<u>POOL BRANCH CUL—DE—SAC DEEDED TO</u> POLK COUNTY AS DESCRIBED IN OFFICIAL

RECORDS BOOK 3307, PAGE 1470

N89°43'04"E 964.99'

1025.00

N89°43'04"E 1000.21'

-EASTERN MAINTAINED RIGHT-OF-WAY LINE PER MAP BOOK 4, PAGES 103-108

PARCEL ONE

PARCEL TWO

13.65 ACRES

N89°43'04"E 1411.46'

N89°43'04"E 1460.87'

D or \triangle = CENTRAL ANGLE (DELTA) L = ARC LENGTH CH = CHORD DISTANCE

SO'17'53"E 100.00'-

8.04 ACRES

/ N89°34'06"E 60.01'(F

-N89°34'06"E 34.77

~NO*04'11"W 35.73'

-N0°06'07"E 100.00'

-NO'17'57"W 100.00'

—N0°28'15"W 100.00'

∕−*N0*38'34"W 14.18'*

-N0*38'34"W 85.82'

-NO°21'23"W 100.00

~N0°28'15"W 100.00'

-N1°19'49"W 100.02'

-NO'21'23"W 14.18'

-NO°23'51"W 50.00'

-NO'02'41"E 14.18'

— N0°02'41"E 50.00'

-N2°33'48"E 85.93'

-N1°01′07″E 100.03′

-N0°06'07"E 81.53'

S89°39'17"W 639.49'(F)

S89°36'17"W 660.94'(L)

S89°39'17"W 660.25'(F)

= CENTERLINE

R/W or R.O.W. = RIGHT OF WAY

NO. or # = NUMBER

CONC = CONCRETE

O = FOUND IRON PIPE "AS NOTED"

= FOUND IRON ROD "AS NOTED"

= FOUND RAILROAD SPIKE

LEGAL DESCRIPTION:

POINT OF COMMENCEMENT LOT 1, SOUTHERN PINES

PLANTATION THE NORTHWEST CORNER OF

SECTION 30, TOWNSHIP 31

SOUTH, RANGE 26 EAST

NO CORNER FOUND OR SET

LOT 11, SOUTHERN PINES

(UNRECORDED) AND PARCEL SIX

N89'43'04"E 603.92'

PARCEL FIVE

15.48 ACRES

VTATION -

S89°20'40"W 602.89'(L)

N90°00'00"E 1268.39'(L) S89°59'55"E 1268.20'(F)

PARCEL SIX

N89*59'55"W 1214.29'

PARCEL SEVEN

18.27 ACRES

PARCEL EIGHT

O.R. = OFFICIAL RECORDS

BOC = BACK OF CURB

OBL = BOLLARD

= INFORMATION AS FOUND ON RECORD PLAT

- INFORMATION AS FOLIND IN LEGAL DESCRIPTION

= INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION

30.85 ACRES

THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST

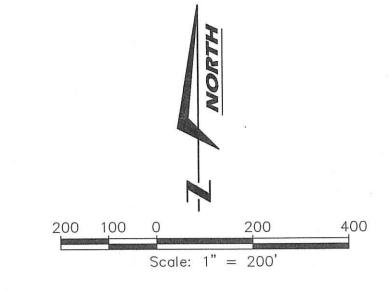
THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST

POINT OF BEGINNING
PARCEL SEVEN

THAT PART OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY,

FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25: THENCE SOUTH 00'17'08" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1323.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 1268.39 FEET; THENCE SOUTH 00°10'05" WEST A DISTANCE OF 1837.71 FEET TO THE NORTH LINE OF DEED RECORDED IN O.R. BOOK 2520, PAGE 903, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH DEED LINE THE FOLLOWING SEVEN CALLS: 1) NORTH 63'34'21" WEST A DISTANCE OF 485.49 FEET; 2) NORTH 81°43'02" WEST A DISTANCE OF 671.91 FEET; 3) NORTH 55°29'13" WEST A DISTANCE OF 468.87 FEET; 4) SOUTH 89°20'40" WEST A DISTANCE OF 602.89 FEET; 5) NORTH 87°54'09" WEST A DISTANCE OF 458.83 FEET; 6) NORTH 86°59'46" WEST A DISTANCE OF 694.07 FEET; 7) SOUTH 00°38'53" EAST A DISTANCE OF 113.09 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89°36'17" WEST A DISTANCE OF 660.94 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'58" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1317.38 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89'35'21" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER A DISTANCE OF 60.00 FEET; THENCE NORTH 89°43'02" EAST A DISTANCE OF 2584.06 FEET TO THE POINT OF

LESS AND EXCEPT MAINTAINED RIGHT OF WAY FOR POOL BRANCH ROAD. CONTAINING 123.1 ACRES.



DRAWN BY: KWT

CHECKED BY : KWI

THE NORTH 350.00 FEET OF THE WEST 1,025.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT

LEGAL DESCRIPTION: PARCEL TWO

THE SOUTH 450.00 FEET OF THE NORTH 800.00 FEET OF THE WEST 1,025.00 FEET AND THE SOUTH 350.00 FEET OF THE NORTH 800.00 FEET OF THE EAST 415.00 FEET OF THE WEST 1,440.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND

CONTAINING 13.65 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

LEGAL DESCRIPTION: PARCEL THREE

THE NORTH 450.00 FEET OF THE EAST 465.00 FEET OF THE WEST 1,490.00 FEET AND THE EAST 50.00 FEET OF THE WEST 1490.00 FEET OF THE SOUTH 350.00 FEET OF THE NORTH 800.00 FEET AND THE SOUTH 50.00 FEET OF THE NORTH 850.00 FEET OF THE WEST 1,490.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT MAINTAINED RIGHT

CONTAINING 6.88 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

LEGAL DESCRIPTION: PARCEL FOUR

THE NORTH 900.00 FEET OF THE EAST 550.00 FEET OF THE WEST 2,040.00 FEET AND THE SOUTH 50.00 FEET

LEGAL DESCRIPTION: PARCEL FIVE

THE NORTH 950.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST. POLK COUNTY, FLORIDA, LÉSS AND EXCEPT THE NORTH 900.00 FEET OF THE WEST 2,040.00 FEET THEREOF AND LESS AND EXCEPT MAINTAINED RIGHT OF WAY FOR POOL BRANCH ROAD.

LEGAL DESCRIPTION: PARCEL SIX

THAT PART OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25: THENCE SOUTH 00°17'08" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1,323.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89'59'55' EAST A DISTANCE OF 1,268.20 FEET; THENCE SOUTH 00'10'01" WEST A DISTANCE OF 500.00 FEET; THENCE NORTH 89°59'55" WEST, A DISTANCE OF 1,214.29 FEET; THENCE SOUTH 01°16'52" EAST, A DISTANCE OF 499.75 FEET; THENCE SOUTH 89 43'04" WEST, A DISTANCE OF 2,664.80 FEET TO THE EASTERN MAINTAINED RIGHT-OF-WAY LINE FOR POOL BRANCH ROAD AS RECORDED IN MAP BOOK 4, PAGES 103-108 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°02'41" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°43'04" EAST, A DISTANCE OF

SOUTHERN PINES

PLANTATION

(UNRECORDED)

, SOUTHERN PINES

N63°34'21"W 113.36'(I

N63°30'45"W 113.32'(F

= AIR RELEASE VALVE

(G) = GAS LINE MARKER

= BENCHMARK

EB = ELECTRIC BOX

= GAS METER

= ASPHALT

AC = A.C. UNIT

WATER VALVE

= FIRE HYDRANT

= GAS VALVE

IRRIGATION VALVE

UNPLATTI

|SV| = SEWER VALVE

= CURB INLET

C- = GUY ANCHOR

= SATELLITE DISH

= WATER METER

(UNRECORDED)

NORTHING=1244409.01

EASTING=734828.43

5/8"FIR ELEVATION=TBD

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25: THENCE SOUTH 00°17'08" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1,323.89 FEET; THENCE SOUTH 89°59'55" EAST A DISTANCE OF 1,268.20 FEET: THENCE SOUTH 00°10'01" WEST A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°10'01" WEST, A DISTANCE OF 543.76 FEET; THENCE SOUTH 89°43'04" WEST, A DISTANCE OF 3.875.72 FEET TO THE EASTERN MAINTAINED RIGHT-OF-WAY LINE FOR POOL BRANCH ROAD AS RECORDED IN MAP BOOK 4. PAGES 103-108 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 02°33'48" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.20 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°02'41" EAST, A DISTANCE OF 35.82 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°43'04" EAST, A DISTANCE OF 2,664.80 FEET; THENCE NORTH 00°16'52" WEST, A DISTANCE OF 499.75 FEET; THENCE SOUTH 89'59'55" EAST, A DISTANCE OF 1,214.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.27 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

LEGAL DESCRIPTION: PARCEL EIGHT

26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 25: THENCE SOUTH 00°17'08" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1,323.89 FEET; THENCE SOUTH 89°59'55" EAST A DISTANCE OF 1,268.20 FEET: THENCE SOUTH 00°10'01" WEST A DISTANCE OF 1,043.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°10'01" WEST, A DISTANCE OF 793.75 FEET TO THE NORTH LINE OF DEED RECORDED IN OFFICIAL RECORDS BOOK 2520, PAGE 903, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID NORTH DEED LINE THE FOLLOWING SEVEN (7) CALLS: 1) NORTH 63*35'04" WEST, A DISTANCE OF 485.51 FEET: THENCE 2) NORTH 81'42'52" WEST, A DISTANCE OF 671.96 FEET; THENCE 3) NORTH 55'29'13" WEST, A DISTANCE OF 468.87 FEET; THENCE 4) SOUTH 89°20'40" WEST, A DISTANCE OF 602.89 FEET; THENCE 5) NORTH 87.54'09" WEST, A DISTANCE OF 458.83 FEET; THENCE 6) NORTH 86.59'46" WEST, A DISTANCE OF 694.07 FEET; THENCE 7) SOUTH 00°25'27" EAST, A DISTANCE OF 113.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89°39'17" WEST, A DISTANCE OF 639.49 FEET TO THE EASTERN MAINTAINED RIGHT-OF-WAY LINE FOR POOL BRANCH ROAD AS RECORDED IN MAP BOOK 4, PAGES 103-108 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°06'07" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.53 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°01'07" EAST, A DISTANCE OF 100.03 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 02°33'48" EAST, A DISTANCE OF 85.93 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°43'04" EAST, A DISTANCE OF 3,875.72 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL ONE

MAINTAINED RIGHT OF WAY FOR POOL BRANCH ROAD.

CONTAINING 8.04 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

EXCEPT MAINTAINED RIGHT OF WAY FOR POOL BRANCH ROAD.

OF WAY FOR POOL BRANCH ROAD.

OF THE NORTH 900.00 FEET OF THE WEST 1,490.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT MAINTAINED RIGHT OF WAY FOR POOL BRANCH ROAD.

CONTAINING 13.04 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

CONTAINING 15.48 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

2,614.51 FEET; THENCE NORTH 00°16'52" WEST, A DISTANCE OF 950.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.11 ACRES, MORE OR LESS, TO THE MAINTAINED RIGHT-OF-WAY.

LEGAL DESCRIPTION: PARCEL SEVEN

THAT PART OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST AND SECTION 30, TOWNSHIP 31 SOUTH, RANGE

CONTAINING 30.85 ACRES, MORE OR LESS.

FIELD BOOK: RCP = REINFORCED CONCRETE PIPE \pm = MORE OR LESS / PLUS OR MINUS = MITERED END SECTION ■ BACKFLOW PREVENTER VALVE FCM = FOUND 4"x4" CONCRETE MONUMENT "AS NOTED" CMP = CORRUGATED METAL PIPE NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929 LEGEND MLP = METAL LIGHT POLE OP = EDGE OF PAVEMENT RAD = RADIAL= INLET △ = ELECTRIC TRANSFORMER (W) = WATER WELL NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988 SCM = SET 4"x4" CONCRETE MONUMENT "LB7454" CLP = CONCRETE LIGHT POLE INV. = INVERT ELEVATION /c = AIR CONDITIONING= SPRINKLER (a) = SET 5/8" IRON ROD AND CAP "LB7454" CPP = CONCRETE POWER POLE WPP = WOOD POWER POLE WLP = WOOD LIGHT POLE ALTA = AMERICAN LAND TITLE ASSOCIATION) = MONITOR WELL N&D = NAIL AND DISK= ELECTRIC METER D = UTILITY POLE "AS NOTED" X 235.4 = EXISTING ELEVATIONS SPK N&D (0) = SET PK NAIL AND DISK "LB7454" ACSM = AMERICAN CONGRESS OF SURVEYING AND MAPPING $O_{CO} = CLEANOUT$ (CALC) = INFORMATION CALCULATED BASED ON FIELD INFORMATION = RADIUS HU- = OVERHEAD UTILITIES STMH (D) = STORM MANHOLE FPK N&D 🔕 = FOUND PK NAIL AND DISK "AS NOTED"

SSMH(S) = SANITARY SEWER MANHOLE

TV = CABLE TELEVISION BOX

FIRM = FLOOD INSURANCE RATE MAP

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY

SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRIC

N89°43'02"E 2584.06'(L) N89°43'04"E 2583.91'(F) BASIS OF BEARINGS

N89*43'04"E 2614.51'

N89*43'04"E 2664.80'

N87°54'45"W 458.90'(F

NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST QUARTE

PARCEL FOUR

13.04 ACRES

SOUTHERN PINES PLAN

N89°43'04"E 3875.72'

(UNRECORDED)

THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST

THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 25 EAST

N89°43'04"E 465.00'

PARCEL THREE

6.88 ACRES

S89°43'04"W 415.00'

N89*43'04"E 2010.78'

N86°59'46"W 694.07'(I)

S00°25'27"E 113.46'(F

T = TELEPHONE BOX/MARKER

 \widehat{T} = TELEPHONE MANHOLE

SHEET 1 of 1