

RANCHES AT THE JUNCTION

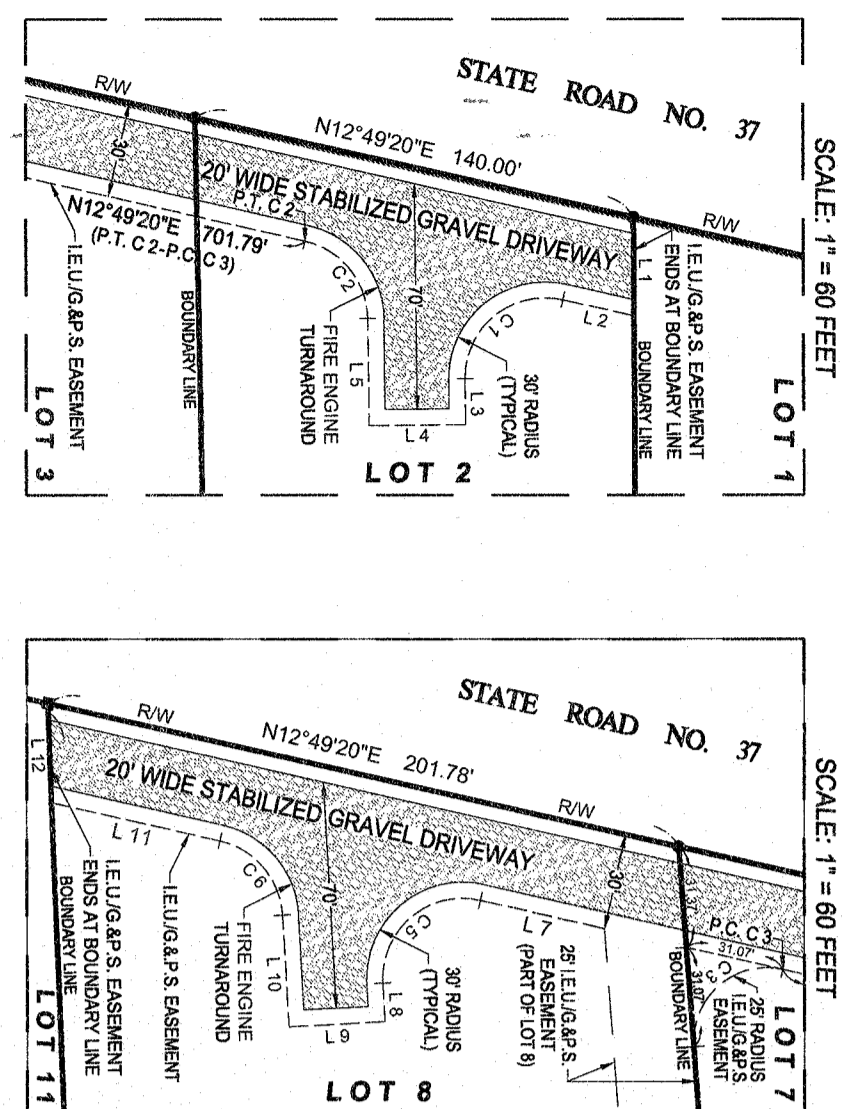
A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PLAT BOOK 204

PAGE 14
SHEET 2 OF 2

- LEGEND:**
- = FOUND 4"x4" CONCRETE MONUMENT
 - = FOUND 4"x4" CONCRETE MONUMENT
 - = SET 1/2" IRON ROD AND CAP + FOCUS LB 8180*
 - X = NO MARKER FOUND OR SET (CALCULATED POSITION ONLY)

- ABBREVIATIONS:**
- (C) = CALCULATED
 - (D) = DESCRIPTION / DESCRIBED
 - B.M. = BENCHMARK
 - CH. = CHAIN
 - COR. = CORNER
 - FEWA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIR = FOUND IRON ROD
 - FLS = FOUND LEAD
 - GIS = GLOBAL POSITIONING SYSTEM
 - GRS = GLOBAL RECORDING SYSTEM
 - LEULGAP'S = LEULGAP'S EGRESS, UTILITY AND GOVERNMENTAL & PRIVATE SERVICES ASSESSMENT
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - NGS = NATIONAL GEODETIC SURVEY
 - NWI = NATIONAL WETLANDS INVENTORY
 - ORB = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.L. = POINT ON LINE
 - P.T. = POINT OF TANGENCY
 - PRO. = PROFESSIONAL
 - PROF. = PROFESSIONAL LAND SURVEYOR
 - PRM = PERMANENT REFERENCE MONUMENT
 - R.S. = REGISTERED LAND SURVEYOR
 - RNG = RANGE
 - SEC = SECTION
 - SR = STATE ROAD
 - TWP. = TOWNSHIP
 - W. = WETLANDS LINE



LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 89°40'07" E	30.00'	L7	N 12°49'20" W	30.00'
L2	S 7°48'20" W	22.70'	L8	N 88°28'27" E	12.00'
L3	N 89°23'11" E	14.42'	L9	S 03°03'37" E	30.00'
L4	S 60°28'28" E	30.00'	L10	S 88°28'27" W	34.70'
L5	S 87°23'11" W	33.40'	L11	S 12°49'20" W	34.70'
L6	S 87°50'03" W	33.40'	L12	S 87°20'03" W	31.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	25.00'	103°28'48"	S 38°19'35" E	45.13'
C2	25.00'	79°38'11"	S 81°08'25" W	33.41'
C3	23.00'	108°38'11"	S 10°37'46" E	36.87'
C4	50.00'	90°23'04"	N 88°28'27" W	42.17'
C5	25.00'	105°25'29"	S 40°07'08" E	39.80'
C6	25.00'	140°03'00"	S 49°02'52" W	53.15'

WETLANDS LINE TABLE

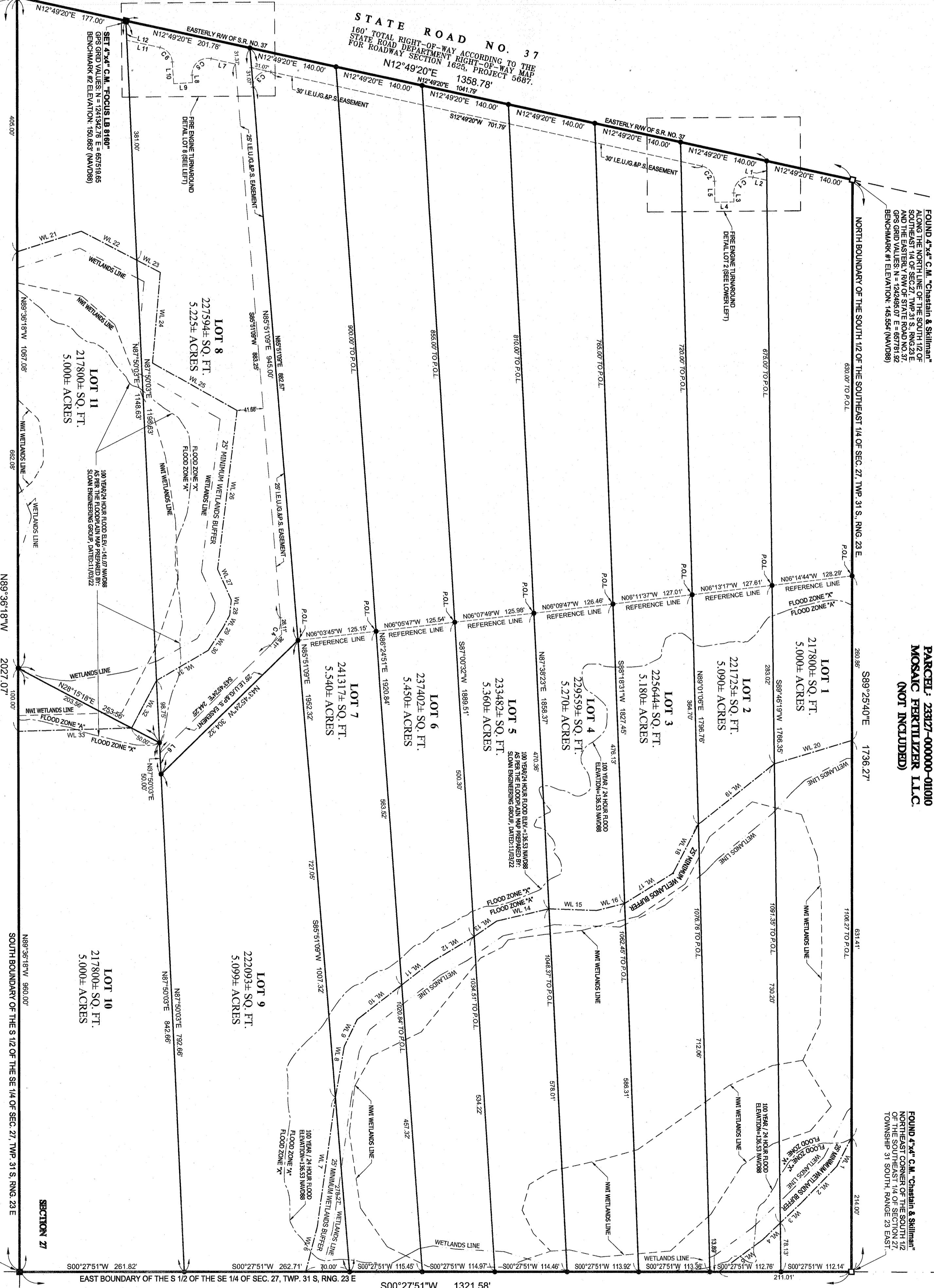
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
WL 1	S 62°25'15" E	51.83'	WL 11	S 37°18'45" E	58.84'
WL 2	S 45°08'56" E	45.84'	WL 12	S 37°28'48" E	81.10'
WL 3	S 43°08'56" E	38.87'	WL 13	S 37°28'48" E	43.24'
WL 4	S 37°28'48" E	81.10'	WL 14	S 37°28'48" E	81.10'
WL 5	S 37°28'48" E	81.10'	WL 15	S 37°28'48" E	75.70'
WL 6	S 37°28'48" E	81.10'	WL 16	S 37°28'48" E	75.70'
WL 7	S 37°28'48" E	81.10'	WL 17	S 37°28'48" E	81.10'
WL 8	S 37°28'48" E	81.10'	WL 18	S 37°28'48" E	81.10'
WL 9	S 37°28'48" E	81.10'	WL 19	S 37°28'48" E	154.70'
WL 10	S 37°28'48" E	81.10'	WL 20	S 37°28'48" E	128.86'

WETLANDS LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
WL 21	N 17°17'20" W	100.00'	WL 31	S 23°34'41" E	66.15'
WL 22	N 89°00'07" E	90.54'	WL 32	S 01°14'42" E	66.15'
WL 23	N 89°00'07" E	42.17'	WL 33	S 01°14'42" E	100.00'
WL 24	N 89°00'07" E	154.70'			
WL 25	N 89°00'07" E	154.70'			
WL 26	N 89°00'07" E	154.70'			
WL 27	N 89°00'07" E	154.70'			
WL 28	N 89°00'07" E	154.70'			
WL 29	N 89°00'07" E	154.70'			
WL 30	N 89°00'07" E	154.70'			

WETLANDS LINE TABLE

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
WL 34	S 87°20'03" E	31.00'			
WL 35	S 87°20'03" E	31.00'			
WL 36	S 87°20'03" E	31.00'			
WL 37	S 87°20'03" E	31.00'			
WL 38	S 87°20'03" E	31.00'			
WL 39	S 87°20'03" E	31.00'			
WL 40	S 87°20'03" E	31.00'			
WL 41	S 87°20'03" E	31.00'			
WL 42	S 87°20'03" E	31.00'			
WL 43	S 87°20'03" E	31.00'			



PARCEL: 23312-00000-01010
MOSAIC FERTILIZER L.L.C.
(NOT INCLUDED)

FOUND 4"x4" C.M. 'Cheshire & Sullivan'
ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, TWP. 31 S., R. 23 E. GRS GRID VALUES: N = 1248407.7, E = 697819.82 BENCHMARK #1 ELEVATION: 145.55 (NAVD89)

PARCEL: 23312-00000-01010
MOSAIC FERTILIZER L.L.C.
(NOT INCLUDED)

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.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST FLOOD HAZARD MAPS AND DETERMINE IF YOUR PROPERTY IS IN A FLOOD HAZARD AREA. ANY IMPROVEMENTS SUCH AS STRUTTERS, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS, WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

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Surveying & Mapping

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