

SURVEYOR'S NOTES:

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-7399" WAS SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF LINE DIRECTION WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- LANDS IN THE VICINITY OF DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- 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.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- LIMITS OF WETLANDS UNDER GOVERNMENTAL JURISDICTION WAS NOT DETERMINED AS PART OF THIS SURVEY.
- ENVIRONMENTAL CONCERNS, IF EXISTENT, WERE NOT ASSESSED AS PART OF THIS SURVEY.
- PROPERTY IS LOCATED IN FLOOD ZONE "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12105C0705G EFFECTIVE DATE OF 12/22/20162/2016. ZONE "AE" WITH A FLOOD ELEVATION OF 157.6 NATIONAL VERTICAL DATUM 1988 PER FEMA. FLOOD LINE IS DIPCATED HEREON IS BASED ON THE FEMA ONLINE DATABASE.
- NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE GRID BEARING OF NORTH 00°10'08" EAST ALONG THE WEST LINE OF SW1/4 OF NW1/4 OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FL.
- THE SURVEY REFLECTS ITEMS FROM SECTION BII OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY REFERENCE NUMBER 4180303.5-KS EFFECTIVE May 7, 2021 @ 11:00 PM AS FOLLOWS:
ITEM 5: 15' RIGHT OF WAY RESERVATIONS ALONG THE WEST, SOUTH AND EAST SIDES, AS SET FORTH IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN DEED BOOK 143, PAGE 82, DEED BOOK 143, PAGE 133, AND DEED BOOK 879, PAGE 503, PUBLIC RECORDS OF POLK COUNTY, FL.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 2011 ADJUSTMENT.
- VERTICAL INFORMATION DEPICTED ON THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD1988) UTILITYING POLK COUNTY BENCH MARK 3026 S27-BM-08-059-01 SPIKE IN ISLAND ELEVATION 178.46 AND 3021S21-BM-08-059-02 MAG NAIL IN DRIVE AT ELEVATION 164.92.
- LEGAL DESCRIPTION IS PREPARED BY THIS FIRM FOR THE PURPOSES OF PLATTING AND IS BASED ON OFFICIAL RECORDS BOOK 1986, PAGE 1768, PUBLIC RECORDS OF POLK COUNTY FLORIDA.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

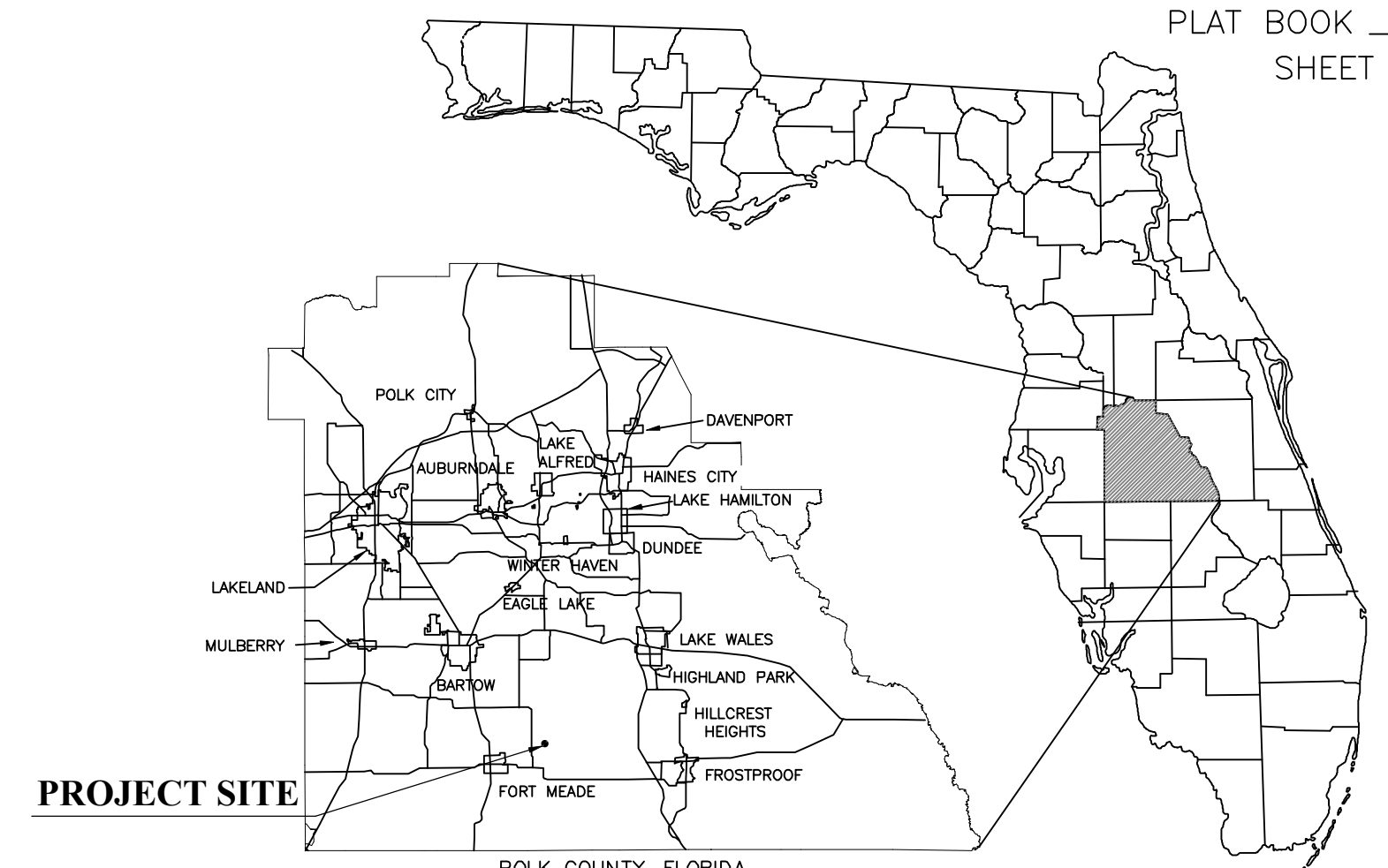
MURPHY CORNER

A parcel of land lying in S-1/4 of the NW-1/4 of Section 27, Township 30, Range 26 East, Polk County, Florida

DESCRIPTION:

That part of the South Quarter of the Northwest Quarter of Section 27, Township 30 South, Range 26 East, Polk County Florida Less and Except the West 430.00 feet and less road right of way parcel being more particularly described as follows:

Commence at the Southeast corner of the South Quarter of the Northwest Quarter of Section 27, Township 30 South, Range 26 East, Polk County Florida; thence North 89°48'12" West along the south line of said South Quarter of the Northwest Quarter a distance of 40.00 feet; thence North 00°07'55" West a distance of 40.00 feet to a line 40 feet north of said south line of South Quarter of the Northwest Quarter and the dedicated right of way line of this plat and the POINT OF BEGINNING; thence North 89°48'12" West along said line 40.0 feet North from the south line of said South Quarter of the Northwest Quarter a distance of 2150.81 feet; thence North 00°10'08" East to the north line of said South Quarter of the Northwest Quarter a distance of 620.21 feet of said South Quarter of the Northwest Quarter, thence South 89°38'37" East along said line a distance of 2147.60 feet; thence South 00°07'55" East along said line a distance of 124.00 feet; thence North 89°38'37" West a distance of 40.00 feet; thence South 00°07'55" East a distance of 50.00 feet; thence South 89°38'37" East a distance of 40.00 to the above mentioned line 40 feet west of said South Quarter of the Northwest Quarter, thence South 00°07'55" East along said line a distance of 440.23 feet to the POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

COUNTY COMMISSION CONDITIONAL APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS CONDITIONALLY APPROVED THIS _____ DAY OF _____, A.D. 2021 IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA. THE PLAT WILL NOT RECEIVE FINAL APPROVAL, NOR CAN IT BE RECORDED UNTIL ALL CONDITIONAL HAVE BEEN SATISFIED.

BOARD OF COUNTY COMMISSIONERS _____ ATTEST:

BY: _____ CHAIRPERSON _____ CLERK

COUNTY COMMISSION APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT HAS RECEIVED FINAL APPROVAL THIS _____ DAY OF _____, A.D. 2021 BY THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, IN ACCORDANCE WITH THE PROCEDURES ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS _____ ATTEST:

BY: _____ CHAIRPERSON _____ CLERK

CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF POLK

I, STACEY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING THIS _____ DAY OF _____, 2021.

CLERK OF THE CIRCUIT COURT _____

COUNTY SURVEYORS APPROVAL:
STATE OF FLORIDA
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 _____, 2021.

RICHARD M. "MIKE" BENTON
FLORIDA REGISTRATION NO. 6447

SURVEYOR'S CERTIFICATE
COUNTY OF POLK
STATE OF FLORIDA,

I HEREBY CERTIFY THAT THIS PLAT ENTITLED "MURPHY CORNER" IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND WHICH WAS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES. SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DEBORAH L. PEAVEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6345 _____ DATE

- LEGEND**
- PERMANENT REFERENCE MONUMENT-SET 4"x4" CONCRETE MONUMENT & CAP "PRM LB-7779"
 - L12 LINE- SEE LINE DATA
 - OR OFFICIAL RECORDS
 - PB PLAT BOOK
 - PG/PGS PAGE/PAGES
 - PRM PERMANENT REFERENCE MONUMENT
 - ORB OFFICIAL RECORDS BOOK
 - D/R/W DEDICATED RIGHT OF WAY
 - M/R/W MAINTAINED RIGHT OF WAY

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT RICHARD SAUNDERS THE OWNER OF THE LANDS SHOWN HEREON, HAS CAUSED THIS PLAT OF "MURPHY CORNER" TO BE MADE AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS HEREBY DEDICATES EXCEPT AS OTHERWISE INDICATED HEREIN TO THE PERPETUAL USE OF THE PUBLIC FOREVER, ALL DEDICATED RIGHT OF WAY SHOWN HEREON, SUBJECT TO THE RESTRICTIONS OF RECORD, RICHARD SAUNDERS, EXPRESSLY RESERVES THE RIGHT TO GRANT OR DEDICATE ADDITIONAL EASEMENTS, INCLUDING EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION

WITNESS THE NAME AND SEAL OF SAID RICHARD SAUNDERS THIS _____ DAY OF _____, A.D. 2021.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS PRINTED NAME: RICHARD SAUNDERS
By: _____

WITNESS PRINTED NAME: _____
Name: _____
Title: _____

ACKNOWLEDGMENT:
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION, AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC _____

(AFFIX NOTARIAL SEAL)

LAND DEVELOPMENT DIRECTOR APPROVAL
STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED BY THE POLK COUNTY PLANNING DIVISION THIS _____ DAY OF _____, A.D. 2021.

_____ DIRECTOR

COUNTY ENGINEER APPROVAL
STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED ON BEHALF OF THE POLK COUNTY ENGINEERING DIVISION THIS _____ DAY OF _____, A.D. 2021.

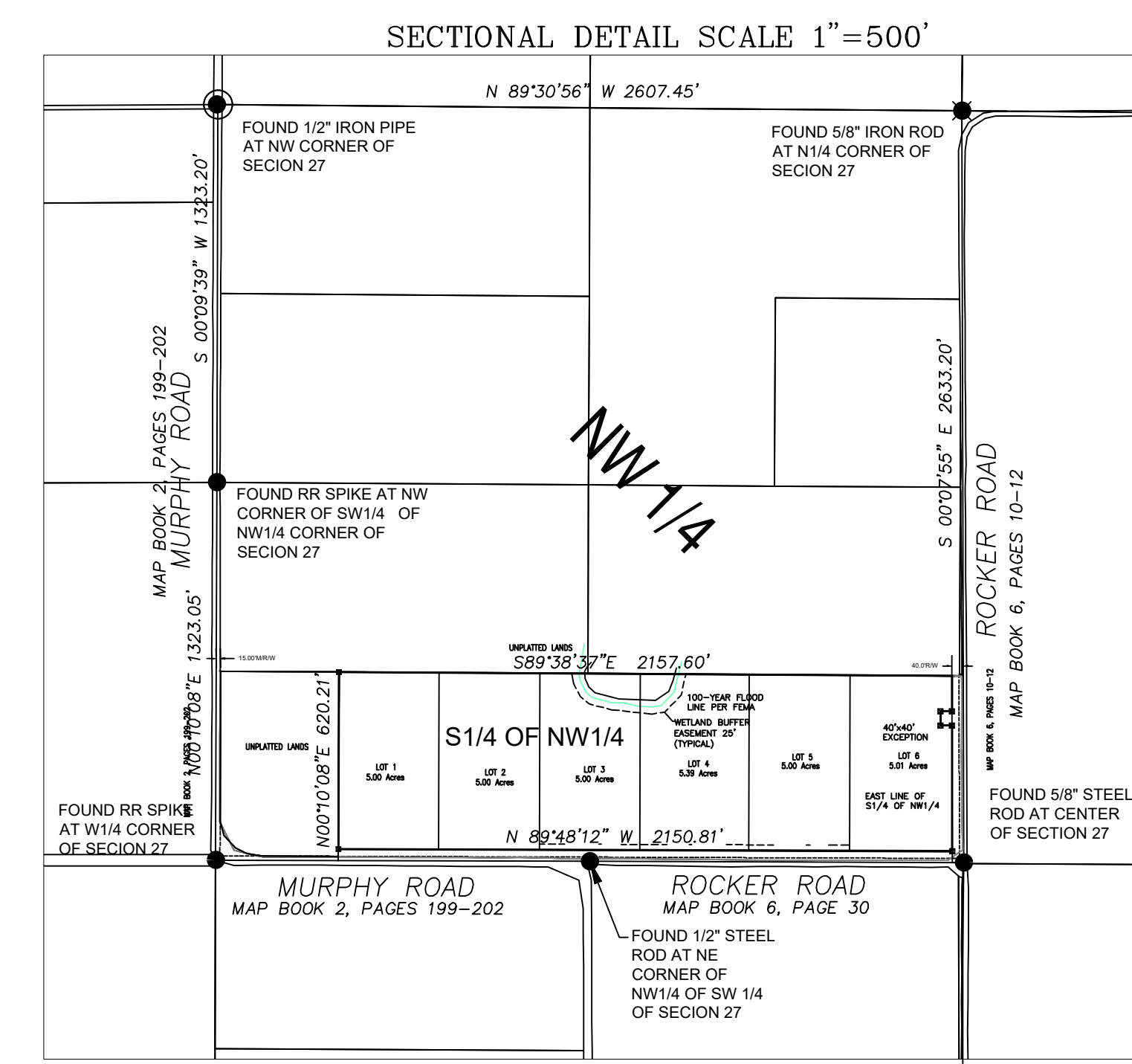
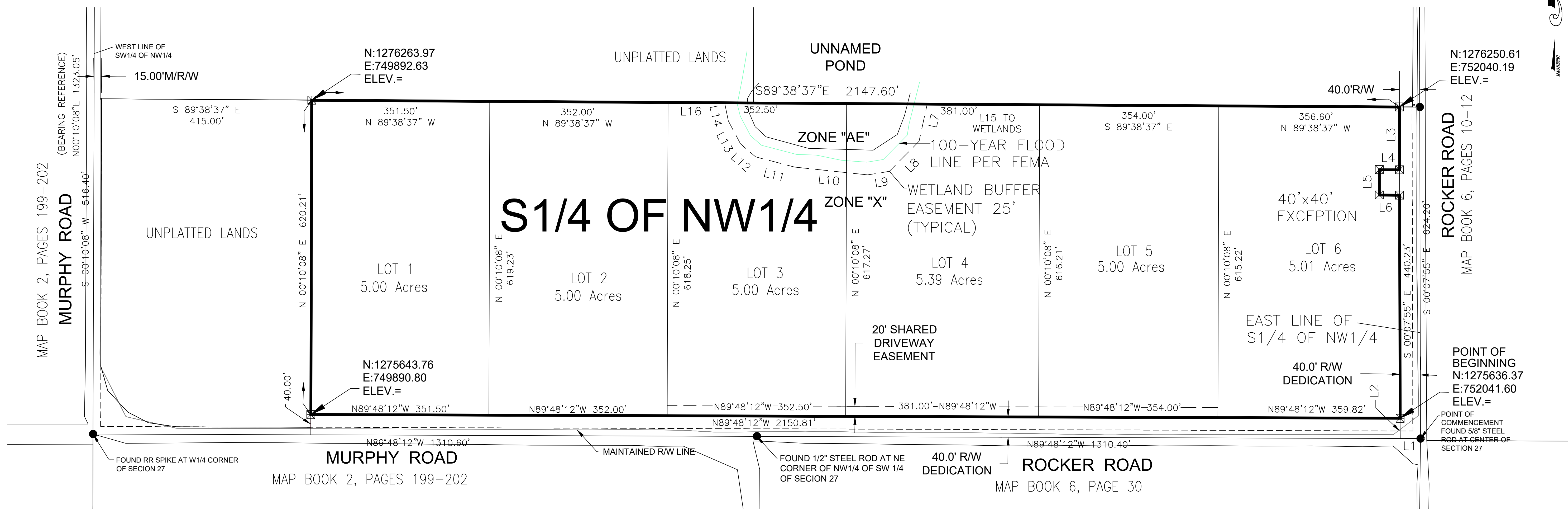
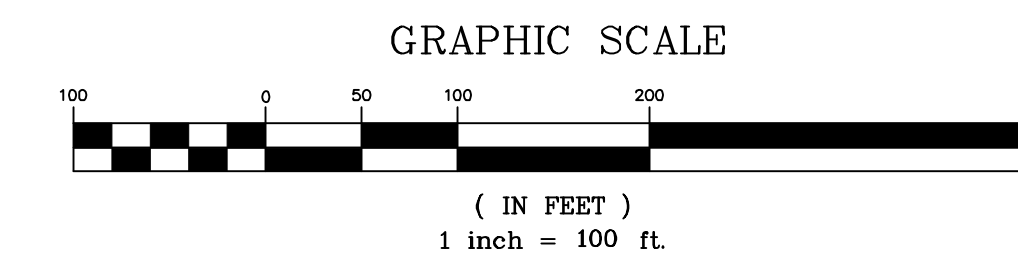
_____ DIRECTOR

Peavey & Associates
SURVEYING & MAPPING PA

9399 NORTH LAKE BUFFUM ROAD
FORT MEADE, FL 33841
PHONE: 863-738-4960
FLORIDA BUSINESS NO. 7779

MURPHY CORNER

A parcel of land lying in S-1/4 of the NW-1/4 of Section 27, Township 30, Range 26 East, Polk County, Florida



LEGEND:
M/R/W MAINTAINED RIGHT OF WAY OR OFFICIAL RECORDS
● SET 5/8" STEEL ROD & CAP STAMPED "PEAVEY LS7779" UNLESS OTHERWISE STATED
☒ SET 4X4 CONCRETE MARKER STAMPED "PEAVEY LS7779"

LINE	BEARING	DISTANCE
L1	N 89°48'12" W	40.00'
L2	N 00°07'55" W	40.00'
L3	S 00°07'55" E	124.00'
L4	N 89°38'37" W	40.00'
L5	S 00°07'55" E	50.00'
L6	S 89°38'37" E	40.00'
L7	S 12°15'08" W	75.18'
L8	S 44°38'55" W	83.45'
L9	S 80°42'24" W	43.64'
L10	N 83°52'30" W	144.72'
L11	N 75°16'49" W	111.67'
L12	N 49°08'41" W	39.08'
L13	N 27°56'14" W	51.48'
L14	N 11°32'12" W	36.30'
L15	N 89°38'37" W	221.98'
L16	S 89°38'37" E	115.17'

CCR 100332 AT SOUTH 1/4 CORNER OF SECTION 27 FOUND 2" IRON PIPE (NO ID)

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