GATEWAY LAKELAND COMMERCIAL PARK, PHASE ONE

P.B.___ PG.___
SHEET 2 of 2

A COMMERCIAL PARK LYING IN SECTIONS 15, TOWNSHIP 27 SOUTH, RANGE 24 EAST, CITY OF LAKELAND, POLK COUNTY, FLORIDA

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 100 ft.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	13636.09'	387.99'	194.01'	387.98'	S21°28'33"W	01°37'49"
C2	35.00'	47.74'	28.42'	44.12'	N68°17'46"E	78°08'51"
C3	175.00'	96.44'	49.74'	95.22'	N45°00'43"E	31°34'25"
C4	125.00'	71.99'	37.02'	70.99'	N44°17'54"E	32°59'44"
C5	35.00'	58.42'	39.75'	52.54'	N02°50'62"W	97°16'07"
C6	35.00'	54.98'	35.00'	49.50'	N65°31'55"E	90°00'00"
C7	200.00'	139.89'	72.94'	137.06'	N00°29'39"Z	40°04'31"
C8	250.00'	39.68'	19.88'	39.64'	N14°59'47"W	09°05'38"
C9	35.00'	47.55'	28.27'	43.98'	N49°22'22"W	77°50'48"
C10	35.00'	47.55'	28.27'	43.98'	N50°45'45"E	77°50'48"
C11	250.00'	29.76'	14.90'	29.74'	N17°16'02"E	06°49'14"
C12	35.00'	45.66'	26.73'	42.49'	N16°41'37"W	74°44'33"
C13	60.00'	62.96'	34.73'	60.11'	N24°00'13"W	60°07'22"
C14	11144.16'	559.58'	279.85'	559.52'	S71°19'52"W	02°53'37"
C15	11309.16'	52.44'	26.22'	52.44'	N70°19'53"E	00°15'57"
C16	18345.81'	478.16'	239.09'	478.14'	N74°47'22"E	01°29'36"
C17	62.99'	103.17'	67.36'	92.02'	S57°04'51"E	93°50'40"
C18	150.00'	105.41'	54.99'	103.26'	S40°39'50"W	40°15'51"
C19	150.00'	105.41'	54.99'	103.26'	N40°39'51"E	40°15'51"
C20	225.00'	157.38'	82.06'	154.19'	N00°29'39"E	40°04'31"
C21	225.00'	157.55'	82.38'	154.73'	S00°34'01"W	40°13'15"
C22	35.00'	67.75'	50.83'	57.65'	N14°50'48"W	110°54'06"
C23	125.00'	42.23'	21.32'	42.03'	N51°07'01"E	19°21'31"
C24	175.00'	96.08'	49.28'	94.88'	N45°04'03"E	31°27'25"
C25	175.00'	26.90'	13.48'	26.87'	N24°56'08"E	08°48'26"
C26	35.00'	54.98'	35.00'	49.50'	N65°31'55"E	90°00'00"
C27	35.00'	54.98'	35.00'	49.50'	N24°28'05"W	90°00'00"
C28	250.00'	64.67'	32.52'	64.49'	N13°27'15"E	14°48'20"
C29	250.00'	110.19'	56.00'	109.30'	N06°56'01"W	25°15'11"
C30	200.00'	100.43'	51.30'	99.38'	S20°09'28"E	28°46'14"
C31	200.00'	39.97'	20.05'	39.90'	S14°57'09"W	11°27'01"
C32	60.00'	73.86'	42.43'	69.28'	N14°35'13"W	70°31'44"
C33	60.00'	129.95'	113.06'	106.00'	N68°06'12"E	124°05'27"
C34	11309.16'	460.73'	230.41'	460.73'	S21°37'54"W	02°20'04"
C35	65.00'	133.41'	107.32'	111.20'	N36°32'28"W	117°35'55"
C36	40.00'	72.88'	51.56'	63.21'	N23°48'06"E	104°23'29"
C37	40.00'	41.89'	23.09'	40.00'	N11°52'37"E	60°00'00"
C38	5809.58'	129.60'	64.80'	129.59'	N21°10'15"E	01°16'41"
C39	5809.58'	41.48'	20.74'	41.48'	N21°36'19"E	00°24'33"
C40	225.00	83.44	42.20	82.96	S08°55'11"E	21°14'49"
C41	225.00	74.51	37.60	74.17	S11°11'26"W	18°58'26"

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN THENCE N00°01'11"E ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 A DISTANCE OF 288.85 FEET; RUN THENCE N71°52'37"E 1068.04 FEET TO THE POINT OF BEGINNING; RUN THENCE N18°07'23"W 221.95 FEET; RUN THENCE S83°42'58"W 418.36 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11,144.16 FEET, A CENTRAL ANGLE OF 02°52'37", A CHORD BEARING S71°19'52"W AND A CHORD DISTANCE OF 559.52 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 559.58 FEET AGAIN TO THE WEST BOUNDARY OF SAID NORTHWEST 1/4; RUN THENCE N00°01'11"E ALONG SAID WEST BOUNDARY 175.56 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD #400 (I-4), SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,309.16 FEET, A CENTRAL ANGLE OF 00°15'57" A CHORD BEARING N70°19'53"E AND A CHORD LENGTH OF 52.44 FEET, RUN THENCE ALONG SAID CURVE AND RIGHT-OF-WAY LINE AN ARC DISTANCE OF 52.44 FEET; RUN THENCE S18°07'23"E 3.32 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 18,345.81 FEET, A CENTRAL ANGLE OF 01°29'36", A CHORD BEARING N74°47'22"E AND A CHORD LENGTH OF 478.14 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 478.16 FEET; RUN THENCE N75°32'10"E 193.19 FEET; RUN THENCE N75°59'50"E 549.43 FEET; RUN THENCE N79°48'41"E 177.56 FEET; RUN THENCE N75°59'49"E 257.65 FEET; RUN THENCE S14°00'11"E 61.09 FEET; RUN THENCE N75°59'49"E 71.32 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 62.99 FEET, A CENTRAL ANGLE OF 93°50'45", A CHORD BEARING S57°04'49"E AND A CHORD LENGTH OF 92.02 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 103.17 FEET; RUN THENCE S22°18'15"W 223.83 FEET; RUN THENCE N67°41'32"W 110.14 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 13,636.09 FEET, A CENTRAL ANGLE OF 01°37'49", A CHORD BEARING S21°28'33"W AND A CHORD LENGTH OF 387.98 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 388.00 FEET; RUN THENCE S20°40'39"W 384.43 FEET; RUN THENCE S69°28'05"E 170.76 FEET; RUN THENCE S20°31'55"W 1278.64 FEET; RUN THENCE N69°27'51"W 437.69 FEET; RUN THENCE N29°12'14"W 68.18 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 222.50 FEET, A CENTRAL ANGLE OF 10°05'52", A CHORD BEARING S77°40'44"E AND A CHORD LENGTH OF 39.16 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 78°08'51", A CHORD BEARING N68°17'46"E AND A CHORD LENGTH OF 44.12 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.74 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 31°34'25", A CHORD BEARING N45°00'33"E AND A CHORD LENGTH OF 95.22 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 96.44 FEET; RUN THENCE N60°47'46"E 45.21 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 32°59'44", A CHORD BEARING N44°17'54"E AND A CHORD LENGTH OF 70.99 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 71.99 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 97°16'07", A CHORD BEARING N20°50'02"W AND A CHORD LENGTH OF 52.54 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 59.42' FEET; RUN THENCE N21°21'38"E 50.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING N65°31'55"E AND A CHORD LENGTH OF 49.50 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.98 FEET; RUN THENCE N20°31'55"E 638.22 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 40°04'31", A CHORD BEARING N00°29'39"E AND A CHORD LENGTH OF 137.06 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 139.89 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 09°05'38", A CHORD BEARING N14°59'47"W AND A CHORD LENGTH OF 39.64 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.68 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 77°50'48", A CHORD BEARING N49°22'22"W AND A CHORD LENGTH OF 43.98; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.55 FEET; RUN THENCE N01°42'13"E 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 77°50'48", A CHORD BEARING N52°46'49"E AND A CHORD LENGTH OF 43.98 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.55 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 06°49'14", A CHORD BEARING N17°16'02"E AND A CHORD LENGTH OF 29.74 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 29.76 FEET; RUN THENCE N20°40'39"E 119.16 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 74°44'33", A CHORD BEARING N16°41'37"W AND A CHORD LENGTH OF 42.49 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 45.66 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 60°07'22", A CHORD BEARING N24°00'13"W AND A CHORD LENGTH OF 60.11 FEET, RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 62.96 FEET; RUN THENCE N83°56'32"W 100.89 FEET; RUN THENCE N18°07'23"W 60.00 FEET TO THE POINT OF BEGINNING; ALL LYING IN SECTION 15, TOWNSHIP 27 SOUTH, RANGE 24 EAST

APPLICANT/OWNER OF RECORD:
I-433 VENTURE, L.L.C.
5529 U.S. HIGHWAY 98 NORTH
LAKELAND, FL 33809
KENNETH WILHELM, MANAGING PARTNER

PREPARED BY:
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625 COMMERCE DRIVE SUITE 104
LAKELAND, FL 33813
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CORPORATION NUMBER LB 7467
ROBERT E. LAZENBY, III
FLORIDA SURVEYOR & MAPPER 2260

NOTES

1. BEARINGS ARE BASED ON THE RIGHT OF WAY OF STATE ROAD 33, THAT BEARING BEING N20°31'55"E

2. 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. UTILIZATION OF THE LANDS WITHIN THIS PLAT BY THE OWNERS OF LOTS IN GATEWAY LAKELAND COMMERCIAL PARK, PHASE ONE ARE FURTHER LIMITED AND RESTRICTED BY THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWAY LAKELAND COMMERCIAL PARK, PHASE ONE, AS IT MAY BE AMENDED FROM TIME TO TIME, WHICH HAS BEEN OR WILL BE RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

3. ALL LOT LINES TO A CURVE ARE NOT RADIAL LINES UNLESS INDICATED OTHERWISE.

4. 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 SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

5. FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY OR THE CITY OF LAKELAND AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS & RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY. 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.

6. LANDS IN THE VICINITY OF THE STORMWATER MANAGEMENT SYSTEM MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF. OWNERS OF LOTS WITHIN THE PROPERTY DESCRIBED ON THIS PLAT SHALL HAVE NO CLAIM OR CAUSE OF ACTION AGAINST I-4 VENTURE, L.L.C. OR ITS AGENTS OR EMPLOYEES FOR STANDING WATER AND SUCH OWNERS SHALL INDEMNIFY AND HOLD I-4 VENTURE, L.L.C., AND ITS AGENTS AND EMPLOYEES HARMLESS THEREFROM.

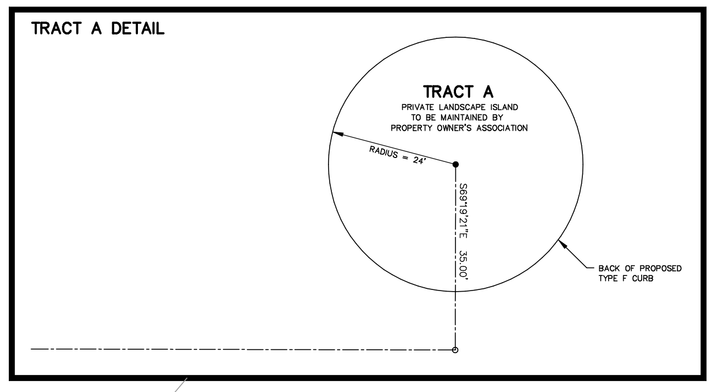
7. THE CITY OF LAKELAND WILL NOT BE RESPONSIBLE FOR THE DRAINAGE SYSTEM EXCEPT THAT THE CITY MAY PERFORM MAINTENANCE, WHEN DESIRED, TO PROTECT THE ROADWAYS AND OTHER FACILITIES DEDICATED TO THE CITY.

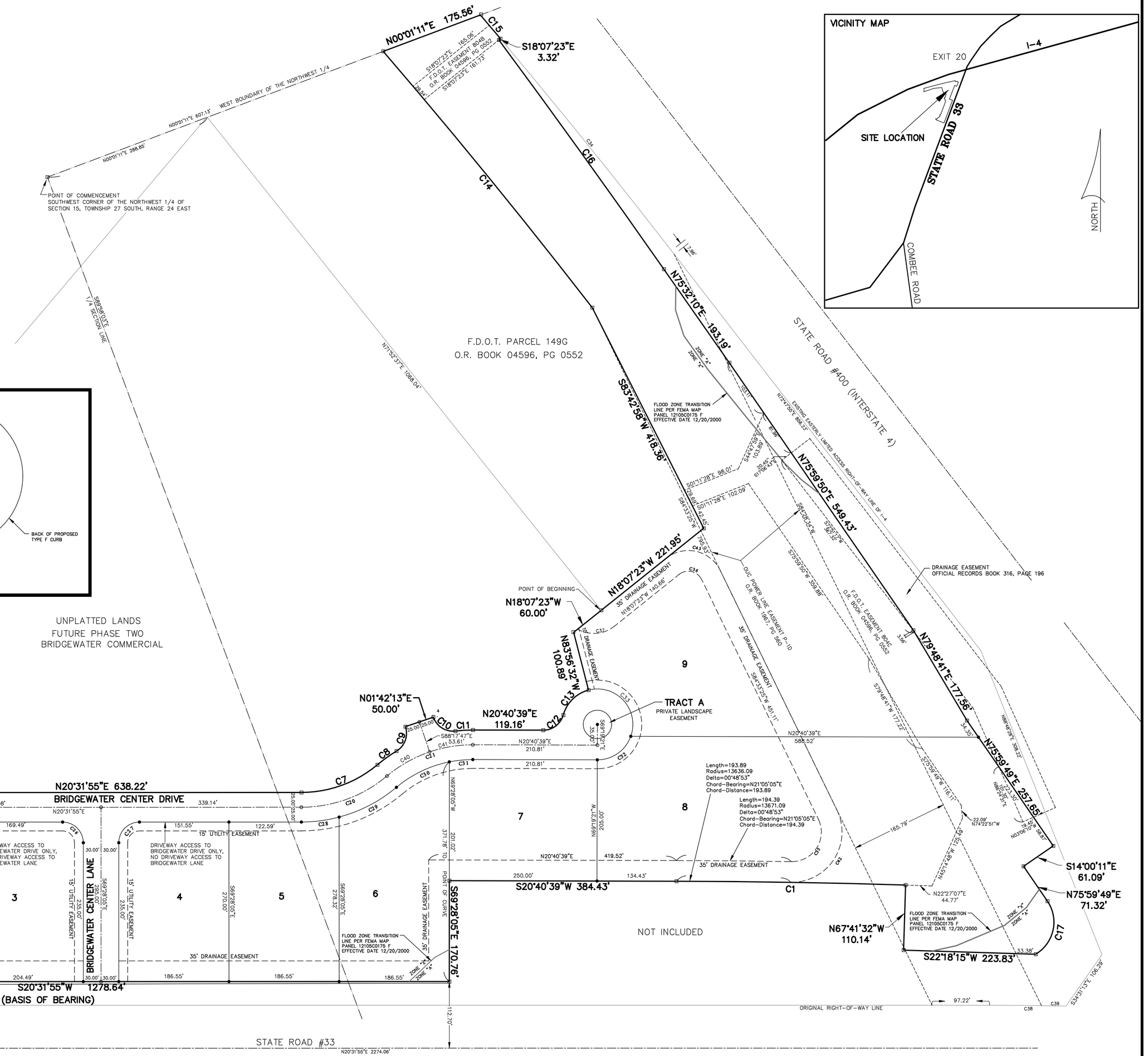
8. NO LOT SHALL DIRECTLY ACCESS BRIDGEWATER CENTER LANE OR FIRSTPARK BOULEVARD

9. TRACT A SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION

10. TRACT "A" AND ALL DRAINAGE EASEMENTS AND FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

11. THE TOTAL AREA PROPOSED BY THE PLAT SHOWN HEREON IS 24.307 ACRES MORE OR LESS





- ● – INDICATES 1/2" IRON ROD WITH CAP STAMPED "LB 7467"
- □ – INDICATES 4"x4"x24" CONCRETE MARKER WITH DISC STAMPED "P.R.M. 2260" OR "P.R.M. LB 7467", UNLESS OTHERWISE INDICATED
- ○ – INDICATES DISC IN PAVEMENT OR 4"x4"x24" CONCRETE MARKER STAMPED "P.C.P. 2260" OR "P.C.P. LB 7467"

NOTE: 1. COMPUTER ROUNDING MAY CAUSE A SLIGHT CUMMLATIVE DIFFERENCE IN OVERALL LENGTHS vs. INDIVIDUAL LOT TOTALS AND IN CURVE DATA, ESPECIALLY IN THE LONG RADIUS CURVES.

2. ALL LOT CORNERS ARE 1/2" IRON RODS WITH CAP STAMPED "LB 7467" UNLESS OTHERWISE INDICATED.