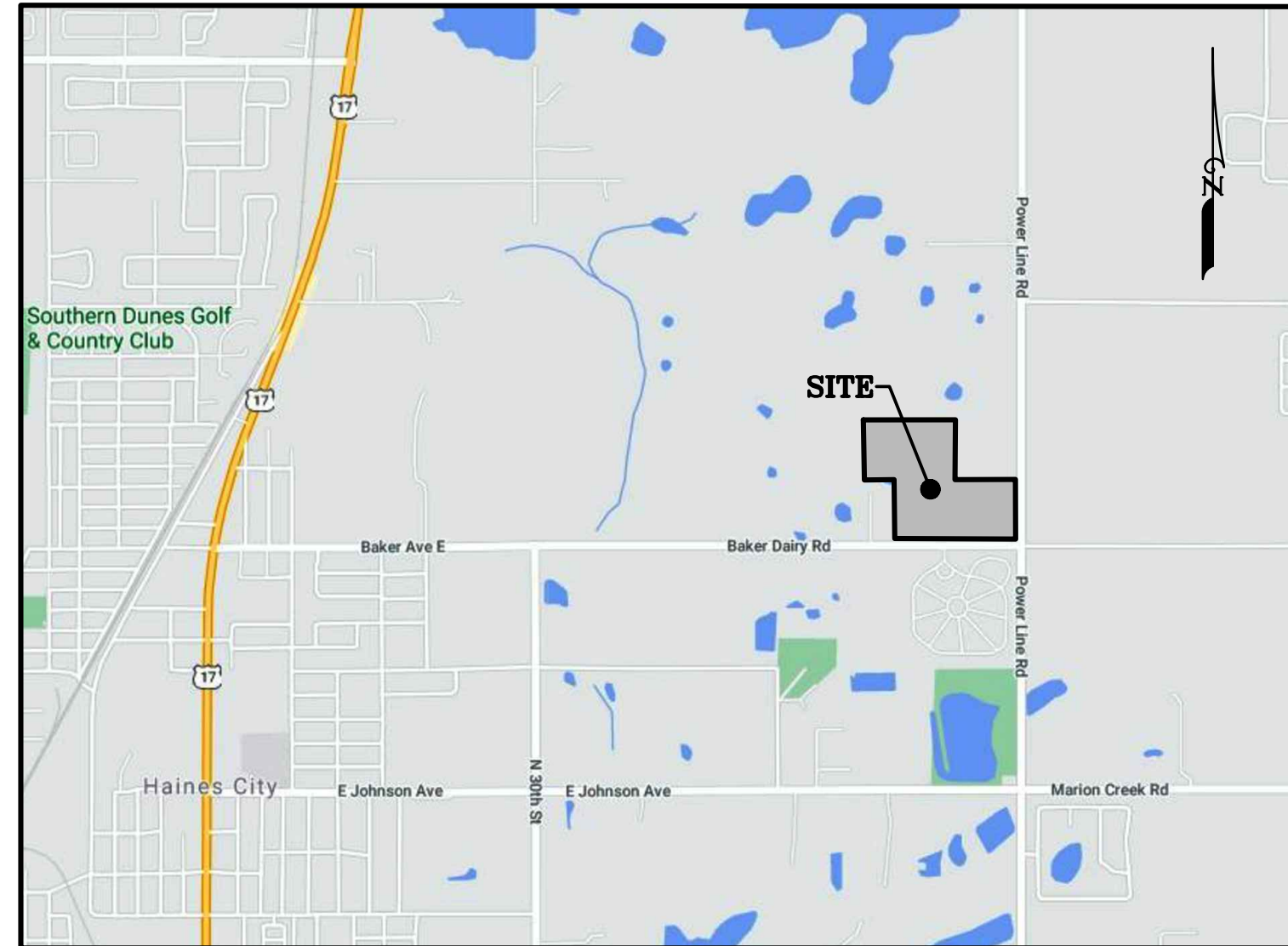
SHEET 1 OF 5 SHEETS

DESCRIPTION:

A PORTION OF TRACTS 20, 21, 22, 25, 26, 27 AND 28 OF THE MAP OF FLORIDA DEVELOPMENT COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 22, RUN THENCE ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF SECTION 22, N.00°12'03"W., A DISTANCE OF 25.00 FEET TO A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4; THENCE ALONG SAID PARALLEL LINE, S.89°53'51"W., A DISTANCE OF 30.00 FEET TO A LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID EAST BOUNDARY OF THE NORTHEAST 1/4, BEING THE WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD ACCORDING TO OFFICIAL RECORDS BOOK 1280, PAGE 237 OF SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE ALONG A RIGHT-OF-WAY LINE BY DEED EXCEPTION AS RECORDED IN OFFICIAL RECORDS BOOK 5147, PAGE 1731 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID LINE ALSO BEING 10.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED ROAD OF SAID MAP OF FLORIDA DEVELOPMENT COMPANY, S.89°53'51"W., A DISTANCE OF 1297.25 FEET TO THE WEST BOUNDARY OF SAID TRACT 28; THENCE ALONG SAID WEST BOUNDARY, N.00°08'42"W., A DISTANCE OF 635.94 FEET TO THE NORTHWEST CORNER OF SAID TRACT 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT 20, S.89°56'07"W., A DISTANCE OF 330.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 20; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT 20, N.00°20'07"W., A DISTANCE OF 646.15 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN UNNAMED ROAD OF SAID MAP OF FLORIDA DEVELOPMENT COMPANY, N.89°58'19"E., A DISTANCE OF 997.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 22, S.00°14'11"W., A DISTANCE OF 645.51 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACTS 25 AND 26, N.89°56'07"E., A DISTANCE OF 638.20 FEET TO AFORESAID WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.00°12'03"E., A DISTANCE OF 635.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.66 ACRES, MORE OR LESS.



LOCATION MAP NOT TO SCALE

PLAT NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF POWERLINE ROAD HAVING A GRID BEARING OF S00°12'03"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
2) HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. (NAD 83-2011 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) DERIVED FROM LENSEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.
3) THE FLOODPLAIN AND WETLAND DELINEATIONS SHOWN ON THIS PLAT REPRESENT THE DELINEATIONS AS OF THE DATE OF THIS PLAT AND ARE SUBJECT TO CHANGE BASED ON NEW AND MORE DETAILED INFORMATION. ALL FLOODPLAIN AND WETLAND DELINEATIONS SHOULD BE VERIFIED PRIOR TO FUTURE DEVELOPMENT. WETLAND AREAS SHALL REMAIN IN THEIR NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLAND AREAS SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.
4) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "A" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY AND CITY OF HAINES CITY, ACCORDING TO FLOOD INSURANCE RATE MAP 12105C0380G, COMMUNITY PANEL NUMBER 120266, EFFECTIVE DATE OF 12/22/2016.
5) ALL CURVILINEAR LINES SHOWN HEREON ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
6) A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091(9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.
7) LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
8) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
9) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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, TELEPHONE, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
10) THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:
A. NOTICE OF ESTABLISHMENT OF THE CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R.B. 12342, PG. 1315.

CERTIFICATE OF ACCEPTANCE

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2023.

CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT

WITNESS: _____
PRINT: _____
WITNESS: _____
PRINT: _____

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ AS _____ OF CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
PRINT: _____
COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED, AS HOLDER OF THAT CERTAIN MORTGAGE DATED APRIL 12, 2022 AND RECORDED IN OFFICIAL RECORDS BOOK 12222, PAGE 1259 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, WHICH ENCUMBERS THE LANDS BEING PLATTED AS CONGDON TOWNHOMES PHASES 1 AND 2, HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE PLAT OF SAID LANDS FOR RECORD, AND FURTHER JOINS IN AND CONSENTS TO THE DEDICATION AS SHOWN.

IN WITNESS WHEREOF THE SAID MORTGAGE HOLDER HAS DULY EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, A.D. 2023.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: _____
PRINT: _____
WITNESS: _____
PRINT: _____

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ AS _____ OF HBWB DEVELOPMENT SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
PRINT: _____
COMMISSION NO.: _____ EXPIRES: _____

APPROVAL: CITY SURVEYOR (CONSULTANT)

STATE OF FLORIDA, CITY OF HAINES CITY, COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS. THIS _____ DAY OF _____, A.D. 2023.

BY: JOHN T. DELIMAN, FLORIDA PROFESSIONAL SURVEYOR & MAPPER, FLORIDA LICENSE NO. 0062

APPROVAL: CITY COMMISSION

STATE OF FLORIDA, CITY OF HAINES CITY, COUNTY OF POLK

THIS PLAT OF "CONGDON TOWNHOMES PHASES 1 AND 2" HAVING FIRST BEEN APPROVED BY THE CITY OF HAINES CITY IS APPROVED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY AT AN OPEN MEETING THIS _____ DAY OF _____, 2023.

BY: _____ CITY CLERK
CITY MANAGER

ACCEPTANCE: CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA, COUNTY OF POLK

I, STACY M. BUTTERFIELD, 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. 2023.

BY: _____ CLERK OF THE CIRCUIT COURT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GLK REAL ESTATE, LLC AS OWNER AND SUBDIVIDER/DEVELOPER OF THE LANDS SHOWN HEREON HAVE CAUSED THIS PLAT OF "CONGDON TOWNHOMES PHASES 1 AND 2" TO BE MADE AND HEREBY MAKE THE FOLLOWING DEDICATIONS:

- 1. DEDICATES TO THE PUBLIC IN GENERAL AND TO THE CITY OF HAINES CITY (THE "CITY") ALL OF THE UTILITY EASEMENTS SHOWN HEREON AS "PUBLIC" FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.
2. ALL INTERNAL STREETS, ROADS, AND RIGHTS-OF-WAY DEPICTED HEREON ARE HEREBY DEDICATED TO THE CROSSWINDS EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL USE BY THE PUBLIC.
5. DEDICATES TO THE "DISTRICT," WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT FOR PERPETUAL OWNERSHIP AND MAINTENANCE, TRACTS A, B, C, D, E, F, G, H, PS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE WALL AND DRAINAGE EASEMENTS.
6. DEDICATES SAID LANDS AS SHOWN AND DEPICTED ON THE PLAT A PRIVATE UTILITY EASEMENT AREA FOR THE USES AND PURPOSES OF PRIVATE UTILITY EASEMENTS, AND HEREBY DEDICATES TO THE "CITY," PUBLIC UTILITY PROVIDERS, AND THEIR ASSIGNS AS SHOWN HEREON A 2.00 FOOT PRIVATE UTILITY EASEMENT WITHIN THE PRIVATE UTILITY EASEMENT AREA FOREVER FOR THE PURPOSES OF INSTALLATION, OPERATION, REPAIR AND MAINTENANCE OF A PRIVATE UTILITY.
A. EACH PROVIDER'S CONSTRUCTION/MAINTENANCE WITHIN ITS RESPECTIVE PRIVATE UTILITY EASEMENT SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER, FREE AND CLEAR OF ANY CONSTRUCTION LIENS AND IN FULL COMPLIANCE WITH ALL PRESENT AND FUTURE LOCAL, MUNICIPAL, COUNTY, STATE, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS. EACH PROVIDER SHALL MAINTAIN ITS FACILITIES WITHIN THE RESPECTIVE PRIVATE UTILITY EASEMENT, AT ITS SOLE COST AND EXPENSE, IN A FIRST-CLASS CONDITION AND IN FULL COMPLIANCE WITH THE LAWS. EACH PROVIDER WILL HAVE CROSS-ACCESS INCLUDING INGRESS, EGRESS, AND UTILITY RIGHTS WITHIN THE ENTIRE 15.00 FOOT PLATTED PRIVATE UTILITY EASEMENT AREA FOR CONSTRUCTION, MAINTENANCE AND TO PROVIDE UTILITIES TO PLATTED LOTS AND COMMON AREAS. EACH PROVIDER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE OTHER PROVIDERS FOR, FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES INCURRED IN CONNECTION WITH ANY ALLEGED BODILY INJURY OR PROPERTY DAMAGE ARISING OUT OF USE OR ENJOYMENT OF THE PRIVATE UTILITY EASEMENT AREAS, UNLESS CAUSED BY NEGLIGENCE OR WILLFUL MISCONDUCT OF THE PARTY TO BE INDEMNIFIED.
7. TRACT R IS HEREBY RESERVED BY OWNER TO BE DEDICATED TO THE PUBLIC AND POLK COUNTY, FLORIDA (THE "COUNTY") FOR USE AS ADDITIONAL RIGHTS-OF-WAY FOR BAKER DAIRY ROAD BY SEPARATE INSTRUMENT.

OWNER: GLK REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

LAUREN O. SCHWENK, MANAGER
WITNESS: _____
PRINT: _____
WITNESS: _____
PRINT: _____

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY LAUREN O. SCHWENK AS MANGER OF GLK REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
PRINT: _____
COMMISSION NO.: _____ EXPIRES: _____

SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

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 THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART I OF CHAPTER 177 OF THE FLORIDA STATUTES. ALL LOT SIZES AND LOT DIMENSIONS ARE CORRECTLY SHOWN HEREON. ALL NECESSARY PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND ARE CORRECTLY SHOWN HEREON, AND ALL PERMANENT CONTROL POINTS AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED AS REQUIRED BY PART I OF CHAPTER 177 OF THE FLORIDA STATUTES.

CHARLES M. ARNETT, PSM, PROFESSIONAL SURVEYOR & MAPPER, REGISTRATION NO. 6884, GEOPOINT SURVEYING, INC., LICENSED BUSINESS NO. 7768

DATE:

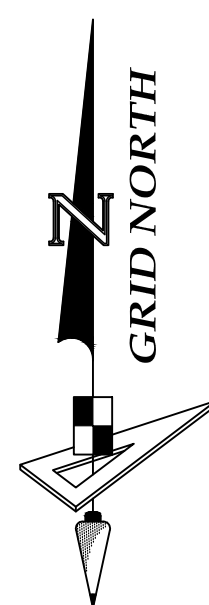


213 Hobbs Street, Tampa, Florida 33619, Phone: (813) 248-8888, Fax: (813) 248-2266, www.geopointsurvey.com, Licensed Business Number LB 7768

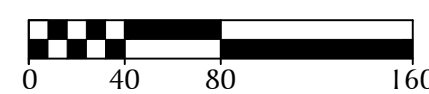
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BOUNDARY AND KEY SHEET



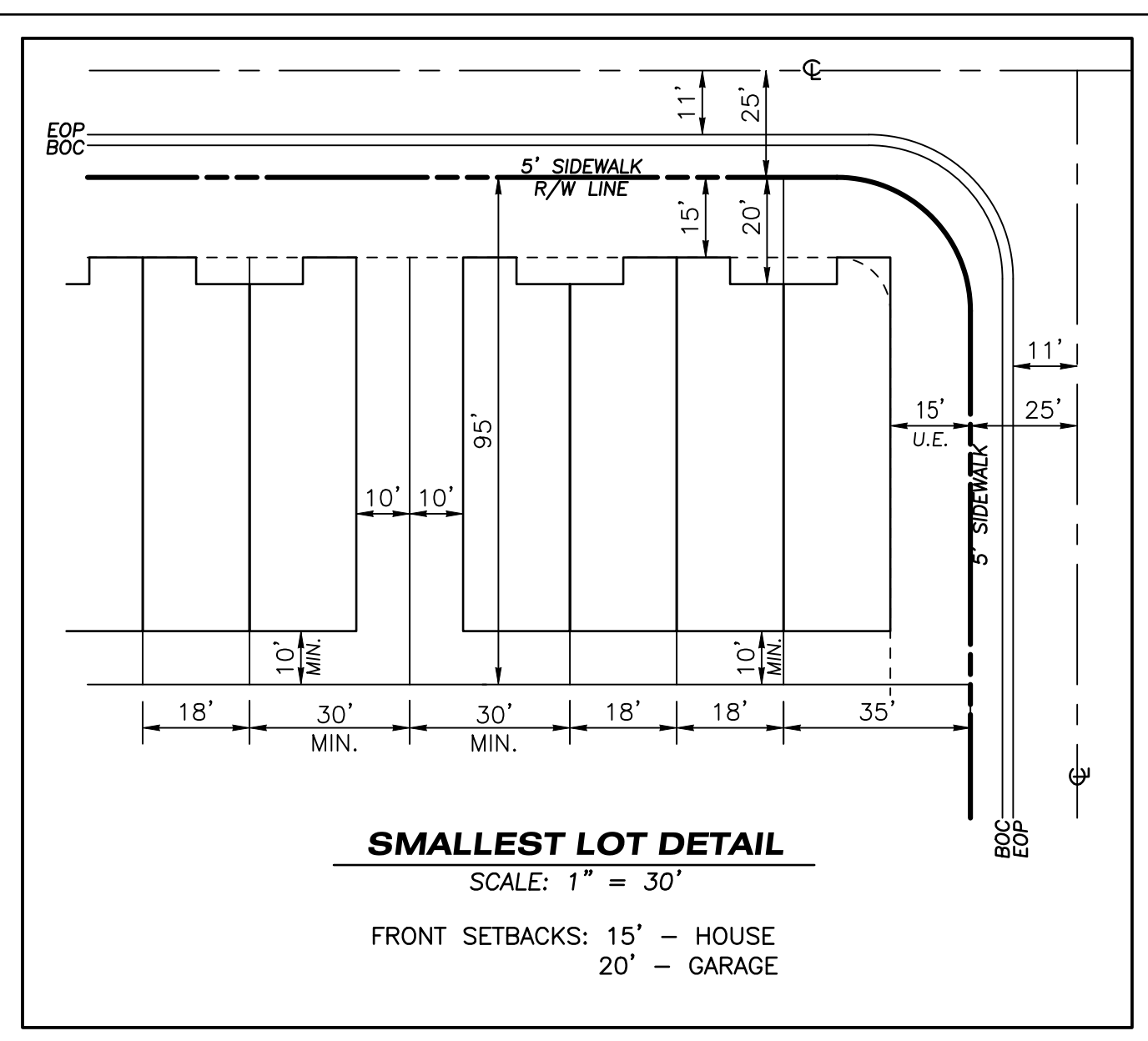
SCALE 1" = 80'



SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS

TRACT USAGE TABLE

TRACT "A" =	COMMON AND DRAINAGE AREA
TRACT "B" =	COMMON, WALL, LANDSCAPE, DRAINAGE, AND WETLAND CONSERVATION AREA
TRACT "C" =	AMENITY AREA
TRACT "D" =	COMMON, WALL, LANDSCAPE, AND DRAINAGE AREA
TRACT "E" =	LANDSCAPE AREA
TRACT "F" =	LANDSCAPE AREA
TRACT "G" =	LANDSCAPE AREA
TRACT "H" =	LANDSCAPE AREA
TRACT "PS" =	PUMP STATION
TRACT "R" =	ADDITIONAL RIGHT-OF-WAY



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 THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

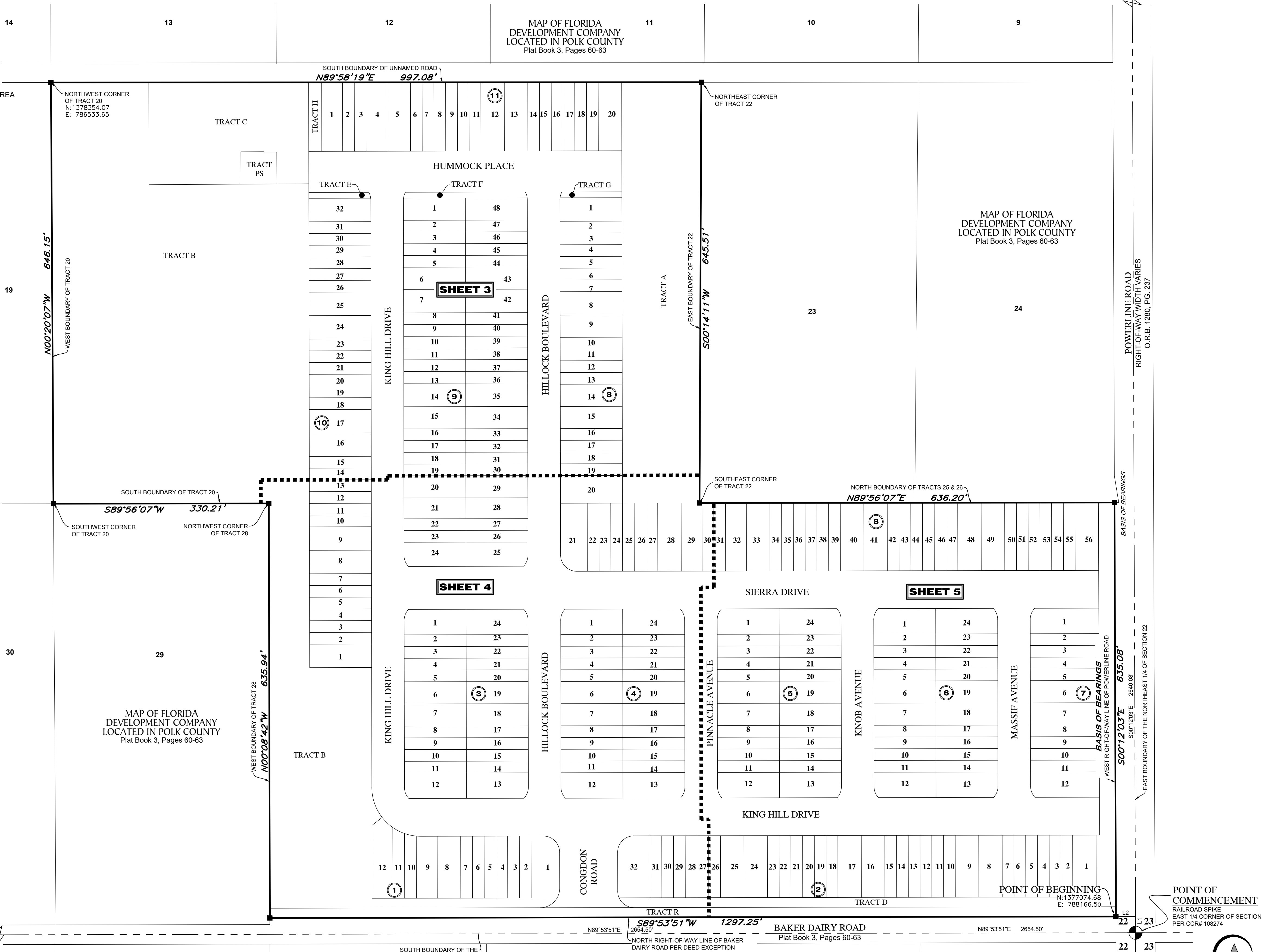
NOTICE:

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LEGEND:

- = Set Permanent Reference Monument (PRM) 4"x4" Concrete monument LB#7768, unless otherwise noted.
- = Found 4" x 4" Concrete monument as noted.
- = Set Permanent Control Point (PCP) Mag Nail & Disk LB#7768
- NR = Non-Radial Line
- LB = Licensed Business Number
- HOA = Home Owners Association
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- O/A = Over All
- PUB.U.E. = Public Utility Easement
- P.U.E. = Private Utility Easement
- P.D.E. = Private Drainage Easement
- P.W.D.E. = Private Wall and Drainage Easement
- P.W.L.E. = Private Wall and Landscape Easement
- SWFWMD = Southwest Florida Water Management District
- O.R.B. = Official Records Book
- PG. = Page
- CCR = Certified Corner Record
- TYP. = Typical
- R = Radius
- CO. = Company

① = Block Number



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N00°12'03"W	25.00'
L2	S89°53'51"W	30.00'

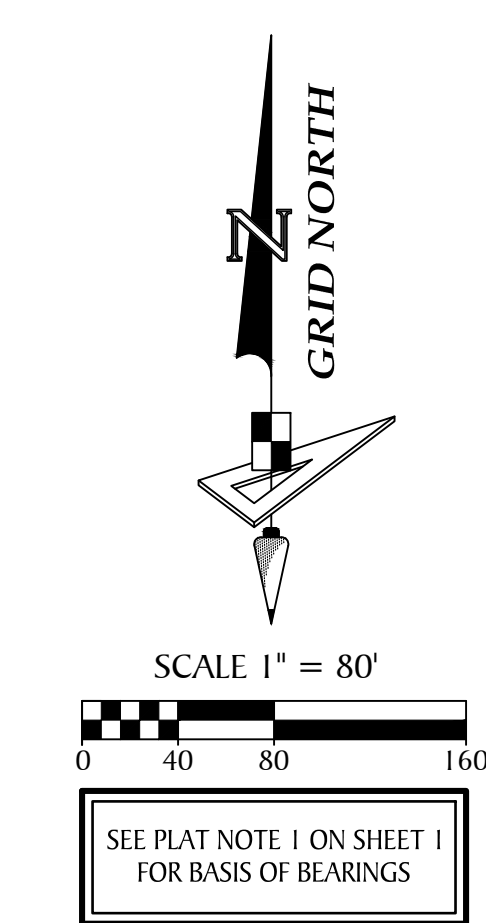
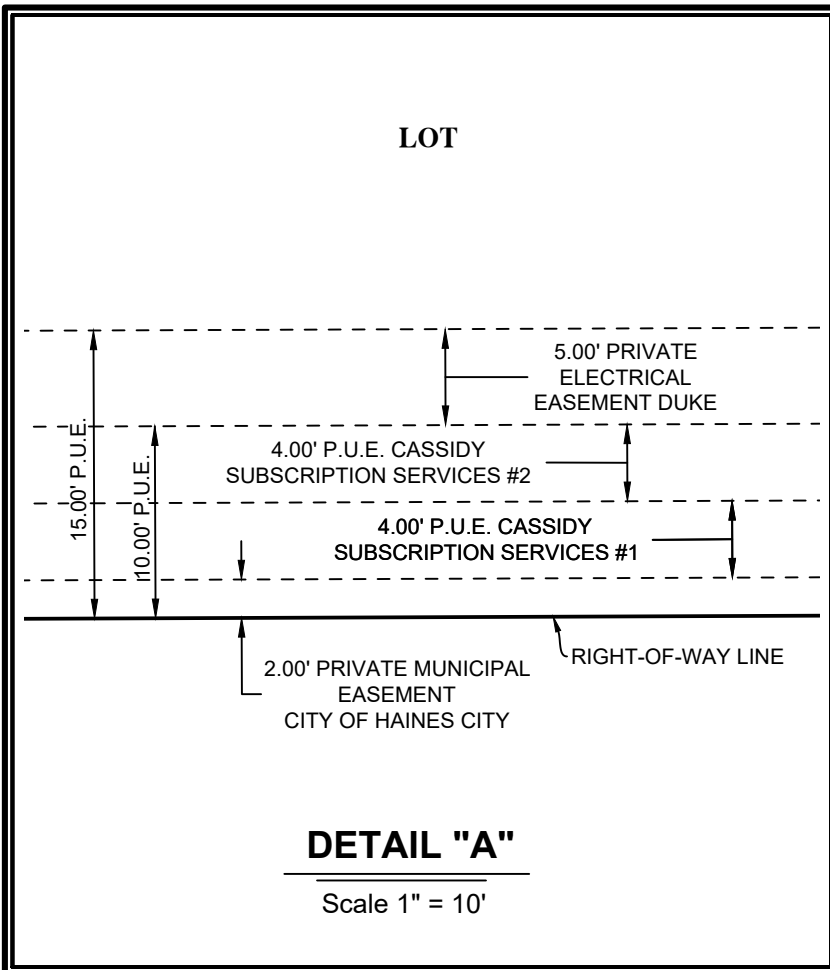
GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
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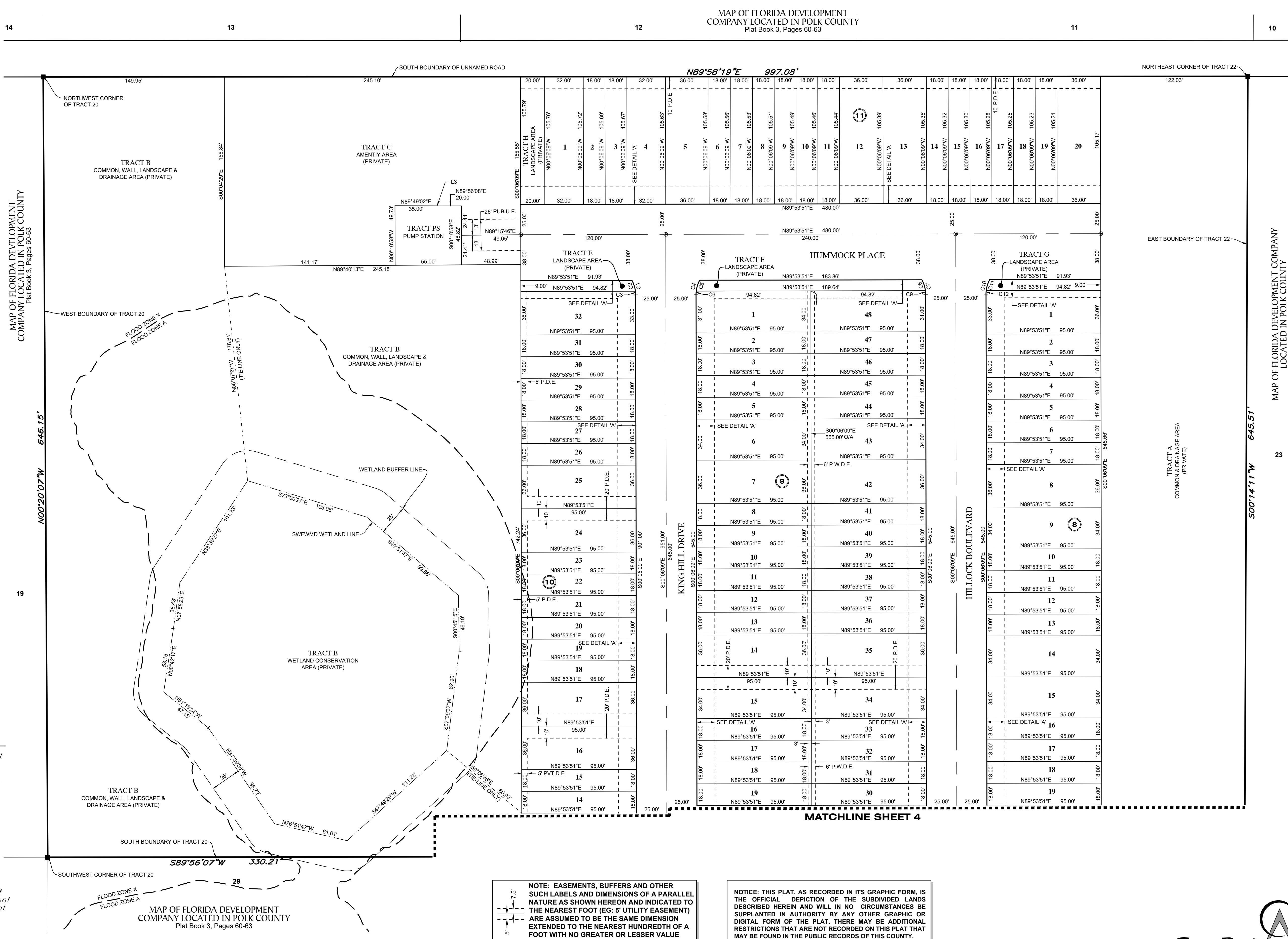
LINE DATA TABLE

NO.	BEARING	LENGTH
L3	S00°10'58"E	0.72'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	28°41'07"	12.52'	12.39'	S14°26'43"E
C2	25.00'	21°48'10"	9.51'	9.46'	N17°53'12"W
C3	25.00'	6°52'57"	3.00'	3.00'	N03°32'38"W
C4	25.00'	28°41'07"	12.52'	12.39'	S14°14'24"W
C5	25.00'	21°48'10"	9.51'	9.46'	S17°40'53"W
C6	25.00'	6°52'57"	3.00'	3.00'	S03°20'19"W
C7	25.00'	28°41'08"	12.52'	12.39'	S14°26'43"E
C8	25.00'	21°48'10"	9.51'	9.46'	N17°53'12"W
C9	25.00'	6°52'58"	3.00'	3.00'	N03°32'38"W
C10	25.00'	28°41'07"	12.52'	12.39'	S14°14'24"W
C11	25.00'	21°48'10"	9.51'	9.46'	S17°40'53"W
C12	25.00'	6°52'57"	3.00'	3.00'	S03°20'19"W

- LEGEND:**
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MAP OF FLORIDA DEVELOPMENT COMPANY LOCATED IN POLK COUNTY
Plat Book 3, Pages 60-63

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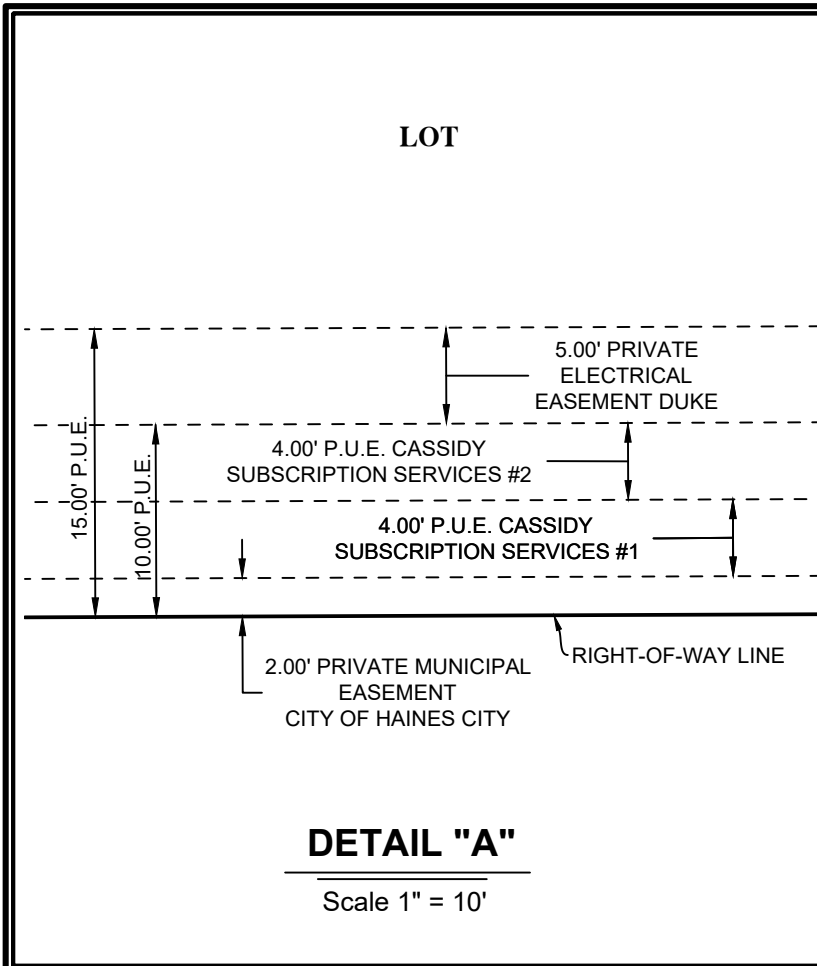
MAP OF FLORIDA DEVELOPMENT COMPANY LOCATED IN POLK COUNTY
Plat Book 3, Pages 60-63

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (EG: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

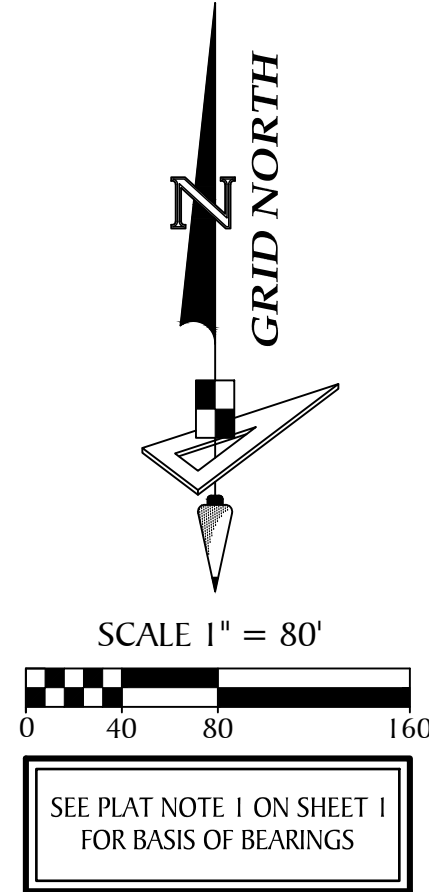
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DETAIL "A"
Scale 1" = 10'

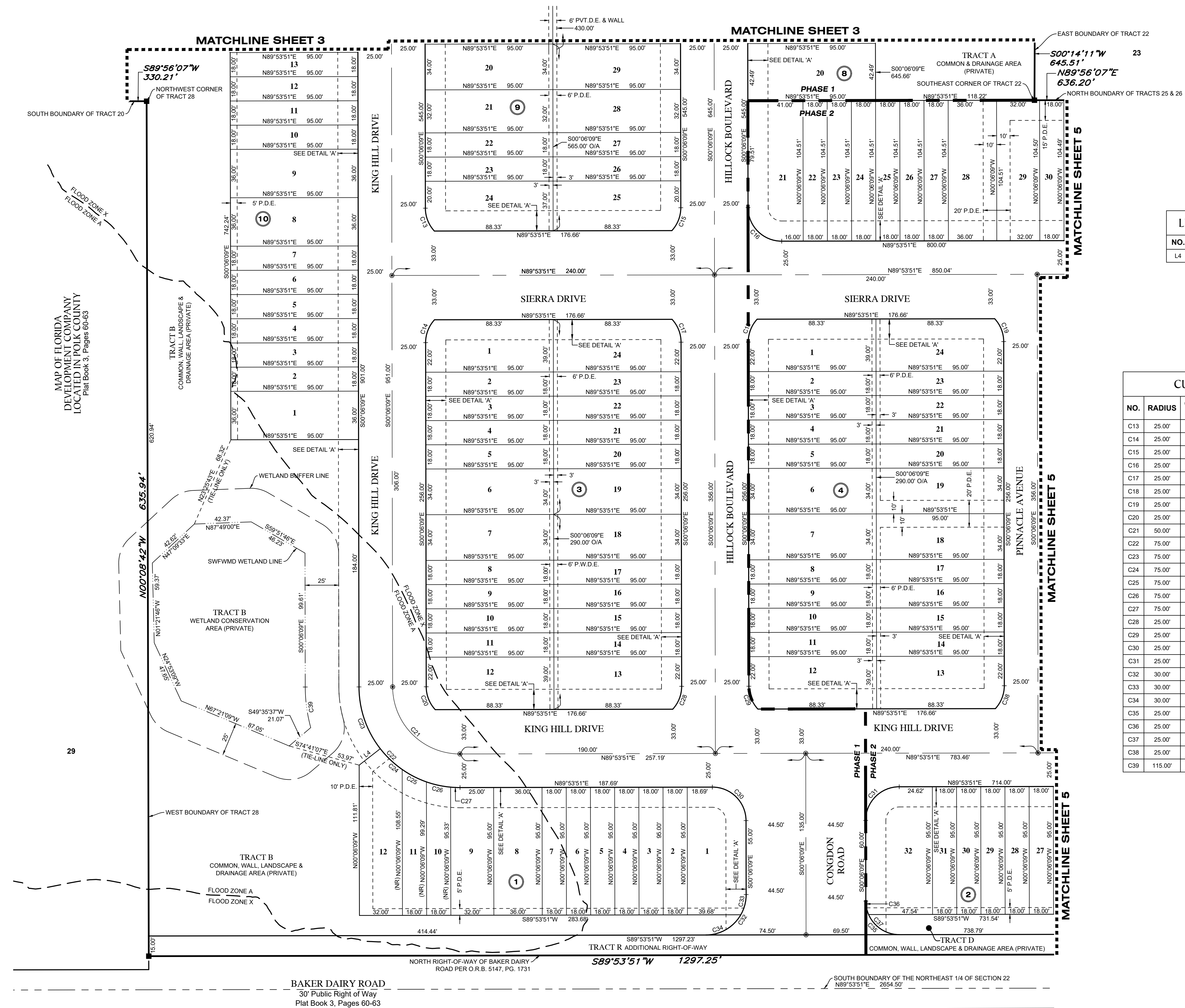


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- = Set Permanent Reference Monument (PRM) 4"x4" Concrete monument LB#7768, unless otherwise noted.
- = Found 4" x 4" Concrete monument as noted.
- = Set Permanent Control Point (PCP) Mag Nail & Disk LB#7768
- NR = Non-Radial Line
- LB = Licensed Business Number
- HOA = Home Owners Association
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- O/A = Over All
- PUB.U.E. = Public Utility Easement
- P.U.E. = Private Utility Easement
- P.D.E. = Private Drainage Easement
- P.W.D.E. = Private Wall and Drainage Easement
- P.W.L.E. = Private Wall and Landscape Easement
- SWFWMD = Southwest Florida Water Management District
- O.R.B. = Official Records Book
- PG. = Page
- CCR = Certified Corner Record
- Typ. = Typical
- R = Radius
- CO. = Company
- ① = Block Number



LINE DATA TABLE

NO.	BEARING	LENGTH
L4	N52°05'30"E	19.93'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C13	25.00'	42°50'37"	18.69'	18.26'	S21°31'28"E
C14	25.00'	42°50'37"	18.69'	18.26'	S21°19'09"W
C15	25.00'	42°50'37"	18.69'	18.26'	S21°19'09"W
C16	25.00'	90°00'00"	39.27'	35.36'	S45°06'09"E
C17	25.00'	42°50'37"	18.69'	18.26'	S21°31'28"E
C18	25.00'	42°50'37"	18.69'	18.26'	S21°19'09"W
C19	25.00'	42°50'37"	18.69'	18.26'	S21°31'28"E
C20	25.00'	42°50'37"	18.69'	18.26'	S21°31'28"E
C21	50.00'	90°00'00"	78.54'	70.71'	S45°06'09"E
C22	75.00'	90°00'00"	117.81'	106.07'	S45°06'09"E
C23	75.00'	37°48'20"	49.49'	48.59'	S19°00'19"E
C24	75.00'	17°12'41"	22.53'	22.45'	S46°30'50"E
C25	75.00'	15°30'42"	20.30'	20.24'	S62°52'32"E
C26	75.00'	14°06'57"	18.48'	18.43'	S77°41'21"E
C27	75.00'	5°21'19"	7.01'	7.01'	S87°25'30"E
C28	25.00'	42°50'37"	18.69'	18.26'	S21°19'09"W
C29	25.00'	42°50'37"	18.69'	18.26'	S21°31'28"E
C30	25.00'	90°00'00"	39.27'	35.36'	S45°06'09"E
C31	25.00'	90°00'00"	39.27'	35.36'	N44°53'51"E
C32	30.00'	90°00'00"	47.12'	42.43'	S44°53'51"W
C33	30.00'	30°00'00"	15.71'	15.53'	N14°53'51"E
C34	30.00'	60°00'00"	31.42'	30.00'	N59°53'51"E
C35	25.00'	90°00'00"	39.27'	35.36'	S45°06'09"E
C36	25.00'	23°34'41"	10.29'	10.22'	S11°53'30"E
C37	25.00'	66°25'19"	28.88'	27.39'	S56°53'30"E
C38	25.00'	42°50'37"	18.69'	18.26'	S21°19'09"W
C39	115.00'	15°13'53"	30.57'	30.48'	S07°43'06"E

MAP OF FLORIDA DEVELOPMENT COMPANY LOCATED IN POLK COUNTY Plat Book 3, Pages 60-63

