

FIRST PARK INDUSTRIAL PARCEL 1

A REPLAT OF PARCEL 1, FIRST PARK HAINES CITY  
PLAT BOOK 148, PAGE 5  
SECTION 4, TOWNSHIP 28 SOUTH, RANGE 27 EAST  
CITY OF HAINES CITY, POLK COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 2

LEGAL DESCRIPTION :

A parcel of land lying within Section 4 , Township 28 South , Range 27 East , Polk County , Florida and being further described as follows:

Parcel 1 , First Park Haines City , a subdivision according to the map or plat thereof , as recorded in Plat Book 148 , Page 5 , of the public records of Polk County , Florida.

and

Parcel 2:

A parcel of land located in Section 4 , Township 28 South , Range 27 East , Haines City , Polk County Florida , vacated by Resolution no. 19-111 recorded in Official Records Book 11029 , page 1444 , of the public records of Polk County , Florida , being a portion of County Road 544 Right-of-way shown in Right-of-way map section 16841-2601 and in the plat for First Park Haines City in Plat Book 148 , Page 5 , public records of Polk County , Florida , being more particularly described as follows:

Commence at the Northwest Corner of Parcel 1 , of said First Park Haines City plat, thence along the North line of said Parcel 1 , also being the South Right-of-way line of said County Road 544 (a variable-width right of way) N89°43'55"E , a distance of 386.99 feet ; thence continue along said Parcel 1 S00°33'33"E a distance of 10.00 feet to the Point of Beginning ; thence leaving said line of Parcel 1 , N89°43'13"E , a distance of 80.00 feet to a point on a line of said Parcel 1 ; thence along said line of Parcel 1 , S00°33'33"E , a distance of 129.81 feet ; thence Westerly along a line of Parcel 1 , S89°26'27"W , a distance of 80.00 feet ; thence Northerly along a line of Parcel 1 N00°33'33"W , a distance of 130.20 feet to the Point of Beginning.

SURVEYOR'S NOTES :

1. Plat Boundary Survey with Limited Improvements - field work completed 06 - 28 - 2022.
2. No underground installations, improvements or encroachments have been located. Except those shown hereon.
3. Use of this survey for purposes other than intended, without written verification, will be at the users sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
4. Note: In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
5. Bearings based on the East boundary of Parcel 1, having a bearing of S00°00'00"E , based on Plat bearing.
6. 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.
7. All lot lines are radial (R) unless otherwise noted as NR (non-radial).
8. 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.
9. The Owner has not bonded the setting of the individual lot corners pursuant to existing platting requirements. All individual lot corners were set prior to the recording of this plat.
10. State Plane coordinates are based on NAD83 (Adjustment 1999); Zone 0902-Florida-West per National Geodetic Survey control station W 351.
11. This Survey was prepared with the benefit of an Abstract of Title furnished by First American Title Insurance Company, File No. 1062-5851248-B, dated Rev 1, September 12, 2022. Cypress Land Survey's, Inc. and the below signed Land Surveyor makes No Guarantees as to the size, location, or existence of Easement's, Right-of-Way's, Setback line's, Reservation's, Agreement's, or other similar matter's not shown in title policy.
12. Benchmark and elevations were based on North American Vertical Datum of 1988 (NAVD), Based on NGS Designated B.M.# V739, PID DN9719 having an Elevation of 151.92.
13. Stormwater management is provided in the master stormwater management system located within Tract 1 North and Tract 1 South of the First Park Haines City Plat (Plat Book 148, page 5).

CITY MANAGER'S APPROVAL:

STATE OF FLORIDA  
COUNTY OF POLK

This plat of "FIRST PARK INDUSTRIAL PARCEL 1" having first been approved by the City of Haines City is approved by the City Commission of the City of Haines City in an open meeting this \_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

By: \_\_\_\_\_  
City Manager

Attest: \_\_\_\_\_  
City Clerk

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of Circuit Court of Polk County, Florida do hereby certify that this plat has been approved for recording this \_\_\_\_ day of \_\_\_\_\_,

A.D. 2022.

By: \_\_\_\_\_

Clerk of the Circuit Court

DEDICATION :

STATE OF FLORIDA  
COUNTY OF POLK

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, J. Bradford Smith, hereafter referred to as Principal Partner of HC40 FL, LLC, is the lawful owner of the lands described in this FIRST PARK INDUSTRIAL PARCEL 1 plat and does hereby dedicate said lands and plat for the uses and purposes herein expressed.

Witness the name of said person this 20<sup>TH</sup> day of SEPTEMBER, A.D. , 2022 .

By: \_\_\_\_\_  
J. Bradford Smith, Principal Partner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

ACKNOWLEDGMENT :

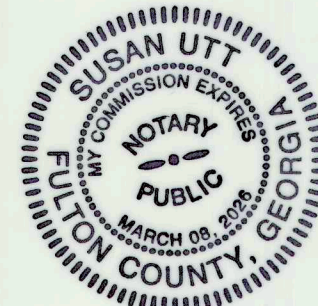
STATE OF FLORIDA  
COUNTY OF POLK

I, Hereby Certify that the foregoing instrument was sworn and subscribed before me this 20<sup>TH</sup> day of SEPTEMBER, 2022 , by J. Bradford Smith, as Principal Partner of HC40 FL, LLC of said land, who is personally known to me \_\_\_\_\_ ; or has produced a valid driver's license as identification \_\_\_\_\_ ,

My Commission expires : MARCH 08, 2026

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Printed Name



APPROVAL: CITY OF HAINES CITY SURVEYOR (CONSULTANT)

STATE OF FLORIDA  
COUNTY OF POLK

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177 Part I, Florida Statutes, relating to the making of maps and plats.

By: \_\_\_\_\_ Date: \_\_\_\_\_

John Todd Delman  
PROFESSIONAL SURVEY & MAPPER  
FLORIDA LICENSE: 6082

CERTIFICATE OF SURVEYOR :

STATE OF FLORIDA  
COUNTY OF POLK

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 Florida Statutes. All lot sizes and lot dimensions are correctly shown hereon. All necessary permanent reference monuments and permanent control points required by Part I of Chapter 177 of the Florida Statutes have been set and are correctly shown hereon.

Date : 9-21-22

\_\_\_\_\_  
FLORIDA LICENSED SURVEYOR  
and MAPPER Registration No. 3053  
Stephen E. Whitaker, P.S.M.

Prepared by: CYPRESS LAND SURVEY'S, INC. • 702 Avenue "A", N.W.  
Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301  
Stephen E. Whitaker, P.L.S. - Florida License & Reg. # L.S. 3053 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

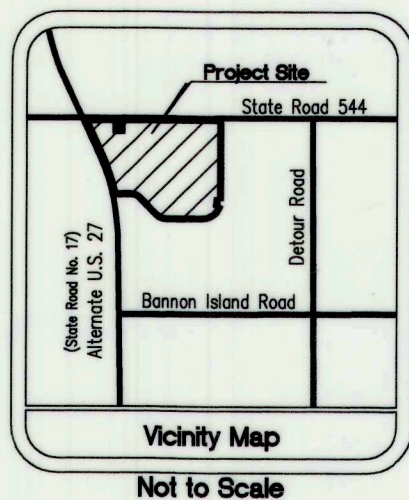


Table 1: Basic Site Design Standards	
Industrial Park	
Design Feature	Site Abutting SR 17/CR 544
Minimum Lot Size	5 acres
Minimum Lot Width	400
Minimum Lot Depth	300
Minimum Street Setback	40 ft. CR 544
Other Street Setback	25 ft.
Minimum Front Yard Setback	40 ft.
Minimum Side Yard Setback	25 ft.
Minimum Rear Setback	20 ft.
Parking Space Setback	40 ft. from any R.O.W. Side Property line: 25' Rear Property line: 20'
Maximum Height of Structure	3 stories/35 ft. 4 stories/50 ft. over 300' from CR 544 R.O.W.

FLOOD PLAIN CERTIFICATION

I, Stephen E. Whitaker, P.L.S., No. 3053 hereby certify that after inspection of the F.E.M.A. Flood Hazard map, the structure located hereon does not lie within the Special Flood Hazard Area as defined by Flood Zone "A", but within Flood Zone "X", per Community Panel No. 1210500 - 380 Suffix 6 Effective Dated 12 - 22 - 2016.  
Not valid if the above line does not contain map number with effective date given.

