

*Highland Meadows II*  
*Community Development District*

*Agenda*

*September 13, 2022*

# AGENDA

# *Highland Meadows II*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 9, 2022

**Board of Supervisors  
Highland Meadows II Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Highland Meadows II Community Development District** will be held **Tuesday, September 13, 2022 at 2:30 PM** at **The Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Those members of the public wishing to attend the meeting can do so using the information below:

**Zoom Video Link:** <https://us06web.zoom.us/j/88622805377>

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 886 2280 5377

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Speakers may also submit questions to the District Manager at [tadams@gmscfl.com](mailto:tadams@gmscfl.com) prior to the beginning of the meeting)
3. New Business
  - A. Ratification of Second Amendment for Pool Maintenance and Janitorial Services with Resort Pool Services
  - B. Ratification of First Amendment for Towing Services with S&S Towing and Recovery, LLC
  - C. Discussion of Encroachments on District Maintenance Easements
4. Approval of Minutes of the July 12, 2022 Board of Supervisors Meeting
5. Staff Reports
  - A. Attorney
  - B. Engineer

- C. Field Manager's Report
  - i. Update of Status of Phase 3 Park- **ADDED**
- D. District Manager's Report
  - i. Approval of Check Register
  - ii. Balance Sheet and Income Statement
- 6. Supervisors Requests
- 7. Public Comments
- 8. Adjournment

# SECTION III

# SECTION A

**SECOND AMENDMENT TO AGREEMENT BETWEEN RESORT POOL SERVICES  
AND HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT FOR  
POOL MAINTENANCE AND JANITORIAL SERVICES**

THIS SECOND AMENDMENT ("Second Amendment") is made and entered into as of this 31 day of July 2022, by and between:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, Inc., 219 East Livingston Street, Orlando, Florida 32801 ("**District**"), and

**ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES**, with a mailing address of 14525 Johns Lake Road, Clermont, Florida ("**Contractor**").

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement between Resort Pool Services, Inc. and Highland Meadows II Community Development District for Pool Maintenance and Janitorial Services*, between the parties, dated October 1, 2020, as supplemented and amended from time to time (together, the "**Agreement**"), which are incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 18 of the Agreement, the Agreement may be amended by an instrument in writing executed by both parties; and

**WHEREAS**, the District and Contractor now desire to further amend the Agreement to amend the scope of Services, as defined in the Agreement, amend the compensation as it relates to the same; and

**WHEREAS**, the District and Contractor each represent that it has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Second Amendment.

**2. AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the parties' rights and obligations under the Agreement, except to the extent set forth in this Second Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

3. **AMENDMENTS.** Pursuant to Sections 18 of the Agreement, the District and Contractor agree to amend the Agreement in the following:

A. Section 2, subsection D, Description of Work and Services, of the Agreement is amended to the extent the Services to be provided to the Facilities are consistent with the amended definitions of the same and in accordance with the amended Exhibit A, as provided herein.

B. Section 3, Compensation and Term, is amended and replaced in its entirety as follows:

The District agrees to compensate Contractor Three Thousand Dollars (\$3,000.00) per month for providing Pool maintenance services as set forth in the Agreement, as amended. The annual total under this Agreement shall not exceed Thirty Six Thousand Dollars and 00/100 (\$36,000.00). The District shall provide payment within thirty (30) days of receipt of invoices. The term of the Agreement shall be from the date and year first written above through September 30, 2023, unless extended by the Parties or terminated earlier in accordance with the terms of this Agreement. This Agreement shall automatically renew for additional one (1) year terms, up to four (4) additional renewals, unless written notice is provided by either party thirty (30) days prior to the expiration of this Agreement.

C. Exhibit A to the Agreement is hereby amended and replaced in its entirety by the *Contractor's Proposal for Pool Service Agreement for Highland Meadows*, dated July 8, 2022, attached hereto as **Exhibit A**.

4. **EFFECTIVE DATE.** This Second Amendment shall have an effective date as of the day and year first written above.

[Signatures on next page]



IN WITNESS WHEREOF, the parties execute this Second Amendment the day and year first written above.

ATTEST:

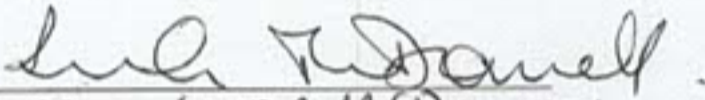
**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**ROGER JAMES MCDONNELL D/B/A  
RESORT POOL SERVICES**



Print Name: LINDA MCDONNELL



**Exhibit A** Contractor's Proposal

## Exhibit A

### RESORT POOL SERVICES

14525 JOHNS LAKE POINT  
CLERMONT, FL 34711  
321-689-6210



July 8, 2022

#### POOL SERVICE QUOTE FOR HIGHLAND MEADOWS

Thank you for the opportunity to bid for pool service at Highland Meadows.

Pool service 6 x per week May 1<sup>st</sup>- August 30<sup>th</sup> and 3 x Per Week September 1<sup>st</sup> – April 30<sup>th</sup>.

TOTAL: \$3000 per month

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level they have set the pumps at. The computer removes the guess work from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

#### POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers
- ✓ Blow off pool deck
- ✓ Straighten pool furniture
- ✓ Pick up trash within pool area

# SECTION B

**FIRST AMENDMENT TO AGREEMENT BETWEEN S&S TOWING & RECOVERY,  
LLC AND HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
FOR  
TOWING SERVICES**

**THIS FIRST AMENDMENT (“Amendment”)** is made and entered into as of this \_\_\_ day of August 2022, by and between:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”), and

**S&S TOWING & RECOVERY, LLC**, a Florida limited liability company, with a principal address of 29300 U.S. 27, Dundee, Florida 33838 (“**Contractor**”).

**RECITALS**

**WHEREAS**, the District and Contractor previously entered into that certain *Agreement between Highland Meadows II Community Development District and S&S Towing & Recovery, LLC, for Towing Services*, between the parties, dated October 1, 2020, (“**Agreement**”), which is incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 9 of the Agreement, the Agreement may be amended by an instrument in writing executed by both parties; and

**WHEREAS**, the District and Contractor now desire to further amend the Agreement to revise Exhibit A to the Agreement to the District’s current *Amended Rule Relating to Overnight Parking and Traffic Enforcement* and to revise and include certain provisions to the Agreement; and

**WHEREAS**, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

**2. AMENDMENTS.** Pursuant to Section 9 of the Agreement, the District and Contractor agree to amend the Agreement in the following:

A. Exhibit A of the Agreement, "Parking Policies", is hereby replaced with **Exhibit A** of this Amendment, identifying additional Tow-Away Zones, as the term is defined in the Parking Policies.

B. Contact information in Section 11, Notices, is amended as follows:

**A. If to the District:** Highland Meadows II Community  
Development District  
219 East Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With a copy to:** KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303  
Attn: District Counsel

C. As of the date of this Amendment, the District's "**Public Records Custodian**" is Tricia Adams. All references to the "Public Records Custodian" in the Agreement, including contact information for the same provided in Section 12, Public Records, is revised as follows:

Tricia Adams, e-mail: tadams@gmscfl.com

D. In accordance with statutory requirements adopted after the parties entered into the Agreement, the following provisions are hereby added to the Agreement:

**i. SECTION 19. E-VERIFY.** The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District as a result of the

termination. In the event that the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

**ii. SECTION 20. FOREIGN INFLUENCE.** Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute

**3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

**4. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Amendment.

**5. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**6. EFFECTIVE DATE.** This Amendment shall have an effective date as of the day and year first written above.

[Signatures on next page]

**IN WITNESS WHEREOF**, the parties execute this Amendment the day and year first written above.

ATTEST:

**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**S&S TOWING & RECOVERY, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

**Exhibit A:** Parking Policies

**Exhibit A**

**Parking Policies**

*[See following pages]*



**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**  
**AMENDED & RESTATED RULES**  
**RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

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In accordance with Chapter 190, *Florida Statutes*, and on September 21, 2021, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows II Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Trailer(s)*. An unpowered vehicle towed by another.
- E. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone*. District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- H. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

- I. *Abandoned Vehicle.* Any vehicle that is not operational or has not been moved for a period of 2 weeks.

**SECTION 3. DESIGNATED PARKING AREAS.** On street parking is only authorized on the odd numbered side of the street (as indicated by address numbers). On street parking is expressly prohibited on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

**SECTION 5. EXCEPTIONS.**

- A. **ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by an Overnight Parking Pass.
- C. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may park on District Property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

Any Vehicle parked on District Property, including District roads, must do so in compliance with all laws, ordinances and codes.

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District Property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida

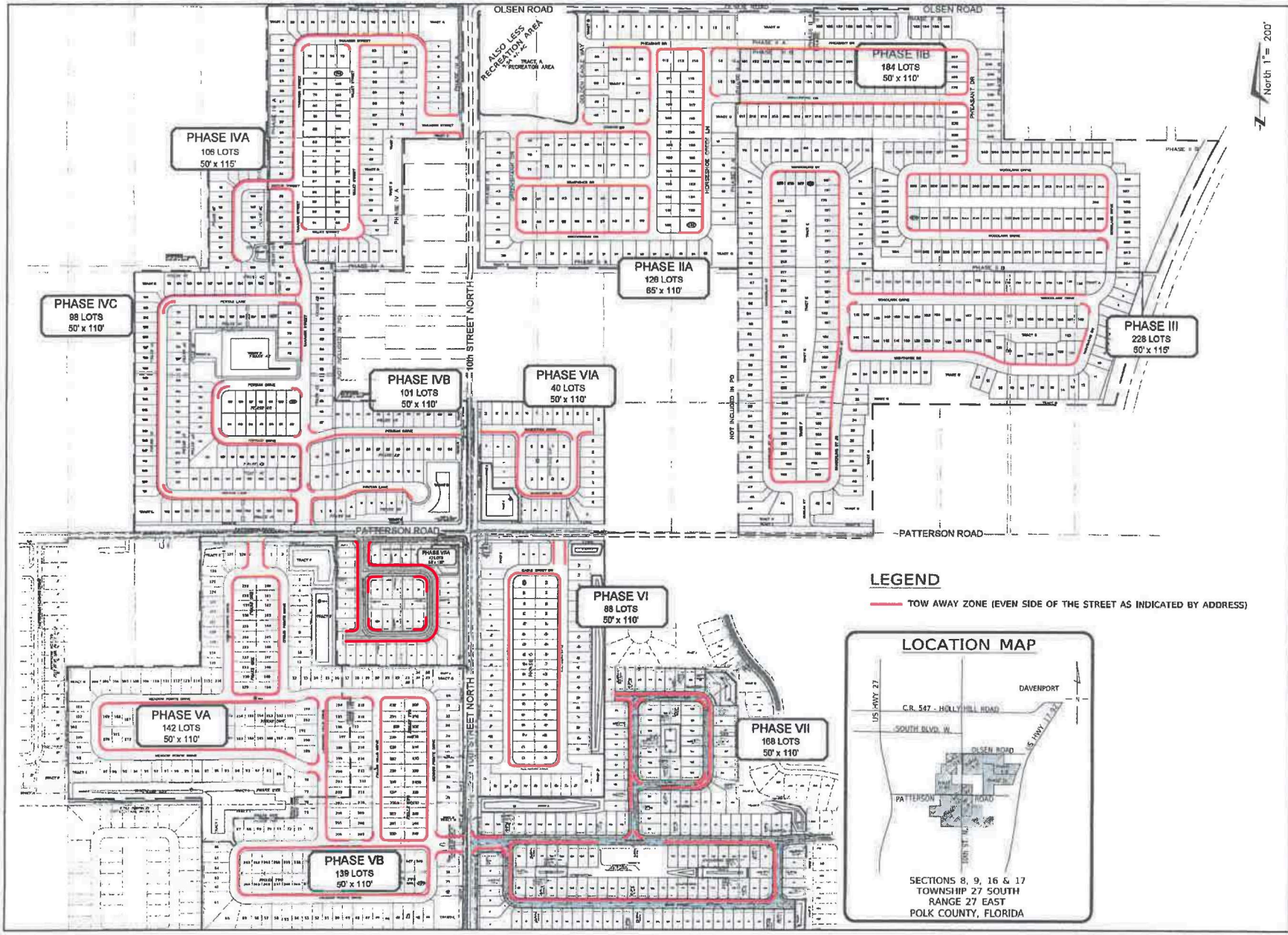
law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels, Trailers, or Recreational Vehicles may be parked on District Property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

**EXHIBIT A – *Tow Away Zone***

Effective Date: September 21, 2021  
Parking Map Updated: July 12, 2022

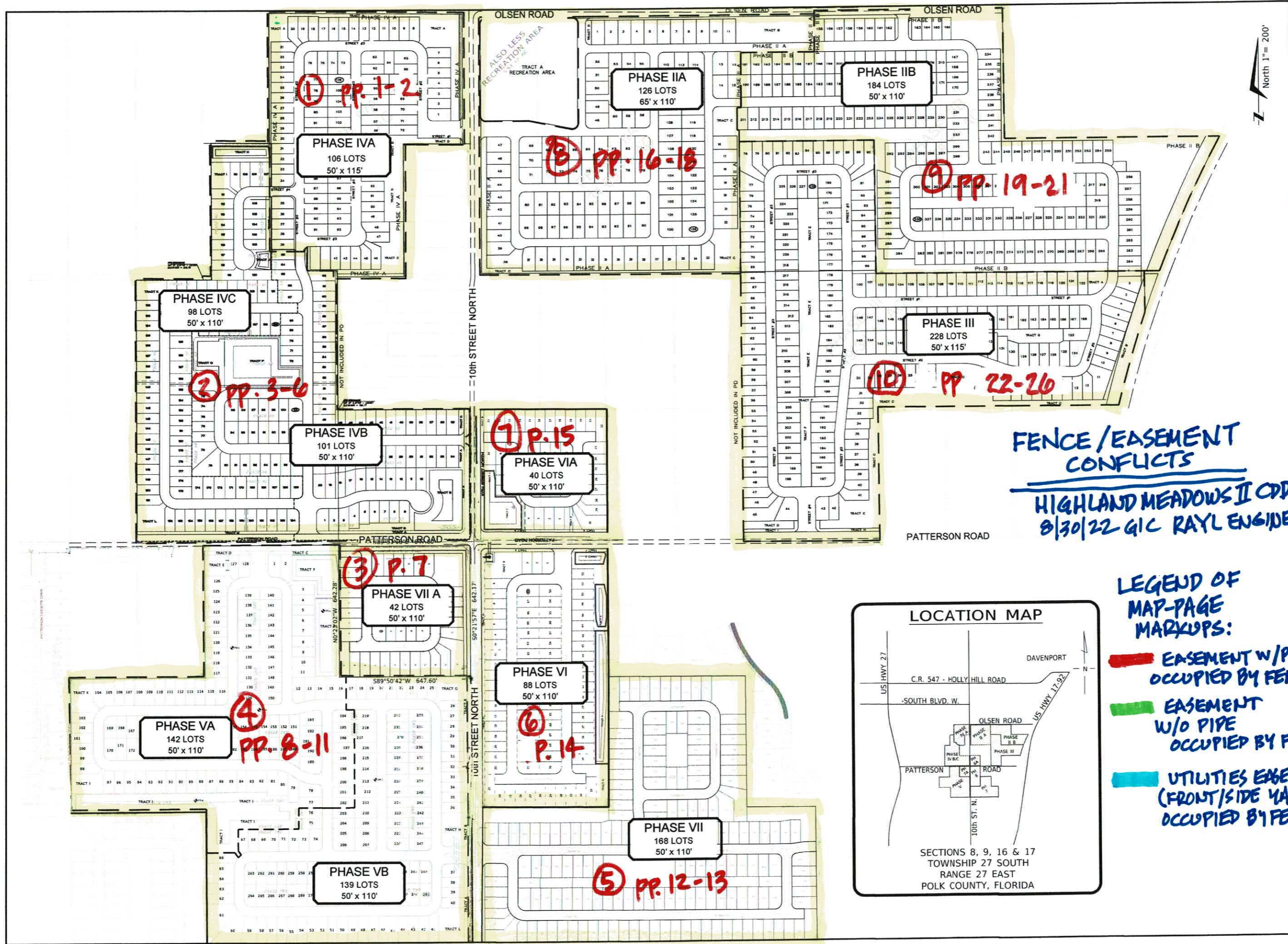


North 1" = 200'

<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>07/27/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>2</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>3</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>4</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>5</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>6</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>7</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>8</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>9</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, 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<td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>40</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>41</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>42</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>43</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>44</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>45</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>46</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>47</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>48</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>49</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>50</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>51</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>52</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>53</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>54</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>55</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>56</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>57</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>58</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>59</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>60</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>61</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>62</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>63</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>64</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>65</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>66</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>67</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>68</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>69</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>70</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>71</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>72</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>73</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>74</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>75</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>76</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>77</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>78</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>79</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>80</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>81</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>82</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>83</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>84</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>85</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>86</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>87</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>88</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>89</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>90</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>91</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>92</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>93</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>94</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>95</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>96</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>97</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>98</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>99</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> <tr> <td>100</td> <td>08/02/18</td> <td>PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</td> </tr> </table>		NO.	DATE	DESCRIPTION	1	07/27/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	2	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	3	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	4	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	5	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	6	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	7	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	8	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	9	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	10	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	11	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	12	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	13	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	14	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	15	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	16	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	17	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	18	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	19	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	20	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	21	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	22	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	23	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	24	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	25	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	26	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	27	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	28	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	29	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	30	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	31	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	32	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	33	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	34	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	35	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	36	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	37	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	38	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	39	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	40	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	41	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	42	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	43	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	44	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	45	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	46	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	47	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	48	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	49	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	50	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	51	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	52	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	53	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	54	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	55	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	56	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	57	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	58	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	59	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	60	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	61	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	62	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	63	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	64	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	65	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	66	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	67	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	68	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	69	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	70	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	71	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	72	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	73	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	74	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	75	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	76	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	77	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	78	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	79	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	80	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	81	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	82	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	83	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	84	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	85	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	86	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	87	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	88	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	89	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	90	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	91	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	92	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	93	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	94	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	95	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	96	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	97	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	98	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	99	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII	100	08/02/18	PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII
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<p>DATE: 08/02/18</p> <p>SCALE: 1" = 200'</p> <p>PROJECT: PHASE IIA, IIB, IIC, IIV, IVA, IVB, VA, VB, VI, VII</p> <p>CLIENT: POLK COUNTY, FLORIDA</p> <p>DESIGNER: DENNIS L. WOODS, P.E.</p> <p>CHECKER: DENNIS L. WOODS, P.E.</p> <p>DATE: 08/02/18</p>																																																																																																																																																																																																																																																																																																																
<p><b>Dennis L. Woods, P.E.</b></p> <p><b>Wood Engineering</b></p> <p>2373 BANTON ROAD DAVENPORT, FL 33801 TEL: 888-862-8181 CELL: 888-862-8181 EMAIL: den@woodengineering.com</p>																																																																																																																																																																																																																																																																																																																
<p><b>HIGHLAND MEADOWS OVERALL SITE PLAN</b></p> <p>DAVENPORT/POLK COUNTY/HAINES CITY</p>																																																																																																																																																																																																																																																																																																																
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# SECTION C

E:\Engineering\Highland Meadows II - MASTER SITE PLAN\HIGHLAND MEADOWS II OVERALL SITE PLAN CDD.dwg 6/16/2018 9:12:18 AM DWG TO PDF.plt

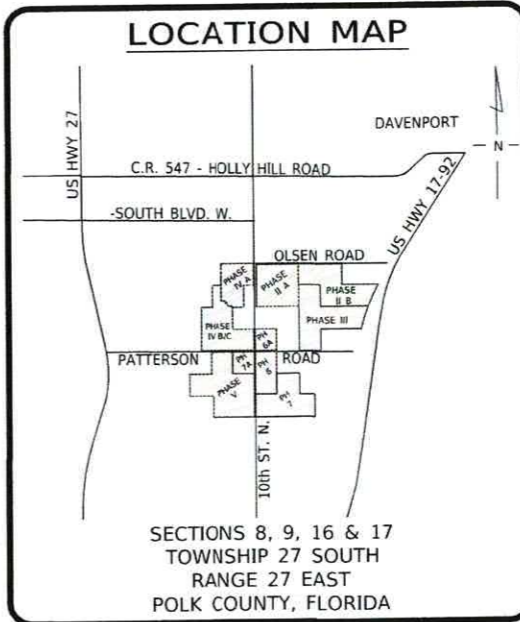


North 1" = 200'

**FENCE/EASEMENT CONFLICTS**  
**HIGHLAND MEADOWS II CDD**  
**8/30/22 GIC RAYL ENGINEERING**

**LEGEND OF MAP-PAGE MARKUPS:**

- █ EASEMENT W/PIPE OCCUPIED BY FENCE
- █ EASEMENT W/O PIPE OCCUPIED BY FENCE
- █ UTILITIES EASEMENT (FRONT/SIDE YARD) OCCUPIED BY FENCE



NO.	DATE	REVISIONS
9	5/30/18	UPDATED PHASE 4A, 4B & 5 LOT LAYOUTS
10	11/22/18	ADDED PHASES 5 AND 6
11	11/28/18	SHARED HAINES CITY LOTS
12	2/22/19	PHASE VA AND VB LOT TOTALS ADDED
13	5/09/19	PHASES VI AND VII ADDED

WOOD & ASSOCIATES Engineers, LLC 1832 BARTON ROAD - LAKEWALKER, FL 33853 OFFICE (888) 440-2040 662-2019 EMAIL: INFO@WOODGROUP.COM	HIGHLAND MEADOWS II CDD OVERALL SITE PLAN DAVENPORT/POLK COUNTY/HAINES CITY	DATE
		OVERALL SITE PLAN
		EXHIBIT 9

# HIGHLAND MEADOWS PHASE 4A

A REPLAT OF ALL OF TRACTS 6, 7 AND 10 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST;  
AND PARTS TRACTS 8 AND 11 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
'FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION', AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

ALL OF THE 15' PLATTED RIGHT-OF-WAY LYING NORTH OF TRACT 6 AND TRACT 7, IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF  
'FLORIDA DEVELOPMENT COMPANY SUBDIVISION', AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE 15' PLATTED RIGHT-OF-WAY LYING NORTH OF TRACT 8, IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF 'FLORIDA DEVELOPMENT COMPANY SUBDIVISION', AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 25.00 FEET THEREOF.

SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

## NOTES AND LEGEND

- ⊙ - FOUND NAIL AND DISK AS NOTED
- - FOUND IRON AS NOTED
- - FOUND CONCRETE MONUMENT \*FRM LB-7308\* - UNLESS NOTED
- - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT AND CAP \*FRM LB-6892\*
- ⊙ - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISK \*PCP LB-6892\*
- I.D. - IDENTIFICATION
- R/W - RIGHT OF WAY
- NO./# - NUMBER
- R - RADIUS
- D/Δ - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH
- CH - CHORD DISTANCE
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- O.R. - OFFICIAL RECORDS OF POLK COUNTY, FLORIDA
- CDD - COMMUNITY DEVELOPMENT DISTRICT
- CHS - CHAPTERS
- F.S. - FLORIDA STATUTES
- INC. - INCORPORATED
- (F) - FIELD MEASUREMENT
- (P) - INFORMATION PER PLAT
- (RAD) - RADIAL
- (NR) - NON-RADIAL

BEARINGS BASED ON THE SOUTH BOUNDARY LINE OF 'PARK RIDGE' SUBDIVISION COMPANY' AS S89°26'52"E BETWEEN FIELD MONUMENTATION.

THE COORDINATES DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE BASED ON THE RECORDED PLAT OF 'PARK RIDGE' SUBDIVISION.

ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS - NATIONAL GEODETIC VERTICAL DATUM OF 1929

## TRACT USAGE TABLE

- TRACTS A AND C ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
- TRACT B IS A BUFFER, COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE/SIGN AREA.
- TRACT D IS A RECREATION AREA, BUFFER AREA, DRAINAGE AND DRAINAGE/RETENTION AREA, COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE/SIGN AREA.
- TRACTS E AND F ARE BUFFER, COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE AREAS, AND FUTURE RESIDENTIAL LOTS.
- TRACT G ARE ROADWAYS.

## SURVEYOR'S NOTES

- \* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION IS SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN SUBDIVISION WHICH DO NOT REQUIRE A P.M. OR P.C.P.
- \* THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- \* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A MAGNETIC NAIL AND DISK "LB-6892" - UNLESS OTHERWISE NOTED.
- \* 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.
- \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091(2)(B).
- \* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12105C219 F AND COMMUNITY PANEL NUMBER 12105C240 F, EFFECTIVE DATE OF 12/20/2000.

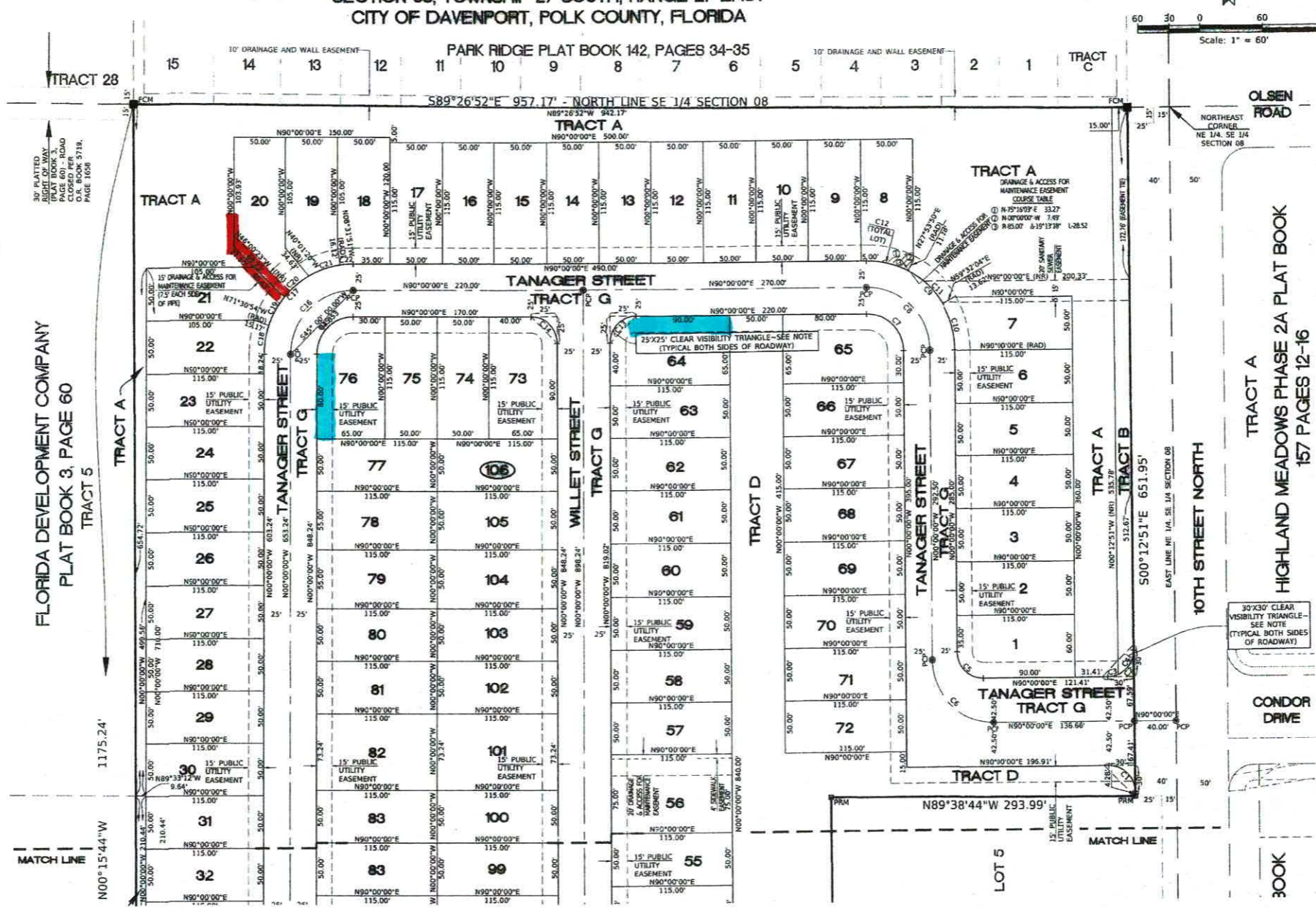
## FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

## 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.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.18'	25.00'	89° 47' 09"	35.29'	N45° 06' 26"W
C2	39.36'	25.00'	90° 12' 51"	35.42'	N44° 53' 34"E
C3	10.38'	25.00'	23° 47' 33"	10.31'	N78° 06' 14"E
C4	28.98'	25.00'	66° 25' 19"	27.39'	N32° 59' 48"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C6	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C7	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C8	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C9	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"W
C10	45.20'	85.00'	30° 27' 56"	44.67'	N15° 13' 58"W
C11	46.93'	85.00'	31° 38' 14"	46.34'	N46° 17' 03"W
C12	41.39'	85.00'	27° 53' 50"	40.98'	N78° 03' 05"W
C13	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C14	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C15	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"E
C16	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"E
C17	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"E
C18	27.42'	85.00'	18° 29' 06"	27.30'	N09° 14' 33"E
C19	30.67'	85.00'	20° 40' 20"	30.50'	N28° 49' 16"E
C20	30.66'	85.00'	20° 39' 52"	30.49'	N49° 29' 22"E
C21	32.11'	85.00'	21° 38' 51"	31.92'	N70° 38' 44"E
C22	12.66'	85.00'	08° 31' 51"	12.64'	N85° 44' 05"E
C23	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C24	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C25	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C26	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C27	26.66'	25.00'	61° 06' 17"	25.42'	N30° 33' 09"E
C28	12.61'	25.00'	28° 53' 43"	12.47'	N75° 33' 09"E
C29	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"E
C30	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"E
C31	115.66'	50.00'	132° 32' 13"	91.54'	N23° 43' 54"E
C32	15.82'	50.00'	18° 07' 47"	15.76'	N80° 56' 06"E
C33	21.56'	50.00'	24° 42' 03"	21.39'	N59° 31' 11"E
C34	20.28'	50.00'	23° 14' 06"	20.14'	N35° 33' 06"E
C35	39.56'	50.00'	45° 19' 50"	38.53'	N01° 16' 07"E
C36	18.45'	50.00'	21° 08' 24"	18.34'	N31° 58' 01"W
C37	33.41'	45.00'	42° 32' 13"	32.65'	N21° 16' 06"W

**CLEAR VISIBILITY TRIANGLE**  
IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A HIGHWAY AND A ROAD. NOTHING SHALL BE ERECTED, PLACED, PAINTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPAIR VISION BETWEEN HEIGHTS OF TWO FEET AND EIGHT FEET ABOVE THE GROUND IN THE VISIBILITY TRIANGLE - WITH THE EXCEPTION OF PUBLICLY OWNED HIGHWAYS, SIGNALS, UTILITY POLES AND TRAFFIC CONTROL POLES.

## NORTH POINT

LAND SURVEYING, INC.  
2651 MAGNOLIA AVENUE  
P.O. BOX 804, LAKELAND, FLORIDA 33802  
(863) 648-2363 FAX (863) 648-5263  
STATE OF FLORIDA AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB #6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

# HIGHLAND MEADOWS PHASE 4A

PLAT BOOK 160 PAGE 35  
SHEET 4 OF 4

- NOTES AND LEGEND**
- ⊙ - FOUND NAIL AND DISK AS NOTED
  - ⊙ - FOUND IRON AS NOTED
  - ⊙ - FOUND CONCRETE MONUMENT "PRM LB-7706" - UNLESS NOTED
  - ⊙ - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
  - ⊙ - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISK "PCP LB-6892"
  - I.D. = IDENTIFICATION
  - R/W = RIGHT OF WAY
  - NO./# = NUMBER
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SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

BEARINGS BASED ON THE SOUTH BOUNDARY LINE OF "PARK RIDGE" SUBDIVISION COMPANY' AS S85°26'52"E BETWEEN FIELD MONUMENTATION.

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ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS - NATIONAL GEODETIC VERTICAL DATUM OF 1929

**TRACT USAGE TABLE**

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- TRACT D IS A RECREATION AREA, BUFFER AREA, DRAINAGE AND DRAINAGE/RETENTION AREA, COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE/SIGN AREA.
- TRACTS E AND F ARE BUFFER, COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE AREAS, AND FUTURE RESIDENTIAL LOTS.
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**SURVEYOR'S NOTES:**

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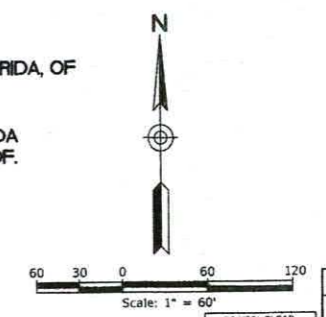
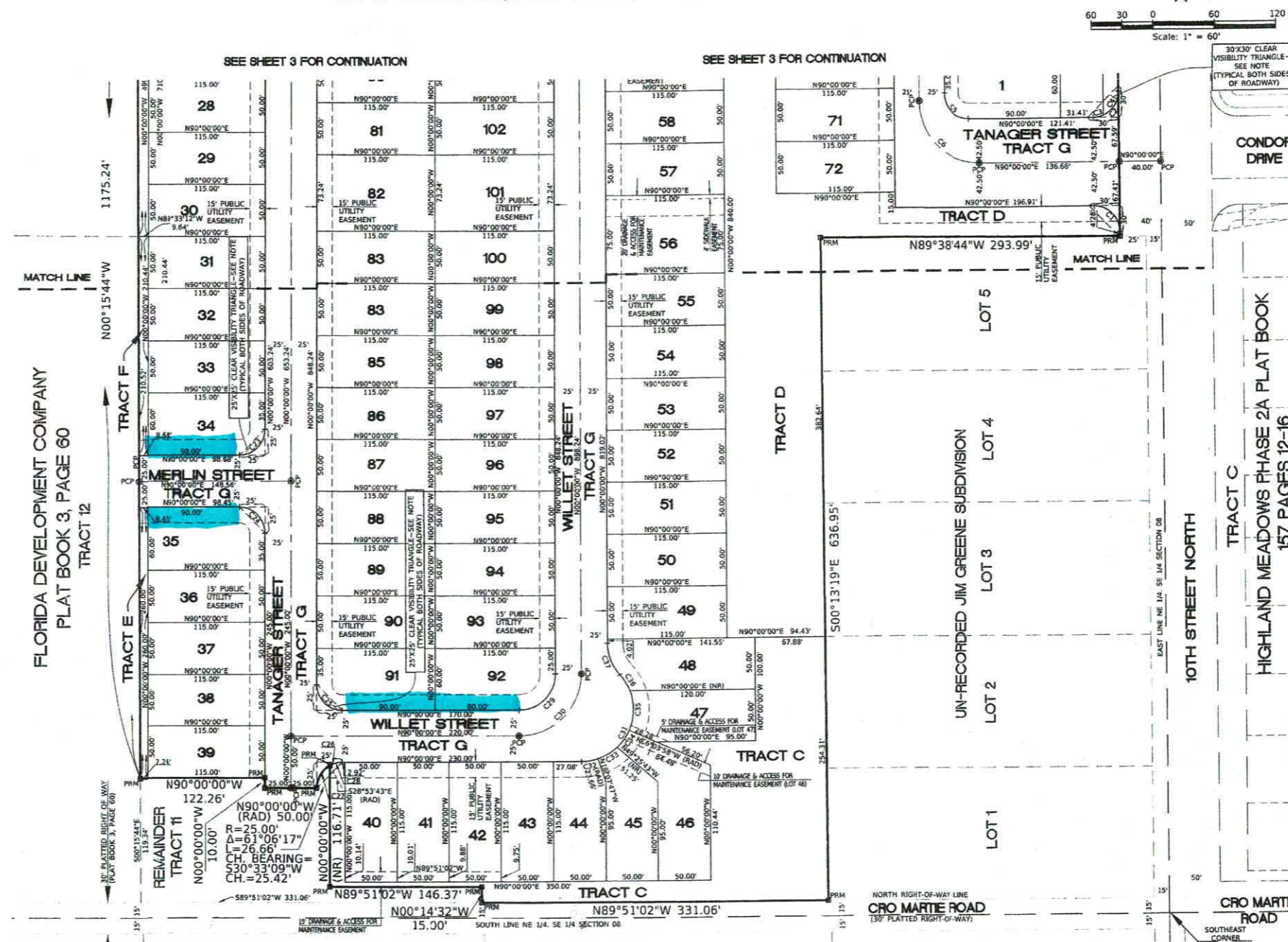
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**NOTICE:**

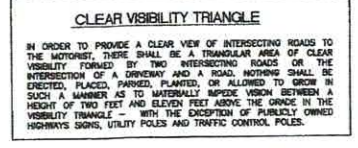
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.18'	25.00'	89° 47' 09"	35.29'	N45° 06' 26"W
C2	39.36'	25.00'	90° 12' 51"	35.42'	N44° 53' 34"E
C3	10.38'	25.00'	23° 47' 33"	10.31'	N78° 06' 14"E
C4	28.98'	25.00'	66° 25' 19"	27.39'	N32° 59' 48"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C6	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C7	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C8	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C9	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"W
C10	45.20'	85.00'	30° 27' 56"	44.67'	N15° 13' 58"W
C11	46.93'	85.00'	31° 38' 14"	46.34'	N46° 17' 03"W
C12	41.39'	85.00'	27° 53' 50"	40.98'	N76° 03' 05"W
C13	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C14	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C15	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C16	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C17	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"W
C18	27.42'	85.00'	18° 29' 06"	27.30'	N09° 14' 33"E
C19	30.67'	85.00'	20° 40' 20"	30.50'	N28° 49' 16"E
C20	30.66'	85.00'	20° 39' 52"	30.49'	N49° 29' 22"E
C21	32.11'	85.00'	21° 38' 51"	31.92'	N70° 38' 44"E
C22	12.66'	85.00'	08° 31' 51"	12.64'	N85° 44' 05"E
C23	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C24	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C25	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C26	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C27	26.66'	25.00'	61° 06' 17"	25.42'	N30° 33' 09"E
C28	12.61'	25.00'	28° 53' 43"	12.47'	N75° 33' 09"E
C29	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C30	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C31	115.66'	50.00'	132° 32' 13"	91.54'	N23° 43' 54"E
C32	15.82'	50.00'	18° 07' 47"	15.76'	N80° 56' 08"E
C33	21.58'	50.00'	24° 42' 03"	21.39'	N59° 31' 11"E
C34	20.28'	50.00'	23° 14' 08"	20.14'	N55° 33' 06"E
C35	39.56'	50.00'	45° 19' 50"	38.53'	N01° 16' 07"E
C36	18.45'	50.00'	21° 08' 24"	18.34'	N31° 58' 01"W
C37	33.41'	45.00'	42° 32' 13"	32.65'	N21° 19' 08"W



**NORTH POINT**

LAND SURVEYING, INC.  
2654 MAGNOLIA AVENUE  
P.O. BOX 804, LAKELAND, FLORIDA 33802  
(863) 648-2363 FAX (863) 648-5263  
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - 13 #6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130



# HIGHLAND MEADOWS 4B

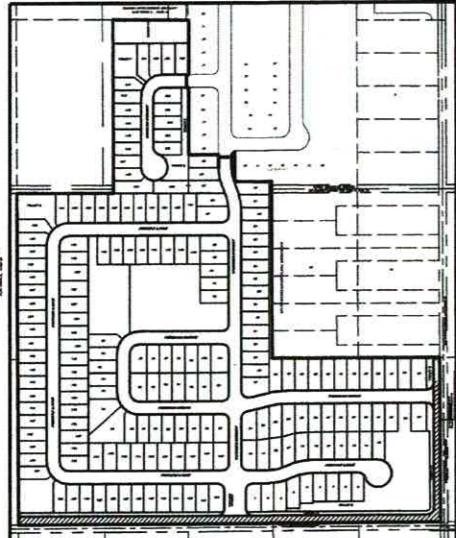
A REPLAT OF TRACTS "E" AND "F", HIGHLAND MEADOWS PHASE 4A, AS RECORDED IN PLAT BOOK 160, PAGES 32-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACTS 11 AND 12, ALL OF TRACTS 20, 21, 22, 25, 26, 27, 28, 29 AND THE PLATTED, UNOPENED RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12 AND NORTH OF TRACTS 21 AND 22, IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALL IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA.

**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- (12) - CURVE - SEE CURVE DATA
- \* - AND
- CL - CENTERLINE
- (RAD) - RADIAL
- (NR) - NON-RADIAL
- NO./# - NUMBER
- ID - IDENTIFICATION
- D.R. - OFFICIAL RECORDS
- PB - PLAT BOOK
- PG - PAGE
- PDS - PAGES
- PK - PARKER KALON NAIL
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) - INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) - INFORMATION FOR LEGAL DESCRIPTION
- (CALC) - INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W - RIGHT-OF-WAY
- CONC. - CONCRETE
- D/A - CENTRAL ANGLE (DELTA)
- R - RADIUS
- L - ARC LENGTH
- T - TANGENT LENGTH
- CH - CHORD DISTANCE
- CB - CHORD BEARING
- ± - MORE OR LESS / PLUS OR MINUS
- M&D - NAIL AND DISK

**SURVEYOR'S NOTES:**

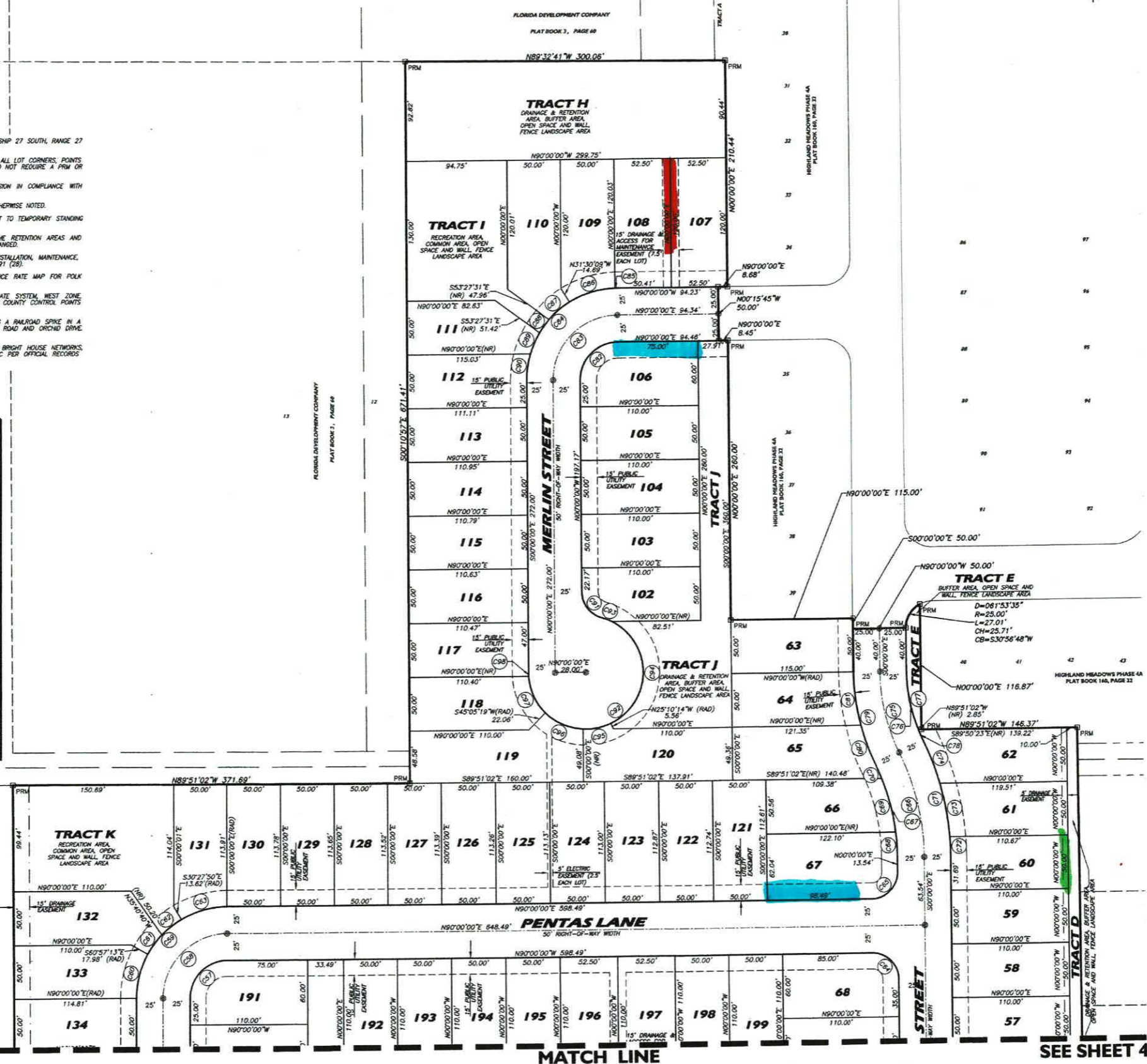
1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, HAVING A GRID BEARING OF NORTH 89°50'34" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
5. 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.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0485 F, EFFECTIVE DATE OF 12/20/2000.
9. THE COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1980 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 AZ MK".
10. ELEVATIONS SHOWN HEREIN ARE BASED ON POLK COUNTY BENCHMARK #7171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE, PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
11. THE LANDS DEPICTED HEREIN ARE SUBJECT TO THOSE CERTAIN "BLANKET EASEMENTS" TO BRIGHT HOUSE NETWORKS, LLC PER OFFICIAL RECORDS BOOK 7410, PAGE 2174 AND TO DUKE ENERGY FLORIDA, LLC PER OFFICIAL RECORDS BOOK 9877, PAGE 613.



KEY / INDEX MAP



CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C57	090°00'00"	35.00'	54.98'	49.50'	S45°00'00"W
C58	090°00'00"	80.00'	94.25'	84.85'	S45°00'00"W
C59	090°00'00"	85.00'	133.52'	120.21'	S45°00'00"W
C60	029°02'47"	55.00'	43.08'	42.63'	S14°31'23"W
C61	015°07'05"	85.00'	22.43'	22.36'	S38°36'19"W
C62	015°22'18"	85.00'	22.80'	22.74'	S51°51'01"W
C63	030°27'50"	85.00'	45.19'	44.66'	S74°48'05"W
C64	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"W
C65	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C66	025°42'27"	200.00'	100.95'	100.11'	N12°51'13"W
C67	025°42'27"	200.00'	89.74'	88.98'	N12°51'13"W
C68	006°45'03"	200.00'	23.56'	23.55'	N03°22'31"W
C69	014°53'58"	200.00'	52.01'	51.66'	N14°12'02"W
C70	004°03'26"	200.00'	14.16'	14.18'	N23°40'44"W
C71	025°42'27"	200.00'	112.17'	111.23'	N12°51'13"W
C72	004°11'57"	250.00'	18.32'	18.32'	N02°05'59"W
C73	011°39'25"	250.00'	50.86'	50.78'	N10°01'40"W
C74	009°51'04"	250.00'	42.98'	42.93'	N02°48'34"W
C75	025°42'27"	175.00'	78.52'	77.86'	S12°51'13"E
C76	025°42'27"	150.00'	67.30'	66.74'	S12°51'13"E
C77	021°26'03"	150.00'	58.11'	55.79'	S10°43'02"E
C78	004°16'23"	150.00'	11.19'	11.18'	S23°34'15"E
C79	025°42'27"	200.00'	89.74'	88.98'	S12°51'13"E
C80	011°13'48"	200.00'	39.20'	39.14'	S20°05'33"E
C81	014°28'39"	200.00'	50.54'	50.40'	S07°14'20"E
C82	090°00'00"	35.00'	54.98'	49.50'	S45°00'00"W
C83	090°00'00"	80.00'	94.25'	84.85'	S45°00'00"W
C84	090°00'00"	85.00'	133.52'	120.21'	S45°00'00"W
C85	001°24'40"	85.00'	2.09'	2.09'	S89°17'40"W
C86	030°05'29"	85.00'	44.64'	44.13'	S73°32'35"W
C87	016°53'38"	85.00'	25.06'	24.97'	S30°03'02"W
C88	010°07'27"	85.00'	15.02'	15.00'	S36°32'29"W
C89	01°42'22"	85.00'	21.33'	21.27'	S24°17'31"W
C90	017°06'17"	85.00'	25.38'	25.28'	S08°33'08"W
C91	073°37'02"	25.00'	32.12'	29.96'	S36°48'31"E
C92	253°37'02"	53.00'	234.60'	84.87'	N53°11'29"E
C93	011°08'40"	53.00'	10.31'	10.29'	N68°02'42"W
C94	127°18'08"	53.00'	117.76'	94.99'	N01°10'42"E
C95	028°24'56"	53.00'	26.29'	26.02'	N79°02'14"E
C96	041°50'12"	53.00'	38.70'	37.85'	S65°30'13"E
C97	041°40'25"	53.00'	38.55'	37.70'	S24°04'54"E
C98	003°14'42"	53.00'	3.00'	3.00'	S01°37'21"E



**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 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.

**PSI PLATINUM SURVEYING & MAPPING**  
1925 Bartow Road, Suite 101, Lakeland, Florida 33801  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4080

S:\ACT\DENNIS WOOD ENGINEERING PROJECT\SHIGHLAND MEADOWS FOUR\SHIGHLAND MEADOWS 4B\PLAT-41-11-18.dwg, 5/16/2018 3:20 PM, Ken Thompson

4

# HIGHLAND MEADOWS 4B

A REPLAT OF TRACTS "E" AND "F", HIGHLAND MEADOWS PHASE 4A, AS RECORDED IN PLAT BOOK 160, PAGES 32-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACTS 11 AND 12, ALL OF TRACTS 20, 21, 22, 25, 26, 27, 28, 29 AND THE PLATTED, UNOPENED RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12 AND NORTH OF TRACTS 21 AND 22, IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALL IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA.

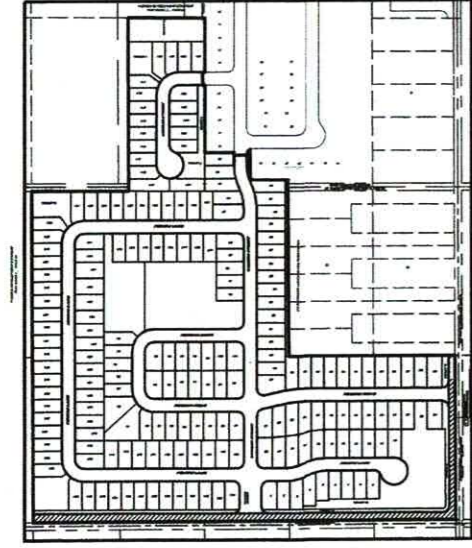


**NOTES AND LEGEND**

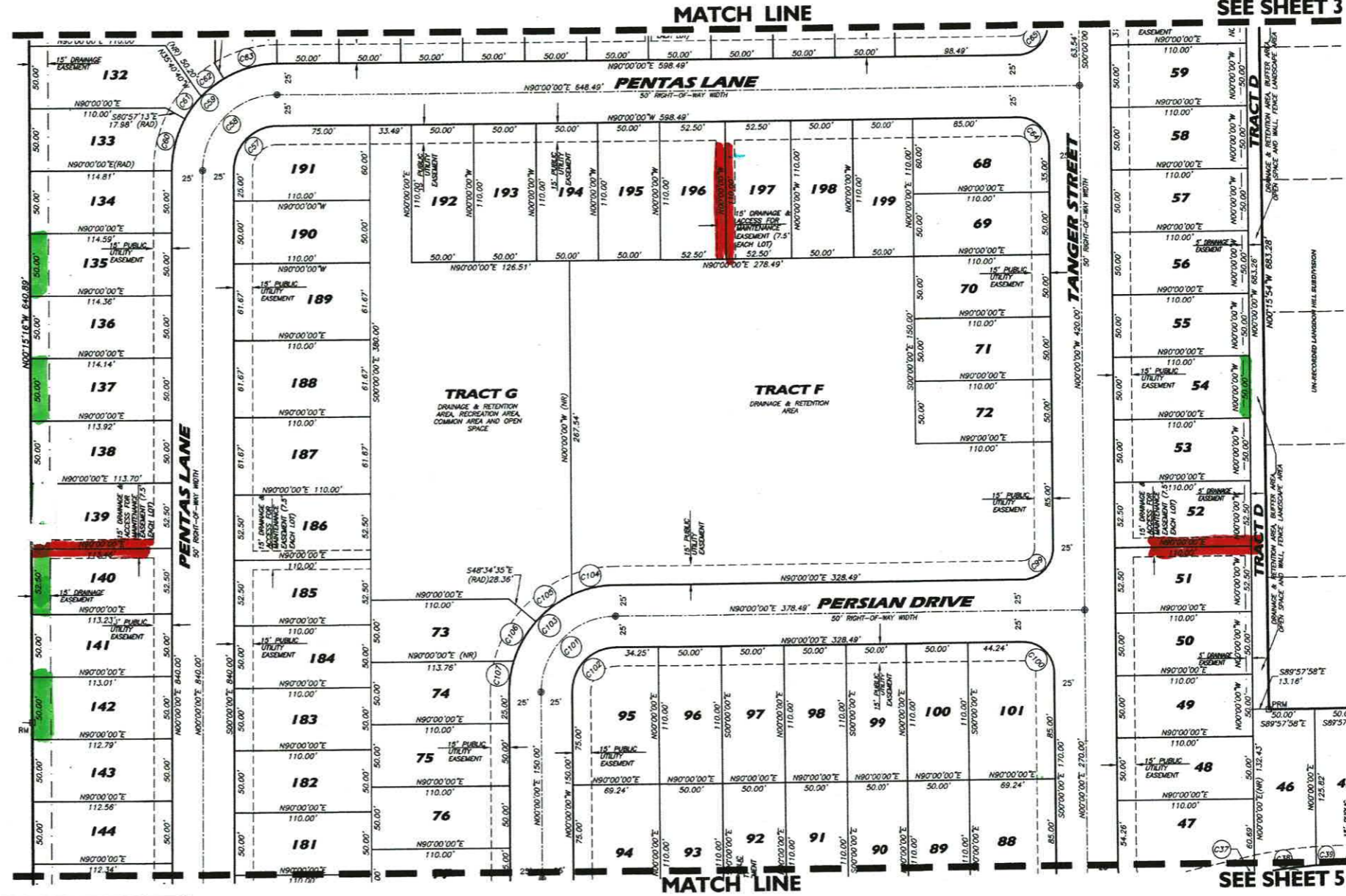
- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135 - UNLESS OTHERWISE NOTED"
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- ① - CURVE - SEE CURVE DATA
- △ - AND
- ⊙ - CENTERLINE
- (RAD) - RADIAL
- (NR) - NON-RADIAL
- NO./# - NUMBER
- LD - IDENTIFICATION
- O.R. - OFFICIAL RECORDS
- PB - PLAT BOOK
- PG - PAGE
- PSS - PAGES
- PK - PARKER KALON NAIL
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- (7) - INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) - INFORMATION PER LEGAL DESCRIPTION
- (CALC) - INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W - RIGHT-OF-WAY
- CONC. - CONCRETE
- D/A - CENTRAL ANGLE (DELTA)
- R - RADIUS
- L - ARC LENGTH
- T - TANGENT LENGTH
- CH - CHORD DISTANCE
- CB - CHORD BEARING
- ± - MORE OR LESS / PLUS OR MINUS
- N&D - NAIL AND DISK

**SURVEYOR'S NOTES:**

1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, HAVING A GRID BEARING OF NORTH 89°50'54" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.
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7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210500485 F, EFFECTIVE DATE OF 12/20/2000.
9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 A2 MK".
10. ELEVATIONS SHOWN HEREON ARE BASED ON POLK COUNTY BENCHMARK #77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND GRAND DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOV029).
11. THE LANDS DEPICTED HEREON ARE SUBJECT TO THOSE CERTAIN "BLANKET EASEMENTS" TO BRIGHT HOUSE NETWORKS, LLC PER OFFICIAL RECORDS BOOK 7410, PAGE 2174 AND TO DUKE ENERGY FLORIDA, LLC PER OFFICIAL RECORDS BOOK 9877, PAGE 613.



KEY / INDEX MAP



CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C37	00°49'08"	325.00'	4.55'	4.55'	S77°39'04"W
C38	00°53'59"	325.00'	50.48'	50.44'	S82°30'08"W
C39	00°02'53"	325.00'	17.29'	17.29'	S88°28'34"W
C57	08°00'00"	35.00'	54.98'	49.50'	S45°00'00"W
C58	09°00'00"	60.00'	94.25'	84.85'	S45°00'00"W
C59	08°00'00"	85.00'	133.52'	120.21'	S45°00'00"W
C60	02°02'47"	85.00'	43.09'	42.63'	S14°31'23"W
C61	01°07'05"	85.00'	22.43'	22.36'	S36°36'19"W
C62	01°52'21"	85.00'	22.80'	22.74'	S51°51'01"W
C63	03°27'50"	85.00'	45.19'	44.66'	S74°46'05"W
C64	09°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C65	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C66	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C67	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C68	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C69	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C70	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C71	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C72	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C73	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C74	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C75	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C76	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C77	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C78	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C79	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C80	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C81	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C82	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C83	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C84	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C85	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C86	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C87	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C88	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C89	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C90	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C91	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C92	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C93	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C94	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C95	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C96	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C97	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C98	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C99	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C100	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C101	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C102	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C103	08°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C104	02°18'37"	85.00'	36.07'	35.80'	S77°50'32"W
C105	02°15'38"	85.00'	35.99'	35.72'	S53°33'14"W
C106	02°19'09"	85.00'	36.08'	35.81'	S29°15'51"W
C107	01°06'17"	85.00'	25.38'	25.28'	S08°33'08"W

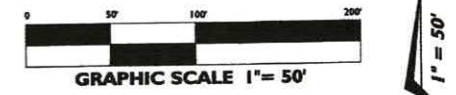
**NOTICE:**  
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PLATINUM SURVEYING & MAPPING**  
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STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4080

S:\ACTIVE\DENNIS WOOD ENGINEERING PROJECTS\HIGHLAND MEADOWS FOUR\HIGHLAND MEADOWS 4B\PLAT-11-18.dwg:5/16/2018 3:24 PM, Ken Thompson

# HIGHLAND MEADOWS 4B

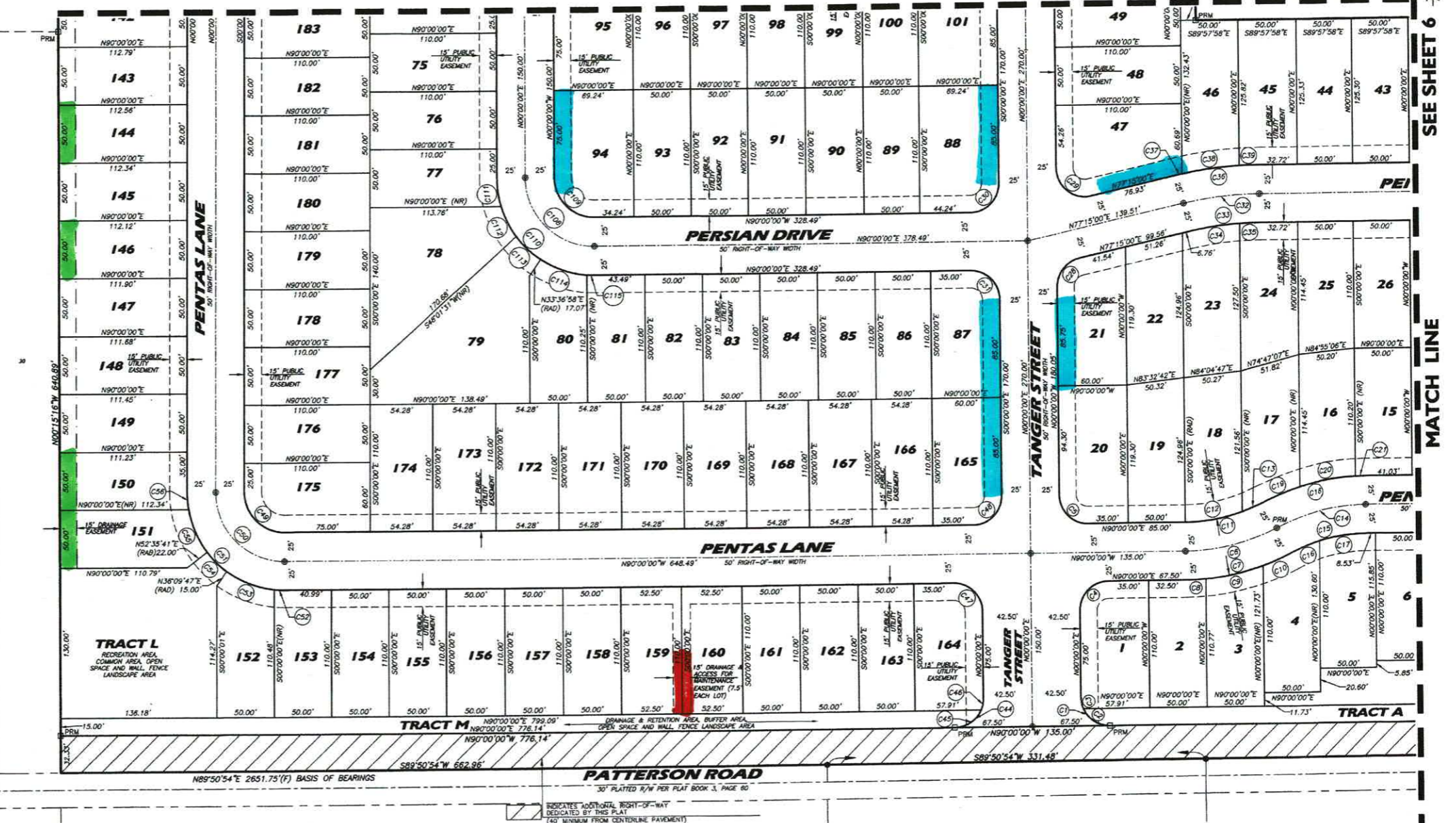
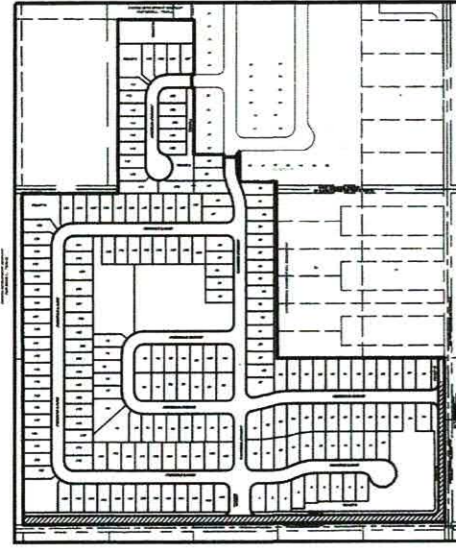
A REPLAT OF TRACTS "E" AND "F", HIGHLAND MEADOWS PHASE 4A, AS RECORDED IN PLAT BOOK 160, PAGES 32-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACTS 11 AND 12, ALL OF TRACTS 20, 21, 22, 25, 26, 27, 28, 29 AND THE PLATTED, UNOPENED RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12 AND NORTH OF TRACTS 21 AND 22, IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALL IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA.



**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8135" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - FIR - FOUND IRON ROD AS NOTED
  - FIP - FOUND IRON PIPE AS NOTED
  - ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
  - ⑫ - CURVE - SEE CURVE DATA
- 
- \* = AND
  - (RAD) = CENTERLINE
  - (NR) = RADIAL
  - NO./# = NUMBER
  - I.D. = IDENTIFICATION
  - D.R. = OFFICIAL RECORDS
  - PR = PLAT BOOK
  - PG = PAGE
  - PDS = PAGES
  - PK = PARKER KALON NAIL
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
  - (L) = INFORMATION PER LEGAL DESCRIPTION
  - (CALC.) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- 
- R/W = RIGHT-OF-WAY
  - CONC. = CONCRETE
  - D/A = CENTRAL ANGLE (DELTA)
  - R = RADIUS
  - L = ARC LENGTH
  - T = TANGENT LENGTH
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - ± = MORE OR LESS / PLUS OR MINUS
  - M&D = NAIL AND DISK

- SURVEYOR'S NOTES:**
- BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, HAVING A GRID BEARING OF NORTH 89°50'54" WEST BETWEEN FIELD MONUMENTATION.
  - UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE 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.
  - P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
  - 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.
  - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
  - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
  - THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500485 F, EFFECTIVE DATE OF 12/20/2000.
  - THE COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594-42" MK".
  - ELEVATIONS SHOWN HEREIN ARE BASED ON POLK COUNTY BENCHMARK #77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE, PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
  - THE LANDS DEPICTED HEREIN ARE SUBJECT TO THOSE CERTAIN "BLANKET EASEMENTS" TO BRIGHT HOUSE NETWORKS, LLC PER OFFICIAL RECORDS BOOK 7410, PAGE 2174 AND TO DUKE ENERGY FLORIDA, LLC PER OFFICIAL RECORDS BOOK 9877, PAGE 613.



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CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	090°00'00"	25.00'	38.27'	35.36'	S45°00'00"E
C2	086°25'19"	25.00'	28.98'	27.39'	S56°47'21"E
C3	023°34'41"	25.00'	10.29'	10.22'	S11°47'21"E
C4	090°00'00"	25.00'	38.27'	35.36'	S45°00'00"W
C5	090°00'00"	25.00'	38.27'	35.36'	S45°00'00"E
C6	027°00'51"	175.00'	82.51'	81.75'	N76°29'34"E
C7	027°05'28"	189.37'	84.27'	83.39'	N76°24'34"E
C8	005°01'11"	200.00'	17.52'	17.52'	N87°29'24"E
C9	014°42'17"	200.00'	51.33'	51.19'	N77°37'40"E
C10	007°17'23"	200.00'	25.45'	25.43'	N86°37'50"E
C11	027°00'51"	150.00'	70.72'	70.07'	N76°29'34"E
C12	019°38'16"	150.00'	50.98'	50.73'	N87°15'52"E
C13	007°32'35"	150.00'	19.75'	19.73'	N86°45'29"E
C14	027°00'51"	175.00'	82.51'	81.75'	S76°29'34"W
C15	027°00'51"	150.00'	70.72'	70.07'	S76°29'34"W
C16	010°57'47"	150.00'	28.70'	28.66'	S68°28'02"W
C17	016°03'04"	150.00'	42.02'	41.88'	S81°58'38"W
C18	027°00'51"	200.00'	94.30'	93.43'	S76°29'34"W
C19	008°51'52"	200.00'	34.43'	34.39'	S67°55'05"W
C20	014°34'41"	200.00'	50.89'	50.75'	S87°08'21"W
C21	002°34'18"	200.00'	8.98'	8.98'	S86°42'51"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C28	077°15'00"	25.00'	33.71'	31.21'	S36°37'30"W
C29	102°45'00"	25.00'	44.83'	39.06'	S51°22'30"E
C30	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C31	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"W
C32	012°45'00"	300.00'	86.78'	86.62'	S83°37'30"W
C33	012°45'00"	275.00'	81.20'	81.07'	S83°37'30"W
C34	009°08'50"	275.00'	43.90'	43.89'	S81°49'25"W
C35	003°36'10"	275.00'	17.29'	17.29'	S88°11'55"W
C36	012°45'00"	325.00'	72.32'	72.17'	S83°37'30"W
C37	000°48'08"	325.00'	4.50'	4.50'	S77°39'04"W
C38	008°51'59"	325.00'	50.48'	50.43'	S82°30'08"W
C39	003°02'53"	325.00'	17.29'	17.29'	S88°28'34"W
C44	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C45	086°25'19"	25.00'	28.98'	27.39'	N56°47'21"E
C46	023°34'41"	25.00'	10.29'	10.22'	N11°47'21"E
C47	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"W
C48	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C49	090°00'00"	35.00'	54.98'	49.50'	S45°00'00"E
C50	090°00'00"	80.00'	94.25'	84.85'	S45°00'00"E
C51	090°00'00"	85.00'	133.52'	120.21'	S45°00'00"E
C52	008°05'01"	85.00'	9.03'	9.02'	S86°57'29"E

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C53	030°04'45"	85.00'	44.62'	44.11'	S68°52'36"E
C54	016°25'54"	85.00'	24.38'	24.29'	S45°37'16"E
C55	027°14'28"	85.00'	40.41'	40.03'	S23°47'05"E
C56	010°08'51"	85.00'	15.08'	15.06'	S05°04'56"E
C108	090°00'00"	60.00'	94.25'	84.85'	S45°00'00"E
C109	090°00'00"	35.00'	54.98'	49.50'	S45°00'00"E
C110	090°00'00"	85.00'	133.52'	120.21'	S45°00'00"E
C111	017°06'17"	85.00'	25.38'	25.28'	S06°33'08"E
C112	019°38'23"	85.00'	29.14'	28.99'	S26°55'28"E
C113	019°38'23"	85.00'	29.14'	28.99'	S46°33'51"E
C114	029°13'29"	85.00'	43.36'	42.89'	S70°59'48"E
C115	004°23'29"	85.00'	6.51'	6.51'	S87°48'15"E

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6

**NOTES AND LEGEND**

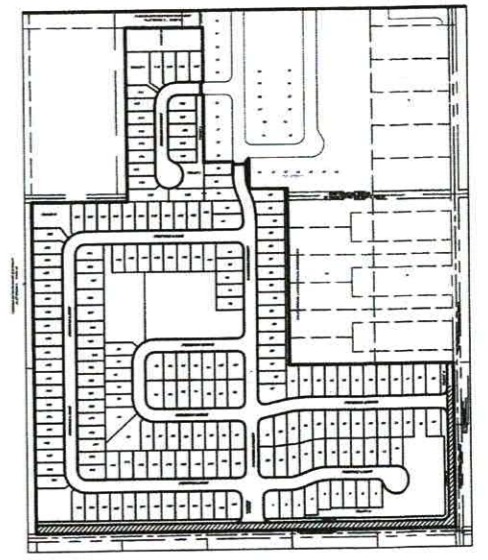
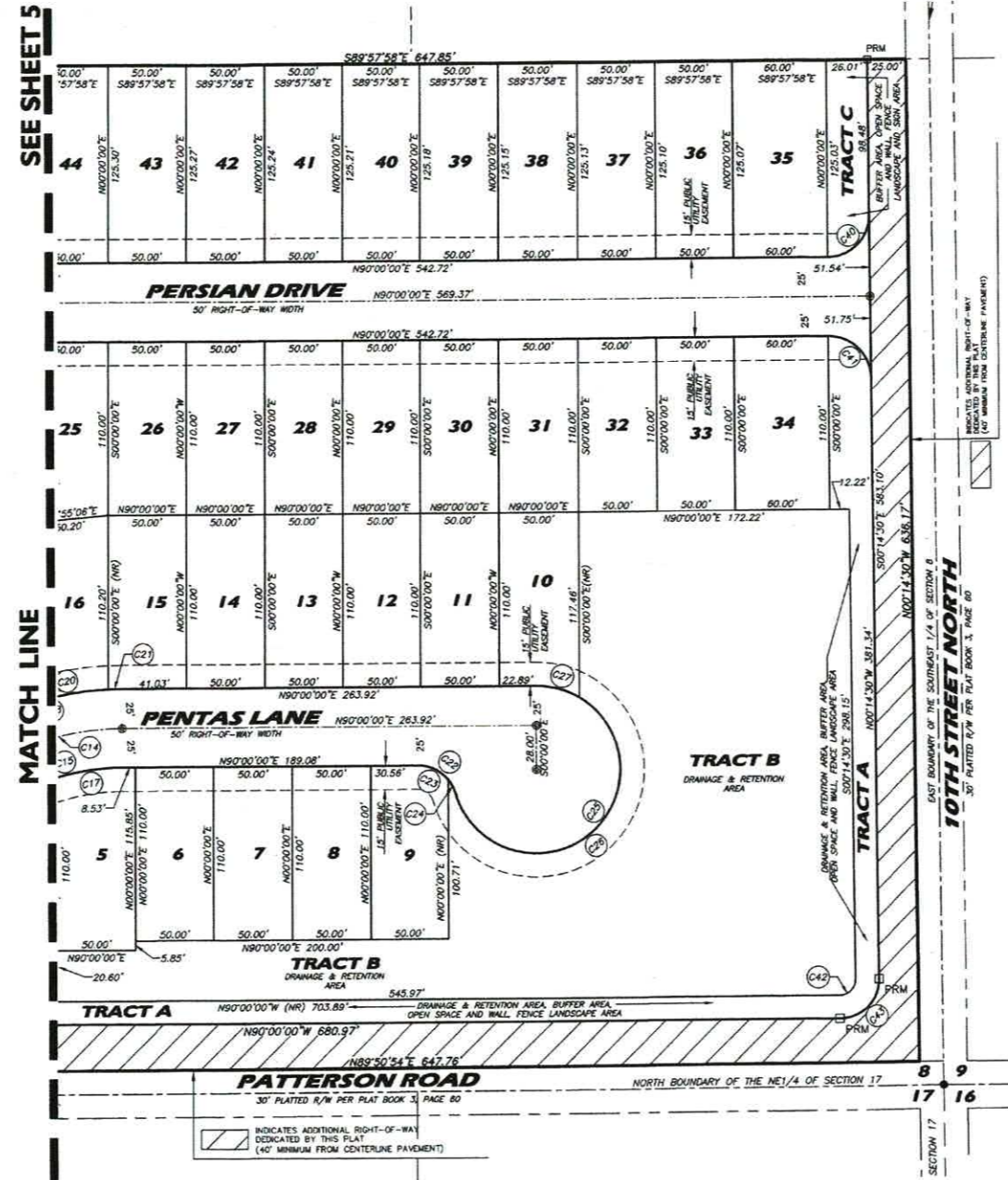
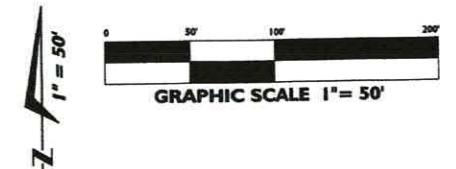
- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135 - UNLESS OTHERWISE NOTED"
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8135"
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - FIR - FOUND IRON ROD AS NOTED
  - FIP - FOUND IRON PIPE AS NOTED
  - ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
  - ⑫ - CURVE - SEE CURVE DATA
- \* = AND  
 CL = CENTERLINE  
 (RAD) = RADIAL  
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 NO./# = NUMBER  
 I.D. = IDENTIFICATION  
 O.R. = OFFICIAL RECORDS  
 PB = PLAT BOOK  
 PG = PAGE  
 PCS = PAGES  
 PK = PARKER KALON NAIL  
 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
 (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION  
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- R/W = RIGHT-OF-WAY  
 CONC. = CONCRETE  
 D/Δ = CENTRAL ANGLE (DELTA)  
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 N&D = NAIL AND DISK

- SURVEYOR'S NOTES:**
- BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, HAVING A GRID BEARING OF NORTH 89°50'54" WEST BETWEEN FIELD MONUMENTATION.
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  - THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
  - P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
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  - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
  - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).
  - THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500485 F, EFFECTIVE DATE OF 12/20/2000.
  - THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY CONTROL POINTS "GPS 1594" AND "GPS 1594 AZ MK".
  - ELEVATIONS SHOWN HEREON ARE BASED ON POLK COUNTY BENCHMARK #77171301, BEING A BARRING SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHO DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
  - THE LANDS DEPICTED HEREON ARE SUBJECT TO THOSE CERTAIN "BLANKET EASEMENTS" TO BRIGHT HOUSE NETWORKS, LLC PER OFFICIAL RECORDS BOOK 7410, PAGE 2174 AND TO DUKE ENERGY FLORIDA, LLC PER OFFICIAL RECORDS BOOK 3877, PAGE 513.

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# HIGHLAND MEADOWS 4B

A REPLAT OF TRACTS "E" AND "F", HIGHLAND MEADOWS PHASE 4A, AS RECORDED IN PLAT BOOK 160, PAGES 32-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACTS 11 AND 12, ALL OF TRACTS 20, 21, 22, 25, 26, 27, 28, 29 AND THE PLATTED, UNOPENED RIGHT-OF-WAY LYING SOUTH OF TRACTS 11 AND 12 AND NORTH OF TRACTS 21 AND 22, IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 TO 63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALL IN THE CITY OF DAVENPORT, POLK COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	027°00'51"	175.00'	82.51'	81.75'	S78°29'34"W
C15	027°00'51"	150.00'	70.72'	70.07'	S78°29'34"W
C16	010°57'47"	150.00'	28.70'	28.66'	S68°28'02"W
C17	016°03'04"	150.00'	42.02'	41.88'	S81°56'28"W
C18	027°00'51"	200.00'	94.30'	93.43'	S76°29'34"W
C19	008°51'52"	200.00'	34.43'	34.39'	S67°55'05"W
C20	014°34'41"	200.00'	50.89'	50.75'	S80°08'21"W
C21	002°34'18"	200.00'	8.98'	8.98'	S88°42'51"W
C22	073°37'02"	25.00'	32.12'	28.96'	N53°11'29"W
C23	051°03'19"	25.00'	22.28'	21.55'	N64°28'20"W
C24	022°33'43"	25.00'	9.84'	9.78'	N27°38'49"W
C25	253°37'02"	33.00'	234.60'	84.87'	N38°48'31"E
C26	222°51'07"	33.00'	206.14'	98.67'	N52°11'29"E
C27	030°45'58"	33.00'	28.46'	28.12'	N74°37'02"W
C28	090°14'30"	28.43'	41.62'	37.45'	N44°52'45"E
C29	089°45'30"	28.86'	42.08'	37.91'	N45°07'15"W
C30	090°14'30"	10.00'	15.75'	14.17'	N44°52'45"E
C31	090°14'30"	25.00'	39.38'	35.43'	N44°52'45"E

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**PS PLATINUM**  
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REGISTRATION NO. 4090

7

# SUMMERVIEW CROSSING

A REPLAT OF TRACTS 7 AND 8, OF FLORIDA DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA.

### NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP FROM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- ⑫ - CURVE - SEE CURVE DATA

- \* = AND
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- PB = PLAT BOOK
- PG = PAGE
- POS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
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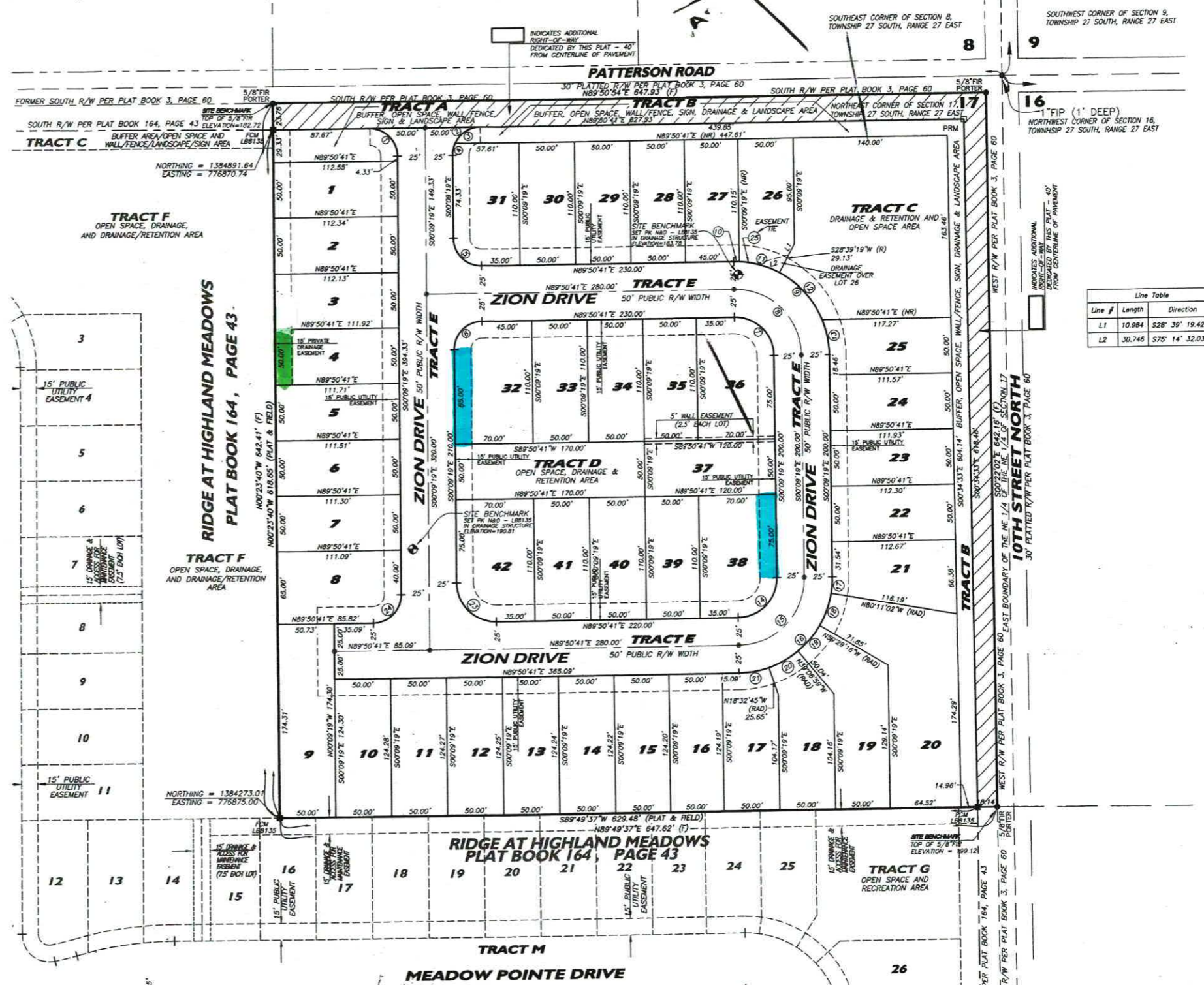
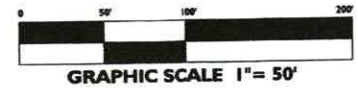
### SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF N89°50'54"W BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK LB-8135" - UNLESS OTHERWISE NOTED.
5. 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.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (28).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210500219 G AND PANEL NUMBER 1210500240 G, EFFECTIVE DATE OF 12/22/2016.
9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO CERTIFIED CORNER RECORD #078014 FOR THE SOUTHWEST CORNER OF SECTION 9 AND CERTIFIED CORNER RECORD #078012 FOR THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST.
10. ELEVATIONS DEPICTED HEREON ARE BASED ON POLK COUNTY BENCHMARK 77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ZION DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).

CURVE	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
1	090°00'00"	25.00	39.27	N45°09'19"W
2	090°00'00"	25.00	39.27	S44°50'41"W
3	064°44'06"	25.00	28.25	S57°28'37"W
4	025°15'54"	25.00	11.02	S12°28'37"W
5	090°00'00"	25.00	39.27	S45°09'19"E
6	090°00'00"	25.00	39.27	S44°50'41"W
7	090°00'00"	35.00	54.98	N45°09'19"W
8	090°00'00"	60.00	94.25	N45°09'19"W
9	090°00'00"	85.00	133.52	N45°09'19"W
10	003°22'20"	85.00	5.00	N88°28'09"W
11	025°26'19"	85.00	37.74	N74°03'50"W
12	039°24'30"	85.00	58.46	N41°38'29"W
13	021°46'51"	85.00	32.31	N11°02'45"W
14	090°00'00"	35.00	54.98	N44°50'41"E
15	090°00'00"	60.00	94.25	N44°50'41"E
16	090°00'00"	85.00	133.52	N44°50'41"E
17	009°58'17"	85.00	14.79	N04°49'49"E
18	020°41'48"	85.00	30.70	N20°09'51"E
19	020°22'17"	85.00	30.22	N40°41'52"E
20	020°34'15"	85.00	30.52	N81°10'08"E
21	018°23'25"	85.00	27.28	N80°38'58"E
23	090°00'00"	35.00	54.98	S45°09'19"E
24	090°00'00"	25.00	39.27	N44°50'41"E
25	010°12'17"	85.00	15.14	N81°40'51"W

### NOTICE:

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Line #	Length	Direction
L1	10.984	S28° 39' 19.42"W
L2	30.748	S75° 14' 32.03"W

S:\ACTIVE\PLAT\PROPERTIES\CROSSING\SUMMERVIEW CROSSING-PLAT.dwg, 4/20/2020 2:43 PM, Ken Thompson

**PSI PLATINUM**  
SURVEYING & MAPPING  
1925 Burtow Road, Suite 101, Lakeland, Florida 33801  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4080

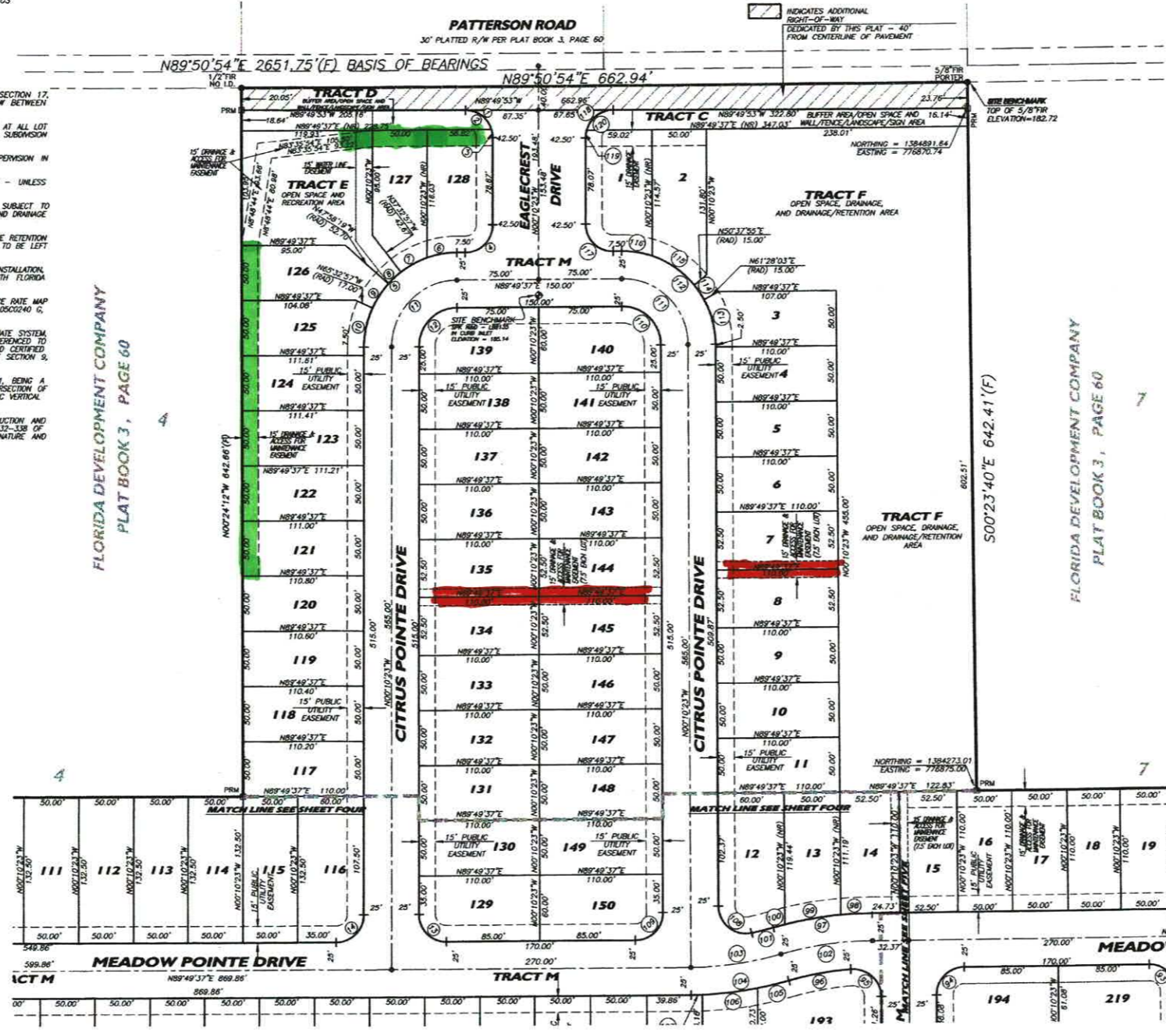
## A REPLAT OF TRACTS 5, 6, 9-14 AND 21-24, OF FLORIDA DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA.



- NOTES AND LEGEND**
- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - FIR - FOUND IRON ROD AS NOTED
  - FIP - FOUND IRON PIPE AS NOTED
  - ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
  - ⑫ - CURVE - SEE CURVE DATA

- & = AND
- ⊕ = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- L.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PL = PLAT BOOK
- PG = PAGE
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

- SURVEYOR'S NOTES:**
1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF N89°50'54"W BETWEEN FIELD MONUMENTATION.
  2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBSECTION WHICH DO NOT REQUIRE A PRM OR PCP.
  3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
  4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
  5. 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.
  6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
  7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.051 (28).
  8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500219 G AND PANEL NUMBER 1210500240 G, EFFECTIVE DATE OF 12/22/2016.
  9. THE COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO CERTIFIED CORNER RECORD #0780114 FOR THE SOUTHWEST CORNER OF SECTION 9 AND CERTIFIED CORNER RECORD #0780112 FOR THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST.
  10. ELEVATIONS DEPICTED HEREIN ARE BASED ON POLK COUNTY BENCHMARK 77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
  11. THE AREAS DEPICTED HEREIN ARE SUBJECT TO THAT CERTAIN TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10102, PAGES 333-338 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID EASEMENT IS "BLANKET" IN NATURE AND AFFECTS THE LANDS IN THEIR ENTIRETY.



CURVE TABLE					CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°39'30"	25.00	39.12	35.25	N45°00'00"W	16	018°08'08"	85.00	26.85	26.74	S80°46'34"W
2	072°00'38"	25.00	31.42	29.39	N53°49'34"W	17	020°16'39"	85.00	30.08	29.93	S81°35'11"W
3	017°38'52"	25.00	7.70	7.67	N08°59'49"W	18	021°14'00"	85.00	31.50	31.32	S40°49'52"W
4	090°00'00"	25.00	39.27	35.36	N44°49'37"E	19	028°42'08"	85.00	42.58	42.14	S15°51'48"W
5	080°00'00"	85.00	133.52	120.21	S44°49'37"W	20	001°41'07"	85.00	2.50	2.50	S00°40'10"W
6	018°52'36"	85.00	28.00	27.88	S80°23'19"W	21	090°00'00"	60.00	94.25	84.85	S44°49'37"W
7	018°29'58"	85.00	27.44	27.33	S81°42'02"W	22	090°00'00"	35.00	54.98	49.50	S44°49'37"W
8	010°25'22"	85.00	15.48	15.44	S47°14'22"W	23	090°00'00"	35.00	54.98	49.50	S45°10'23"E
9	017°34'38"	85.00	26.08	25.97	S37°14'22"W	24	090°00'00"	60.00	94.25	84.85	S45°10'23"E
10	024°37'26"	85.00	36.53	36.25	S12°08'20"W	25	090°00'00"	85.00	133.52	120.21	S45°10'23"E
11	090°00'00"	60.00	94.25	84.85	S44°49'37"W	26	033°58'22"	85.00	50.40	46.87	S17°09'37"W
12	090°00'00"	35.00	54.98	49.50	S44°49'37"W	27	023°20'24"	85.00	34.63	34.39	S45°49'02"E
13	090°00'00"	25.00	39.27	35.36	S45°10'23"E	28	011°41'29"	85.00	17.34	17.31	S83°19'59"E
14	090°00'00"	25.00	39.27	35.36	N44°49'37"E	29	020°59'40"	85.00	31.15	30.97	S79°40'33"E
15	090°00'00"	85.00	133.52	120.21	S44°49'37"W	30	037°39'03"	150.00	98.53	96.76	N71°21'22"W

CURVE TABLE					CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
31	008°27'59"	150.00	16.93	16.92	N86°54'24"W	46	091°14'17"	25.00	39.81	35.74	N45°37'09"E
32	020°54'32"	150.00	54.74	54.44	N73°15'07"W	47	088°12'57"	25.00	38.93	35.11	N44°46'58"E
33	010°15'28"	150.00	26.85	26.82	N57°40'04"W	48	090°00'00"	25.00	39.27	35.36	S45°10'23"E
34	037°58'03"	175.00	114.95	112.89	N71°21'22"W	49	090°00'00"	25.00	39.27	35.36	N44°49'37"E
35	037°58'03"	200.00	131.37	129.02	N71°21'22"W	50	090°00'00"	85.00	133.52	120.21	S44°49'37"W
36	007°21'54"	200.00	25.71	25.69	N86°29'27"W	51	009°52'38"	85.00	14.85	14.64	S84°53'17"E
37	014°51'24"	200.00	51.86	51.71	N75°22'48"W	52	025°47'05"	85.00	38.25	37.93	S67°03'28"E
38	015°24'45"	200.00	53.80	53.64	N60°14'43"W	53	013°36'32"	85.00	20.19	20.14	S47°21'37"E
39	036°13'22"	150.00	94.83	93.26	S70°39'02"E	54	020°03'43"	85.00	29.76	29.61	S30°31'30"W
40	001°40'35"	150.00	4.39	4.39	S53°22'38"E	55	020°40'02"	85.00	30.66	30.49	S10°09'37"W
41	034°32'47"	150.00	90.44	89.08	S71°29'19"E	56	090°00'00"	60.00	94.25	84.85	S44°49'37"W
42	037°58'03"	175.00	114.95	112.89	N71°21'22"W	57	090°00'00"	35.00	54.98	49.50	S44°49'37"W
43	036°51'00"	200.00	128.63	126.43	S70°57'51"E	58	090°00'00"	35.00	54.98	49.50	S45°10'23"E
44	010°02'03"	200.00	33.03	34.98	S57°33'22"E	59	090°00'00"	60.00	94.25	84.85	S45°10'23"E
45	026°48'57"	200.00	93.80	92.75	S75°58'52"E	60	090°00'00"	85.00	133.52	120.21	S45°10'23"E

CURVE TABLE					CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
61	013°36'32"	85.00	20.19	20.14	S06°58'39"E	76	089°57'51"	25.00	39.25	35.34	N44°50'51"E
62	027°32'02"	85.00	40.85	40.48	S27°32'56"E	77	019°39'23"	25.00	8.58	8.53	N79°59'58"E
63	030°44'29"	85.00	45.61	45.06	S56°41'12"E	78	070°18'08"	25.00	30.68	28.78	N35°01'39"E
64	018°06'51"	85.00	26.88	26.78	S81°06'35"E	79	090°00'00"	25.00	39.27	35.36	S45°10'23"E
65	090°00'00"	85.00	133.52	120.21	N44°49'37"E	80	090°00'00"	25.00	39.27	35.36	N44°49'37"E
66	013°36'32"	85.00	20.19	20.14	N83°01'20"E	81	090°00'00"	25.00	39.27	35.36	N45°10'23"W
67	028°01'28"	85.00	38.61	38.28	N63°12'20"E	82	090°00'00"	25.00	39.27	35.36	S45°10'23"E
68	022°00'26"	85.00	32.65	32.45	N39°11'23"E	83	090°00'00"	25.00	39.27	35.36	N44°49'37"E
69	028°21'34"	85.00	42.07	41.64	N14°00'23"E	84	090°00'00"	35.00	54.98	49.50	N45°10'23"W
70	090°00'00"	60.00	94.25	84.85	N44°49'37"E	85	090°00'00"	60.00	94.25	84.85	N45°10'23"W
71	090°00'00"	35.00	54.98	49.50	N44°49'37"E	86	090°00'00"	85.00	133.52	120.21	N45°10'23"W
72	090°00'00"	25.00	39.27	35.36	S44°49'37"W	87	015°19'11"	85.00	22.73	22.66	N07°49'59"W
73	090°02'29"	25.00	39.29	35.37	N45°09'09"W	88	026°38'18"	85.00	39.52	39.16	N28°48'42"W
74	019°53'39"	25.00	6.68	6.64	N80°13'34"W	89	015°04'29"	85.00	22.36	22.30	N49°10'04"W
75	070°08'50"	25.00	30.61	28.73	N35°12'20"W	90	024°25'17"	85.00	36.23	35.98	N69°24'57"W

CURVE TABLE					CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
91	008°32'47"	85.00	12.66	12.67	N85°54'00"W	106	008°52'33"	325.00	50.35	50.30	N83°36'03"E
92	090°00'00"	25.00	39.27	35.36	S44°49'37"W	107	001°47'17"	325.00	10.14	10.14	N88°55'58"E
93	090°00'00"	25.00	39.27	35.36	N45°10'23"W	108	101°42'57"	25.00	44.38	38.78	S50°51'16"E
94	090°00'00"	25.00	39.27	35.36	S44°49'37"W	109	090°00'00"	25.00	39.27	35.36	N44°49'37"E
95	094°02'37"	25.00	41.03	36.58	N47°11'42"W	110	090°00'00"	35.00	54.98	49.50	N45°10'23"W
96	011°41'49"	275.00	56.14	56.04	S75°56'05"W	111	090°00'00"	60.00	94.25	84.85	N45°10'23"W
97	015°44'26"	325.00	89.29	89.00	S81°57'24"W	112	090°00'00"	85.00	133.52	120.21	N45°10'23"W
98	004°54'05"	325.00	27.80	27.79	S82°23'13"W	113	028°21'35"	85.00	42.07	41.64	N14°21'11"W
99	008°58'34"	325.00	50.73	50.68	S80°27'53"W	114	010°50'09"	85.00	16.06	16.05	N33°57'02"W
100	001°53'45"	325.00	10.75	10.75	S75°02'43"W	115	031°55'43"	85.00	47.37	46.76	N55°19'59"W
101	004°12'13"	275.00	20.18	20.17	N78°11'17"E	116	018°52'34"	85.00	28.00	27.88	N80°44'07"W
102	015°44'26"	300.00	82.42	82.16	S81°57'24"W	117	090°00'00"	25.00	39.27	35.36	S45°10'23"E
103	015°44'26"	300.00	82.42	82.16	N81°57'24"E	118	090°20'30"	25.00	39.42	35.46	S44°59'52"W
104	015°44'26"	325.00	89.29	89.00	N81°57'24"E	119	014°42'48"	27.33	7.02	7.00	S07°52'26"W
105	005°04'36"	325.00	28.80	28.79	N78°37'29"E	120	074°14'51"	25.00	32.40	30.18	S53°02'41"W

**NOTICE:**  
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PSM PLATINUM**  
SURVEYING & MAPPING

6700 South Florida Avenue, Suite 6, Lakeland, Florida 33813  
(863) 904-4699 - Fax: (863) 680-1434  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4088

# RIDGE AT HIGHLAND MEADOWS PLAT BOOK 104 PAGE 40

## SHEET 4 OF 6

**A REPLAT OF TRACTS 5, 6, 9-14 AND 21-24, OF FLORIDA DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA.**

### NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET BY NAIL & DISK  
"PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ FRS - FOUND RAILROAD SPIKE AS NOTED
- ⑫ - CURVE - SEE CURVE DATA

- Δ = AND
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- PL = PLAT BOOK
- PC = PAGE
- PCS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- D/A = DELTA ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- M&D = NAIL AND DISK

### SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF N89°50'54"W BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
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6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (26).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY COMMUNITY PANEL NUMBER 121050219 G AND PANEL NUMBER 121050240 G, EFFECTIVE DATE OF 12/22/2016.
9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO CERTIFIED CORNER RECORD #078014 FOR THE SOUTHWEST CORNER OF SECTION 9 AND CERTIFIED CORNER RECORD #078012 FOR THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST.
10. ELEVATIONS DEPICTED HEREON ARE BASED ON POLK COUNTY BENCHMARK 77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
11. THE LANDS DEPICTED HEREON ARE SUBJECT TO THAT CERTAIN TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10102, PAGES 332-338 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID EASEMENT IS "BLANKET" IN NATURE AND AFFECTS THE LANDS IN THEIR ENTIRETY.

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°39'30"	25.00	39.12	35.25	N45°00'08"W
2	072°00'38"	25.00	31.42	29.39	N53°49'34"W
3	017°38'52"	25.00	7.70	7.67	N08°59'49"W
4	090°00'00"	25.00	39.27	35.36	N44°49'37"E
5	090°00'00"	85.00	133.52	120.21	S44°49'37"W
6	018°52'36"	85.00	28.00	27.88	S80°23'18"W
7	018°29'58"	85.00	27.44	27.33	S81°42'02"W
8	010°25'22"	85.00	15.46	15.44	S47°14'22"W
9	017°34'38"	85.00	26.08	25.97	S33°14'22"W
10	024°37'28"	85.00	36.53	36.25	S12°08'20"W
11	090°00'00"	60.00	94.25	84.85	S44°49'37"W
12	090°00'00"	35.00	54.98	49.50	S44°49'37"W
13	090°00'00"	25.00	39.27	35.36	S45°10'23"E
14	090°00'00"	25.00	39.27	35.36	N44°49'37"E
15	090°00'00"	85.00	133.52	120.21	S44°49'37"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
16	018°06'06"	85.00	26.85	26.74	S80°46'34"W
17	020°16'03"	85.00	30.08	29.93	S81°35'11"W
18	021°14'00"	85.00	31.50	31.32	S40°49'52"W
19	028°42'08"	85.00	42.58	42.14	S15°31'48"W
20	001°41'07"	85.00	2.50	2.50	S00°40'10"W
21	090°00'00"	60.00	94.25	84.85	S44°49'37"W
22	090°00'00"	35.00	54.98	49.50	S44°49'37"W
23	090°00'00"	35.00	54.98	49.50	S45°10'23"E
24	090°00'00"	60.00	94.25	84.85	S45°10'23"E
25	090°00'00"	85.00	133.52	120.21	S45°10'23"E
26	033°58'27"	85.00	50.40	49.87	S17°09'37"E
27	023°20'24"	85.00	34.63	34.39	S45°49'02"E
28	011°41'29"	85.00	17.34	17.31	S83°19'59"E
29	020°58'40"	85.00	31.15	30.97	S78°40'33"E
30	037°38'03"	150.00	98.53	86.78	N71°21'22"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
31	006°27'59"	150.00	16.83	16.82	N88°56'24"W
32	020°54'37"	150.00	54.74	54.44	N73°15'07"W
33	010°15'28"	150.00	26.85	26.82	N67°40'04"W
34	037°38'03"	175.00	114.95	112.89	N71°21'22"W
35	037°38'03"	200.00	131.37	129.02	N71°21'22"W
36	007°21'54"	200.00	25.71	25.69	N88°29'27"W
37	014°51'24"	200.00	51.86	51.71	N75°22'48"W
38	015°24'45"	200.00	53.80	53.64	N67°14'43"W
39	036°13'22"	150.00	84.83	83.26	S70°39'02"E
40	001°40'35"	150.00	4.39	4.39	S53°22'38"E
41	034°32'47"	150.00	80.44	80.08	S71°28'19"E
42	037°38'03"	175.00	114.95	112.89	N71°21'22"W
43	036°51'00"	200.00	128.63	126.43	S70°57'51"E
44	010°02'03"	200.00	35.03	34.98	S57°33'22"E
45	026°48'57"	200.00	83.80	82.75	S78°58'52"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
46	091°14'17"	25.00	39.81	35.74	N45°37'09"E
47	089°12'57"	25.00	38.83	35.11	N44°46'52"W
48	090°00'00"	25.00	39.27	35.36	S45°10'23"E
49	090°00'00"	25.00	39.27	35.36	N44°49'37"E
50	090°00'00"	85.00	133.52	120.21	S44°49'37"W
51	009°52'38"	85.00	14.65	14.64	S84°31'17"W
52	025°47'05"	85.00	26.88	26.76	S81°08'55"E
53	013°36'32"	85.00	20.19	20.14	S47°21'37"W
54	020°03'43"	85.00	29.78	29.61	S30°31'30"W
55	020°40'02"	85.00	30.66	30.49	S10°09'37"W
56	090°00'00"	60.00	94.25	84.85	S44°49'37"W
57	090°00'00"	35.00	54.98	49.50	S44°49'37"W
58	090°00'00"	35.00	54.98	49.50	S45°10'23"E
59	090°00'00"	60.00	94.25	84.85	S45°10'23"E
60	090°00'00"	85.00	133.52	120.21	S45°10'23"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
61	013°36'32"	85.00	20.19	20.14	S06°58'39"E
62	027°32'02"	85.00	40.85	40.46	S27°32'56"E
63	030°44'29"	85.00	45.61	45.08	S58°41'12"E
64	018°06'06"	85.00	26.88	26.76	S81°08'55"E
65	090°00'00"	85.00	133.52	120.21	N44°49'37"E
66	013°36'32"	85.00	20.19	20.14	N83°01'20"E
67	026°01'28"	85.00	38.81	38.28	N63°12'20"E
68	022°00'26"	85.00	32.65	32.45	N39°11'23"E
69	028°21'34"	85.00	42.07	41.64	N14°00'23"E
70	090°00'00"	60.00	94.25	84.85	N44°49'37"E
71	090°00'00"	35.00	54.98	49.50	N44°49'37"E
72	090°00'00"	25.00	39.27	35.36	S44°49'37"W
73	090°02'29"	25.00	39.25	35.37	N45°09'09"W
74	018°53'39"	85.00	26.88	26.84	N80°13'34"W
75	070°08'50"	25.00	30.61	28.73	N35°12'20"W

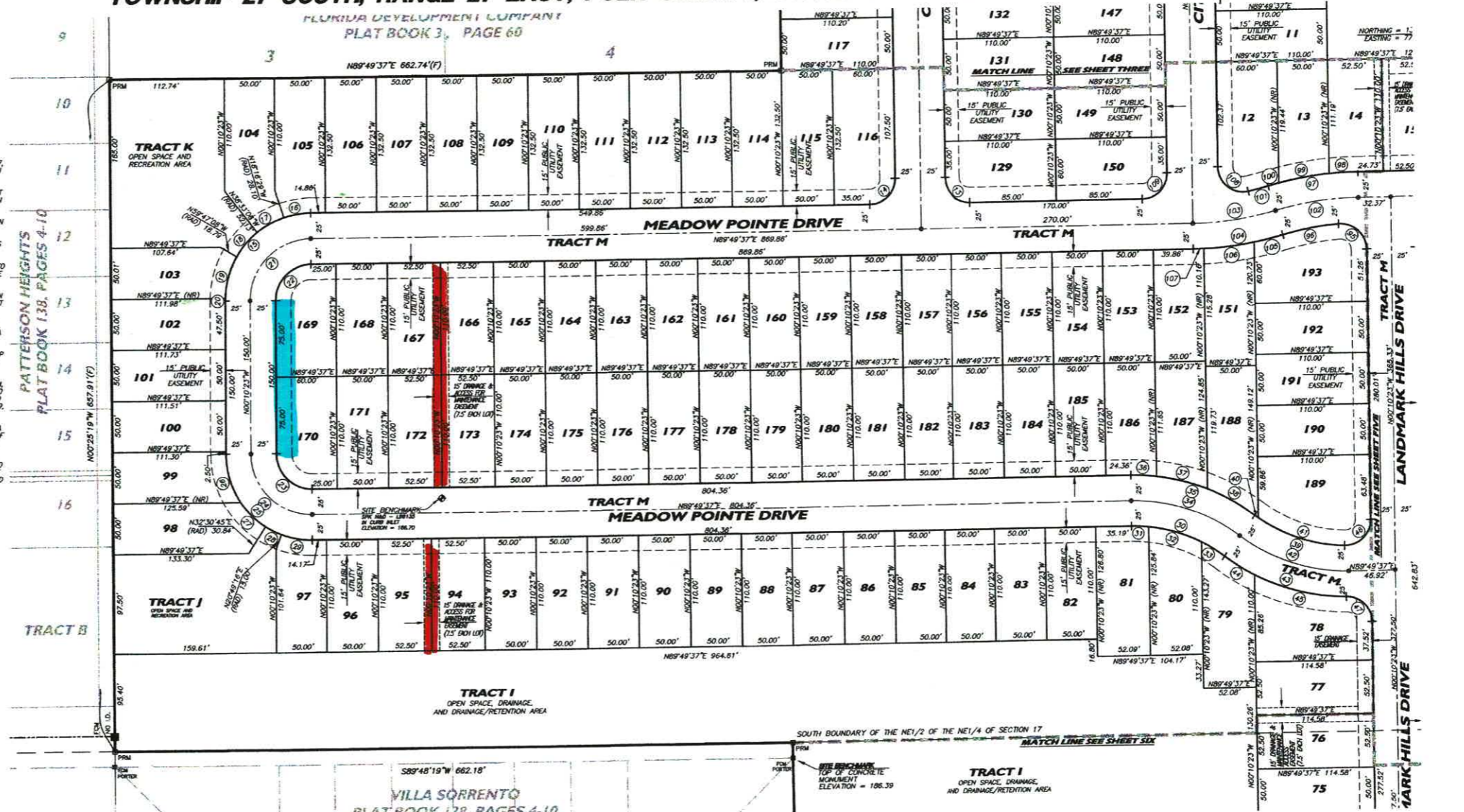
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
76	089°57'31"	25.00	39.25	35.34	N44°50'51"E
77	019°39'23"	25.00	8.58	8.53	N79°59'59"E
78	070°18'08"	25.00	39.68	36.79	N35°01'09"E
79	090°00'00"	25.00	39.27	35.36	S45°10'23"E
80	090°00'00"	25.00	39.27	35.36	N44°49'37"E
81	090°00'00"	25.00	39.27	35.36	N45°10'23"W
82	090°00'00"	25.00	39.27	35.36	S45°10'23"E
83	090°00'00"	25.00	39.27	35.36	N44°49'37"E
84	090°00'00"	35.00	54.98	49.50	N45°10'23"W
85	090°00'00"	60.00	94.25	84.85	N45°10'23"W
86	090°00'00"	85.00	133.52	120.21	N45°10'23"W
87	015°19'11"	85.00	22.73	22.66	N07°49'59"W
88	026°38'16"	85.00	39.52	38.16	N28°48'42"W
89	015°04'29"	85.00	22.36	22.30	N49°40'04"W
90	024°25'17"	85.00	38.23	35.98	N69°24'57"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
91	008°32'47"	85.00	12.68	12.67	N85°54'00"W
92	090°00'00"	25.00	39.27	35.36	S44°49'37"W
93	090°00'00"	25.00	39.27	35.36	N45°10'23"W
94	090°00'00"	25.00	39.27	35.36	S44°49'37"W
95	094°02'37"	25.00	41.03	38.58	N47°11'42"W
96	011°41'49"	275.00	56.14	56.04	S79°56'05"W
97	015°44'26"	325.00	88.29	88.00	S81°57'24"W
98	004°54'05"	325.00	27.80	27.79	S87°23'13"W
99	008°56'34"	325.00	50.73	50.68	S80°27'53"W
100	001°53'45"	325.00	10.75	10.75	S75°02'43"W
101	004°12'13"	275.00	20.18	20.17	N78°11'17"E
102	015°44'26"	300.00	82.42	82.16	S81°57'24"W
103	015°44'26"	300.00	82.42	82.16	N81°57'24"E
104	015°44'26"	325.00	89.29	89.00	N81°57'24"E
105	005°04'36"	325.00	28.80	28.79	N78°37'29"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
106	008°52'33"	325.00	50.35	50.30	N83°38'03"E
107	001°47'17"	325.00	10.14	10.14	N88°55'58"E
108	101°42'37"	25.00	44.38	38.78	S50°51'08"E
109	090°00'00"	25.00	39.27	35.36	N44°49'37"E
110	090°00'00"	35.00	54.98	49.50	N45°10'23"W
111	090°00'00"	60.00	94.25	84.85	N45°10'23"W
112	090°00'00"	85.00	133.52	120.21	N45°10'23"W
113	028°21'35"	85.00	42.07	41.64	N14°21'11"W
114	010°50'09"	85.00	16.08	16.05	N33°57'02"W
115	031°55'43"	85.00	47.37	46.78	N55°19'58"W
116	018°52'34"	85.00	28.00	27.88	N80°44'07"W
117	090°00'00"	25.00	39.27	35.36	S45°10'23"E
118	090°00'00"	25.00	39.42	35.46	S44°59'52"W
119	014°42'48"	27.33	7.02	7.00	S07°52'26"W
120	074°14'51"	25.00	32.40	30.18	S53°02'41"W

### 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.



**PSM PLATINUM**  
SURVEYING & MAPPING  
6700 South Florida Avenue, Suite 6, Lakeland, Florida 33813  
(863) 904-4699 - Fax: (863) 680-1434  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4080

S:\ACTIVEMEDIA\WOOD ENGINEERING PROJECTS\HIGHLAND MEADOWS FIVE RIDGE AT HIGHLAND MEADOWS PLAT.dwg 05/20/17 11:58 AM Ken Thompson

## A REPLAT OF TRACTS 5, 6, 9-14 AND 21-24, OF FLORIDA DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA.

### NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135 - UNLESS OTHERWISE NOTED"
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- (C) = CURVE - SEE CURVE DATA

\* = AND  
 (RAD) = RADIAL  
 (NO) = NON-RADIAL  
 NO./# = NUMBER  
 L.D. = IDENTIFICATION  
 O.R. = OFFICIAL RECORDS  
 FB = PLAT BOOK  
 PG = PAGE  
 PCS = PAGES  
 PK = PARKER KALON NAIL  
 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
 (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION  
 (L) = INFORMATION PER LEGAL DESCRIPTION  
 (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

R/W = RIGHT-OF-WAY  
 CONC. = CONCRETE  
 D/A = CENTRAL ANGLE (DELTA)  
 R = RADIUS  
 L = ARC LENGTH  
 T = TANGENT LENGTH  
 CH = CHORD DISTANCE  
 CB = CHORD BEARING  
 ± = MORE OR LESS / PLUS OR MINUS  
 M&D = NAIL AND DISK

### SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF N89°50'54"W BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPROVED SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF EXFILTRATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (28).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210500219 G AND PANEL NUMBER 1210500240 G, EFFECTIVE DATE OF 12/22/2016.
9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO CERTIFIED CORNER RECORD #078014 FOR THE SOUTHWEST CORNER OF SECTION 9 AND CERTIFIED CORNER RECORD #078012 FOR THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST.
10. ELEVATIONS DEPICTED HEREON ARE BASED ON POLK COUNTY BENCHMARK 77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHWEST QUARTER OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
11. THE LANDS DEPICTED HEREON ARE SUBJECT TO THAT CERTAIN TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10102, PAGES 332-338 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID EASEMENT IS "BLANKET" IN NATURE AND AFFECTS THE LANDS IN THEIR ENTIRETY.

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°30'30"	25.00	39.12	35.25	N45°00'08"W
2	072°00'38"	25.00	31.42	29.39	N53°49'34"W
3	017°38'32"	25.00	7.70	7.67	N08°59'49"W
4	090°00'00"	25.00	39.27	35.36	N44°49'37"E
5	090°00'00"	85.00	133.52	120.21	S44°49'37"W
6	018°32'36"	85.00	28.00	27.88	S80°23'19"W
7	018°29'58"	85.00	27.44	27.33	S81°42'02"W
8	010°25'22"	85.00	15.46	15.44	S47°14'22"E
9	017°34'38"	85.00	26.08	25.97	S33°14'22"W
10	024°37'26"	85.00	36.53	36.25	S72°08'20"W
11	090°00'00"	60.00	94.25	84.85	S44°49'37"W
12	090°00'00"	35.00	54.98	49.50	S44°49'37"W
13	090°00'00"	25.00	39.27	35.36	S45°10'23"E
14	090°00'00"	25.00	39.27	35.36	N44°49'37"E
15	090°00'00"	85.00	133.52	120.21	S44°49'37"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
16	018°06'08"	85.00	26.85	26.74	S80°46'34"W
17	020°16'39"	85.00	30.08	29.93	S61°35'11"W
18	021°14'00"	85.00	31.30	31.32	S40°49'32"W
19	028°42'08"	85.00	42.58	42.14	S15°51'48"W
20	001°41'07"	85.00	2.50	2.50	S00°40'10"W
21	090°00'00"	80.00	94.25	84.85	S44°49'37"W
22	090°00'00"	35.00	54.98	49.50	S44°49'37"W
23	090°00'00"	35.00	54.98	49.50	S45°10'23"E
24	090°00'00"	60.00	94.25	84.85	S45°10'23"E
25	090°00'00"	85.00	133.52	120.21	S45°10'23"E
26	033°58'27"	85.00	50.40	49.67	S17°08'37"E
27	023°20'24"	85.00	34.63	34.39	S45°49'02"E
28	011°41'29"	85.00	17.34	17.31	S63°19'59"E
29	020°59'40"	85.00	31.15	30.97	S79°40'33"E
30	037°38'03"	150.00	98.53	96.78	N71°21'22"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
31	008°27'59"	150.00	16.93	16.92	N85°56'24"W
32	020°54'37"	150.00	54.74	54.44	N73°15'07"W
33	010°15'28"	150.00	26.85	26.82	N57°40'04"W
34	037°38'03"	175.00	114.95	112.89	N71°21'22"W
35	037°38'03"	200.00	131.37	129.02	N71°21'22"W
36	007°21'54"	200.00	25.71	25.69	N89°28'27"W
37	014°51'24"	200.00	51.86	51.71	N75°22'48"W
38	015°24'45"	200.00	53.80	53.64	N80°14'43"W
39	036°13'22"	150.00	94.83	93.26	S70°39'02"E
40	001°40'35"	150.00	4.39	4.39	S33°22'38"E
41	034°32'47"	150.00	90.44	89.08	S71°29'19"E
42	037°38'03"	175.00	114.95	112.89	N71°21'22"W
43	026°51'00"	200.00	128.63	128.43	S70°57'51"E
44	010°02'03"	200.00	35.03	34.98	S57°33'22"E
45	026°48'57"	200.00	93.60	92.75	S75°58'52"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
46	091°14'17"	25.00	39.81	35.74	N45°37'09"E
47	089°12'57"	25.00	38.93	35.11	N44°46'52"W
48	090°00'00"	25.00	39.27	35.36	S45°10'23"E
49	090°00'00"	25.00	39.27	35.36	N44°49'37"E
50	090°00'00"	85.00	133.52	120.21	S44°49'37"W
51	008°52'38"	85.00	14.85	14.64	S84°53'17"W
52	025°47'05"	85.00	38.25	37.93	S87°03'26"W
53	013°36'32"	85.00	20.19	20.14	S47°21'37"W
54	020°03'43"	85.00	29.76	29.61	S30°31'30"W
55	020°40'02"	85.00	30.66	30.49	S10°09'37"W
56	090°00'00"	60.00	94.25	84.85	S44°49'37"W
57	090°00'00"	35.00	54.98	49.50	S44°49'37"W
58	090°00'00"	35.00	54.98	49.50	S45°10'23"E
59	090°00'00"	60.00	94.25	84.85	S45°10'23"E
60	090°00'00"	85.00	133.52	120.21	S45°10'23"E

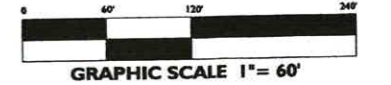
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
61	013°36'52"	85.00	20.19	20.14	S06°30'59"E
62	027°32'02"	85.00	40.85	40.46	S27°32'58"E
63	030°44'29"	85.00	45.61	45.06	S58°41'12"E
64	018°06'57"	85.00	26.88	26.78	S81°06'58"E
65	090°00'00"	85.00	133.52	120.21	N44°49'37"E
66	013°36'52"	85.00	20.19	20.14	N83°01'20"E
67	026°01'28"	85.00	38.61	38.28	N53°12'20"E
68	022°00'26"	85.00	32.65	32.45	N39°11'23"E
69	028°21'54"	85.00	42.07	41.64	N14°00'23"E
70	090°00'00"	60.00	94.25	84.85	N44°49'37"E
71	090°00'00"	35.00	54.98	49.50	N44°49'37"E
72	090°00'00"	25.00	39.27	35.36	S44°49'37"W
73	090°02'29"	25.00	39.29	35.37	N45°09'09"W
74	019°53'39"	25.00	8.88	8.84	N80°13'34"W
75	070°08'50"	25.00	30.81	28.73	N35°12'20"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
76	089°57'31"	25.00	39.25	35.34	N44°50'51"E
77	019°39'23"	25.00	8.58	8.53	N79°59'55"E
78	070°18'08"	25.00	30.68	28.79	N35°01'09"E
79	090°00'00"	25.00	39.27	35.36	S45°10'23"E
80	090°00'00"	25.00	39.27	35.36	N44°49'37"E
81	090°00'00"	85.00	133.52	120.21	N45°10'23"W
82	090°00'00"	25.00	39.27	35.36	S45°10'23"E
83	090°00'00"	25.00	39.27	35.36	N44°49'37"E
84	090°00'00"	25.00	39.27	35.36	N45°10'23"W
85	090°00'00"	60.00	94.25	84.85	N45°10'23"W
86	090°00'00"	85.00	133.52	120.21	N45°10'23"W
87	015°19'11"	85.00	22.73	22.68	N07°49'59"W
88	026°38'16"	85.00	39.52	39.18	N28°48'42"W
89	015°04'29"	85.00	22.36	22.30	N49°40'04"W
90	024°25'17"	85.00	36.23	35.96	N69°24'57"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
91	008°33'47"	85.00	12.68	12.67	N85°54'00"W
92	090°00'00"	25.00	39.27	35.36	S44°49'37"W
93	090°00'00"	25.00	39.27	35.36	N45°10'23"W
94	090°00'00"	25.00	39.27	35.36	S44°49'37"W
95	094°02'57"	25.00	41.03	36.58	N47°11'42"W
96	01°41'49"	275.00	56.14	56.04	S79°58'05"W
97	015°44'26"	325.00	89.29	89.00	S81°57'24"W
98	004°54'05"	325.00	27.80	27.78	S87°23'13"W
99	008°56'34"	325.00	50.73	50.68	S80°27'53"W
100	001°53'45"	325.00	10.75	10.75	S75°02'43"W
101	004°12'13"	275.00	20.18	20.17	N85°11'17"E
102	015°44'26"	300.00	82.42	82.16	S81°57'24"W
103	015°44'26"	300.00	82.42	82.16	N81°57'24"E
104	015°44'26"	325.00	89.29	89.00	N81°57'24"E
105	005°04'36"	325.00	28.80	28.79	N76°37'29"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
106	008°52'33"	325.00	50.35	50.30	N83°36'03"E
107	001°47'17"	325.00	10.14	10.14	N89°55'58"E
108	101°42'37"	25.00	44.38	38.78	S50°51'18"E
109	090°00'00"	25.00	39.27	35.36	N44°49'37"E
110	090°00'00"	35.00	54.98	49.50	N45°10'23"W
111	090°00'00"	60.00	94.25	84.85	N45°10'23"W
112	090°00'00"	85.00	133.52	120.21	N45°10'23"W
113	028°21'35"	85.00	42.07	41.64	N14°21'11"W
114	010°50'09"	85.00	16.08	16.05	N33°57'02"W
115	031°55'43"	85.00	47.37	46.78	N53°19'58"W
116	018°52'34"	85.00	28.00	27.88	N80°44'07"W
117	090°00'00"	25.00	39.27	35.36	S45°10'23"E
118	090°20'30"	25.00	39.42	35.46	S44°59'52"W
119	014°42'48"	27.33	7.02	7.00	S07°52'26"W
120	074°14'51"	25.00	32.40	30.18	S53°02'41"W

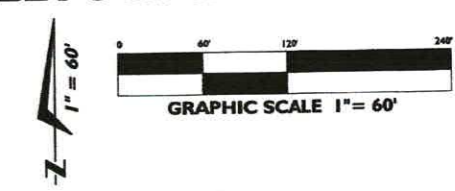
**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**PSM PLATINUM**  
 SURVEYING & MAPPING  
 6700 South Florida Avenue, Suite 6, Lakeland, Florida 33813  
 (863) 904-4699 - Fax: (863) 680-1434  
 STATE OF FLORIDA AUTHORIZATION FOR:  
 SURVEYING AND MAPPING BUSINESS - LB 8135  
 KENNETH W. THOMPSON  
 REGISTRATION NO. 4080



## A REPLAT OF TRACTS 5, 6, 9-14 AND 21-24, OF FLORIDA DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA.



- ### NOTES AND LEGEND
- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - FR - FOUND IRON ROD AS NOTED
  - FIP - FOUND IRON PIPE AS NOTED
  - RRS - FOUND RAILROAD SPIKE AS NOTED
  - (C) - CURVE - SEE CURVE DATA
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>* = AND</li> <li>CL = CENTERLINE</li> <li>(RAD) = RADIAL</li> <li>(NR) = NON-RADIAL</li> <li>NO./# = NUMBER</li> <li>I.D. = IDENTIFICATION</li> <li>C.R. = OFFICIAL RECORDS</li> <li>PB = PLAT BOOK</li> <li>PG = PAGE</li> <li>PKS = PAGES</li> <li>PK = PARKER KALON NAIL</li> <li>FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY</li> <li>(7) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION</li> <li>(L) = INFORMATION PER LEGAL DESCRIPTION</li> <li>(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS</li> </ul> | <ul style="list-style-type: none"> <li>R/W = RIGHT-OF-WAY</li> <li>CONC. = CONCRETE</li> <li>D/A = CENTRAL ANGLE (DELTA)</li> <li>R = RADIUS</li> <li>L = ARC LENGTH</li> <li>T = TANGENT LENGTH</li> <li>CH = CHORD DISTANCE</li> <li>CB = CHORD BEARING</li> <li>± = MORE OR LESS / PLUS OR MINUS</li> <li>M&amp;D = NAIL AND DISK</li> </ul> |
|--|---|

**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.

- ### SURVEYOR'S NOTES:
1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF N89°50'54"W BETWEEN FIELD MONUMENTATION.
  2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
  3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
  4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
  5. 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.
  6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
  7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (26).
  8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY; COMMUNITY PANEL NUMBER 1210500219 G AND PANEL NUMBER 1210500240 G, EFFECTIVE DATE OF 12/22/2016.
  9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO CERTIFIED CORNER RECORD #078014 FOR THE SOUTHWEST CORNER OF SECTION 9 AND CERTIFIED CORNER RECORD #078012 FOR THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST.
  10. ELEVATIONS DEPICTED HEREON ARE BASED ON POLK COUNTY BENCHMARK 77171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
  11. THE LANDS DEPICTED HEREON ARE SUBJECT TO THAT CERTAIN TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10102, PAGES 132-133 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA SAID EASEMENT IS "BLANKET" IN NATURE AND AFFECTS THE LANDS IN THEIR ENTIRETY.

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°39'30"	25.00	39.12	35.25	N45°00'08"W
2	072°00'38"	25.00	31.42	29.38	N53°49'34"W
3	017°38'52"	25.00	7.70	7.67	N08°59'49"W
4	090°00'00"	25.00	39.27	35.36	N44°49'37"W
5	090°00'00"	85.00	133.52	120.21	S44°49'37"W
6	018°32'36"	85.00	28.00	27.88	S80°23'19"W
7	018°29'58"	85.00	27.44	27.33	S81°42'02"W
8	010°25'22"	85.00	15.46	15.44	S47°14'22"W
9	017°34'38"	85.00	26.08	25.97	S33°14'22"W
10	024°37'26"	85.00	36.53	36.25	S12°06'20"W
11	090°00'00"	60.00	94.25	84.85	S44°49'37"W
12	090°00'00"	35.00	54.98	49.50	S44°49'37"W
13	090°00'00"	25.00	39.27	35.36	S45°10'23"E
14	090°00'00"	25.00	39.27	35.36	N44°49'37"E
15	090°00'00"	85.00	133.52	120.21	S44°49'37"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
16	018°06'08"	85.00	26.85	26.74	S80°46'34"W
17	020°16'39"	85.00	30.08	29.93	S81°55'11"W
18	021°14'00"	85.00	31.50	31.32	S40°49'52"W
19	028°42'08"	85.00	42.58	42.14	S15°51'48"W
20	001°41'07"	85.00	2.50	2.50	S00°40'10"W
21	090°00'00"	60.00	94.25	84.85	S44°49'37"W
22	090°00'00"	35.00	54.98	49.50	S44°49'37"W
23	090°00'00"	25.00	39.27	35.36	S45°10'23"E
24	090°00'00"	60.00	94.25	84.85	S45°10'23"E
25	090°00'00"	85.00	133.52	120.21	S45°10'23"E
26	033°58'37"	85.00	80.40	49.67	S17°09'37"E
27	023°20'24"	85.00	54.63	54.39	S45°49'02"E
28	011°41'29"	85.00	17.34	17.31	S83°19'59"E
29	020°59'40"	85.00	31.15	30.97	S79°40'33"E
30	037°38'03"	150.00	98.53	96.76	N71°21'22"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
31	008°27'59"	150.00	16.83	16.92	N86°56'24"W
32	020°54'33"	150.00	54.74	54.44	N73°15'07"W
33	010°15'28"	150.00	26.85	26.82	N57°40'04"W
34	037°38'03"	175.00	114.85	112.89	N71°21'22"W
35	037°38'03"	200.00	131.37	129.02	N71°21'22"W
36	007°21'34"	200.00	25.71	25.69	N86°29'27"W
37	014°51'24"	200.00	51.88	51.71	N75°22'48"W
38	015°24'45"	200.00	53.80	53.64	N80°14'43"W
39	036°13'22"	150.00	94.83	93.26	S70°38'02"E
40	001°07'03"	150.00	4.39	4.39	S53°22'38"E
41	034°32'42"	150.00	90.44	89.08	S71°29'19"E
42	037°38'03"	175.00	114.85	112.89	N71°21'22"W
43	036°51'00"	200.00	128.63	126.43	S70°57'51"E
44	010°02'03"	200.00	35.03	34.98	S57°33'22"E
45	028°46'33"	200.00	93.60	92.75	S75°56'52"E

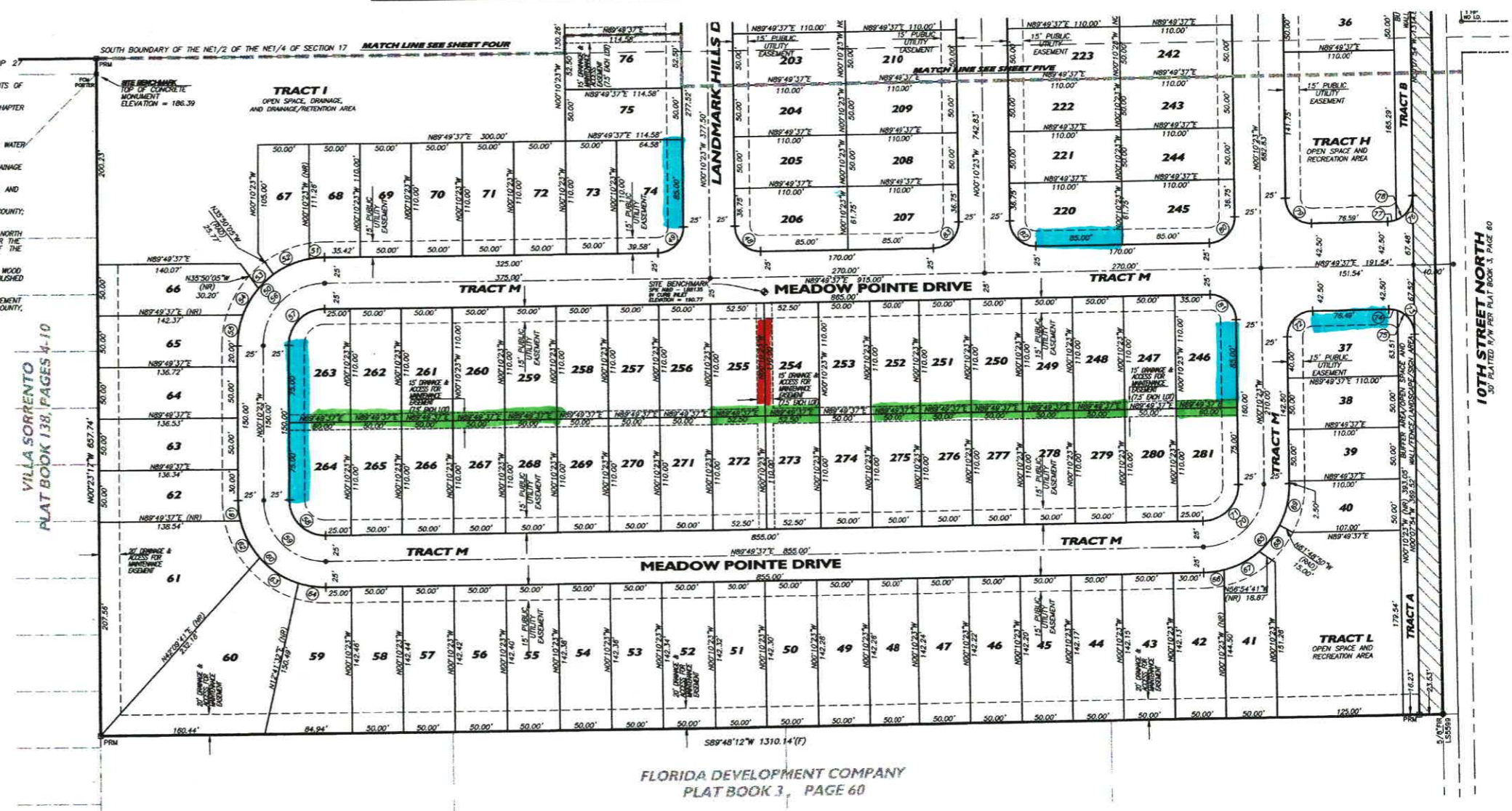
CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
46	091°14'17"	25.00	39.81	35.74	N45°37'09"E
47	088°12'57"	25.00	38.93	35.11	N44°46'52"W
48	090°00'00"	25.00	39.27	35.36	S45°10'23"E
49	090°00'00"	25.00	39.27	35.36	N44°49'37"E
50	090°00'00"	85.00	133.52	120.21	N44°49'37"E
51	009°52'58"	85.00	14.65	14.64	S84°53'17"W
52	025°47'05"	85.00	38.25	37.83	S67°03'26"W
53	015°36'32"	85.00	20.19	20.14	S47°21'37"W
54	020°03'43"	85.00	29.76	29.61	S30°31'30"W
55	020°40'02"	85.00	30.66	30.49	S10°09'37"W
56	090°00'00"	60.00	94.25	84.85	S44°49'37"W
57	090°00'00"	35.00	54.98	49.50	S44°49'37"W
58	090°00'00"	25.00	39.27	35.36	S45°10'23"E
59	090°00'00"	60.00	94.25	84.85	S45°10'23"E
60	090°00'00"	85.00	133.52	120.21	S45°10'23"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
61	013°36'32"	85.00	20.19	20.14	S06°58'39"E
62	027°32'02"	85.00	40.85	40.46	S27°32'38"E
63	030°44'29"	85.00	45.61	45.06	S58°41'12"E
64	018°06'57"	85.00	26.88	26.78	S81°06'55"E
65	090°00'00"	85.00	133.52	120.21	N44°49'37"E
66	013°36'32"	85.00	20.19	20.14	N83°01'20"E
67	026°01'28"	85.00	38.81	38.28	N63°12'20"E
68	022°00'28"	85.00	32.65	32.45	N39°11'23"E
69	028°21'34"	85.00	42.07	41.64	N14°00'23"E
70	090°00'00"	60.00	94.25	84.85	N44°49'37"E
71	090°00'00"	35.00	54.98	49.50	N44°49'37"E
72	090°00'00"	25.00	39.27	35.36	S44°49'37"W
73	090°02'29"	25.00	39.29	35.37	N45°09'09"W
74	018°53'38"	25.00	8.88	8.84	N80°13'34"W
75	070°08'50"	25.00	30.81	28.73	N35°12'20"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
76	089°57'31"	25.00	39.25	35.34	N44°50'51"E
77	019°38'23"	25.00	8.58	8.53	N79°58'55"E
78	070°18'08"	25.00	30.68	28.79	N35°01'08"E
79	090°00'00"	25.00	39.27	35.36	S45°10'23"E
80	090°00'00"	25.00	39.27	35.36	N44°49'37"E
81	090°00'00"	25.00	39.27	35.36	N45°10'23"W
82	090°00'00"	25.00	39.27	35.36	S45°10'23"E
83	090°00'00"	25.00	39.27	35.36	N44°49'37"E
84	090°00'00"	35.00	54.98	49.50	N45°10'23"W
85	090°00'00"	60.00	94.25	84.85	N45°10'23"W
86	090°00'00"	85.00	133.52	120.21	N45°10'23"W
87	015°18'11"	85.00	22.73	22.68	N07°49'59"W
88	028°38'16"	85.00	39.52	39.16	N28°48'42"W
89	015°04'29"	85.00	22.36	22.30	N49°40'04"W
90	024°25'17"	85.00	36.23	35.95	N89°24'57"W

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
91	008°32'47"	85.00	12.68	12.67	N85°54'00"W
92	090°00'00"	25.00	39.27	35.36	S44°49'37"W
93	090°00'00"	25.00	39.27	35.36	N45°10'23"W
94	090°00'00"	25.00	39.27	35.36	S44°49'37"W
95	094°02'37"	25.00	41.03	36.58	N47°11'42"W
96	011°41'49"	275.00	56.14	56.04	S79°58'05"W
97	015°44'26"	325.00	89.29	89.00	S81°57'24"W
98	004°54'05"	325.00	27.00	27.79	S87°23'13"W
99	008°58'34"	325.00	50.73	50.68	S80°27'53"W
100	001°53'45"	325.00	10.75	10.75	S75°02'43"W
101	004°12'13"	275.00	20.18	20.17	N76°11'17"E
102	015°44'26"	300.00	82.42	82.16	S81°57'24"W
103	015°44'26"	300.00	82.42	82.16	N81°57'24"E
104	015°44'26"	325.00	89.29	89.00	N81°57'24"E
105	005°04'38"	325.00	28.80	28.79	N78°37'29"E

CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
106	008°52'33"	325.00	50.35	50.30	N83°38'03"E
107	001°47'17"	325.00	10.14	10.14	N88°55'58"E
108	101°42'33"	25.00	44.38	38.78	S50°51'18"E
109	090°00'00"	25.00	39.27	35.36	N44°49'37"E
110	090°00'00"	35.00	54.98	49.50	N45°10'23"W
111	090°00'00"	60.00	94.25	84.85	N45°10'23"W
112	090°00'00"	85.00	133.52	120.21	N45°10'23"W
113	028°21'35"	85.00	42.07	41.64	N14°21'11"W
114	010°50'09"	85.00	16.08	16.05	N33°37'02"W
115	031°55'43"	85.00	47.37	46.76	N55°19'58"W
116	018°52'34"	85.00	28.00	27.68	N80°44'07"W
117	090°00'00"	25.00	39.27	35.36	S45°10'23"E
118	090°20'30"	25.00	39.42	35.46	S44°59'52"W
119	014°42'48"	27.33	7.02	7.00	S07°52'26"W
120	074°14'51"	25.00	32.40	30.18	S53°02'41"W



FLORIDA DEVELOPMENT COMPANY  
PLAT BOOK 3, PAGE 60

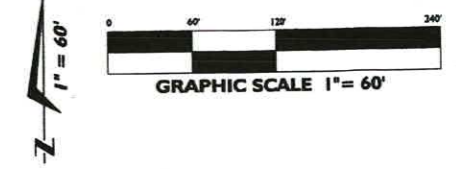
6700 South Florida Avenue, Suite 6, Lakeland, Florida 33813  
(863) 904-4699 - Fax: (863) 680-1434  
STATE OF FLORIDA AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4080

S:\ACTIVE\DENNIS WOOD\ENGINEERING PROJECTS\HIGHLAND MEADOWS FIVE RIDGE AT HIGHLAND MEADOWS-PLAT.DWG, 06/20/2017 11:57 AM, Ken Thompson

Page 7 of 7  
Book164/Page48A CFN#201714438

# HIGHLAND MEADOWS PHASE 7

A REPLAT OF TRACTS 13, 14, 17, 18 AND 21, OF FLORIDA DEVELOPMENT CO. TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THE PLATTED UN-OPENED RIGHTS-OF-WAY LYING SOUTH OF TRACTS 13 AND 14 AND NORTH OF TRACTS 17, 18 AND 21, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, STATE OF FLORIDA



**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
PCP LB-8135 - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- RRS - FOUND RAILROAD SPIKE AS NOTED
- (C) - CURVE - SEE CURVE DATA
- \* = AND
- CL = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- R = RADIUS
- L = ARC LENGTH
- L.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PR = PLAT BOOK
- PG = PAGE
- PCS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
- CONC. = CONCRETE
- D/A = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK



**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.

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	089°48'10"	25.00'	39.18'	35.29'	S44°54'05"E
C2	066°27'32"	25.00'	29.00'	27.40'	S33°13'46"E
C3	023°20'38"	25.00'	10.19'	10.12'	S78°07'51"E
C4	090°11'50"	25.00'	39.36'	35.42'	S45°00'55"W
C5	053°05'35"	25.00'	23.17'	22.35'	S26°32'47"W
C6	037°06'16"	25.00'	16.19'	15.91'	S71°38'42"W
C7	014°42'22"	300.00'	77.00'	76.79'	N82°50'39"E
C8	090°00'00"	25.00'	39.27'	35.36'	N44°48'10"W
C9	090°00'00"	25.00'	39.27'	35.36'	S45°11'50"W
C10	014°42'22"	300.00'	77.00'	76.79'	S82°50'39"W
C11	004°24'32"	300.00'	23.08'	23.08'	S77°41'44"W
C12	010°17'50"	300.00'	53.92'	53.84'	S85°02'55"W
C13	090°00'00"	35.00'	54.98'	49.50'	S44°48'10"E

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C14	090°00'00"	60.00'	94.25'	84.85'	S44°48'10"E
C15	090°00'00"	85.00'	133.52'	120.21'	S44°48'10"E
C16	013°39'50"	85.00'	20.27'	20.22'	S06°38'05"E
C17	020°19'43"	85.00'	30.16'	30.00'	S23°37'51"E
C18	020°19'43"	85.00'	30.16'	30.00'	S43°57'34"E
C19	020°19'43"	85.00'	30.16'	30.00'	S64°17'17"E
C20	015°21'02"	85.00'	22.77'	22.70'	S82°07'39"E
C21	090°00'00"	25.00'	39.27'	35.36'	S44°48'10"E
C22	090°00'00"	35.00'	54.98'	49.50'	N45°11'50"E
C23	090°00'00"	25.00'	39.27'	35.36'	N44°48'10"W
C24	081°59'03"	25.00'	35.72'	32.80'	S40°59'31"W
C25	002°11'42"	325.00'	12.45'	12.45'	N80°53'12"E
C26	010°24'30"	275.00'	49.96'	49.89'	S84°59'35"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C27	010°24'30"	300.00'	54.50'	54.42'	S84°59'35"W
C28	010°24'30"	300.00'	54.50'	54.42'	N84°59'35"E
C29	010°24'30"	325.00'	59.04'	58.98'	S84°59'35"W
C30	010°24'30"	275.00'	49.96'	49.89'	N84°59'35"E
C31	007°08'46"	325.00'	40.53'	40.51'	S86°37'27"W
C32	003°15'44"	325.00'	18.50'	18.50'	S81°25'12"W
C33	006°39'44"	275.00'	31.98'	31.96'	N83°07'13"E
C34	003°44'46"	275.00'	17.98'	17.98'	N88°19'27"E
C35	090°00'00"	25.00'	39.27'	35.36'	S44°48'10"E
C36	090°00'00"	25.00'	39.27'	35.36'	N45°11'50"E
C37	007°24'07"	275.00'	35.53'	35.50'	N03°30'13"W
C38	007°24'07"	300.00'	38.76'	38.73'	N03°30'13"W
C39	007°24'07"	325.00'	41.99'	41.96'	N03°30'13"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C40	007°04'11"	325.00'	40.10'	40.08'	N03°20'15"W
C41	000°19'56"	325.00'	1.88'	1.88'	N07°02'19"W
C42	006°52'31"	275.00'	33.00'	32.98'	S03°46'01"E
C43	007°12'17"	300.00'	37.72'	37.70'	S03°58'08"E
C44	007°12'17"	325.00'	40.87'	40.84'	S03°58'08"E
C45	002°35'02"	325.00'	14.66'	14.65'	S05°54'46"E
C46	004°37'15"	325.00'	26.21'	26.20'	S02°18'38"E
C47	090°31'36"	25.00'	39.50'	35.52'	S44°56'02"W
C48	090°00'00"	85.00'	133.52'	120.21'	N45°11'50"E
C49	019°02'15"	85.00'	28.24'	28.11'	N38°15'17"E
C50	024°19'09"	85.00'	36.08'	35.81'	N60°55'59"E
C51	017°06'17"	85.00'	25.38'	25.28'	N81°38'42"E

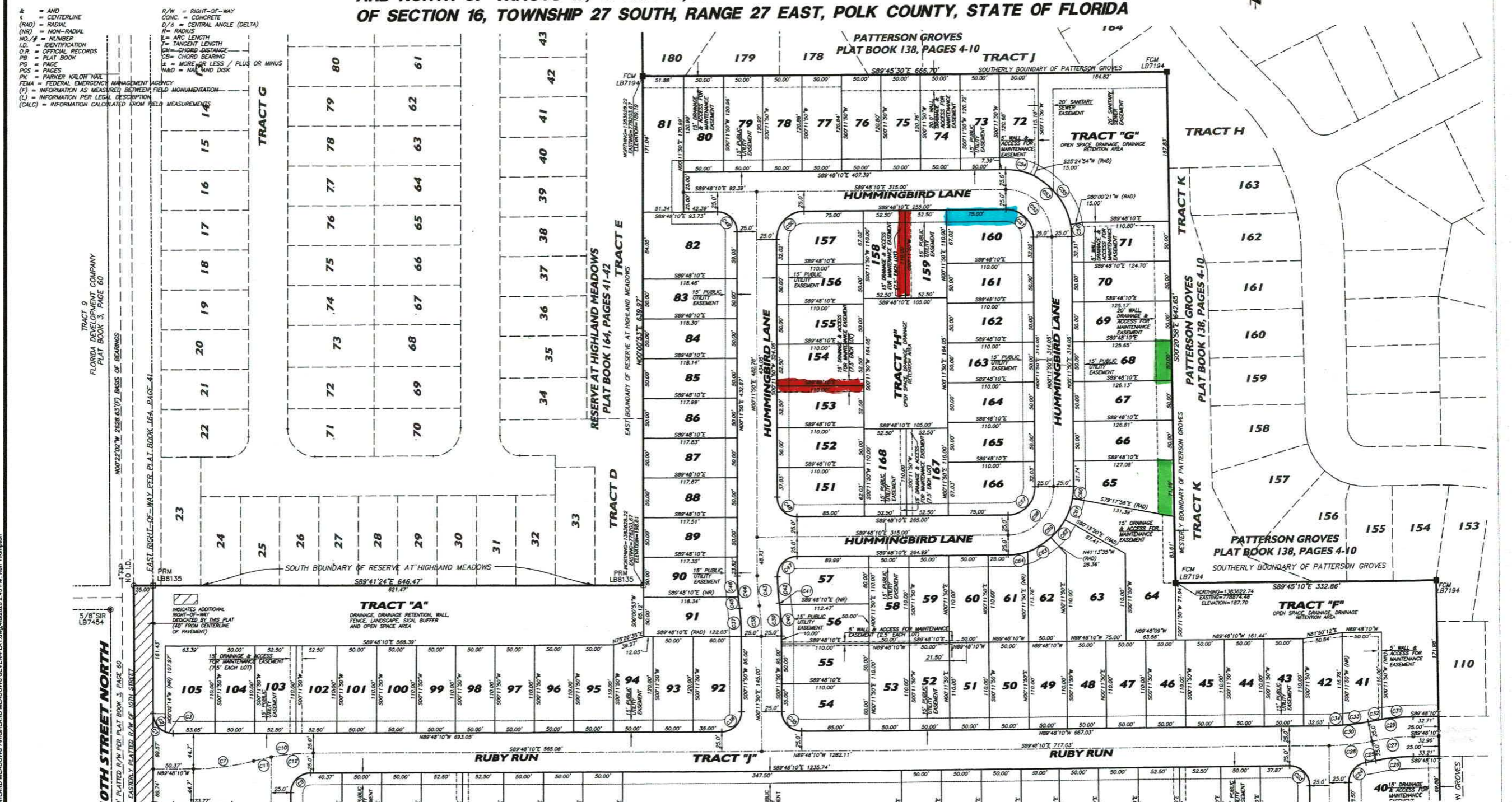
**PLATINUM**  
SURVEYING & MAPPING  
1925 Barlow Road, Suite 101, Lakeland, Florida 33801  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4680

# HIGHLAND MEADOWS PHASE 7

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**NOTES AND LEGEND**

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- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- FRR - FOUND RAILROAD SPIKE AS NOTED
- (C) - CURVE - SEE CURVE DATA
- AND - AND
- CL - CENTERLINE
- RD - RADIAL
- NR - NON-RADIAL
- NO. - NUMBER
- ID. - IDENTIFICATION
- O.R. - OFFICIAL RECORDS
- PL - PLAT BOOK
- PG - PAGE
- POS - POINT
- PK - PARKER KILGIL NAIL
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) - INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) - INFORMATION PER LEGAL DESCRIPTION
- (CALC) - INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W - RIGHT-OF-WAY
- CONC. - CONCRETE
- RA - RADIUS
- CA - CENTRAL ANGLE (DELTA)
- L - ARC LENGTH
- T - TANGENT LENGTH
- CB - CHORD BEARING
- CB - CHORD BEARING
- ± - MORE OR LESS / PLUS OR MINUS
- N&D - NAIL AND DISK



CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	089°48'10"	25.00'	39.18'	35.29'	S44°54'05"E
C2	065°27'32"	25.00'	29.00'	27.40'	S33°13'46"E
C3	023°20'38"	25.00'	10.19'	10.12'	S78°07'51"E
C4	090°11'50"	25.00'	39.36'	35.42'	S45°05'55"W
C5	053°05'35"	25.00'	23.17'	22.35'	S26°32'47"W
C6	037°06'16"	25.00'	16.19'	15.91'	S71°38'42"W
C7	014°42'22"	300.00'	77.00'	76.79'	N82°50'39"E
C8	090°00'00"	25.00'	39.27'	35.36'	N44°48'10"W
C9	090°00'00"	25.00'	39.27'	35.36'	S45°11'50"W
C10	014°42'22"	300.00'	77.00'	76.79'	S82°50'39"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C11	004°24'32"	300.00'	23.08'	23.08'	S77°41'44"W
C12	010°17'50"	300.00'	53.92'	53.84'	S85°02'55"W
C13	090°00'00"	25.00'	39.27'	35.36'	N44°48'10"W
C14	081°58'03"	25.00'	35.77'	32.80'	S40°59'31"W
C15	002°11'42"	325.00'	12.45'	12.45'	N80°53'12"E
C16	010°24'30"	275.00'	49.98'	49.89'	S84°59'35"W
C17	010°24'30"	300.00'	54.50'	54.42'	S84°59'35"W
C18	010°24'30"	300.00'	54.50'	54.42'	N84°59'35"E
C19	010°24'30"	325.00'	59.04'	58.96'	S84°59'35"W
C20	010°24'30"	275.00'	49.98'	49.89'	N84°59'35"E

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C21	007°08'46"	325.00'	40.53'	40.51'	S88°37'27"W
C22	003°15'44"	325.00'	18.50'	18.50'	S81°25'12"W
C23	006°39'44"	275.00'	31.98'	31.98'	N83°07'13"E
C24	003°44'46"	275.00'	17.98'	17.98'	N88°19'27"E
C25	090°00'00"	25.00'	39.27'	35.36'	S44°48'10"E
C26	090°00'00"	25.00'	39.27'	35.36'	N45°11'50"E
C27	007°24'07"	275.00'	35.53'	35.50'	N03°30'13"W
C28	007°24'07"	300.00'	38.76'	38.73'	N03°30'13"W
C29	007°24'07"	325.00'	41.99'	41.98'	N03°30'13"W
C30	007°04'11"	325.00'	40.10'	40.08'	N03°20'15"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C31	000°19'56"	325.00'	1.88'	1.88'	N07°02'19"W
C32	006°32'31"	275.00'	33.00'	32.98'	S03°46'01"E
C33	007°12'17"	300.00'	37.72'	37.70'	S03°36'08"E
C34	007°12'17"	325.00'	40.87'	40.84'	S03°36'08"E
C35	002°35'02"	325.00'	14.66'	14.65'	S05°54'46"E
C36	004°37'15"	325.00'	26.21'	26.20'	S02°18'38"E
C37	090°31'36"	25.00'	39.50'	35.52'	S44°58'02"W
C38	007°24'07"	275.00'	35.53'	35.50'	N03°30'13"W
C39	090°00'00"	25.00'	39.27'	35.36'	N44°48'10"E
C40	090°00'00"	25.00'	39.27'	35.36'	S44°48'10"W
C41	000°19'56"	325.00'	1.88'	1.88'	N07°02'19"W
C42	006°32'31"	275.00'	33.00'	32.98'	S03°46'01"E
C43	007°12'17"	300.00'	37.72'	37.70'	S03°36'08"E
C44	007°12'17"	325.00'	40.87'	40.84'	S03°36'08"E
C45	002°35'02"	325.00'	14.66'	14.65'	S05°54'46"E
C46	004°37'15"	325.00'	26.21'	26.20'	S02°18'38"E
C47	090°31'36"	25.00'	39.50'	35.52'	S44°58'02"W
C48	090°00'00"	25.00'	39.27'	35.36'	N44°48'10"E
C49	090°00'00"	25.00'	39.27'	35.36'	S44°48'10"W
C50	090°00'00"	35.00'	54.98'	49.50'	S45°11'50"W

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C51	090°00'00"	35.00'	54.98'	49.50'	N44°48'10"W
C52	090°00'00"	80.00'	94.25'	84.85'	N44°48'10"W
C53	090°00'00"	85.00'	133.52'	120.21'	N44°48'10"W
C54	025°13'03"	85.00'	37.41'	37.11'	N77°11'38"W
C55	054°35'28"	85.00'	80.99'	77.96'	N37°17'22"W
C56	010°11'29"	85.00'	15.12'	15.10'	N04°53'54"W
C57	090°00'00"	35.00'	54.98'	49.50'	N45°11'50"E
C58	090°00'00"	80.00'	94.25'	84.85'	N45°11'50"E
C59	090°00'00"	85.00'	133.52'	120.21'	N45°11'50"E
C60	010°30'12"	85.00'	15.58'	15.56'	N05°26'56"E

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C61	019°02'08"	85.00'	28.24'	28.11'	N20°13'06"E
C62	019°02'15"	85.00'	28.24'	28.11'	N39°15'17"E
C63	024°19'09"	85.00'	38.08'	35.81'	N60°55'59"E
C64	017°08'17"	85.00'	25.38'	25.28'	N81°38'42"E

**NOTICE:**  
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**PLATINUM SURVEYING & MAPPING**  
1925 Bortow Road, Suite 101, Lakeland, Florida 33801  
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STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4680

S:\ACT\DECLAYTON PROPERTIES GROUP\PLAT\HIGHLAND MEADOWS PHASE 7\PLAT BOOK 178\2020 2:45 PM - Ken Thompson

**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135 - UNLESS OTHERWISE NOTED"
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
- (C) = CURVE - SEE CURVE DATA

- ± = AND
- CL = CENTERLINE
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OPTICAL RECORDS
- PL = PLAT BOOK
- PG = PAGE
- PSS = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (?) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
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- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK

# RESERVE AT HIGHLAND MEADOWS

14

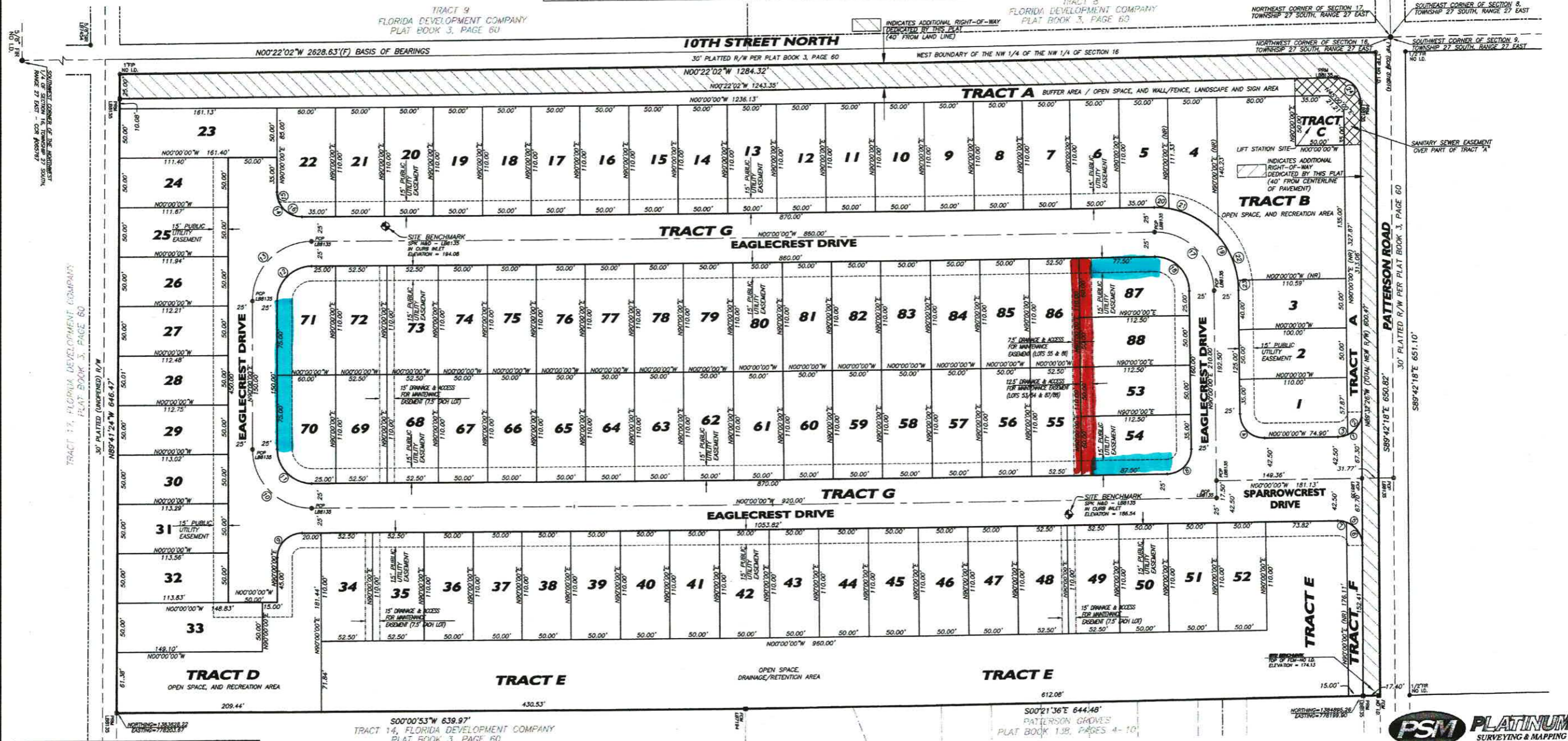
A REPLAT OF TRACTS 1, 2, 15 AND 16 IN THE NORTHWEST 1/4 OF SECTION 16,  
TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, ALL OF FLORIDA  
DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63  
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



CURVE TABLE					CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
1	089°32'26"	25.00'	39.07'	35.21' N44°46'13"W	13	090°00'00"	60.00'	94.25'	84.85' S45°00'00"E
2	065°43'24"	25.00'	28.88'	27.13' N58°40'44"W	14	090°00'00"	25.00'	39.27'	35.36' N45°00'00"E
3	023°49'02"	25.00'	10.39'	10.32' N11°54'31"W	15	023°34'41"	25.00'	10.29'	10.22' N78°12'39"E
4	090°00'00"	25.00'	39.27'	35.36' N45°00'00"E	16	066°25'19"	25.00'	28.98'	27.39' N33°12'39"E
5	090°27'34"	25.00'	39.47'	35.50' S45°13'47"W	17	090°00'00"	60.00'	94.25'	84.85' S45°00'00"W
6	069°53'28"	25.00'	30.50'	28.64' S55°30'50"W	18	090°00'00"	35.00'	54.98'	49.50' S45°00'00"W
7	020°34'07"	25.00'	8.97'	8.93' S10°17'04"W	19	090°00'00"	85.00'	133.52'	120.21' S45°00'00"W
8	090°00'00"	25.00'	39.27'	35.36' N45°00'00"W	20	010°09'51"	85.00'	15.08'	15.06' S05°04'56"W
9	090°00'00"	25.00'	39.27'	35.36' S45°00'00"E	21	039°42'59"	85.00'	58.92'	57.75' S30°01'21"W
10	090°00'00"	60.00'	94.25'	84.85' N45°00'00"E	22	033°21'46"	85.00'	49.49'	48.80' S66°33'45"W
11	090°00'00"	35.00'	54.98'	49.50' N45°00'00"E	23	008°45'22"	85.00'	10.02'	10.02' S88°37'19"W
12	090°00'00"	35.00'	54.98'	49.50' S45°00'00"E	24	090°49'35"	25.00'	39.63'	35.61' S45°02'46"W

**SURVEYOR'S NOTES:**

- BEARINGS BASED ON THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF NORTH 00°22'02" WEST BETWEEN FIELD.
- UNLESS OTHERWISE NOTED, A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE 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.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.
- 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.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 777.091 (28).
- THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500485 F, EFFECTIVE DATE OF 12/20/2000.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PM4" AND "PM41".
- ELEVATIONS DEPICTED HEREON ARE BASED ON POLK COUNTY BENCHMARK 77121301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHARD DRIVE, PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10102, PAGES 338-345 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IS "BLANKET" IN NATURE AND AFFECTS THE PLATTED LANDS DEPICTED HEREON.



**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 SUPERSEDED 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.

**PSM PLATINUM**  
SURVEYING & MAPPING  
6700 South Florida Avenue, Suite 5, Lakeland, Florida 33813  
(863) 904-4599 - Fax: (863) 680-1434  
STATE OF FLORIDA AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB 8135  
KENNETH W. THOMPSON  
REGISTRATION NO. 4680

# GROVE AT HIGHLAND MEADOWS

A REPLAT OF TRACTS 31, 32 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, OF FLORIDA DEVELOPMENT COMPANY TRACTS AS RECORDED IN PLAT BOOK 3, PAGES 60-63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - FIR - FOUND IRON ROD AS NOTED
  - FIP - FOUND IRON PIPE AS NOTED
  - ▲ RRS - FOUND RAILROAD SPIKE AS NOTED
  - (C) = CURVE - SEE CURVE DATA
- 
- ± = AND
  - CL = CENTERLINE
  - (RAD) = RADIAL
  - (NR) = NON-RADIAL
  - NO./# = NUMBER
  - L.D. = IDENTIFICATION
  - O.R. = OFFICIAL RECORDS
  - PLB = PLAT BOOK
  - PG = PAGE
  - PGS = PAGES
  - PK = PARKER WALON NAIL
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
  - (L) = INFORMATION PER LEGAL DESCRIPTION
  - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- 
- R/W = RIGHT-OF-WAY
  - CONC. = CONCRETE
  - D/A = CENTRAL ANGLE (DELTA)
  - R = RADIUS
  - L = ARC LENGTH
  - T = TANGENT LENGTH
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - ± = MORE OR LESS / PLUS OR MINUS
  - N&D = NAIL AND DISK

**SURVEYOR'S NOTES:**

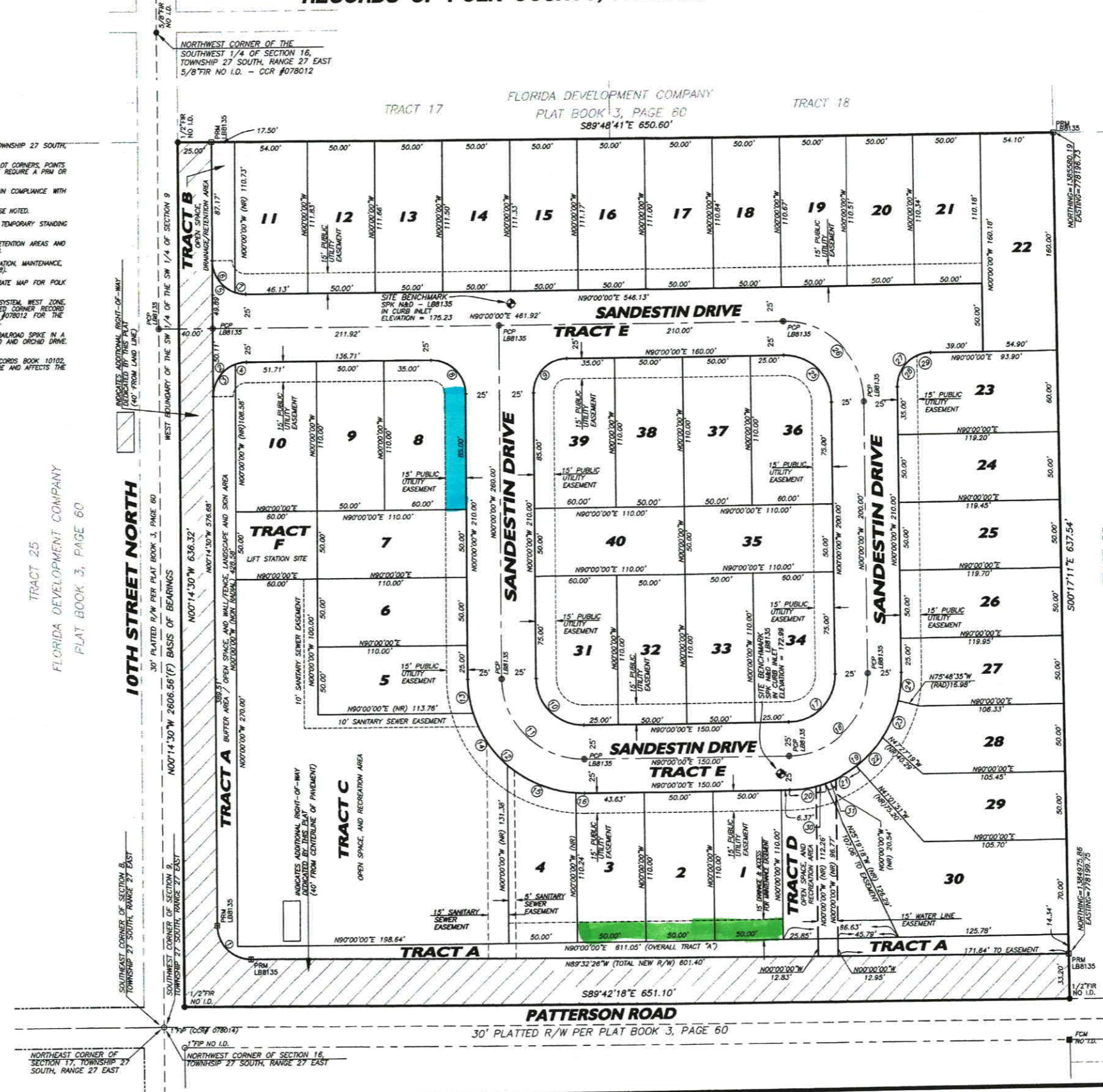
1. BEARINGS BASED ON THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF NORTH 07°14'30" WEST BETWEEN FIELD.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SHALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SHALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.081 (28).
8. THE PLATTED LANDS ARE LOCATED WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 1210500240 G, EFFECTIVE DATE OF 12/22/2016.
9. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1993 AND ARE REFERENCED TO CERTIFIED CORNER RECORD #078014 FOR THE SOUTHWEST CORNER OF SECTION 9 AND CERTIFIED CORNER RECORD #078012 FOR THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST.
10. ELEVATIONS DEPICTED HEREON ARE BASED ON POLK COUNTY BENCHMARK 7171301, BEING A RAILROAD SPIKE IN A WOOD POWER POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF PATTERSON ROAD AND ORCHID DRIVE. PUBLISHED ELEVATION = 200.42, NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NAD29).
11. THE TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10102, PAGES 339-345 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IS "BLANKET" IN NATURE AND AFFECTS THE PLATTED LANDS DEPICTED HEREON.

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°17'56"	25.00'	38.96'	35.14'	S44°53'28"E
2	090°14'30"	25.00'	39.38'	35.43'	S44°52'45"W
3	070°51'33"	25.00'	30.92'	28.99'	S35°11'26"W
4	019°22'38"	25.00'	8.45'	8.41'	S80°18'41"W
5	089°46'30"	25.00'	39.18'	35.28'	S45°07'15"E
6	071°24'11"	25.00'	31.16'	29.18'	S35°58'35"E
7	018°21'19"	25.00'	8.01'	7.97'	S80°49'20"E
8	090°00'00"	25.00'	39.27'	35.36'	N45°00'00"W
9	090°00'00"	25.00'	39.27'	35.36'	S45°00'00"W
10	090°00'00"	35.00'	54.98'	49.50'	S45°00'00"E
11	090°00'00"	60.00'	94.25'	84.85'	S45°00'00"E
12	090°00'00"	85.00'	133.52'	120.21'	S45°00'00"E
13	017°08'17"	85.00'	25.38'	25.28'	S08°33'08"E
14	031°21'23"	85.00'	46.52'	45.94'	S32°48'58"E
15	037°14'38"	85.00'	55.25'	54.28'	S67°04'59"E
16	004°17'42"	85.00'	6.37'	6.37'	S87°51'09"E
17	090°00'00"	35.00'	54.98'	49.50'	N45°00'00"E
18	090°00'00"	60.00'	94.25'	84.85'	N45°00'00"E
19	090°00'00"	85.00'	133.52'	120.21'	N45°00'00"E
20	017°59'29"	85.00'	28.69'	28.58'	N81°00'15"E
21	018°34'15"	85.00'	27.55'	27.43'	N82°43'23"E
22	019°15'15"	85.00'	28.58'	28.43'	N43°48'38"E
23	019°59'35"	85.00'	29.66'	29.51'	N24°11'13"E
24	014°11'25"	85.00'	21.05'	21.00'	N07°05'43"E
25	090°00'00"	35.00'	54.98'	49.50'	N45°00'00"W
26	090°00'00"	60.00'	94.25'	84.85'	N45°00'00"W
27	090°00'00"	25.00'	39.27'	35.36'	S45°00'00"W
28	086°25'19"	25.00'	28.98'	27.39'	S33°12'39"W
29	023°34'41"	25.00'	10.29'	10.22'	S78°12'39"W
30	004°44'34"	85.00'	7.04'	7.03'	N74°22'48"E
31	005°56'25"	85.00'	8.81'	8.81'	N89°02'18"E

TRACT 25  
FLORIDA DEVELOPMENT COMPANY  
PLAT BOOK 3, PAGE 60

TRACT 25  
FLORIDA DEVELOPMENT COMPANY  
PLAT BOOK 3, PAGE 60

TRACT 30  
FLORIDA DEVELOPMENT COMPANY  
PLAT BOOK 3, PAGE 60



**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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.

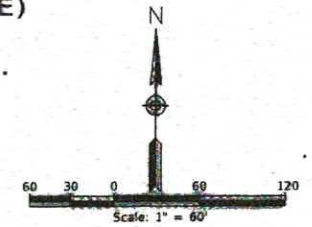
**PSM PLATINUM**  
SURVEYING & MAPPING  
8700 South Florida Avenue, Suite 6, Lakeland, Florida 33813  
(863) 904-4699 - Fax: (863) 680-1434  
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KENNETH W. THOMPSON  
REGISTRATION NO. 4080

# HIGHLAND MEADOWS PHASE 2A

PLAT BOOK 157 PAGE 14  
SHEET 3 OF 5

16

A REPLAT OF TRACTS 1 THROUGH 3 (INCLUSIVE), TRACTS 13 THROUGH 16 (INCLUSIVE), AND PORTIONS OF TRACTS 4 THROUGH 6 (INCLUSIVE) IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



### NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET NAIL AND DISK "PCP LB-6892" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
- PCM - FOUND 4" X 4" CONCRETE MONUMENT - NO IDENTIFICATION
- C 21 - CURVES - SEE CURVE TABLE
- DA - DELTACENTRAL ANGLE
- R - RADIUS
- L - LENGTH
- CB - CHORD BEARING
- CH - CHORD LENGTH
- RW - RIGHT-OF-WAY
- G - AND

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N89°53'58" E BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT OF 1984 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

### SURVEYOR'S NOTES:

- \* UNLESS OTHERWISE NOTED A 3/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN 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.
- \* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.C. NAIL AND DISK "LB-6892" UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
- \* LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDSTILLS UNDER WHICH CONDITIONS DECREASE THE RATE OF PERCOLATION AND OXIDATION RISK.
- \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY CHANGING ORANGE LOCATED ON INDIVIDUAL LOTS, MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION, THE DESIGN IS TO BE LEFT UNCHANGED.
- \* THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 189, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION, THE DESIGN IS TO BE LEFT UNCHANGED.
- \* ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.99(4)(2).
- \* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 799982L, BEING A RAILROAD BORN IN SITUARY POLE IN THE SOUTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.

PUBLISHED ELEVATION = 149.28 NATIONAL GEODETIC VERTICAL DATUM OF 1929.

\* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT OF 1984 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

\* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA; COMMUNITY MAP NUMBER 22486C019 F, EFFECTIVE DATE OF 12/20/2000.

### TRACT USAGE TABLE

- TRACT A IS A COMMON AREA, DRAINAGE, DRAINAGE/RETENTION, OPEN SPACE, RECREATION LAND ASSOCIATED AMENITIES INCLUDING SIDEWALKS/BIKINGWAYS AND PARKING AREAS, AND WALL/FENCE/LANDSCAPE/SIGN AREA.
- TRACTS B, C AND F ARE COMMON AREA, DRAINAGE, DRAINAGE/RETENTION, OPEN SPACE, AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
- TRACT D IS A COMMON AREA, WALL/FENCE/LANDSCAPE/SIGN AND OPEN SPACE AREA.
- TRACT E IS A COMMON AREA, DRAINAGE, DRAINAGE/RETENTION AND OPEN SPACE AREA.
- TRACT G ARE ROADWAYS.

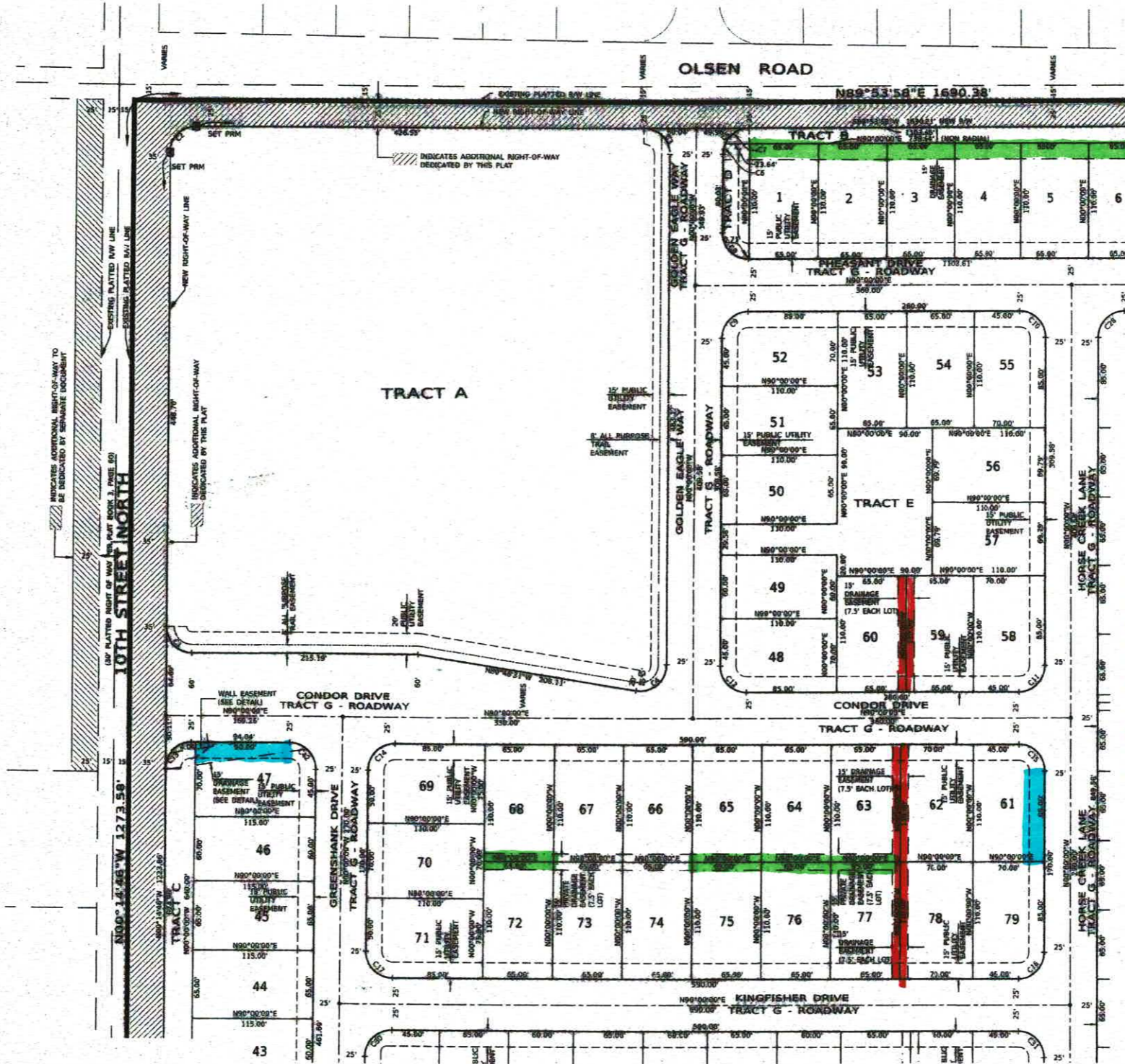
### FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. FLOOD HAZARD INFORMATION DOES NOT INSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN FLOOD EVENTS.

### NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND SHALL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR OTHER FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

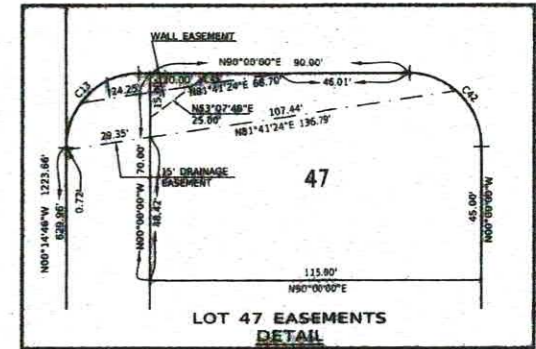


SEE SHEET 5 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.16	25.00	80° 43' 14"	35.28	N45° 07' 23"W
C2	39.33	25.00	90° 08' 43"	35.49	N44° 49' 28"E
C3	39.31	25.00	90° 05' 59"	35.39	N45° 02' 00"W
C4	43.29	25.00	90° 13' 28"	38.08	N45° 36' 45"E
C5	39.27	25.00	89° 54' 01"	35.32	N44° 57' 00"E
C6	10.29	25.00	23° 29' 40"	10.18	N11° 44' 30"E
C7	28.97	25.00	66° 24' 21"	27.38	N58° 41' 51"E
C8	30.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C9	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C10	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C11	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C12	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C13	39.29	25.00	90° 14' 46"	35.43	N44° 52' 37"E
C14	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C15	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C16	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C17	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C18	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C19	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C20	39.27	25.00	89° 59' 59"	35.36	N45° 00' 00"E
C21	54.80	35.00	90° 00' 00"	49.50	N45° 00' 00"E
C22	94.25	60.00	90° 00' 00"	84.85	N45° 00' 00"E
C23	133.82	85.00	90° 00' 00"	120.21	N45° 00' 00"E
C24	15.08	85.00	10° 09' 51"	15.00	N84° 55' 04"E
C25	54.25	85.00	36° 34' 17"	53.34	N81° 30' 00"E
C26	64.18	85.00	43° 15' 51"	62.57	N81° 37' 50"E
C27	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C28	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C29	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C30	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C31	39.27	25.00	90° 00' 00"	35.36	S45° 00' 00"E
C32	39.27	25.00	90° 00' 00"	35.36	S45° 00' 00"W
C33	54.98	35.00	90° 00' 00"	49.50	N45° 00' 00"W
C34	94.25	60.00	90° 00' 00"	84.85	N45° 00' 00"W
C35	23.58	45.00	28° 59' 53"	23.29	S75° 00' 00"W
C36	113.20	59.00	129° 42' 58"	90.52	N55° 08' 20"W
C37	9.30	58.00	10° 39' 41"	9.29	S68° 19' 38"W
C38	43.32	58.00	48° 38' 41"	41.98	N61° 30' 51"W
C39	44.79	58.00	51° 19' 36"	43.31	N34° 01' 43"W
C40	15.78	58.00	18° 04' 52"	15.71	N06° 48' 31"E
C41	7.63	45.00	08° 42' 57"	7.62	M04° 51' 28"E
C42	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W



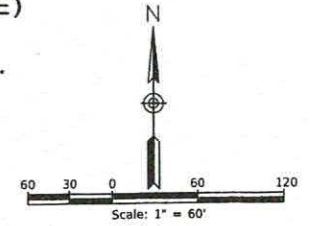
**NORTH POINT**  
LAND SURVEYING, INC.  
270 WINTERLAKE ROAD  
P.O. BOX 804, LABELLAND, FLORIDA 33002  
(904) 648-2363 FAX (904) 648-5263  
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
EXP. 07/15/2015

# HIGHLAND MEADOWS PHASE 2A

PLAT BOOK 1897 PAGE 15  
SHEET 4 OF 5

A REPLAT OF TRACTS 1 THROUGH 3 (INCLUSIVE), TRACTS 13 THROUGH 16 (INCLUSIVE), AND PORTIONS OF TRACTS 4 THROUGH 6 (INCLUSIVE)  
IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
"FLORIDA DEVELOPMENT COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



### NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET NAIL AND DISK  
"PCP LB-6892" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-6892"
- FCM - FOUND 4" X 4" CONCRETE MONUMENT - NO IDENTIFICATION
- C 21 - CURVE - SEE CURVE TABLE
- D/A - DELTA/CENTRAL ANGLE
- R - RADIUS
- L - LENGTH
- CB - CHORD BEARING
- CH - CHORD LENGTH
- R/W - RIGHT-OF-WAY
- & - AND

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-00°14'45"W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

### SURVEYOR'S NOTES:

- \* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
- \* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISK "LB-6892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
- \* 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.
- \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091(28).
- \* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 77093301, BEING A RAILROAD SPIKE IN UTILITY POLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
- \* PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- \* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
- \* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12155C0219 F, EFFECTIVE DATE OF 1/20/2000.

### TRACT USAGE TABLE

- TRACT A IS A COMMON AREA, DRAINAGE, DRAINAGE/RETENTION, OPEN SPACE, RECREATION (AND ASSOCIATED AMENITIES INCLUDING SIDEWALKS/JOGGING PATHS AND PARKING AREAS), AND WALL/FENCE/LANDSCAPE/SIGN AREA.
- TRACTS B, C AND F ARE COMMON AREA, DRAINAGE, DRAINAGE/RETENTION, OPEN SPACE, AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
- TRACT D IS A COMMON AREA, WALL/FENCE/LANDSCAPE/SIGN AND OPEN SPACE AREA.
- TRACT E IS A COMMON AREA, DRAINAGE, DRAINAGE/RETENTION AND OPEN SPACE AREA.
- TRACT G ARE ROADWAYS.

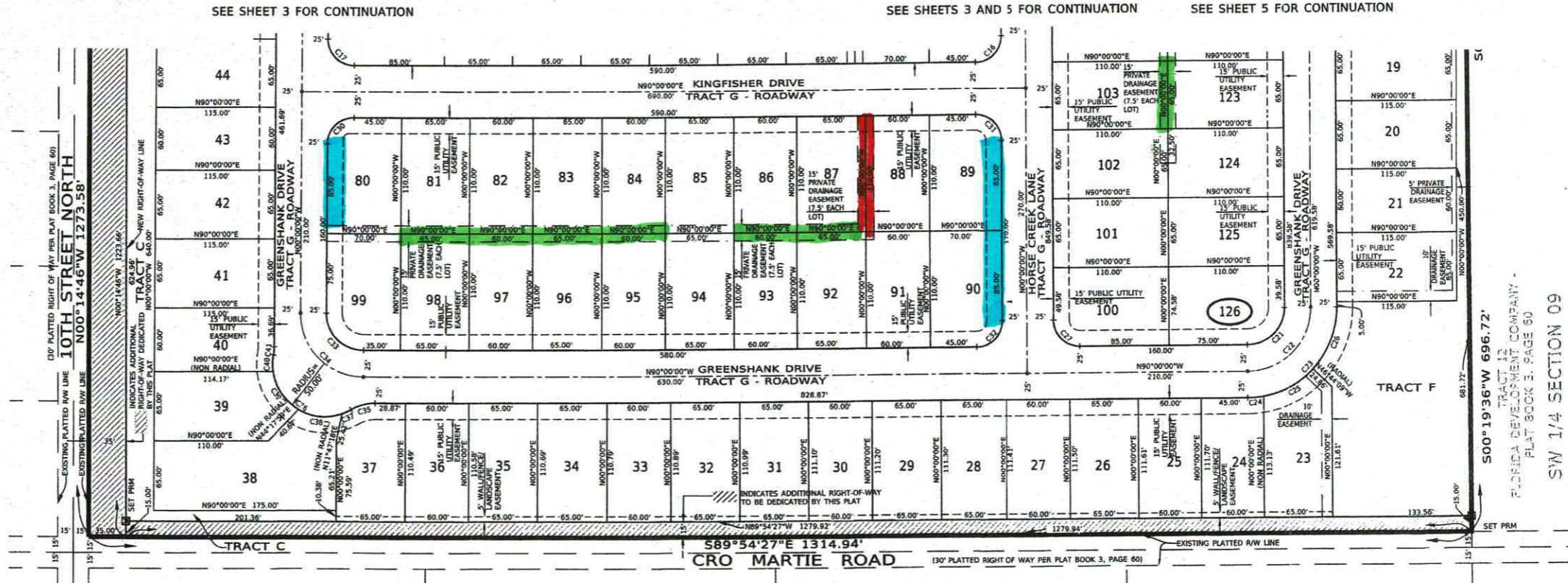
### FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

### 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.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.16'	25.00'	89° 45' 14"	35.28'	N45° 07' 23"W
C2	39.33'	25.00'	90° 08' 43"	35.40'	N44° 49' 36"E
C3	39.31'	25.00'	90° 05' 59"	35.39'	N45° 03' 00"W
C4	43.29'	25.00'	99° 13' 29"	38.08'	N49° 36' 45"E
C5	39.23'	25.00'	89° 54' 01"	35.32'	N44° 57' 00"E
C6	10.25'	25.00'	23° 29' 40"	10.18'	N11° 44' 50"E
C7	28.97'	25.00'	66° 24' 21"	27.38'	N56° 41' 51"E
C8	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C9	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C10	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C11	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C12	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C13	39.38'	25.00'	90° 14' 46"	35.43'	N44° 52' 37"E
C14	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C15	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C16	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C17	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C18	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C19	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C20	39.27'	25.00'	89° 59' 59"	35.36'	N45° 00' 00"E
C21	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C22	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"E
C23	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"E
C24	15.08'	85.00'	10° 09' 51"	15.06'	N84° 55' 04"E
C25	54.25'	85.00'	36° 34' 17"	53.34'	N61° 33' 00"E
C26	64.18'	85.00'	43° 15' 51"	62.67'	N21° 37' 56"E
C27	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C28	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C29	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C30	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C31	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C32	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C33	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C34	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C35	23.56'	45.00'	19° 59' 53"	23.29'	S75° 00' 04"W
C36	113.20'	50.00'	129° 42' 50"	90.52'	N55° 08' 28"W
C37	9.50'	50.00'	10° 39' 41"	9.29'	S65° 19' 58"W
C38	43.32'	50.00'	49° 38' 41"	41.98'	N84° 30' 51"W
C39	44.79'	50.00'	51° 19' 36"	43.31'	N34° 01' 43"W
C40	15.78'	50.00'	18° 04' 52"	15.71'	N00° 40' 31"E
C41	7.63'	45.00'	09° 42' 57"	7.62'	N04° 51' 28"E
C42	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W

**NORTH POINT**  
LAND SURVEYING, INC.  
2910 WINTERLAKE ROAD  
P.O. BOX 804, LAKELAND, FLORIDA 33802  
(863) 648-2363 FAX (863) 648-5263  
STATE OF FLORIDA AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB #6892

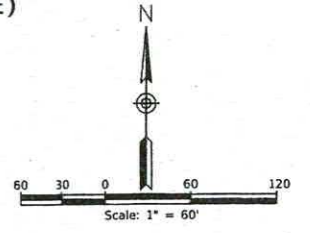
PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

# HIGHLAND MEADOWS PHASE 2A

PLAT BOOK 157 PAGE 116  
SHEET 5 OF 5

18

A REPLAT OF TRACTS 1 THROUGH 3 (INCLUSIVE), TRACTS 13 THROUGH 16 (INCLUSIVE), AND PORTIONS OF TRACTS 4 THROUGH 6 (INCLUSIVE) IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET NAIL AND DISK "PCP LB-6892" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
  - FCM - FOUND 4"X4" CONCRETE MONUMENT - NO IDENTIFICATION
  - C 21 - CURVE - SEE CURVE TABLE
  - DIA - DELTA/CENTRAL ANGLE
  - R - RADIUS
  - L - LENGTH
  - CB - CHORD BEARING
  - CH - CHORD LENGTH
  - R/W - RIGHT-OF-WAY
  - & - AND

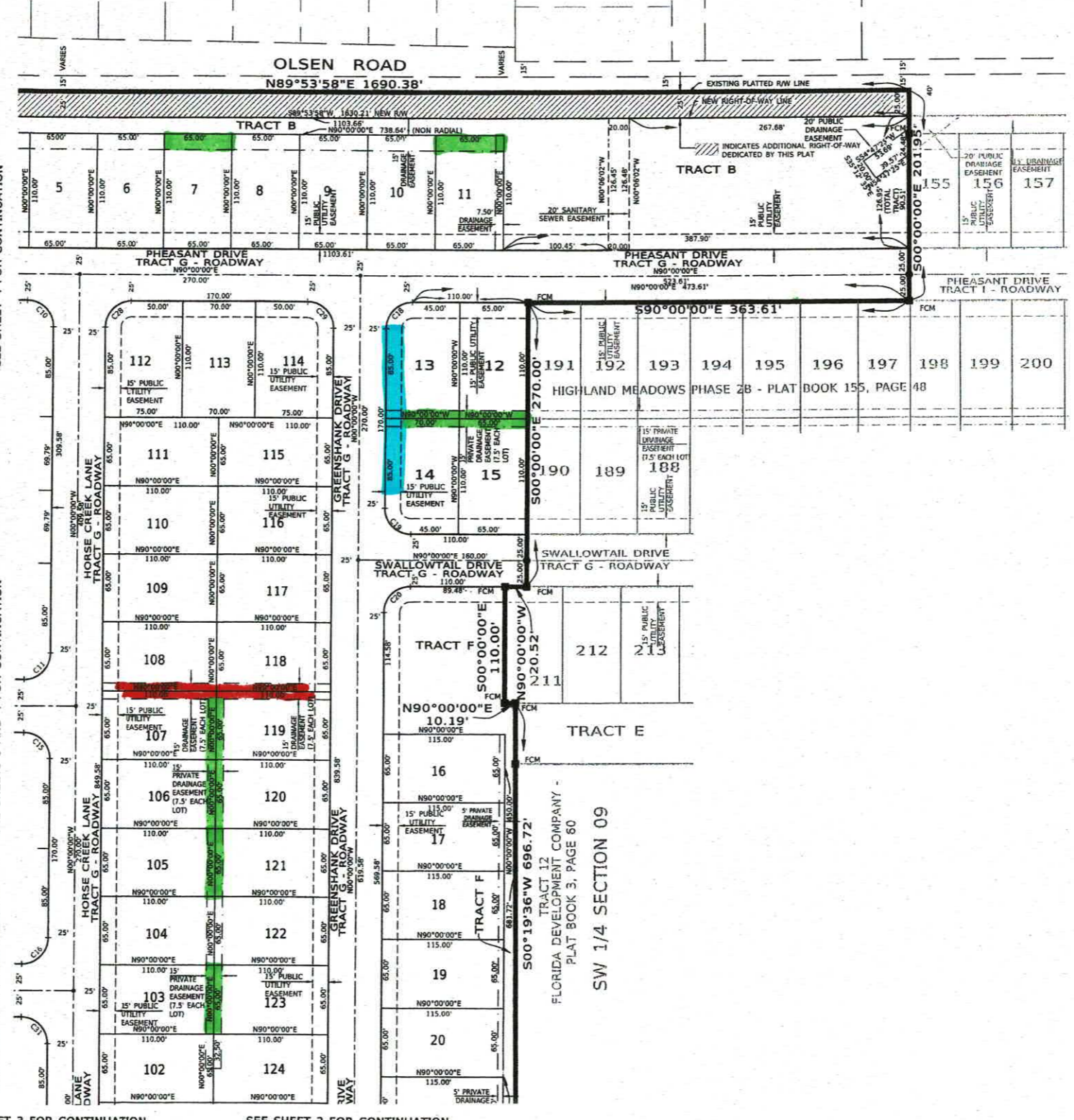
BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N0°00'14.66"W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

- SURVEYOR'S NOTES:**
- \* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRAKERS OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
  - \* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISK "LB-6892" UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
  - \* 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.
  - \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
  - \* THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
  - \* ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.09(1)(2).
  - \* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 77093301, BEING A RAILROAD SPIKE IN UTILITY POLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
  - \* PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
  - \* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
  - \* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12105C0219 F, EFFECTIVE DATE OF 12/20/2000.

- TRACT USAGE TABLE**
- TRACT A IS A COMMON AREA, DRAINAGE, DRAINAGE/RETENTION, OPEN SPACE, RECREATION (AND ASSOCIATED AMENITIES: INCLUDING SIDEWALKS/ROGGING PATHS AND PARKING AREAS), AND WALL/FENCE/LANDSCAPE/SIGN AREA.
  - TRACTS B, C AND F ARE COMMON AREA, DRAINAGE, DRAINAGE/RETENTION, OPEN SPACE, AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
  - TRACT D IS A COMMON AREA, WALL/FENCE/LANDSCAPE/SIGN AND OPEN SPACE AREA.
  - TRACT E IS A COMMON AREA, DRAINAGE, DRAINAGE/RETENTION AND OPEN SPACE AREA.
  - TRACT G ARE ROADWAYS.

**FLOOD HAZARD WARNING:**  
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**NOTICE:**  
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SEE SHEET 4 FOR CONTINUATION

SEE SHEETS 3 AND 4 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	39.16	25.00	89° 45' 14"	35.28'
C2	39.33	25.00	90° 08' 43"	35.40'
C3	39.31	25.00	90° 05' 59"	35.39'
C4	43.29	25.00	99° 13' 29"	38.08'
C5	39.29	25.00	89° 54' 01"	35.32'
C6	10.25	25.00	23° 29' 40"	10.18'
C7	28.97	25.00	66° 24' 21"	27.38'
C8	39.27	25.00	90° 00' 00"	35.36'
C9	39.27	25.00	90° 00' 00"	35.36'
C10	39.27	25.00	90° 00' 00"	35.36'
C11	39.27	25.00	90° 00' 00"	35.36'
C12	39.27	25.00	90° 00' 00"	35.36'
C13	39.38	25.00	90° 14' 48"	35.43'
C14	39.27	25.00	90° 00' 00"	35.36'
C15	39.27	25.00	90° 00' 00"	35.36'
C16	39.27	25.00	90° 00' 00"	35.36'
C17	39.27	25.00	90° 00' 00"	35.36'
C18	39.27	25.00	90° 00' 00"	35.36'
C19	39.27	25.00	90° 00' 00"	35.36'
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C24	15.08	85.00	10° 09' 51"	15.06'
C25	54.25	85.00	36° 34' 17"	53.34'
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C30	39.27	25.00	90° 00' 00"	35.36'
C31	39.27	25.00	90° 00' 00"	35.36'
C32	39.27	25.00	90° 00' 00"	35.36'
C33	54.98	35.00	90° 00' 00"	49.50'
C34	94.25	60.00	90° 00' 00"	84.85'
C35	23.56	45.00	29° 59' 53"	23.29'
C36	113.20	50.00	129° 42' 50"	90.52'
C37	9.30	50.00	10° 39' 41"	9.29'
C38	43.32	50.00	49° 38' 41"	41.98'
C39	44.79	50.00	51° 19' 36"	43.31'
C40	15.78	50.00	18° 04' 52"	15.71'
C41	7.63	45.00	09° 42' 57"	7.62'
C42	39.27	25.00	90° 00' 00"	35.36'

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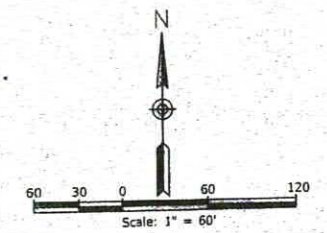
PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130



# HIGHLAND MEADOWS PHASE 2B

19

A REPLAT OF TRACTS 7 THROUGH 10 (INCLUSIVE), AND PORTIONS OF TRACTS 4 THROUGH 6 (INCLUSIVE)  
IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
"FLORIDA DEVELOPMENT COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
AND A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,  
AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
ALL LYING IN SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



### NOTES AND LEGEND

- PCP PERMANENT CONTROL POINT - SET NAIL AND DISK  
"PCP LB-8892" - UNLESS OTHERWISE NOTED
- PRM PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8892"
- FCM FOUND 4" X 4" CONCRETE MONUMENT - NO IDENTIFICATION
- C 21 CURVE - SEE CURVE TABLE
- Δ DELTA/CENTRAL ANGLE
- R RADIUS
- L LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- R/W RIGHT-OF-WAY
- G AND

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N 00° 14' 00" W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

### SURVEYOR'S NOTES:

- \* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
- \* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISK "LB-8892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
- \* 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.
- \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* ALL PLATTED UTILITY EASEMENTS SHALL BE BASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091(28).
- \* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 7709301, BEING A RAILROAD SPIKE IN UTILITY POLE IN THE SOUTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.

PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929)

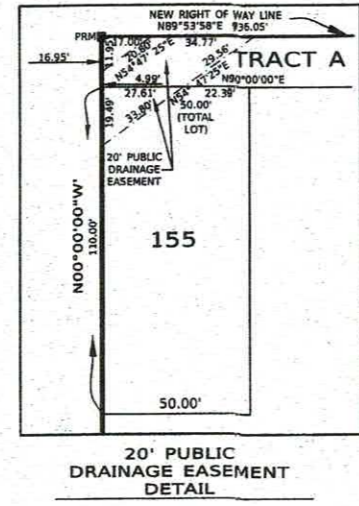
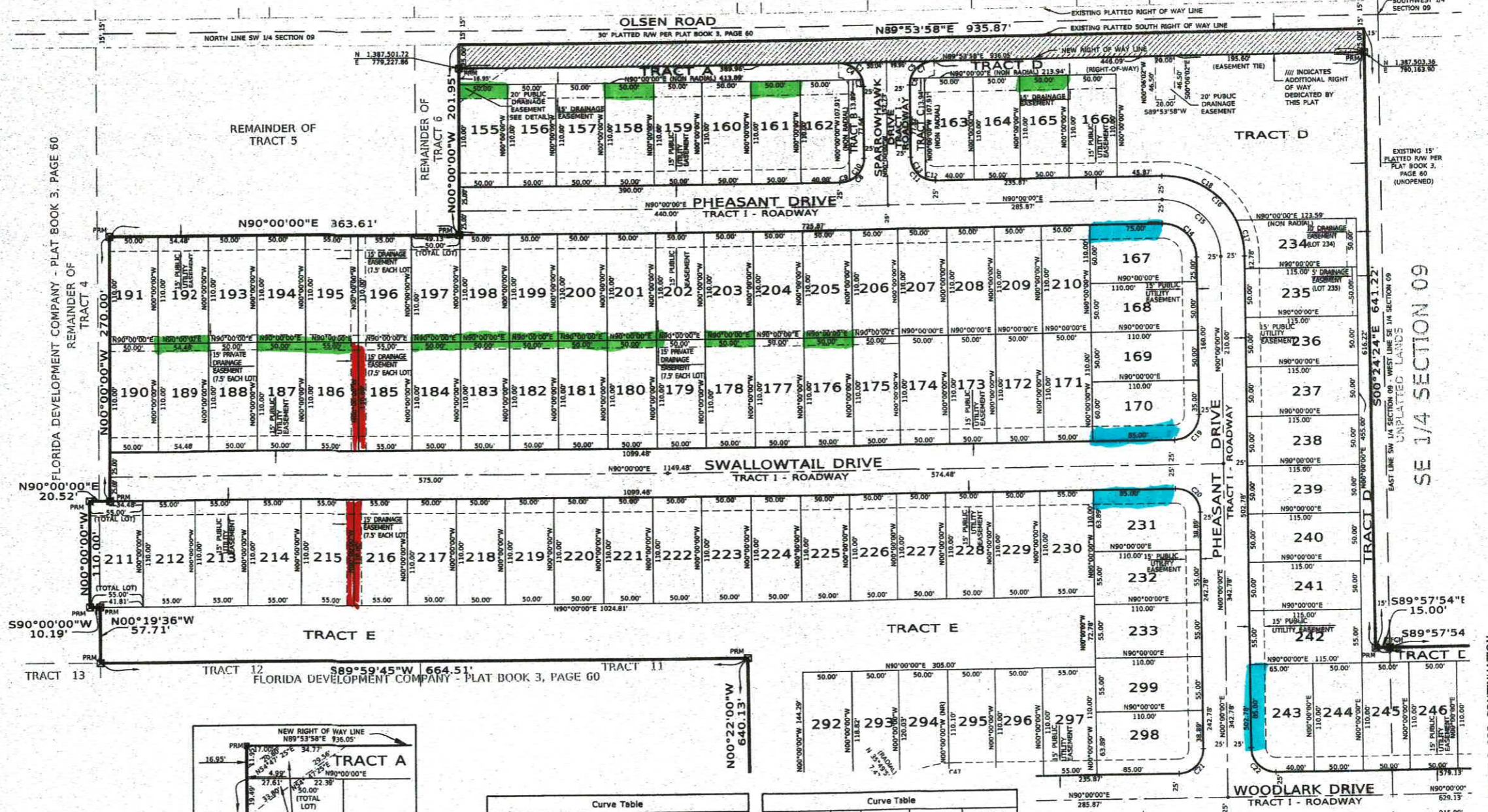
\* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

### TRACT USAGE TABLE

- TRACTS A, B, AND C ARE COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE SIGN AREAS.
- TRACTS D AND E ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE AREAS.
- TRACT F IS A COMMON AREA AND DRAINAGE/RETENTION AREA.
- TRACT G IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN (IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERIES AS A "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE CITY OF DAVENPORT, FLORIDA BY THIS PLAT.
- TRACT H IS A FUTURE RECREATION AREA OR RESIDENTIAL LOT.
- TRACT I ARE ROADWAYS.
- TRACT J IS A LIFT STATION TRACT.

**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**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.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.31'	25.00'	90° 08' 02"	35.39'	N45° 03' 01"W
C2	7.47'	25.00'	17° 07' 19"	7.44'	N08° 31' 39"W
C3	NOT USED				
C4	31.84'	25.00'	72° 58' 44"	29.73'	N53° 36' 40"W
C5	39.23'	25.00'	89° 53' 58"	35.32'	N44° 56' 59"E
C6	7.29'	25.00'	16° 42' 04"	7.26'	N08° 21' 02"E
C7	31.94'	25.00'	73° 11' 54"	29.81'	N53° 18' 01"E
C8	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C9	10.29'	25.00'	23° 34' 43"	10.22'	N78° 12' 39"E
C10	28.98'	25.00'	66° 25' 19"	27.39'	N33° 12' 39"E
C11	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	10.29'	25.00'	23° 34' 43"	10.22'	N78° 12' 39"W
C13	28.98'	25.00'	66° 25' 19"	27.39'	N33° 12' 39"W
C14	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C15	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C16	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"W
C17	38.53'	85.00'	25° 58' 24"	38.20'	N12° 59' 13"W
C18	94.98'	85.00'	64° 01' 32"	90.12'	N57° 59' 13"W
C19	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C20	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C21	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C22	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W

SEE SHEET 3 FOR CONTINUATION

**NORTH POINT**  
LAND SURVEYING, INC.  
2654 MAGNOLIA AVENUE  
P.O. BOX 804, LABELAND, FLORIDA 33002  
(863) 648-2243 FAX (863) 648-5243  
STATE OF FLORIDA AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB #8892  
PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

# HIGHLAND MEADOWS PHASE 2B

20

A REPLAT OF TRACTS 7 THROUGH 10 (INCLUSIVE), AND PORTIONS OF TRACTS 4 THROUGH 6 (INCLUSIVE)  
IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
"FLORIDA DEVELOPMENT COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,  
AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,  
ALL LYING IN SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

### NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET NAIL AND DISK  
"PCP LB-8892" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8892"
- FCM - FOUND 4" X 4" CONCRETE MONUMENT - NO IDENTIFICATION
- C 21 - CURVE - SEE CURVE TABLE
- Δ - DELTA/CENTRAL ANGLE
- R - RADIUS
- L - LENGTH
- CB - CHORD BEARING
- CH - CHORD LENGTH
- R/W - RIGHT-OF-WAY
- 6 - AND

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09,  
TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID  
BEARING OF N-00°14'46"W BETWEEN FIELD MONUMENTATION AND THE FLORIDA  
STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF  
1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY  
APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

### SURVEYOR'S NOTES:

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8892"  
MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT  
ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION  
OF LINE WITHIN 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.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISC "LB-8892".  
UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE  
THIS PLAT IS RECORDED.
- 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.
- INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE  
MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON  
INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS  
SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH  
JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED  
PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A  
HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL  
TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY  
DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN  
THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES,  
IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE  
LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE  
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE  
TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.09(12B).
- ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY  
BENCHMARK NUMBER 7709301, BEING A RAILROAD SPIKE IN UTILITY POLE IN  
THE SOUTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND  
10TH STREET NORTH.
- PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA  
STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF  
1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY  
APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
- THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X"  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA,  
COMMUNITY PANEL NUMBER 121050219 F, EFFECTIVE DATE OF 12/20/2000.

### TRACT USAGE TABLE

- TRACTS A, B, AND C ARE COMMON AREA / OPEN SPACE AND  
WALLFENCE/LANDSCAPE AREAS.
- TRACTS D AND E ARE COMMON AREA / OPEN SPACE, DRAINAGE,  
DRAINAGE/RETENTION AND WALLFENCE/LANDSCAPE AREAS.
- TRACT F IS A COMMON AREA AND DRAINAGE/RETENTION AREA.
- TRACT G IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS  
REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN  
(IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERIES AS A  
"FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S  
LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE CITY OF  
DAVENPORT, FLORIDA BY THIS PLAT.
- TRACT H IS A FUTURE RECREATION AREA OR RESIDENTIAL LOT.
- TRACT I ARE ROADWAYS.
- TRACT J IS A LIFT STATION TRACT.

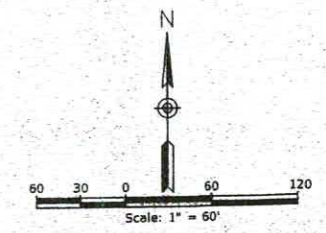
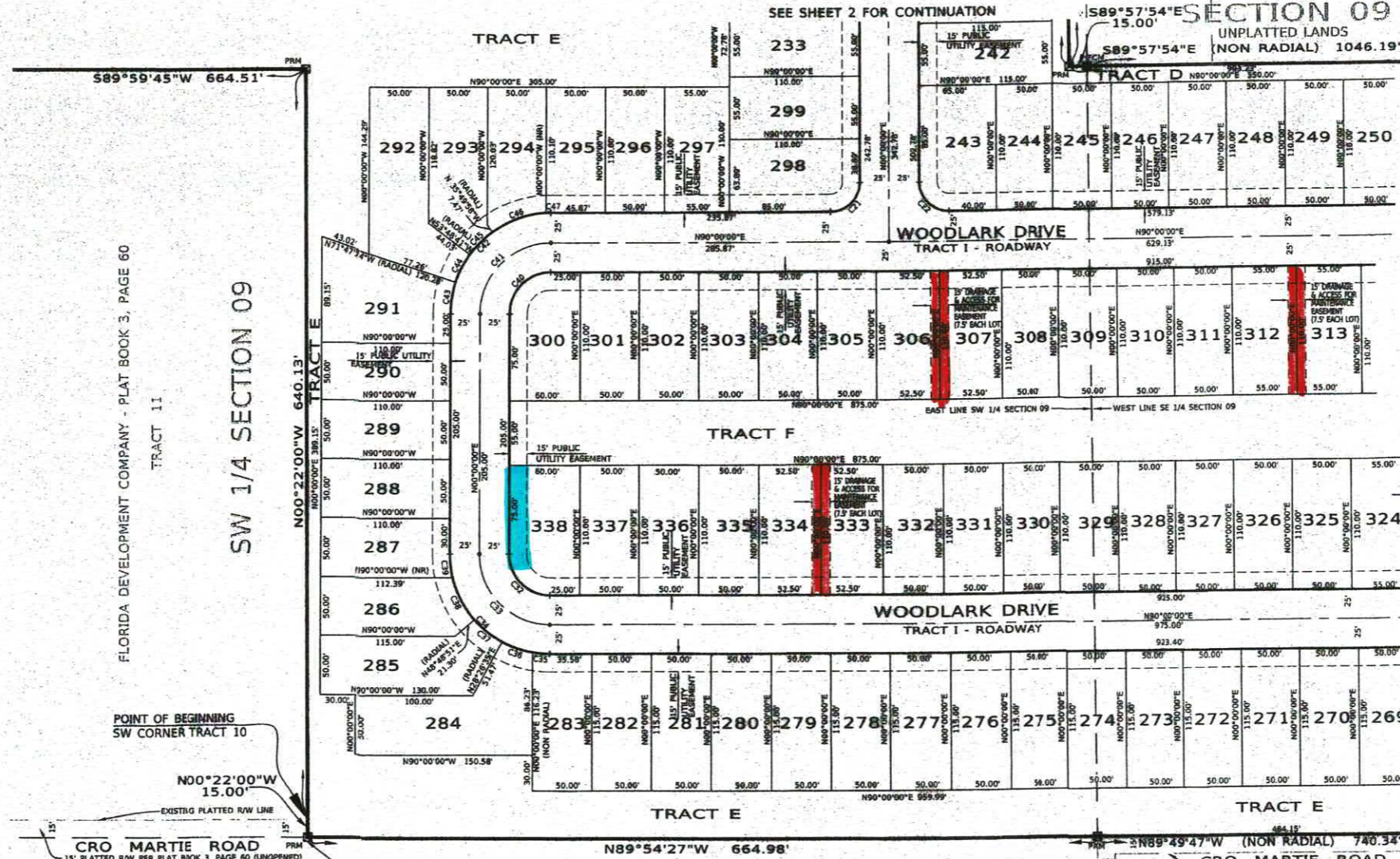
### FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK  
COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND  
RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING  
POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH  
AS STRUCTURES, DRAINWAY VARDS, SANITARY SEWAGE SYSTEMS, AND WATER  
WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

### 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.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C22	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"W
C23	54.98	35.00	90° 00' 00"	49.50	N45° 00' 00"W
C24	94.25	60.00	90° 00' 00"	84.85	N45° 00' 00"W
C25	133.52	85.00	90° 00' 00"	120.21	N45° 00' 00"W
C26	41.65	85.00	28° 04' 21"	41.23	N14° 02' 10"W
C27	36.59	85.00	24° 39' 46"	36.31	N40° 24' 14"W
C28	44.39	85.00	29° 55' 13"	43.89	N67° 41' 44"W
C29	10.90	85.00	07° 20' 40"	10.89	N86° 19' 40"W
C30	39.27	25.00	90° 00' 00"	35.36	N45° 00' 00"E
C31	40.06	25.00	91° 48' 32"	35.91	N44° 05' 44"W
C32	54.98	35.00	90° 00' 00"	49.50	N45° 00' 00"W
C33	94.25	60.00	90° 00' 00"	84.85	N45° 00' 00"W
C34	133.52	85.00	90° 00' 00"	120.21	N45° 00' 00"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C35	14.49	85.00	09° 46' 06"	14.47	N65° 08' 57"W
C36	27.70	85.00	18° 40' 29"	27.58	N50° 53' 40"W
C37	30.22	85.00	20° 22' 18"	30.06	N51° 22' 17"W
C38	40.91	85.00	27° 34' 37"	40.52	N27° 23' 51"W
C39	20.19	85.00	13° 30' 32"	20.14	N68° 48' 18"W
C40	54.98	35.00	90° 00' 00"	49.50	N45° 00' 00"E
C41	94.25	60.00	90° 00' 00"	84.85	N45° 00' 00"E
C42	133.52	85.00	90° 00' 00"	120.21	N45° 00' 00"E
C43	27.02	85.00	18° 12' 36"	26.90	N69° 06' 18"E
C44	26.67	85.00	17° 58' 43"	26.56	N67° 11' 57"E
C45	26.67	85.00	17° 58' 43"	26.56	N67° 10' 40"E
C46	48.02	85.00	33° 02' 42"	48.35	N60° 41' 23"E
C47	4.14	85.00	02° 47' 16"	4.14	N68° 36' 22"E
C48	722.22	8228.11	07° 06' 00"	721.76	N64° 19' 55"E

**NORTH POINT**  
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STATE OF FLORIDA AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB 6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

# HIGHLAND MEADOWS PHASE 2B

21

A REPLAT OF TRACTS 7 THROUGH 10 (INCLUSIVE), AND PORTIONS OF TRACTS 4 THROUGH 6 (INCLUSIVE)  
IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
"FLORIDA DEVELOPMENT COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
AND A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,  
AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
ALL LYING IN SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

**NOTES AND LEGEND**

- PCP - PERMANENT CONTROL POINT - SET NAIL AND DISK "PCP LB-6892" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
- FCM - FOUND 4"x4" CONCRETE MONUMENT - NO IDENTIFICATION
- C 21 - CURVE - SEE CURVE TABLE
- DA - DELTACENTRAL ANGLE
- R - RADIUS
- L - LENGTH
- CB - CHORD BEARING
- CH - CHORD LENGTH
- R/W - RIGHT-OF-WAY
- & - AND

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N00°14'45"W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

**SURVEYOR'S NOTES:**

- \* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
- \* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISC "LB-6892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
- \* 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.
- \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- \* ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091(28).
- \* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 77093301, BEING A RAILROAD SPIRE IN UTILITY POLE IN THE SOUTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
- \* PUBLISHED ELEVATION = 168.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1928).
- \* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
- \* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA; COMMUNITY PANEL NUMBER 12105C0219 F, EFFECTIVE DATE OF 12/26/2000.

**TRACT USAGE TABLE**

- TRACTS A, B, AND C ARE COMMON AREA / OPEN SPACE AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
- TRACTS D AND E ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE AREAS.
- TRACT F IS A COMMON AREA AND DRAINAGE/RETENTION AREA.
- TRACT G IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN (IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERIES AS A "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE CITY OF DAVENPORT, FLORIDA BY THIS PLAT.
- TRACT H IS A FUTURE RECREATION AREA OR RESIDENTIAL LOT.
- TRACT I ARE ROADWAYS.
- TRACT J IS A LIFT STATION TRACT.

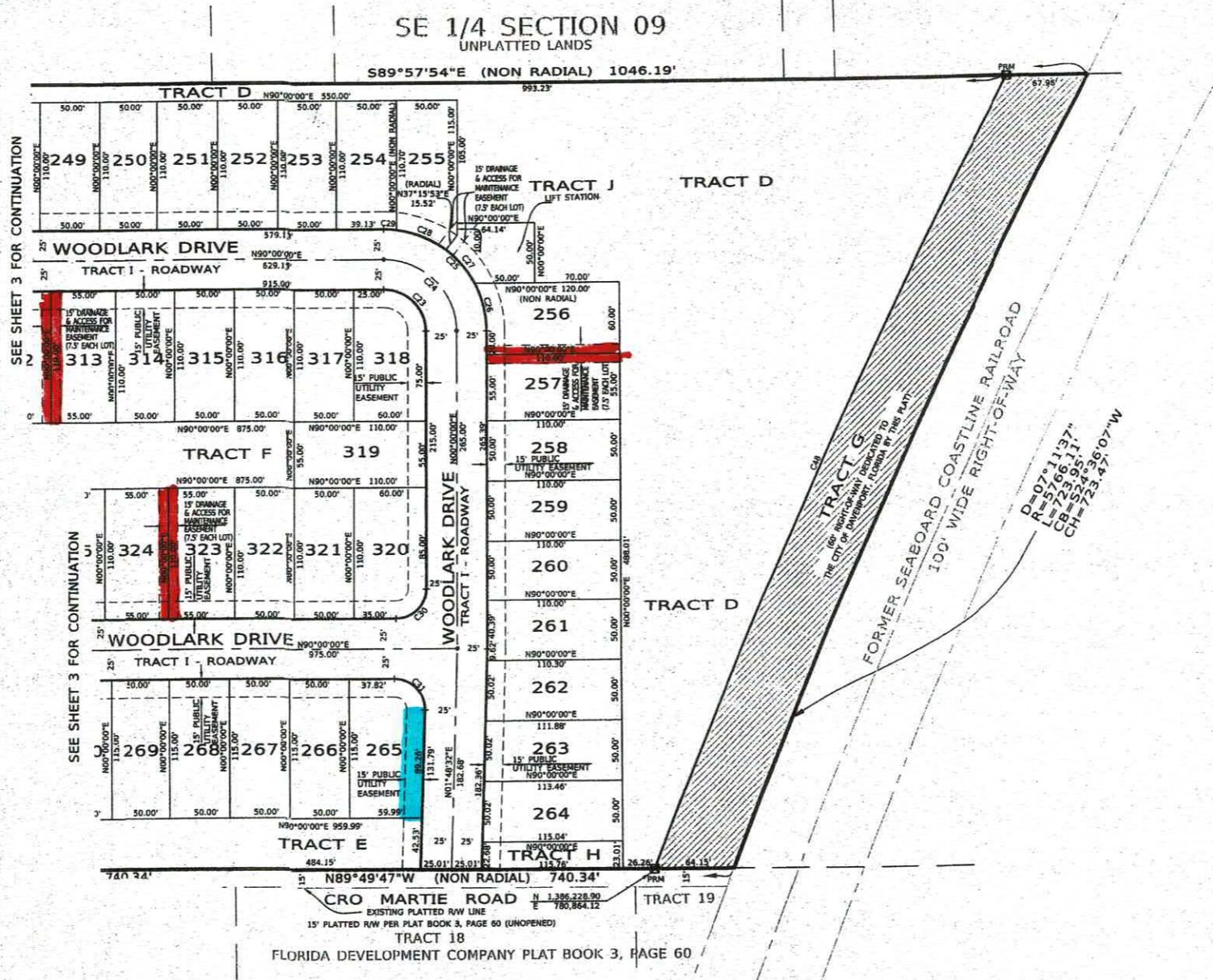
**FLOOD HAZARD WARNING:**

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**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.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C22	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"W
C23	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C24	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C25	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"W
C26	41.65'	85.00'	28° 04' 21"	41.23'	N14° 02' 10"W
C27	36.59'	85.00'	24° 39' 46"	36.31'	N40° 24' 14"W
C28	44.39'	85.00'	29° 55' 13"	43.89'	N57° 41' 44"W
C29	10.90'	85.00'	07° 20' 40"	10.89'	N86° 19' 40"W
C30	39.27'	25.00'	90° 00' 00"	35.36'	N45° 00' 00"E
C31	40.06'	25.00'	91° 48' 32"	35.91'	N44° 05' 44"W
C32	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"W
C33	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"W
C34	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"W
C35	14.49'	85.00'	09° 46' 06"	14.47'	N85° 08' 57"W
C36	27.70'	85.00'	18° 40' 29"	27.58'	N70° 53' 40"W
C37	30.22'	85.00'	20° 22' 16"	30.08'	N51° 22' 17"W
C38	40.91'	85.00'	27° 34' 37"	40.52'	N27° 23' 51"W
C39	20.19'	85.00'	13° 30' 32"	20.14'	N06° 48' 16"W
C40	54.98'	35.00'	90° 00' 00"	49.50'	N45° 00' 00"E
C41	94.25'	60.00'	90° 00' 00"	84.85'	N45° 00' 00"E
C42	133.52'	85.00'	90° 00' 00"	120.21'	N45° 00' 00"E
C43	27.02'	85.00'	18° 12' 36"	26.90'	N09° 06' 18"E
C44	26.67'	85.00'	17° 58' 43"	26.56'	N27° 11' 57"E
C45	26.67'	85.00'	17° 58' 43"	26.56'	N45° 10' 40"E
C46	49.02'	85.00'	33° 02' 42"	48.35'	N70° 41' 23"E
C47	4.14'	85.00'	02° 47' 16"	4.14'	N88° 36' 22"E
C48	722.22'	5826.11'	07° 05' 09"	721.76'	N24° 19' 55"E

**NORTH POINT**  
LAND SURVEYING, INC.  
2654 MAGNOLIA AVENUE  
P.O. BOX 804, LAKELAND, FLORIDA 33802  
(863) 648-2363 FAX (863) 648-5263  
STATE OF FLORIDA AUTORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB #6892  
PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

# HIGHLAND MEADOWS PHASE III

- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISK "PCP LB-6892" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
  - FCM - FOUND CONCRETE MONUMENT "PRM LB-6892" - UNLESS NOTED
  - C 21 - CURVE - SEE CURVE TABLE
  - D/A - DELTA/CENTRAL ANGLE
  - R - RADIUS
  - L - LENGTH
  - CB - CHORD BEARING
  - CH - CHORD LENGTH
  - RAW - RIGHT-OF-WAY
  - & - AND
  - (RAD) - RADIAL BEARING
  - (NR) - NON-RADIAL BEARING

A REPLAT OF TRACTS 11 AND 12 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST; AND TRACT 17, AND THAT PART OF TRACT 18 LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY, IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND A REPLAT OF TRACT H "HIGHLAND MEADOWS PHASE 2B", AS RECORDED IN PLAT BOOK 155, PAGES 48 TO 51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTH 15.00 FEET AND THE WEST 15.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-00°14'48"-W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

**SURVEYOR'S NOTES:**

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISK "LB-6892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
- 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.
- INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091(28).
- ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 77093301, BEING A RAILROAD SPIKE IN UTILITY POLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
- PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
- THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA; COMMUNITY PANEL NUMBER 121050240 F, EFFECTIVE DATE OF 12/20/2000.

**TRACT USAGE TABLE**

- TRACTS A, F, H AND I ARE COMMON AREA / OPEN SPACE, RECREATION AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
- TRACT B IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERIES AS A "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS" AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE PUBLIC BY THIS PLAT.
- TRACTS C, D, E AND G ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE AREAS.
- TRACT J ARE ROADWAYS.

**FLOOD HAZARD WARNING**

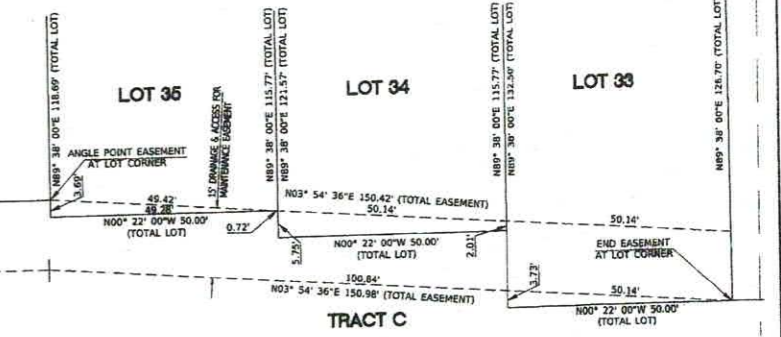
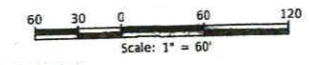
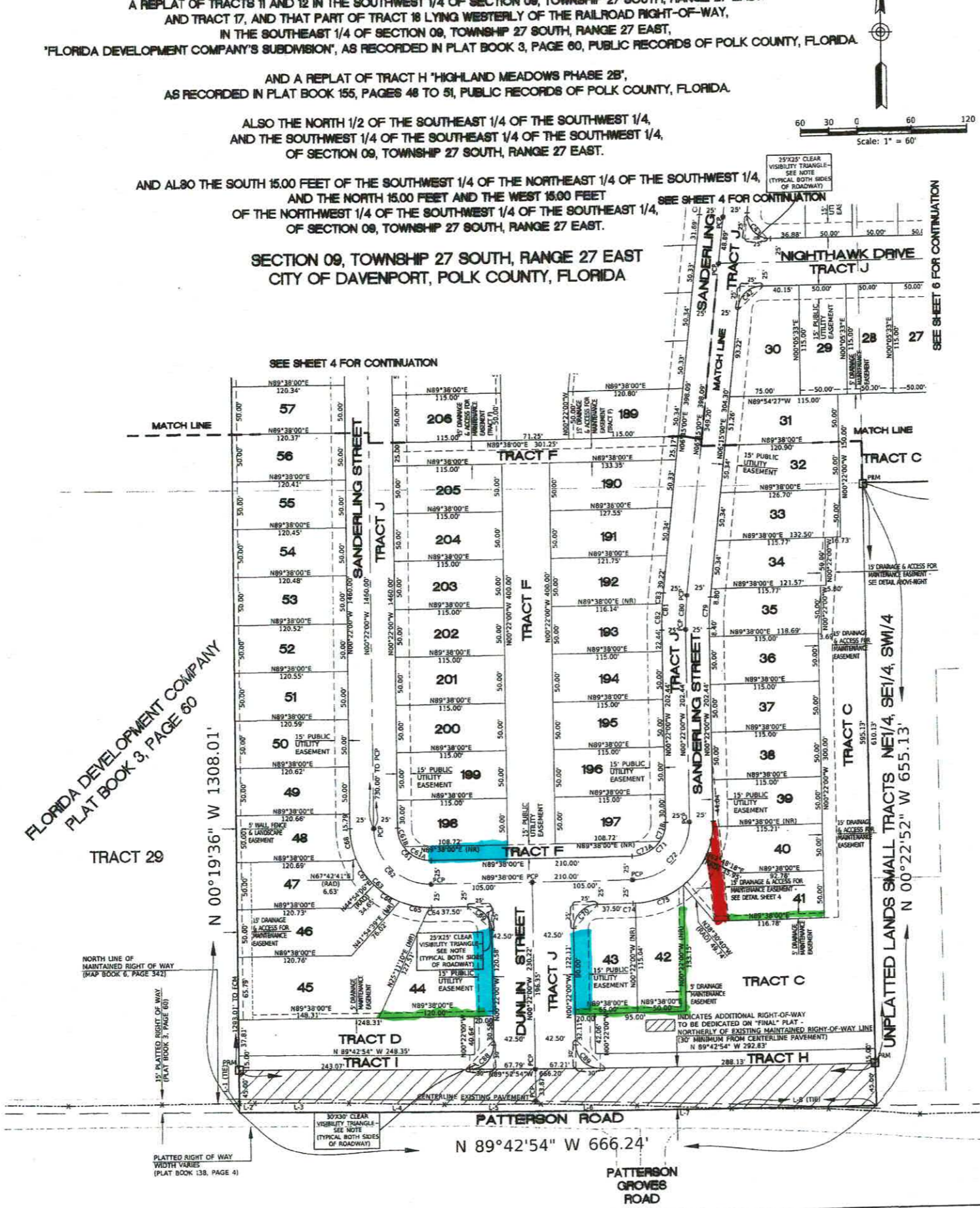
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**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 SUPERSEDED 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.

FLORIDA DEVELOPMENT COMPANY  
PLAT BOOK 3, PAGE 60



**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	146.38	85.00	88° 17' 01"	132.32	N45° 57' 02"E
C2	184.90	120.00	88° 17' 01"	167.14	N45° 57' 02"E
C3	38.29	120.00	18° 16' 51"	38.13	N89° 57' 07"E
C4	146.41	120.00	78° 00' 00"	134.88	N29° 31' 31"E
C5	140.29	145.00	55° 25' 58"	37.82	N49° 44' 55"E
C6	37.93	145.00	14° 59' 12"	51.33	N32° 03' 38"E
C7	51.60	145.00	28° 03' 25"	50.50	N11° 58' 15"E
C8	50.78	145.00	28° 03' 25"	2.72	N82° 20' 48"E
C9	34.97	35.00	57° 14' 30"	33.53	N28° 37' 15"E
C10	15.78	35.00	25° 50' 13"	15.65	N12° 55' 07"E
C11	19.18	35.00	31° 24' 17"	18.94	N41° 32' 22"E
C12	39.27	25.00	96° 00' 00"	35.36	N89° 32' 46"E
C13	94.09	285.00	18° 54' 27"	93.62	N14° 24' 53"E
C14	45.62	285.00	09° 10' 14"	45.57	N84° 57' 40"E
C15	48.43	285.00	09° 44' 13"	48.38	N89° 32' 46"E
C16	102.30	310.00	18° 54' 27"	101.84	N89° 32' 46"E
C17	110.55	335.00	18° 54' 27"	110.09	N89° 32' 46"E
C18	31.42	335.00	05° 22' 27"	31.41	N16° 18' 01"E
C19	50.78	335.00	08° 41' 04"	50.73	N89° 37' 07"E
C20	28.35	335.00	04° 50' 56"	28.34	N82° 31' 01"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	43.43	35.00	71° 05' 33"	40.70	N54° 32' 46"E
C22	74.49	60.00	71° 05' 33"	69.76	N54° 32' 46"E
C23	105.47	85.00	71° 05' 33"	98.89	N54° 32' 46"E
C24	36.97	85.00	26° 15' 56"	38.63	N76° 57' 34"E
C25	31.13	85.00	26° 15' 56"	30.88	N53° 20' 08"E
C26	35.37	85.00	23° 50' 40"	35.12	N39° 55' 20"E
C27	86.54	285.00	19° 34' 27"	86.08	N60° 12' 14"W
C28	26.33	285.00	05° 17' 38"	26.34	N87° 15' 39"W
C29	53.80	285.00	05° 45' 22"	53.42	N78° 14' 09"W
C30	16.70	285.00	23° 21' 28"	16.70	N72° 10' 44"W
C31	105.01	310.00	19° 24' 27"	104.50	N80° 12' 14"W
C32	113.47	335.00	19° 24' 27"	112.99	N80° 12' 14"W
C33	12.54	335.00	02° 08' 39"	12.54	N44° 54' 27"W
C34	52.91	335.00	09° 02' 59"	52.86	N83° 14' 18"W
C35	48.02	335.00	08° 12' 49"	47.98	N74° 36' 24"W
C36	94.54	335.00	19° 24' 27"	94.08	N80° 12' 14"W
C37	113.47	335.00	19° 24' 27"	112.99	N80° 12' 14"W
C38	38.89	335.00	06° 18' 34"	38.07	N73° 39' 17"W
C39	50.64	335.00	08° 39' 39"	50.59	N81° 08' 24"W

**CLEAR VISIBILITY TRIANGLE**

IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A DRIVEWAY AND A ROAD. NOTHING SHALL BE ERRECTED, PLACED, PARKED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND ELEVEN FEET ABOVE THE GRADE IN THE VISIBILITY TRIANGLE. WITH THE EXCEPTION OF PUBLICLY OWNED HIGHWAYS SIGNS, UTILITY POLES AND TRAFFIC CONTROL POLES.

**MAINTAINED RIGHT-OF-WAY LINE TABLE**

Line #	Length	Direction
L-1(THE)	9.84'	N00° 19' 36"W
L-2	16.07'	N89° 42' 46"E
L-3	100.00'	S89° 42' 54"E
L-4	100.02'	S88° 34' 12"E
L-5	100.00'	S89° 42' 54"E
L-6	100.04'	S87° 59' 48"E
L-7	98.03'	S85° 47' 30"E
L-8(THE)	152.38'	S89° 42' 54"E

**NORTH POINT**

LAND SURVEYING, INC.  
254 MAGNOLIA AVENUE  
P.O. BOX 884, LABELLAND, FLORIDA 33602  
(863) 648-2363 FAX (863) 648-5263  
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB #6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

# HIGHLAND MEADOWS PHASE III

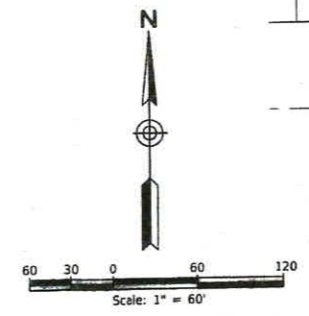
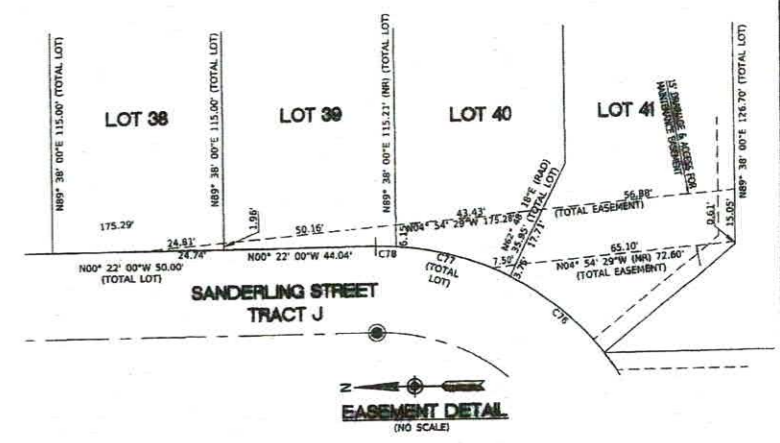
A REPLAT OF TRACTS 11 AND 12 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST;  
AND TRACT 17, AND THAT PART OF TRACT 18 LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY,  
IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
"FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND A REPLAT OF TRACT H "HIGHLAND MEADOWS PHASE 2B",  
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ALSO THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
AND THE NORTH 15.00 FEET AND THE WEST 15.00 FEET  
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISC "PCP LB-6892" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
  - FCM - FOUND CONCRETE MONUMENT "PRM LB-6892" - UNLESS NOTED
  - C 21 - CURVE - SEE CURVE TABLE
  - DIA - DELTACENTRAL ANGLE
  - R - RADIUS
  - L - LENGTH
  - CB - CHORD BEARING
  - CH - CHORD LENGTH
  - RAW - RIGHT-OF-WAY
  - & - AND
  - (RAD) - RADIAL BEARING
  - (NR) - NON-RADIAL BEARING

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-00°14'46"-W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

**SURVEYOR'S NOTES:**  
\* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.

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\* P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISC "LB-6892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.

\* 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.

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\* ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.09(1)(B).

\* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 72093901, BEING A BULLDOZE SPIKE IN UTILITY POLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.

\* PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).

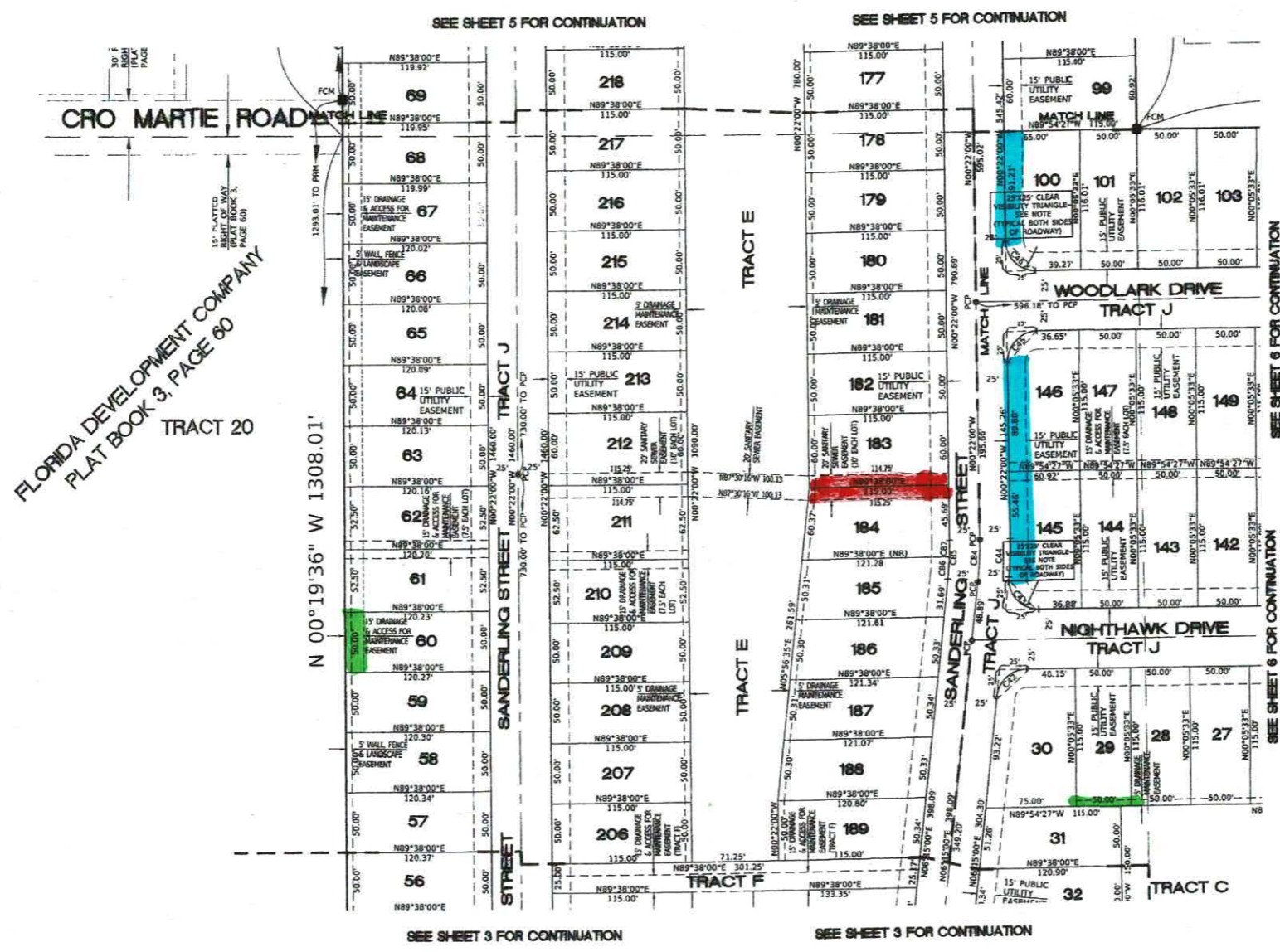
\* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

\* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA; COMMUNITY PANEL NUMBER 12105C0240 F, EFFECTIVE DATE OF 12/20/2000.

**TRACT USAGE TABLE**  
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• TRACT B IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN (IDENTIFIED ON THE TRANSPORTATION HIGHLIGHT MAP SERIES AS A "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE PUBLIC BY THIS PLAT.  
• TRACTS C, D, E AND G ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE AREAS.  
• TRACT J ARE ROADWAYS.

**FLOOD HAZARD WARNING**  
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**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN 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.



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	146.28	95.00'	88° 17' 01"	132.32'	N45° 57' 02"E
C2	184.00	120.00'	88° 17' 01"	167.14'	N45° 57' 02"E
C3	38.29	120.00'	18° 18' 51"	36.12'	N80° 57' 07"E
C4	146.61	120.00'	70° 00' 00"	137.66'	N36° 48' 37"E
C5	140.29	145.00'	55° 25' 58"	134.88'	N29° 31' 31"E
C6	37.82	145.00'	14° 50' 12"	37.82'	N48° 44' 55"E
C7	51.60	145.00'	20° 22' 21"	51.33'	N32° 03' 28"E
C8	50.78	145.00'	20° 03' 25"	50.50'	N11° 50' 15"E
C9	34.97	35.00'	57° 14' 30"	33.57'	N28° 37' 15"E
C10	15.78	35.00'	25° 50' 13"	15.65'	N12° 55' 07"E
C11	19.18	35.00'	31° 24' 17"	18.94'	N11° 32' 22"E
C12	59.27	35.00'	90° 00' 00"	59.27'	N44° 54' 27"W
C13	94.09	35.00'	18° 54' 27"	93.67'	N89° 32' 46"E
C14	45.62	35.00'	30° 14' 45"	45.57'	N14° 24' 53"E
C15	48.47	35.00'	30° 14' 45"	48.38'	N04° 57' 49"E
C16	102.30	310.00'	18° 54' 27"	101.80'	N89° 32' 46"E
C17	110.55	355.00'	18° 54' 27"	110.05'	N89° 32' 46"E
C18	31.42	355.00'	05° 22' 27"	31.41'	N16° 18' 48"E
C19	50.78	355.00'	08° 41' 04"	50.73'	N09° 17' 01"E
C20	28.37	355.00'	04° 50' 56"	28.34'	N02° 31' 01"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	43.43	35.00'	71° 05' 33"	40.70'	N64° 23' 46"E
C22	74.48	60.00'	71° 05' 33"	69.76'	N64° 23' 46"E
C23	103.47	60.00'	71° 05' 33"	98.85'	N64° 23' 46"E
C24	38.97	65.00'	26° 15' 56"	38.03'	N76° 57' 34"E
C25	31.13	65.00'	30° 58' 57"	30.85'	N53° 28' 08"E
C26	35.37	65.00'	23° 58' 40"	35.12'	N60° 38' 20"E
C27	96.54	305.00'	19° 24' 27"	96.68'	N89° 12' 14"W
C28	26.33	305.00'	05° 17' 36"	26.32'	N89° 12' 14"W
C29	53.58	305.00'	10° 45' 22"	53.42'	N89° 12' 14"W
C30	16.79	305.00'	21° 28' 28"	16.70'	N72° 18' 44"W
C31	105.81	310.00'	19° 24' 27"	104.50'	N89° 12' 14"W
C32	113.47	355.00'	18° 54' 27"	112.90'	N89° 12' 14"W
C33	12.54	355.00'	02° 08' 39"	12.54'	N89° 58' 08"W
C34	52.91	355.00'	00° 02' 58"	52.86'	N89° 14' 18"W
C35	48.02	355.00'	08° 12' 48"	47.98'	N89° 38' 24"W
C36	98.51	355.00'	19° 24' 27"	98.08'	N89° 12' 14"W
C37	105.51	320.00'	19° 24' 27"	104.50'	N89° 12' 14"W
C38	113.47	355.00'	18° 54' 27"	112.83'	N89° 12' 14"W
C39	36.89	355.00'	18° 18' 34"	36.87'	N77° 39' 17"W
C40	58.54	355.00'	08° 39' 39"	58.59'	N81° 02' 24"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	35.84	315.00'	04° 26' 14"	35.84'	N87° 41' 20"W
C42	36.58	35.00'	89° 50' 33"	33.41'	N48° 10' 16"E
C43	41.49	25.00'	85° 04' 37"	34.82'	N42° 22' 09"W
C44	32.37	305.00'	05° 32' 08"	32.36'	N02° 24' 02"E
C45	39.47	35.00'	90° 27' 33"	35.50'	N44° 51' 48"E
C46	38.07	35.00'	89° 32' 27"	35.21'	N45° 08' 14"W
C47	54.98	35.00'	90° 00' 00"	49.50'	N43° 22' 00"W
C48	94.25	60.00'	90° 00' 00"	84.85'	N45° 22' 06"W
C49	133.52	85.00'	90° 00' 00"	120.21'	N45° 22' 06"W
C50	29.45	85.00'	19° 50' 54"	29.39'	N18° 17' 27"W
C51	29.40	85.00'	19° 49' 07"	29.28'	N30° 07' 28"W
C52	29.47	85.00'	19° 52' 03"	29.33'	N40° 56' 03"W
C53	45.20	85.00'	30° 27' 55"	45.50'	N44° 38' 09"E
C54	54.80	85.00'	30° 00' 00"	49.50'	N44° 38' 09"E
C55	94.25	85.00'	90° 00' 00"	84.83'	N44° 38' 09"E
C56	133.52	85.00'	90° 00' 00"	120.21'	N44° 38' 09"E
C57	31.99	85.00'	21° 33' 45"	31.80'	N31° 39' 37"E
C58	31.99	85.00'	21° 33' 45"	31.80'	N31° 39' 37"E
C59	32.15	85.00'	21° 40' 27"	31.98'	N33° 35' 42"E
C60	37.30	85.00'	25° 12' 04"	37.09'	N37° 01' 57"E
C61	54.98	35.00'	90° 00' 00"	49.50'	N45° 22' 06"W
C62	94.25	35.00'	90° 00' 00"	84.83'	N45° 22' 06"W
C63	133.52	35.00'	90° 00' 00"	120.21'	N45° 22' 06"W
C64	2.50	85.00'	01° 41' 07"	2.50'	N89° 31' 26"W
C65	32.33	85.00'	21° 47' 28"	32.13'	N77° 47' 08"W

**CLEAR VISIBILITY TRIANGLE**  
IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A DRIVEWAY AND A ROAD. NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDER VISION BETWEEN A HEIGHT OF TWO FEET AND ELEVEN FEET ABOVE THE GRADE IN THE VISIBILITY TRIANGLE WITH THE EXCEPTION OF PUBLICLY OWNED HIGHWAYS SIGNS, UTILITY POLES AND TRAFFIC CONTROL POLES.

**NORTH POINT**  
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STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB #6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5150

24

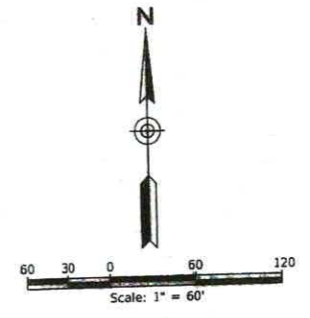
# HIGHLAND MEADOWS PHASE III

A REPLAT OF TRACTS 11 AND 12 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST;  
AND TRACT 17, AND THAT PART OF TRACT 18 LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY,  
IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
"FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND A REPLAT OF TRACT H "HIGHLAND MEADOWS PHASE 2B",  
AS RECORDED IN PLAT BOOK 155, PAGES 48 TO 51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
AND THE NORTH 15.00 FEET AND THE WEST 15.00 FEET  
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISK  
"PCP LB-6892" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-6892"
  - FCM - FOUND CONCRETE MONUMENT "PRM LB-6892" - UNLESS NOTED
  - C 21 - CURVE - SEE CURVE TABLE
  - DA - DELTA/CENTRAL ANGLE
  - R - RADIUS
  - L - LENGTH
  - CB - CHORD BEARING
  - CH - CHORD LENGTH
  - R/W - RIGHT-OF-WAY
  - & - AND
  - (RAD) - RADIAL BEARING
  - (NR) - NON-RADIAL BEARING

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-09°14'48"-W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

**SURVEYOR'S NOTES**

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K. NAIL AND DISK "LB-6892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
- 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.
- INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.09(128).
- ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 77093301, BEING A RAILROAD SPIKE IN UTILITY POLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
- PUBLISHED ELEVATION = 146.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
- THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12105C0246 F, EFFECTIVE DATE OF 12/20/2000.

**TRACT UTILITY TABLE**

TRACTS A, F, H AND I ARE COMMON AREA / OPEN SPACE, RECREATION AND WALL/FENCE/LANDSCAPE DESIGN AREAS.

TRACT B IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN (IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERIES AS "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE PUBLIC BY THIS PLAT.

TRACTS C, D, E AND G ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE AREAS.

TRACT J ARE ROADWAYS.

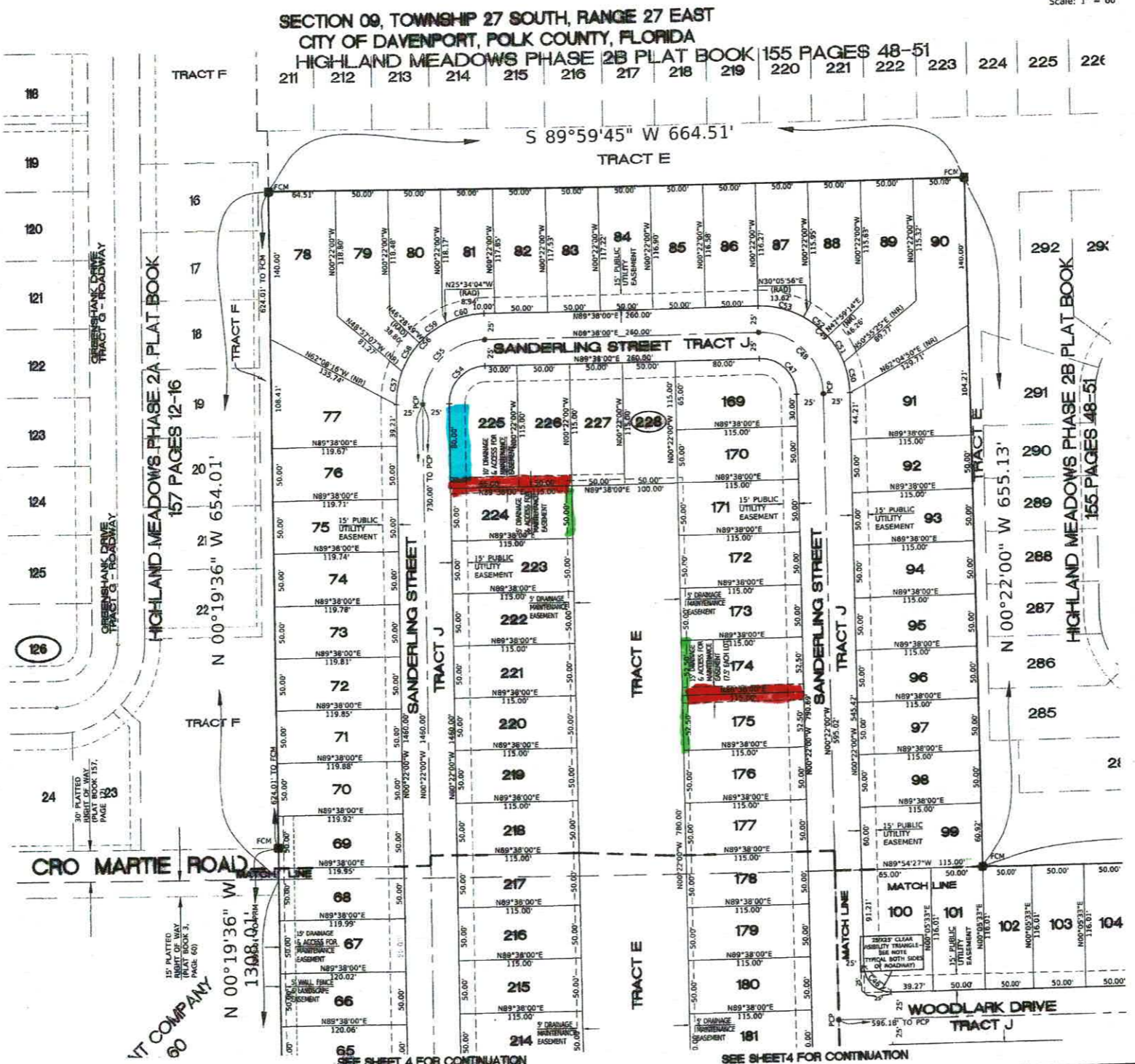
**FLOOD HAZARD WARNING**

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**NOTICE**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	146.39	95.00	88° 17' 01"	132.32	N45° 57' 02"E
C2	184.90	120.00	89° 17' 01"	167.14	N45° 57' 02"E
C3	38.29	120.00	18° 16' 51"	38.17	N80° 57' 07"E
C4	146.63	120.00	70° 00' 00"	137.68	N36° 48' 37"E
C5	140.29	145.00	55° 25' 58"	134.88	N29° 31' 31"E
C6	37.99	145.00	14° 59' 12"	37.82	N49° 44' 55"E
C7	51.60	145.00	20° 23' 21"	51.29	N11° 50' 15"E
C8	50.78	145.00	20° 03' 25"	50.50	N11° 50' 15"E
C9	2.72	145.00	01° 04' 28"	2.72	N82° 20' 46"E
C10	34.97	35.00	57° 14' 30"	33.53	N28° 37' 15"E
C11	15.78	35.00	25° 50' 13"	15.68	N12° 55' 07"E
C12	19.18	35.00	31° 24' 17"	18.94	N41° 32' 22"E
C13	39.27	35.00	80° 00' 00"	35.00	N44° 54' 27"W
C14	94.08	285.00	18° 54' 27"	92.02	N11° 22' 46"E
C15	48.48	285.00	09° 14' 14"	48.38	N04° 51' 40"E
C16	102.30	310.00	18° 54' 27"	101.84	N02° 32' 46"E
C17	110.53	385.00	18° 54' 27"	110.88	N02° 32' 46"E
C18	31.42	385.00	09° 22' 27"	31.41	N16° 18' 46"E
C19	50.78	385.00	09° 41' 04"	50.73	N02° 17' 01"E
C20	28.35	385.00	04° 50' 58"	28.34	N02° 31' 01"E

**CLEAR VISIBILITY TRIANGLE**

IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A DRIVEWAY AND A ROAD. NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPROVE VISION BETWEEN A HEIGHT OF TWO FEET AND ELEVEN FEET ABOVE THE GRADE IN THE VISIBILITY TRIANGLE - WITH THE EXCEPTION OF PUBLICLY OWNED HIGHWAYS SIGNS, UTILITY POLES AND TRAFFIC CONTROL POLES.

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STATE OF FLORIDA - AUTHORIZATION FOR  
SURVEYING AND MAPPING BUSINESS - LB #6892

PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

25

# HIGHLAND MEADOWS PHASE III

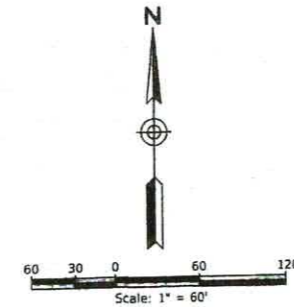
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OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
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OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISK "PCP LB-8992" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8992"
  - FCM - FOUND CONCRETE MONUMENT "PRM LB-8992" - UNLESS NOTED
  - C 21 - CURVE - SEE CURVE TABLE
  - DA - DELTA/CENTRAL ANGLE
  - R - RADIUS
  - L - LENGTH
  - CB - CHORD BEARING
  - CH - CHORD LENGTH
  - R/W - RIGHT-OF-WAY
  - 6 - AND
  - (RAO) - RADIAL BEARING
  - (NR) - NON-RADIAL BEARING

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-00°14'44" W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

**SURVEYOR'S NOTES**

- \* UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8992" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
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- \* INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
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- \* ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 7799291, BEING A RAILROAD SPIKE IN UTILITY POLE III IN THE SOUTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
- \* PUBLISHED ELEVATION = 146.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
- \* THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
- \* THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA; COMMUNITY PANEL NUMBER 12105C0240 F, EFFECTIVE DATE OF 12/02/2000.

**TRACT USAGE TABLE**

- TRACTS A, F, H AND I ARE COMMON AREA / OPEN SPACE, RECREATION AND WALL/PERCELA/DRAINAGE AREAS.
- TRACT B IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN (IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERIES AS A "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE PUBLIC BY THIS PLAT.
- TRACTS C, D, E AND G ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/PERCELA/DRAINAGE AREAS.
- TRACT J ARE ROADWAYS.

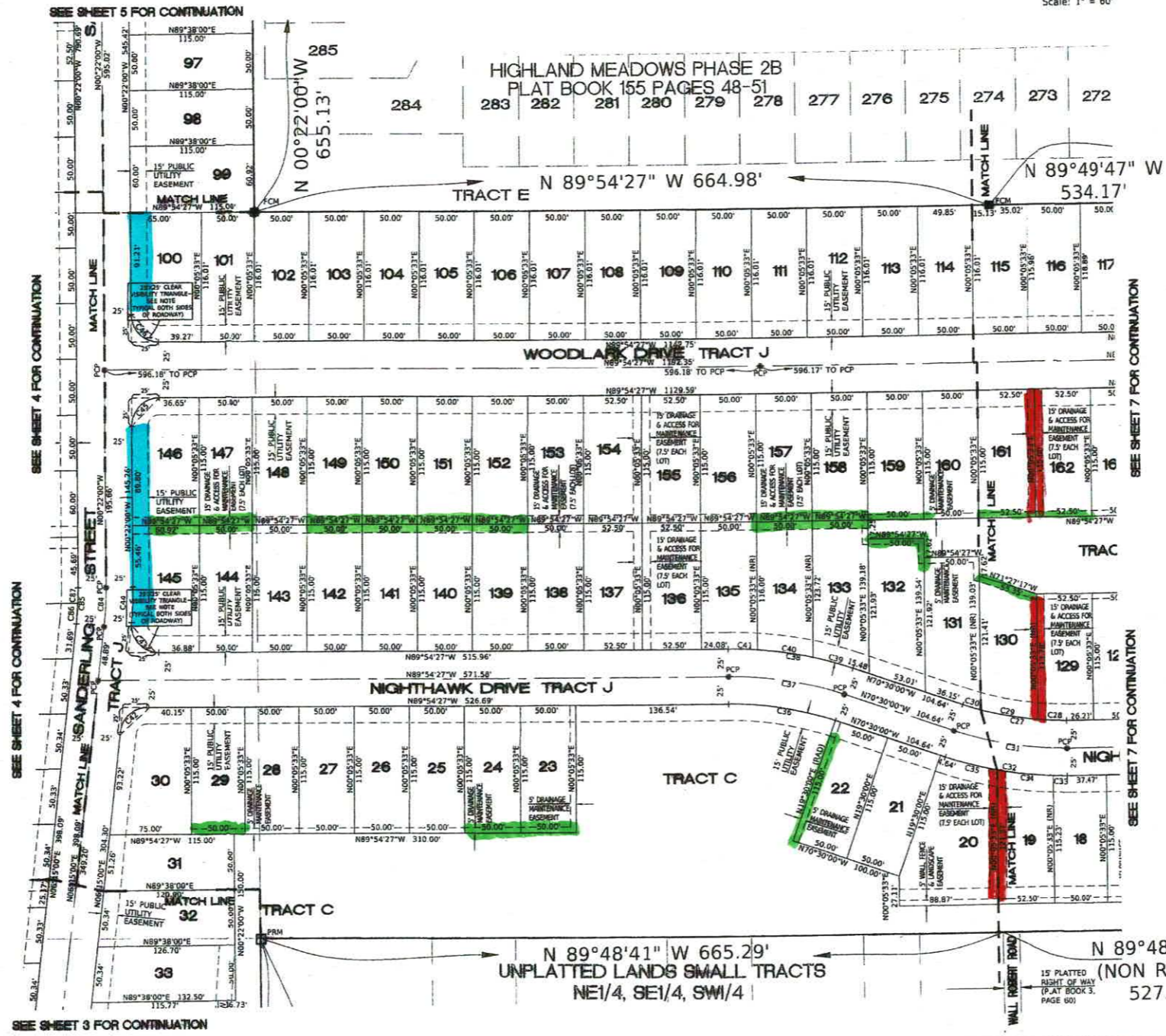
**FLOOD HAZARD WARNING**

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**NOTICE**

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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	146.38	95.00	88° 17' 01"	132.32
C2	184.90	120.00	88° 17' 01"	167.14
C3	38.29	120.00	18° 16' 51"	38.13
C4	146.61	120.00	88° 17' 01"	132.66
C5	140.29	145.00	55° 25' 58"	134.88
C6	37.83	145.00	14° 59' 12"	37.87
C7	51.60	145.00	20° 23' 21"	51.33
C8	50.78	145.00	20° 02' 25"	50.50
C9	34.97	35.00	57° 14' 30"	33.53
C10	15.78	35.00	29° 50' 13"	15.85
C11	19.18	35.00	31° 24' 17"	18.94
C12	39.27	25.00	98° 09' 00"	38.38
C13	94.85	285.00	18° 54' 27"	93.62
C14	45.82	285.00	09° 10' 14"	45.57
C15	48.43	285.00	09° 44' 13"	48.38
C16	102.30	310.00	18° 54' 27"	101.84
C17	110.59	335.00	18° 54' 27"	110.09
C18	31.42	335.00	05° 22' 27"	31.41
C19	50.78	335.00	04° 41' 04"	50.73
C20	28.35	395.00	04° 50' 50"	28.34

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C21	43.43	35.00	71° 05' 33"	40.70
C22	74.49	68.00	71° 05' 33"	69.76
C23	105.47	65.00	71° 05' 33"	98.83
C24	28.07	65.00	38° 15' 56"	28.63
C25	31.13	65.00	39° 50' 57"	30.99
C26	35.37	65.00	23° 50' 40"	35.12
C27	36.54	65.00	19° 24' 27"	36.08
C28	28.13	65.00	65° 17' 38"	28.32
C29	63.09	65.00	10° 49' 27"	63.42
C30	18.70	268.00	53° 21' 29"	18.70
C31	105.01	210.00	19° 24' 27"	104.50
C32	113.47	268.00	19° 24' 27"	112.93
C33	12.54	335.00	02° 08' 39"	12.54
C34	52.81	335.00	09° 02' 50"	52.80
C35	48.02	335.00	12° 48' 49"	47.99
C36	96.54	335.00	12° 24' 27"	96.08
C37	105.01	310.00	19° 24' 27"	104.50
C38	31.42	335.00	05° 22' 27"	31.41
C39	36.09	335.00	08° 18' 34"	36.07
C40	50.64	335.00	08° 30' 33"	50.59

**CLEAR VISIBILITY TRIANGLE**

IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A DRIVEWAY AND A ROAD. NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPERE VISION BETWEEN A HEIGHT OF TWO FEET AND ELEVEN FEET ABOVE THE GRADE IN THE VISIBILITY TRIANGLE - WITH THE EXCEPTION OF PUBLICLY OWNED HIGHWAYS SIGNS, UTILITY POLES AND TRAFFIC CONTROL POLES.

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PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 5130

26

# HIGHLAND MEADOWS PHASE III

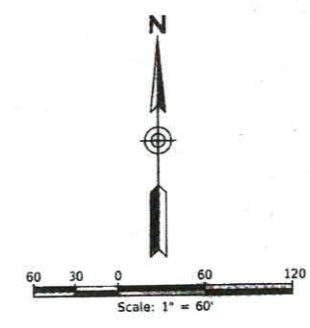
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IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST,  
"FLORIDA DEVELOPMENT COMPANY'S SUBMISSION", AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND A REPLAT OF TRACT H "HIGHLAND MEADOWS PHASE 2B",  
AS RECORDED IN PLAT BOOK 155, PAGES 48 TO 51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

AND ALSO THE SOUTH 15.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
AND THE NORTH 15.00 FEET AND THE WEST 15.00 FEET  
OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,  
OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST.

SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET MAGNETIC NAIL AND DISK "PCP LB-6892" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-6892"
  - FCM - FOUND CONCRETE MONUMENT "PRM LB-6892" - UNLESS NOTED
  - C 21 - CURVE - SEE CURVE TABLE
  - DA - DELTA-CENTRAL ANGLE
  - R - RADIUS
  - L - LENGTH
  - CB - CHORD BEARING
  - CH - CHORD LENGTH
  - R/W - RIGHT-OF-WAY
  - & - AND
  - (RAD) - RADIAL BEARING
  - (NR) - NON-RADIAL BEARING

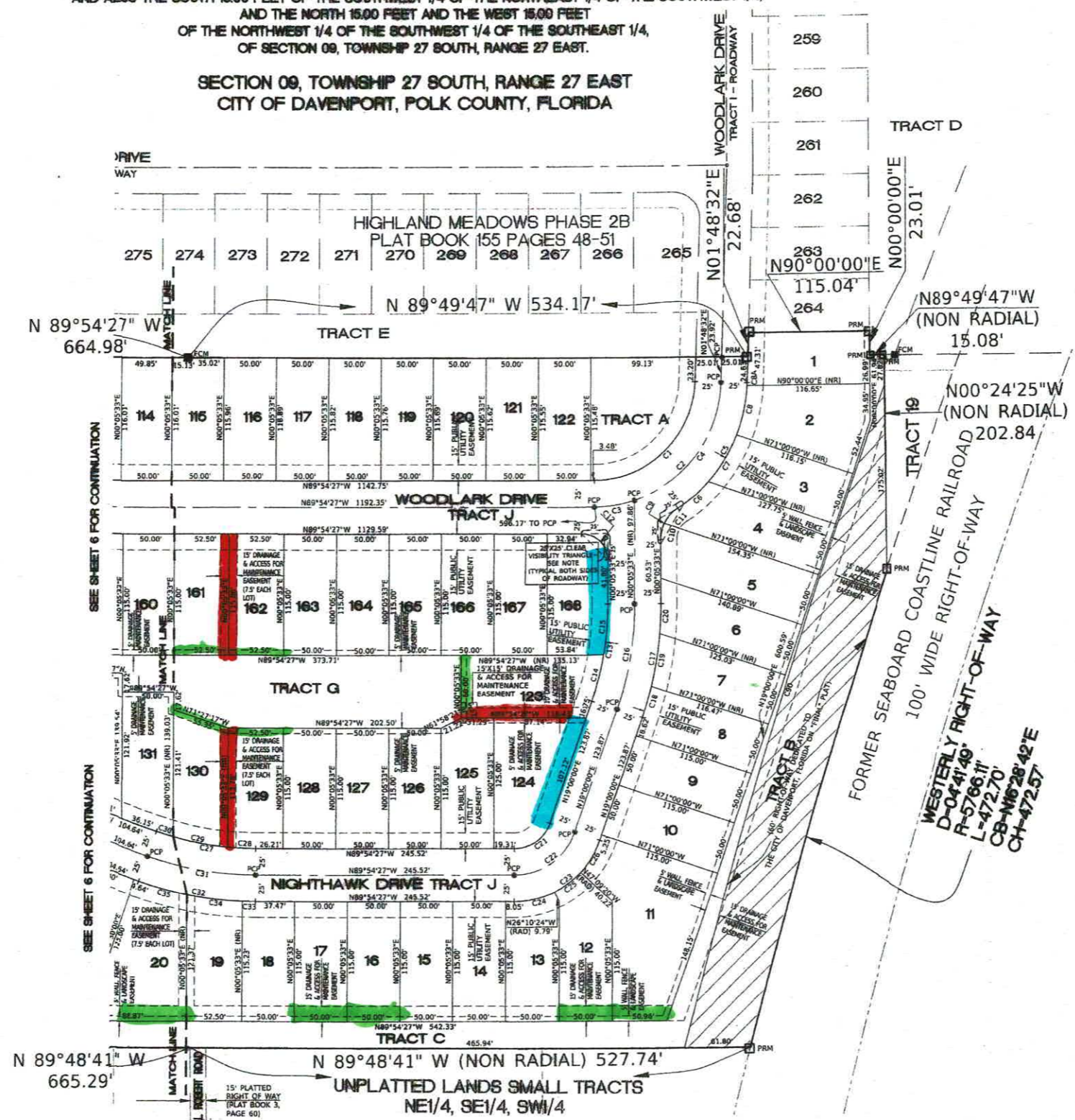
BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, HAVING A GRID BEARING OF N-00°14'46"-W BETWEEN FIELD MONUMENTATION AND THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".

- SURVEYOR'S NOTES:**
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-6892" MONUMENTATION SHALL BE SET PRIOR TO THE TRANSFER OF ANY LOT AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN 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.
  - P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.C. NAIL AND DISK "LB-6892" - UNLESS OTHERWISE NOTED, AND SHALL BE SET WITHIN 1 (ONE) YEAR OF THE DATE THIS PLAT IS RECORDED.
  - 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.
  - INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE DRAINAGE AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION. THE DESIGN IS TO BE LEFT UNCHANGED.
  - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091(28).
  - ELEVATIONS DEPICTED HEREON ARE BASED ON THE POLK COUNTY BENCHMARK NUMBER 77093001, BEING A RAILROAD SPIKE IN UTILITY POLE IN THE SOUTHEAST CORNER OF THE INTERSECTION OF COUNTY ROAD 547 AND 10TH STREET NORTH.
  - PUBLISHED ELEVATION = 166.28 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).
  - THE COORDINATES SHOWN DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AND ARE REFERENCED TO POLK COUNTY PROPERTY APPRAISER'S CONTROL POINTS "PA 40" AND "PA 41".
  - THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, FLORIDA; COMMUNITY PANEL NUMBER 121050240 F, EFFECTIVE DATE OF 12/20/2006.

- TRACT USAGE TABLE**
- TRACTS A, F, H AND I ARE COMMON AREA / OPEN SPACE, RECREATION AND WALL/FENCE/LANDSCAPE/SIGN AREAS.
  - TRACT B IS A 60' WIDE TRACT FOR RIGHT-OF-WAY PURPOSES, AS REQUIRED BY THE CITY OF DAVENPORT'S COMPREHENSIVE PLAN (IDENTIFIED ON THE TRANSPORTATION ELEMENT MAP SERVES AS A "FUTURE 2-LANE ROADWAY AND ROAD IMPROVEMENTS") AND CITY'S LAND DEVELOPMENT REGULATIONS, DEDICATED TO THE PUBLIC BY THIS PLAT.
  - TRACTS C, D, E AND G ARE COMMON AREA / OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AND WALL/FENCE/LANDSCAPE AREAS.
  - TRACT J ARE ROADWAYS.

**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**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.



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	146.39	95.00	88° 17' 01"	122.32	N45° 57' 07"E
C2	184.90	120.00	88° 17' 01"	167.14	N45° 57' 07"E
C3	38.29	120.00	18° 16' 51"	38.13	N89° 57' 07"E
C4	146.61	120.00	70° 00' 09"	137.60	N36° 48' 37"E
C5	140.29	145.00	55° 28' 58"	134.88	N29° 31' 31"E
C6	37.09	145.00	14° 50' 12"	37.82	N69° 44' 58"E
C7	51.00	145.00	20° 23' 21"	51.33	N62° 03' 38"E
C8	50.78	145.00	20° 03' 25"	50.50	N11° 50' 15"E
C8A	2.72	145.00	01° 04' 28"	2.72	N02° 20' 48"E
C9	34.97	35.00	57° 14' 30"	33.53	N28° 37' 15"E
C10	15.78	35.00	25° 50' 13"	15.63	N12° 58' 07"E
C11	19.18	35.00	31° 24' 17"	18.94	N41° 32' 22"E
C12	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C13	94.05	380.00	18° 54' 27"	93.62	N69° 32' 40"E
C14	45.62	380.00	09° 10' 14"	45.57	N34° 24' 53"E
C15	48.43	380.00	09° 44' 13"	48.38	N04° 57' 40"E
C16	102.30	310.00	18° 54' 27"	101.84	N69° 32' 40"E
C17	110.55	335.00	18° 54' 27"	110.05	N69° 32' 40"E
C18	31.42	335.00	03° 22' 27"	31.41	N10° 18' 40"E
C19	50.78	335.00	08° 41' 04"	50.73	N09° 17' 03"E
C20	28.35	335.00	04° 50' 56"	28.28	N02° 31' 03"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	43.42	25.00	71° 03' 33"	43.79	N53° 32' 48"E
C22	76.45	60.00	31° 02' 33"	69.79	N53° 32' 48"E
C23	305.47	60.00	11° 02' 33"	282.37	N53° 32' 48"E
C24	38.97	60.00	18° 15' 56"	38.82	N58° 27' 34"E
C25	31.15	60.00	10° 50' 40"	31.12	N69° 52' 28"E
C26	35.37	60.00	15° 50' 40"	35.27	N80° 27' 08"E
C27	56.54	100.00	10° 24' 27"	56.09	N89° 12' 14"W
C28	53.57	100.00	10° 45' 22"	53.42	N89° 12' 14"W
C29	18.70	100.00	10° 21' 28"	18.70	N92° 10' 44"W
C30	168.07	110.00	18° 24' 27"	164.88	N69° 12' 14"W
C31	112.47	110.00	18° 24' 27"	112.05	N69° 12' 14"W
C32	12.54	110.00	04° 00' 39"	12.54	N69° 50' 59"E
C33	52.81	110.00	09° 02' 58"	52.80	N69° 14' 10"W
C34	48.02	110.00	12° 46' 47"	47.80	N69° 34' 34"E
C35	56.54	110.00	18° 24' 27"	56.09	N69° 12' 14"W
C36	102.30	110.00	18° 24' 27"	101.84	N69° 12' 14"W
C37	110.55	110.00	18° 24' 27"	110.05	N69° 12' 14"W
C38	31.42	110.00	08° 18' 34"	31.42	N74° 39' 17"W
C39	50.78	110.00	10° 39' 39"	50.59	N81° 09' 24"W

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	23.94	335.00	04° 26' 14"	23.94	N87° 41' 20"W
C42	36.58	25.00	83° 50' 33"	33.41	N48° 10' 18"E
C43	41.48	25.00	95° 04' 37"	36.89	N42° 23' 09"W
C44	32.37	335.00	05° 23' 09"	32.38	N62° 24' 05"E
C45	36.47	335.00	09° 27' 38"	36.50	N44° 51' 46"E
C46	39.07	25.00	89° 32' 27"	35.21	N45° 08' 16"W
C47	54.98	35.00	90° 00' 00"	49.50	N45° 22' 00"W
C48	94.25	60.00	90° 00' 00"	84.85	N45° 22' 00"W
C49	133.52	60.00	90° 00' 00"	128.21	N45° 22' 00"W
C50	29.45	60.00	18° 50' 54"	29.30	N16° 17' 27"W
C51	28.40	60.00	18° 48' 07"	28.26	N30° 07' 28"W
C52	28.47	60.00	18° 52' 03"	28.33	N45° 58' 03"W
C53	45.20	60.00	30° 27' 55"	44.67	N75° 08' 08"E
C54	54.98	35.00	90° 00' 00"	49.50	N44° 38' 00"E
C55	94.25	60.00	90° 00' 00"	84.85	N44° 38' 00"E
C56	133.52	60.00	90° 00' 00"	128.21	N44° 38' 00"E
C57	31.99	60.00	21° 33' 49"	31.89	N30° 24' 52"E
C58	31.99	60.00	21° 33' 49"	31.89	N31° 38' 37"E
C59	32.15	60.00	21° 40' 27"	31.89	N33° 42' 37"E
C60	37.39	60.00	25° 12' 04"	37.09	N77° 01' 57"E
C61	54.98	35.00	90° 00' 00"	49.50	N45° 22' 00"W
C62	33.49	35.00	80° 00' 00"	32.40	N62° 47' 30"W
C63	11.29	35.00	34° 51' 00"	11.29	N174° 10' 30"W
C64	94.25	100.00	90° 00' 00"	84.85	N45° 22' 00"W
C65	133.52	100.00	90° 00' 00"	128.21	N45° 22' 00"W
C66	14.32	100.00	07° 52' 45"	14.32	N01° 08' 22"E
C67	39.59	100.00	03° 44' 15"	39.59	N04° 22' 52"E
C68	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C69	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C70	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C71	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C72	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C73	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C74	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C75	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C76	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C77	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C78	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C79	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C80	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C81	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C82	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C83	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C84	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C85	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C86	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C87	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C88	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C89	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E
C90	130.35	100.00	09° 39' 05"	125.56	N44° 37' 33"E

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C91	33.32	48.90	21° 47' 29"	33.13	N65° 59' 39"W
C92	33.84	48.90	22° 48' 26"	33.62	N63° 41' 37"W
C93	33.52	48.90	21° 51' 10"	33.32	N61° 19' 40"W
C94	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C95	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C96	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C97	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C98	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C99	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C100	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C101	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C102	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C103	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C104	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C105	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C106	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C107	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C108	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C109	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C110	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C111	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C112	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C113	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C114	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C115	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C116	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C117	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C118	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C119	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W
C120	39.27	25.00	90° 00' 00"	39.39	N44° 58' 27"W

**CLEAR VISIBILITY TRIANGLE**  
IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISION FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A DRIVEWAY AND A ROAD. NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT



# MINUTES

**MINUTES OF MEETING  
HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held on Tuesday, **July 12, 2022** at 2:30 p.m. at the Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL and by Zoom.

Present and constituting a quorum:

Christopher Lopez  
Kristen Anderson  
Milton Andrade  
Brian Walsh

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Tricia Adams  
Meredith Hammock  
Alan Rayl  
Marshall Tindall  
Clayton Smith

District Manager, GMS  
District Manager, GMS  
District Counsel, KE Law Group  
Rayl Engineering  
Field Services, GMS  
Field Services Manager, GMS

*The following is a summary of the discussions and actions taken at the July 12, 2022 Highland Meadows II Community Development District's Regular Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and stated that there are four Supervisors present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the floor to the public comment period, specific to items on the agenda and reminded the public to keep to the three-minute limit. There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 12, 2022 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 12, 2022 Board of Supervisors meeting and asked for any questions, comments, or corrections to the minutes. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Minutes of the April 12, 2022 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on the Adoption of the Fiscal Year 2023 Budget**

Ms. Burns stated that this public hearing has been advertised in the newspaper in accordance with Florida statutes and asked for a motion to open the public hearing.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2022-04 Adoption of the District’s Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns stated that the preliminary budget is included in the agenda package and gave a brief overview of the budget for the Board. It was reported that there will not be an increase to assessments for the upcoming year. For the benefit of the Board, Ms. Burns stated that the only thing that has changed since the budget was discussed at the preliminary meeting is the removal of the telephone line because staff is using Zoom instead of a conference call line.

Ms. Burns opened discussion to public comments. There being none, Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, Closing the Public Hearing, was approved.

There being no questions or comments from the Board on the preliminary budget, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, Resolution 2022-04 Adoption of the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023 Meetings**

Ms. Burns stated that the fiscal year starts October 1, 2022 and runs through September 30, 2023. Ms. Anderson wanted to approve the schedule as presented but consider a new date, time, and location for meetings after the general election when residents are seated on the Board. Ms. Burns noted that they will keep the schedule the same and will then consider the matter at the December meeting when the Board will have the option to revise the meeting schedule for the remainder of the fiscal year.

On MOTION by Ms. Anderson, seconded by Mr. Andrade, with all in favor, Resolution 2022-05 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023 Meetings, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Arbitrage Rebate Reports:**

**A. Series 2017 Assessment Area 5 Project**

Ms. Burns reported that under the internal revenue code, the District is required to demonstrate that it does not earn more interest than it pays, and these reports show those findings.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Arbitrage Rebate Report for Series 2017 Assessment Area 5 Project, was approved.

**B. Series 2017 Assessment Area 6 Project**

Ms. Burns asked for a motion of approval.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Arbitrage Rebate Report for Series 2017 Assessment Area 6 Project, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Temporary Access Agreement between District and Resident**

Ms. Burns stated that there is a resident constructing a pool that was using a common area tract behind their home to access the back fence for their construction project and they are asking for District permission. The agreement will protect the District from any damages the resident may be liable for in using that area. Ms. Anderson asked if the \$500 deposit is necessary and Ms. Hammock stated that it is typical for an agreement like this and just ensure that the District will be able to fix the sod that will most likely be torn up from the work vehicles and if it is not, the resident will get that deposit back. Ms. Anderson then asked if there is a form of communication that staff can provide to the HOA letting them know that residents will, have to ask the District to use common CDD property so the homeowners are aware of the process to cover all the bases. Staff will draft a letter and have it sent.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Temporary Access Agreement between the District and Resident, was approved.

**EIGHTH ORDER OF BUSINESS**

**Review and Discussion of Security Post Orders**

Ms. Burns noted that staff requested adding this item to the agenda as a reminder. Certain security information is exempt from public records, but the overview can be found in the agenda package. There was a brief discussion about some of the ongoing issues and resident complaints. There being no comments or question, the next item followed.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Revised Tow Away Zones in Summerview Crossing**

Ms. Burns stated that the HOA has passed on several resident complaints regarding street parking in that area. They are asking the Board to revise the parking policy to limit parking on the four corners of a specific intersection. Ms. Burns suggests that if the Board does want to change the policy to be consistent with the rest of the parking rules, they should send notice to the residents in that area to let them know of the change.

On MOTION by Ms. Anderson, seconded by Mr. Andrade, with all in favor, the Revised Tow Away Zones in Summerview Crossing, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated she had no update and offered to answer any questions for the Board. There being none, the next item followed.

**B. Engineer**

**i. Ratification of Stormwater Needs Analysis Report**

Mr. Rayl reported that the stormwater needs analysis had been submitted to the county on time as required. The report can be found in the agenda package and Ms. Burns asked for a motion to ratify.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Stormwater Need Analysis Report, was ratified.

**C. Field Manager's Report**

Mr. Smith presented the field manager's report for the Board. Completed items included:

- New pool furniture has been installed.
- Monthly playground inspection.
- Delineators installed in phase VI.
- Damaged restroom sink was replaced.
- Speed limit signs in phase VII/VIIa installed.
- Bees near playground were identified and removed.

- Working with landscaper to address some deficiencies caused by vandalism to their fleet.  
In. process items include:
- Phase 3 common area improvements.
  - Proposals for meter installation gathered.
- Irrigation clock troubleshooting.
- Assembling proposals for shade installation.
- Replacing damaged chairlift to meet ADA compliances.

**i. Consideration of Quotes for Adding Irrigation to Tract A in Phase 3**  
**a) Quote for Irrigation Meter and Backflow Installation**

Mr. Smith presented the proposals for a three-quarter inch meter which was discussed with the landscaper and should be sufficient to irrigate. A conservative high estimate for a total cost would be approximately \$3,800. The previously approved not to exceed was \$5,500 and Mr. Smith did not anticipate the meter alone costing \$5,000. They discussed naming the project for identification and budgeting purposes and Ms. Burns suggested the Phase 3 Park.

On MOTION by Ms. Anderson, seconded by Mr. Andrade, with all in favor, a Not to Exceed of \$10,000 for Meter and Backflow, was approved.

**ii. Discussion Regarding Increasing the Frequency of Pool Maintenance and Janitorial Services**  
**a) Consideration of Quote for Additional Pool Hours**

Mr. Smith stated as the community is filling out, they will need additional hours for pool operation. The vendor proposed moving to 6 days a week through the summer seasons and three days a month in all other seasons for \$3,000 a month.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, Quote for Additional Pool Hours, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register to the Board which can be found in the agenda package. There being no questions, she asked for a motion of approval.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated that the financials were in the packet for the Board’s review and no action is required from the Board.

**iii. Presentation of Number of Registered Voters – 2,273**

Ms. Burns stated the number of registered voters is 2,273. Ms. Burns introduced Tricia Adams to the Board, she will be working with the CDD moving forward.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

Ms. Burns opened the floor to audience comments and asked that the comments be kept to the three-minute time limit.

- Brian Fendler: issue of the common area landscaping in Phase 5 along the dry retention area. The landscaping company tends to leave hedge trimmings on homeowner’s lots which is concerning. Mr. Smith will reach out to the landscapers to fix the problem.
- Charles King: concerned about the encroachment issue. The common area needs to be cut because it’s becoming a safety issue. Discussion continued about which direction to go in with the HOA approving fences on easement property. Staff will work on contacting residents. Staff will bring back options of solutions at the next meeting.
- Julio Bagarow: Street parking concerns. He’s thinking about selling his house because he lives on the “wrong side of the street.” Ms. Burns wanted to be clear that the residents do not own the roads and parking on the street is governed by the CDD. The Board decided to allow one side of the street parking because in order to allow for emergency vehicle access and to allow for the free flow of traffic while balancing the need for guest parking. The Board had a conversation about parking policies and discussed the pros and cons of many options such as eliminating overnight parking. The Board and staff will review the



July 12, 2022

Highland Meadows II CDD

parking policies after the general election. Staff will note to add Parking Rules to the December agenda for Board discussion.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

On MOTION by Mr. Andrade, seconded by Ms. Anderson, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION C

# Highland Meadows II

## Field Management Report



September 13, 2022

Clayton Smith

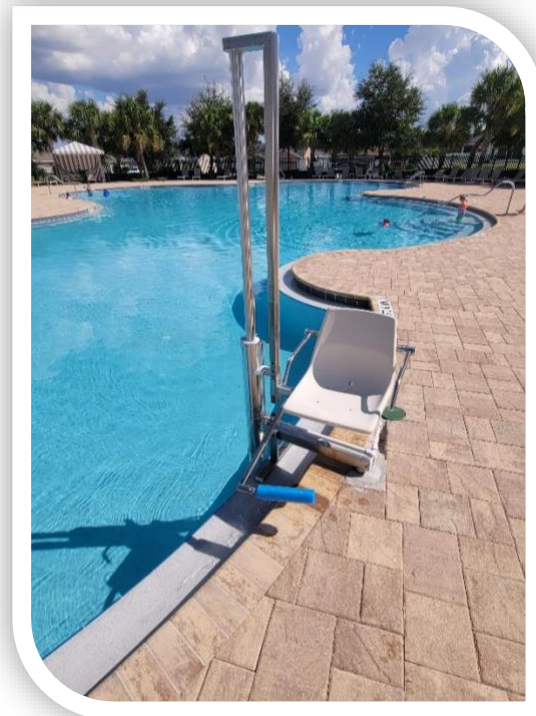
Field Services Manager

GMS

# Completed

## Amenity Review

- ✚ Monitoring amenity contracts.
- ✚ Increased pool servicing has helped with pool quality and consistency of facility's appearance.
- ✚ Monthly playground inspections were completed.
- ✚ New chair lift was installed.



# Completed

## Landscape Review and General Maint.

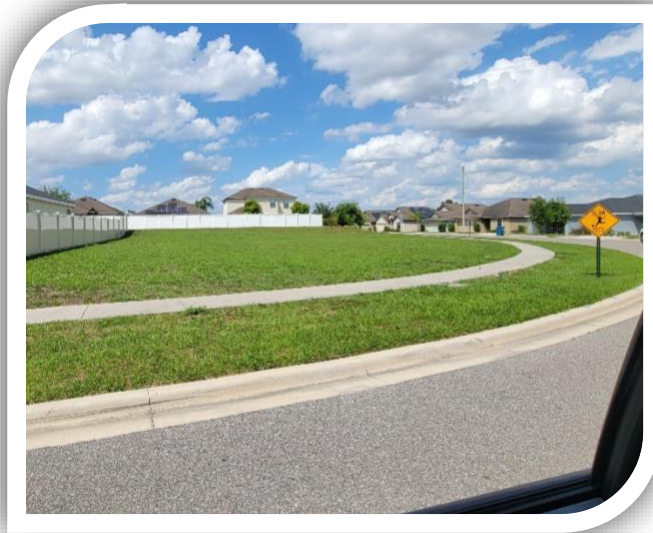
- ✚ Monitoring landscaper as we proceed through the peak growing season.
- ✚ Addressing some small areas with the landscaper that had been overlooked in transition.
- ✚ New clock was added at the pool.
- ✚ Monitoring CDD Tract easement encroachment areas.
- ✚ Pool light was repaired.



# In Progress

## Phase 3 Park

- ✚ Coordinating with vendors. Meter was installed. Coordinating to arrange installation of backflow, and irrigation.
- ✚ Backflow to be installed 9/30.



## Sod

- ✚ Approved sod is being finalized for small tract behind Olsen.
- ✚ Practicality of irrigation is being assessed.





# In Progress

## Playground Shade

- ✚ Playground shade structure is in permitting.
- ✚ Working with vendor to finalize permitting and installation.



## Parking control signage

- ✚ Initial phase of signs have been ordered and installation will begin asap.



# Upcoming

## Landscape Refresh

✚ Plant touch ups around the amenity from weather and normal foot traffic.



## Completing sidewalk gap 4

✚ Small gap from trail to street sidewalk will be completed.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION 1

Project: Highland Meadows II CDD - Phase 3 Park

Yellow line fence is already installed.

We need to add in the fence following the blue line showne below-

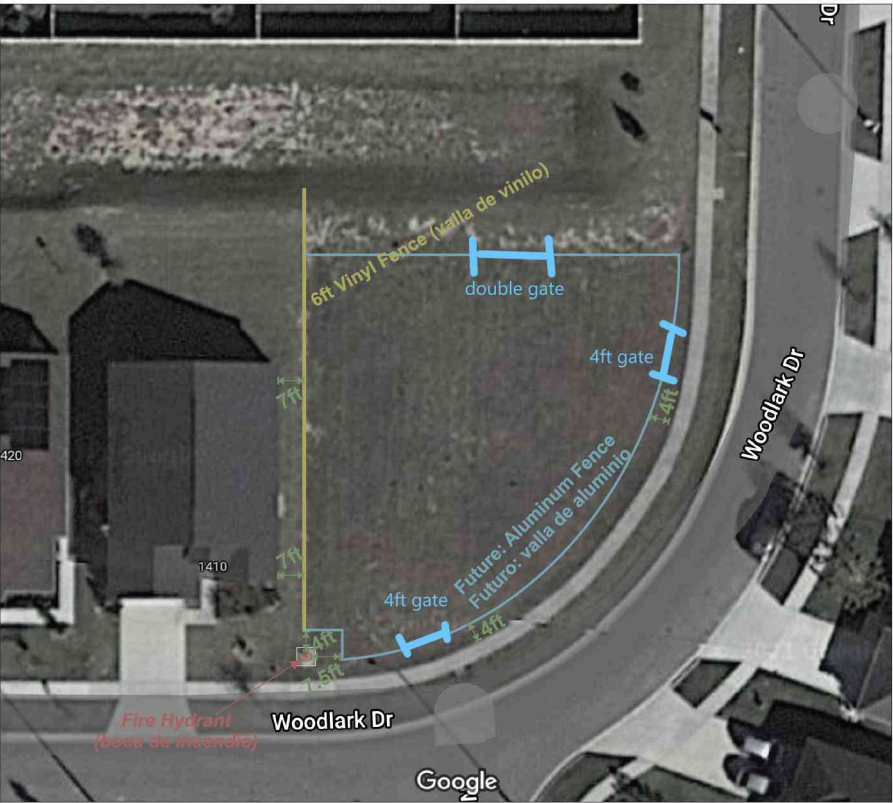
Approx linear feet of 4ft black aluminum fence (closed top)

x2 end posts.

x3 corner posts

x2 gates 4ft

x1 double gate for landscaper access



# SECTION D

# SECTION 1

# Highland Meadows II Community Development District

## Summary of Invoices

July 1, 2022 to July 31, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	7/1/22	832 - 836	\$	21,212.31
	7/13/22	837 - 844	\$	32,346.85
	7/27/22	845 - 853	\$	12,120.42
		<b>Total</b>	<b>\$</b>	<b>65,679.58</b>



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/22	00094	5/31/22	00046217	202205	310	51300	48000		CA FLORIDA HOLDINGS, LLC	*	229.92	229.92	000832
NOT QPC MEETING 5/16/22													
7/01/22	00028	5/21/22	22831260	202205	330	53800	48000		ORKIN	*	67.00		
		6/03/22	22930446	202206	330	53800	48000			*	72.40		
PEST CONTROL - MAY 22													
PEST CONTROL - JUNE 22													
7/01/22	00093	5/27/22	6078	202205	320	53800	47300		PRINCE & SONS INC.	*	40.35	17,732.47	000834
		5/31/22	6098	202205	320	53800	47300			*	371.20		
		5/31/22	6099	202205	320	53800	47300			*	375.00		
		6/01/22	6123	202206	320	53800	46200			*	16,000.00		
		6/06/22	6165	202206	320	53800	47300			*	436.86		
		6/08/22	6192	202206	320	53800	47300			*	224.58		
		6/08/22	6197	202206	320	53800	47300			*	64.15		
		6/08/22	6199	202206	320	53800	47300			*	164.98		
		6/08/22	6200	202206	320	53800	47300			*	55.35		
7/01/22	00030	5/23/22	16221	202205	330	53800	48100		RESORT POOL SERVICES DBA	*	200.00	200.00	000835
7/01/22	00073	5/31/22	6311-631	202205	320	53800	46400		TRUGREEN	*	2,910.52	2,910.52	000836
7/13/22	00047	6/28/22	32770	202206	330	53800	49000		AARON'S BACKFLOW SERVICES INC	*	240.00	240.00	000837
7/13/22	00075	6/29/22	7626	202206	330	53800	48500		CSS CLEAN STAR SERVICES OF CFL INC.	*	480.00	480.00	000838

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/22	00015	5/31/22	192	202204	320	53800	49000		GEN MAINT PH4 APRIL 22	*	1,570.78		
		5/31/22	193	202204	320	53800	49000		GEN MAINT PH7/7A APR 22	*	560.00		
		7/01/22	194	202207	310	51300	34000		MANAGEMENT FEES JULY 22	*	3,004.17		
		7/01/22	194	202207	310	51300	35100		WEBSITE ADMIN JULY 22	*	100.00		
		7/01/22	194	202207	310	51300	35000		INFORMATION TECH JULY 22	*	150.00		
		7/01/22	194	202207	310	51300	31300		DISSEMINATION SVC JULY 22	*	583.33		
		7/01/22	194	202207	330	57200	49100		AMENITY ACCESS JULY 22	*	416.67		
		7/01/22	194	202207	310	51300	51000		OFFICE SUPPLIES JULY 22	*	1.05		
		7/01/22	194	202207	310	51300	42000		POSTAGE JULY 22	*	18.55		
GOVERNMENTAL MANAGEMENT SERVICES-CF												6,404.55	000839
7/13/22	00067	7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S2014 A1	*	173.22		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S2014 A2	*	255.15		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S2016 A3	*	457.38		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S2016 A4	*	266.90		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S17 A4B/C	*	410.32		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S17 A5/5B	*	759.78		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S17 A6/6A	*	326.62		
		7/08/22	07082022	202207	300	20700	10000		ASSESSMENT TSFR S19 A7/7A	*	527.91		
HIGHLAND MEADOWS II CDD/US BANK												3,177.28	000840
7/13/22	00096	7/06/22	3061	202206	310	51300	31500		GENERAL COUNSEL JUNE 22	*	134.50		
KE LAW GROUP, PLLC												134.50	000841
7/13/22	00093	7/01/22	6320	202207	320	53800	46200		LANDSCAPE MAINT JULY 22	*	16,000.00		
PRINCE & SONS INC.												16,000.00	000842
HIME HIGH MED II ZYAN													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/13/22	00030	7/01/22 16473	202207 330-57200-48100	RESORT POOL SERVICES DBA	*	3,000.00	3,000.00 000843
7/13/22	00073	6/20/22 4623912	202206 320-53800-46400	TRUGREEN	*	970.17	
		6/20/22 4623913	202206 320-53800-46400		*	970.17	
		6/20/22 4623914	202206 320-53800-46400		*	970.18	
							2,910.52 000844
7/27/22	00074	7/11/22 359184	202206 310-51300-32200	BERGER, TOOMBS, ELAN, GAINES & FRANK	*	3,685.00	3,685.00 000845
7/27/22	00094	6/30/22 4695456	202206 310-51300-48000	CA FLORIDA HOLDINGS, LLC	*	646.78	646.78 000846
7/27/22	00079	7/12/22 CL071220	202207 310-51300-11000	CHRISTOPHER LOPEZ	*	200.00	200.00 000847
7/27/22	00015	7/01/22 195	202207 320-53800-12000	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	1,287.50	
		7/01/22 195	202207 330-57200-48000		*	197.94	
							1,485.44 000848
7/27/22	00078	7/12/22 KA071220	202207 310-51300-11000	KRISTEN ANDERSON	*	200.00	200.00 000849
7/27/22	00068	7/12/22 MA071220	202207 310-51300-11000	MILTON ANDRADE	*	200.00	200.00 000850
7/27/22	00028	7/08/22 22965201	202207 330-53800-48000	ORKIN	*	72.40	72.40 000851
7/27/22	00093	7/05/22 6365	202207 320-53800-47300	PRINCE & SONS INC.	*	248.55	
		7/14/22 6441	202207 320-53800-47300		*	2,077.00	
							2,325.55 000852

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/27/22	00105	5/31/22 10833135	202205 330-53800-12200 SECURITY MAY 22	SECURITAS SECURITY SERVICES	*	3,305.25	3,305.25 000853
TOTAL FOR BANK A						65,679.58	
TOTAL FOR REGISTER						65,679.58	

# SECTION 2

***Highland Meadows II***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 31, 2022***



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5	<hr/>	<u>Combined Debt Service Funds</u>
6	<hr/>	<u>Combined Capital Project Funds</u>
7-8	<hr/>	<u>Month to Month</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

**Highland Meadows II**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2022**

	General Fund	Capital Reserve Funds	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 641,284	\$ 244,835	\$ -	\$ -	\$ 886,119
Deposits	\$ 2,028	\$ -	\$ -	\$ 1,113	\$ 3,141
<b>Investments:</b>					
State Board Administration	\$ 150,714	\$ -	\$ -	\$ -	\$ 150,714
<b>Area 1</b>					
Reserve	\$ -	\$ -	\$ 140,000	\$ -	\$ 140,000
Revenue	\$ -	\$ -	\$ 50,141	\$ -	\$ 50,141
<b>Area 2</b>					
Reserve	\$ -	\$ -	\$ 55,166	\$ -	\$ 55,166
Revenue	\$ -	\$ -	\$ 83,891	\$ -	\$ 83,891
<b>Area 3</b>					
Reserve	\$ -	\$ -	\$ 86,770	\$ -	\$ 86,770
Revenue	\$ -	\$ -	\$ 138,011	\$ -	\$ 138,011
General Redemption	\$ -	\$ -	\$ 768	\$ -	\$ 768
<b>Area 4</b>					
Reserve	\$ -	\$ -	\$ 50,850	\$ -	\$ 50,850
Revenue	\$ -	\$ -	\$ 38,341	\$ -	\$ 38,341
General Redemption	\$ -	\$ -	\$ 7	\$ -	\$ 7
<b>Area 4BC</b>					
Reserve	\$ -	\$ -	\$ 78,806	\$ -	\$ 78,806
Revenue	\$ -	\$ -	\$ 126,897	\$ -	\$ 126,897
<b>Area 5</b>					
Reserve	\$ -	\$ -	\$ 145,078	\$ -	\$ 145,078
Revenue	\$ -	\$ -	\$ 232,700	\$ -	\$ 232,700
Construction	\$ -	\$ -	\$ -	\$ 6	\$ 6
<b>Area 6</b>					
Reserve	\$ -	\$ -	\$ 61,852	\$ -	\$ 61,852
Revenue	\$ -	\$ -	\$ 80,842	\$ -	\$ 80,842
<b>Area 7/7A</b>					
Reserve	\$ -	\$ -	\$ 103,022	\$ -	\$ 103,022
Revenue	\$ -	\$ -	\$ 221,815	\$ -	\$ 221,815
Prepayment	\$ -	\$ -	\$ 109	\$ -	\$ 109
Construction	\$ -	\$ -	\$ -	\$ 541,834	\$ 541,834
Due from General Fund	\$ -	\$ -	\$ 1,731	\$ -	\$ 1,731
<b>Total Assets</b>	<b>\$ 794,026</b>	<b>\$ 244,835</b>	<b>\$ 1,696,796</b>	<b>\$ 542,953</b>	<b>\$ 3,278,611</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 11,997	\$ -	\$ -	\$ -	\$ 11,997
Due to Debt Service	\$ 1,731	\$ -	\$ -	\$ -	\$ 1,731
<b>Total Liabilities</b>	<b>\$ 13,727</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,727</b>
<b>Fund Balance:</b>					
Unassigned	\$ 778,271	\$ -	\$ -	\$ -	\$ 778,271
<b>Nonspendable:</b>					
Deposits and Prepaid Items	\$ 2,028	\$ -	\$ -	\$ 1,113	\$ 3,141
<b>Assigned for:</b>					
Capital Reserves	\$ -	\$ 244,835	\$ -	\$ -	\$ 244,835
<b>Restricted for:</b>					
Debt Service	\$ -	\$ -	\$ 1,696,796	\$ -	\$ 1,696,796
Capital Projects	\$ -	\$ -	\$ -	\$ 541,840	\$ 541,840
<b>Total Fund Balances</b>	<b>\$ 780,299</b>	<b>\$ 244,835</b>	<b>\$ 1,696,796</b>	<b>\$ 542,953</b>	<b>\$ 3,264,883</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 794,026</b>	<b>\$ 244,835</b>	<b>\$ 1,696,796</b>	<b>\$ 542,953</b>	<b>\$ 3,278,611</b>



# Highland Meadows II

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b>Revenues:</b>				
Special Assessments	\$ 851,732	\$ 851,732	\$ 853,032	\$ 1,300
Interest Income	\$ -	\$ -	\$ 663	\$ 663
Other Income	\$ -	\$ -	\$ 8,845	\$ 8,845
<b>Total Revenues</b>	<b>\$ 851,732</b>	<b>\$ 851,732</b>	<b>\$ 862,540</b>	<b>\$ 10,808</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 3,800	\$ 6,200
Public Official Insurance	\$ 2,861	\$ 2,861	\$ 2,692	\$ 169
Trustee Services	\$ 25,000	\$ 25,000	\$ 24,233	\$ 767
District Management Fees	\$ 36,050	\$ 30,042	\$ 30,042	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Engineering	\$ 6,000	\$ 6,000	\$ 7,322	\$ (1,322)
Dissemination Agent	\$ 7,000	\$ 7,000	\$ 7,683	\$ (683)
Arbitrage	\$ 1,800	\$ 1,800	\$ 2,700	\$ (900)
District Counsel	\$ 25,000	\$ 20,833	\$ 13,984	\$ 6,849
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Audit Fees	\$ 3,685	\$ 3,685	\$ 3,685	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage & Shipping	\$ 1,000	\$ 833	\$ 353	\$ 481
Printing & Binding	\$ 1,000	\$ 833	\$ 59	\$ 775
Office Supplies	\$ 500	\$ 417	\$ 23	\$ 393
Legal Advertising	\$ 7,500	\$ 6,250	\$ 2,136	\$ 4,114
Miscellaneous	\$ 5,000	\$ 4,167	\$ 441	\$ 3,726
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 142,671</b>	<b>\$ 127,479</b>	<b>\$ 106,828</b>	<b>\$ 20,651</b>

# Highland Meadows II

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 15,450	\$ 12,875	\$ 12,875	\$ -
General Insurance	\$ 2,537	\$ 2,537	\$ 2,387	\$ 150
Irrigation Repairs	\$ 16,000	\$ 13,333	\$ 8,219	\$ 5,114
General Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 5,123	\$ (956)
Landscape Maintenance	\$ 212,000	\$ 176,667	\$ 160,000	\$ 16,667
Landscape Replacement & Tree/Palm Services	\$ 75,230	\$ 62,692	\$ 13,604	\$ 49,088
Fertilization	\$ 36,000	\$ 30,000	\$ 29,515	\$ 485
Streetlights	\$ 60,000	\$ 50,000	\$ 45,528	\$ 4,472
Sidewalk & Asphalt Maintenance	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 10,000	\$ 10,000	\$ 23,277	\$ (13,277)
<b>Subtotal Field Expenditures</b>	<b>\$ 438,217</b>	<b>\$ 367,270</b>	<b>\$ 300,529</b>	<b>\$ 66,741</b>
<b>Cabana &amp; Pool Expenditures</b>				
Security	\$ 38,000	\$ 31,667	\$ 8,126	\$ 23,541
Electric	\$ 33,039	\$ 27,533	\$ 14,703	\$ 12,829
Internet	\$ 3,000	\$ 2,500	\$ 1,790	\$ 710
Water & Sewer	\$ 7,500	\$ 6,250	\$ 4,566	\$ 1,684
Property & Casualty Insurance	\$ 15,000	\$ 15,000	\$ 13,103	\$ 1,897
Playground Lease	\$ 15,256	\$ 12,714	\$ -	\$ 12,714
Pest Control	\$ 828	\$ 690	\$ 690	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,740	\$ (740)
Swimming Pools	\$ 19,500	\$ 16,250	\$ 17,880	\$ (1,630)
Janitorial - Pool	\$ 17,400	\$ 14,500	\$ 4,950	\$ 9,550
Amenity Access	\$ -	\$ -	\$ 4,167	\$ (4,167)
Contingency	\$ 12,500	\$ 10,417	\$ 2,769	\$ 7,647
<b>Subtotal Cabana &amp; Pool Expenditures</b>	<b>\$ 172,024</b>	<b>\$ 147,520</b>	<b>\$ 83,483</b>	<b>\$ 64,037</b>
<b>Total Expenditures</b>	<b>\$ 752,912</b>	<b>\$ 642,269</b>	<b>\$ 490,840</b>	<b>\$ 151,429</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 98,820</b>		<b>\$ 371,700</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out) - Capital Reserve	\$ (98,820)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (98,820)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 371,700</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 408,599</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 780,299</b>	

**Highland Meadows II**  
**Community Development District**  
**Capital Reserve Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Contingency	\$ 2,000	\$ 2,000	\$ 5,432	\$ (3,432)
<b>Total Expenditures</b>	<b>\$ 2,000</b>	<b>\$ 2,000</b>	<b>\$ 5,432</b>	<b>\$ (3,432)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (2,000)</b>		<b>\$ (5,432)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 98,820	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 98,820</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 96,820</b>		<b>\$ (5,432)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 98,647</b>		<b>\$ 250,267</b>	
<b>Fund Balance - Ending</b>	<b>\$ 195,467</b>		<b>\$ 244,835</b>	

**Highland Meadows II**  
**Community Development District**  
**Combined Debt Service Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Area 1	Area 2	Area 3	Area 4	Area 4BC	Area 5	Area 6	Area 7/7A	Total
<b>Revenues:</b>									
Assessments - Tax Roll	\$ 66,750	\$ 98,315	\$ 176,243	\$ 102,845	\$ 158,110	\$ 292,766	\$ 125,856	\$ 203,422	\$ 1,224,305
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,414	\$ 3,414
Assessments - Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,681	\$ 55,681
Interest	\$ 164	\$ 119	\$ 195	\$ 77	\$ 177	\$ 325	\$ 123	\$ 284	\$ 1,465
<b>Total Revenues</b>	<b>\$ 66,914</b>	<b>\$ 98,434</b>	<b>\$ 176,438</b>	<b>\$ 102,922</b>	<b>\$ 158,287</b>	<b>\$ 293,091</b>	<b>\$ 125,978</b>	<b>\$ 262,801</b>	<b>\$ 1,284,864</b>
<b>Expenditures:</b>									
Interest Payment - 11/1	\$ 24,925	\$ 33,622	\$ 64,634	\$ 37,503	\$ 55,625	\$ 107,625	\$ 45,466	\$ 78,487	\$ 447,887
Principal Payment - 11/1	\$ 15,000	\$ 25,000	\$ -	\$ -	\$ 45,000	\$ 70,000	\$ 30,000	\$ 40,000	\$ 225,000
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 305,000	\$ 330,000
Interest Payment - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 686	\$ 686
Special Call - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000	\$ 65,000
Interest Payment - 5/1	\$ 24,513	\$ 32,981	\$ 64,509	\$ 37,378	\$ 54,713	\$ 106,000	\$ 44,691	\$ 70,084	\$ 434,869
Principal Payment - 5/1	\$ -	\$ -	\$ 45,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Special Call - 5/1	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000
<b>Total Expenditures</b>	<b>\$ 64,438</b>	<b>\$ 91,603</b>	<b>\$ 184,144</b>	<b>\$ 109,881</b>	<b>\$ 165,338</b>	<b>\$ 293,625</b>	<b>\$ 130,156</b>	<b>\$ 564,257</b>	<b>\$ 1,603,441</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,477</b>	<b>\$ 6,831</b>	<b>\$ (7,706)</b>	<b>\$ (6,959)</b>	<b>\$ (7,051)</b>	<b>\$ (534)</b>	<b>\$ (4,178)</b>	<b>\$ (301,456)</b>	<b>\$ (318,577)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 187,758</b>	<b>\$ 132,364</b>	<b>\$ 233,504</b>	<b>\$ 96,303</b>	<b>\$ 212,978</b>	<b>\$ 378,726</b>	<b>\$ 147,050</b>	<b>\$ 626,690</b>	<b>\$ 2,015,373</b>
<b>Fund Balance - Ending</b>	<b>\$ 190,235</b>	<b>\$ 139,195</b>	<b>\$ 225,799</b>	<b>\$ 89,344</b>	<b>\$ 205,927</b>	<b>\$ 378,192</b>	<b>\$ 142,871</b>	<b>\$ 325,233</b>	<b>\$ 1,696,796</b>

# Highland Meadows II

## Community Development District

### Combined Capital Project Funds

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Area 5	Area 7/7A	Total
<b>Revenues:</b>			
Interest	\$ -	\$ 476	\$ 476
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 476</b>	<b>\$ 476</b>
<b>Expenditures:</b>			
Capital Outlay	\$ -	\$ 45,113	\$ 45,113
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 45,113</b>	<b>\$ 45,113</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (44,637)</b>	<b>\$ (44,637)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,119</b>	<b>\$ 586,471</b>	<b>\$ 587,590</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,119</b>	<b>\$ 541,834</b>	<b>\$ 542,953</b>

**Highland Meadows II**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 31,683	\$ 798,603	\$ 9,096	\$ 5,779	\$ 1,765	\$ 2,687	\$ 1,219	\$ 995	\$ 1,206	\$ -	\$ -	\$ 853,032
Interest Income	\$ 12	\$ 13	\$ 17	\$ 18	\$ 18	\$ 37	\$ 56	\$ 108	\$ 154	\$ 231	\$ -	\$ -	\$ 663
Other Income	\$ 10	\$ 8,355	\$ 10	\$ 50	\$ 40	\$ 110	\$ 100	\$ 70	\$ 20	\$ 80	\$ -	\$ -	\$ 8,845
<b>Total Revenues</b>	<b>\$ 22</b>	<b>\$ 40,050</b>	<b>\$ 798,630</b>	<b>\$ 9,164</b>	<b>\$ 5,836</b>	<b>\$ 1,912</b>	<b>\$ 2,842</b>	<b>\$ 1,397</b>	<b>\$ 1,169</b>	<b>\$ 1,516</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 862,540</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 3,800
Public Official Insurance	\$ 2,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,692
Trustee Services	\$ -	\$ 12,219	\$ -	\$ -	\$ -	\$ 12,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,233
District Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ 30,042
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Engineering	\$ 338	\$ 203	\$ 408	\$ 38	\$ -	\$ 1,498	\$ 1,060	\$ 500	\$ 2,771	\$ 507	\$ -	\$ -	\$ 7,322
Dissemination Agent	\$ 1,583	\$ 583	\$ 833	\$ 583	\$ 583	\$ 583	\$ 1,183	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 7,683
Arbitrage	\$ 450	\$ -	\$ -	\$ 450	\$ 900	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700
District Counsel	\$ 5,352	\$ -	\$ 1,612	\$ 2,071	\$ 206	\$ 1,619	\$ 1,839	\$ 228	\$ 135	\$ 923	\$ -	\$ -	\$ 13,984
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,685	\$ -	\$ -	\$ -	\$ 3,685
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Shipping	\$ 9	\$ 41	\$ 164	\$ 7	\$ 7	\$ 47	\$ 21	\$ 19	\$ 19	\$ 19	\$ -	\$ -	\$ 353
Printing & Binding	\$ 39	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59
Office Supplies	\$ 3	\$ 3	\$ 7	\$ 3	\$ 0	\$ 1	\$ 4	\$ 1	\$ 1	\$ 1	\$ -	\$ -	\$ 23
Legal Advertising	\$ 340	\$ -	\$ -	\$ -	\$ 460	\$ 460	\$ -	\$ 230	\$ 647	\$ -	\$ -	\$ -	\$ 2,136
Miscellaneous	\$ 51	\$ 57	\$ 49	\$ 39	\$ 50	\$ 31	\$ 39	\$ 40	\$ 47	\$ 39	\$ -	\$ -	\$ 441
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 20,087</b>	<b>\$ 16,374</b>	<b>\$ 7,327</b>	<b>\$ 6,444</b>	<b>\$ 5,460</b>	<b>\$ 20,106</b>	<b>\$ 9,107</b>	<b>\$ 4,856</b>	<b>\$ 11,141</b>	<b>\$ 5,926</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 106,828</b>

**Highland Meadows II**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ 12,875
General Insurance	\$ 2,387	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,387
Irrigation Repairs	\$ 2,588	\$ -	\$ -	\$ 191	\$ 608	\$ 347	\$ -	\$ 787	\$ 946	\$ 2,753	\$ -	\$ -	\$ 8,219
General Repairs & Maintenance	\$ -	\$ -	\$ 220	\$ 2,525	\$ 1,680	\$ 560	\$ -	\$ -	\$ 138	\$ -	\$ -	\$ -	\$ 5,123
Landscape Maintenance	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 160,000
Landscape Replacement & Tree/Palm Services	\$ 700	\$ 1,080	\$ 6,111	\$ 5,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,604
Fertilization	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,911	\$ 5,496	\$ 2,911	\$ 2,911	\$ 2,911	\$ -	\$ -	\$ 29,515
Streetlights	\$ 3,847	\$ 3,776	\$ 5,411	\$ 2,842	\$ 5,105	\$ 4,849	\$ 4,670	\$ 5,193	\$ 4,934	\$ 4,901	\$ -	\$ -	\$ 45,528
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 1,568	\$ 480	\$ 5,850	\$ 3,475	\$ 7,978	\$ 1,160	\$ 2,131	\$ 282	\$ 352	\$ -	\$ -	\$ -	\$ 23,277
<b>Subtotal Field Expenditures</b>	<b>\$ 30,852</b>	<b>\$ 25,099</b>	<b>\$ 37,355</b>	<b>\$ 34,509</b>	<b>\$ 35,135</b>	<b>\$ 27,114</b>	<b>\$ 29,585</b>	<b>\$ 26,460</b>	<b>\$ 26,567</b>	<b>\$ 27,852</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,529</b>
<b>Cabana &amp; Pool Expenditures</b>													
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,820	\$ 3,305	\$ -	\$ -	\$ -	\$ 8,126
Electric	\$ 1,414	\$ 830	\$ 1,739	\$ 1,082	\$ 1,599	\$ 1,506	\$ 1,603	\$ 1,628	\$ 1,488	\$ 1,814	\$ -	\$ -	\$ 14,703
Internet	\$ 173	\$ 173	\$ 173	\$ 173	\$ 173	\$ 173	\$ 188	\$ 188	\$ 188	\$ 188	\$ -	\$ -	\$ 1,790
Water & Sewer	\$ 545	\$ 489	\$ 398	\$ 360	\$ 436	\$ 572	\$ 410	\$ 389	\$ 481	\$ 488	\$ -	\$ -	\$ 4,566
Property & Casualty Insurance	\$ 13,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,103
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 76	\$ 67	\$ 72	\$ 72	\$ -	\$ -	\$ 690
Amenity Repairs & Maintenance	\$ 3,887	\$ 780	\$ 1,540	\$ 2,260	\$ 420	\$ 225	\$ -	\$ 895	\$ -	\$ 733	\$ -	\$ -	\$ 10,740
Swimming Pools	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 2,080	\$ 1,600	\$ 3,000	\$ -	\$ -	\$ 17,880
Janitorial - Pool	\$ 480	\$ 480	\$ 480	\$ 555	\$ 480	\$ 480	\$ 480	\$ 555	\$ 480	\$ 480	\$ -	\$ -	\$ 4,950
Amenity Access	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ 4,167
Contingency	\$ 1,050	\$ 1,179	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ 2,769
<b>Subtotal Cabana &amp; Pool Expenditures</b>	<b>\$ 22,735</b>	<b>\$ 6,015</b>	<b>\$ 6,414</b>	<b>\$ 6,514</b>	<b>\$ 5,191</b>	<b>\$ 5,339</b>	<b>\$ 4,774</b>	<b>\$ 11,039</b>	<b>\$ 8,271</b>	<b>\$ 7,192</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,483</b>
<b>Total Expenditures</b>	<b>\$ 73,674</b>	<b>\$ 47,488</b>	<b>\$ 51,096</b>	<b>\$ 47,466</b>	<b>\$ 45,787</b>	<b>\$ 52,560</b>	<b>\$ 43,465</b>	<b>\$ 42,354</b>	<b>\$ 45,979</b>	<b>\$ 40,970</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 490,840</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (73,652)</b>	<b>\$ (7,438)</b>	<b>\$ 747,534</b>	<b>\$ (38,302)</b>	<b>\$ (39,950)</b>	<b>\$ (50,648)</b>	<b>\$ (40,623)</b>	<b>\$ (40,957)</b>	<b>\$ (44,810)</b>	<b>\$ (39,454)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 371,700</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (73,652)</b>	<b>\$ (7,438)</b>	<b>\$ 747,534</b>	<b>\$ (38,302)</b>	<b>\$ (39,950)</b>	<b>\$ (50,648)</b>	<b>\$ (40,623)</b>	<b>\$ (40,957)</b>	<b>\$ (44,810)</b>	<b>\$ (39,454)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 371,700</b>

**Highland Meadows II**  
Community Development District  
Assessment Receipts - Fiscal Year 2022

Gross Assessments	\$	915,840.66	\$	71,665.02	\$	105,553.44	\$	189,219.51	\$	110,417.02	\$	169,751.34	\$	314,322.47	\$	135,122.40	\$	218,400.00	\$	2,230,291.86
Net Assessments	\$	874,034.73	\$	66,648.47	\$	98,164.70	\$	175,974.14	\$	102,687.83	\$	157,868.75	\$	292,319.90	\$	125,663.83	\$	203,112.00	\$	2,096,474.35
		41.06%		3.21%		4.73%		8.48%		4.95%		7.61%		14.09%		6.06%		9.79%		100.00%

Date Received	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund	021		022		023	024	027	025	026	028	Total
							Series 2014 Area 1 (2A)	Series 2014 Area 2 (2B)	Series 2016 Phase 3	Series 2016 4A	Series 2017 4B/C	Series 2017 5A and 5B	Series 2017 Area 6 and 6A	Series 2019 Area 7 and 7A			
11/19/21	\$25,359.12	\$1,014.40	\$486.89	\$0.00	\$ 23,857.83	\$ 9,796.92	\$ 766.62	\$ 1,129.12	\$ 2,024.11	\$ 1,181.15	\$ 1,815.86	\$ 3,362.36	\$ 1,445.43	\$ 2,336.26	\$ 23,857.83		
11/24/21	\$2,983.12	\$156.60	\$56.53	\$0.00	\$ 2,769.99	\$ 1,137.46	\$ 89.00	\$ 131.10	\$ 235.01	\$ 137.14	\$ 210.83	\$ 390.38	\$ 167.82	\$ 271.25	\$ 2,769.99		
11/30/21	\$53,706.47	\$2,148.37	\$1,031.16	\$0.00	\$ 50,526.94	\$ 20,748.24	\$ 1,623.56	\$ 2,391.30	\$ 4,286.74	\$ 2,501.48	\$ 3,845.69	\$ 7,120.93	\$ 3,061.18	\$ 4,947.82	\$ 50,526.94		
12/14/21	\$244,230.27	\$9,769.50	\$4,689.22	\$0.00	\$ 229,771.55	\$ 94,352.73	\$ 7,383.15	\$ 10,874.44	\$ 19,493.98	\$ 11,375.50	\$ 17,488.31	\$ 32,382.47	\$ 13,920.73	\$ 22,500.24	\$ 229,771.55		
12/17/21	\$1,796,735.49	\$71,871.67	\$34,497.28	\$0.00	\$ 1,690,366.54	\$ 694,127.28	\$ 54,315.83	\$ 80,000.29	\$ 143,411.87	\$ 83,686.46	\$ 128,656.70	\$ 238,228.99	\$ 102,410.98	\$ 165,528.14	\$ 1,690,366.54		
12/31/21	\$49,874.76	\$1,960.61	\$958.28	\$0.00	\$ 46,955.87	\$ 19,281.82	\$ 1,508.81	\$ 2,222.29	\$ 3,983.77	\$ 2,324.69	\$ 3,573.89	\$ 6,617.65	\$ 2,844.82	\$ 4,598.13	\$ 46,955.87		
1% Fee Adj	(\$22,302.92)	\$0.00	\$0.00	\$0.00	(\$22,302.92)	(\$9,158.41)	(\$716.66)	(\$1,055.53)	(\$1,892.20)	(\$1,104.17)	(\$1,697.51)	(\$3,143.22)	(\$1,351.22)	(\$2,184.00)	(\$22,302.92)		
1/18/22	\$23,377.30	\$773.93	\$452.07	\$0.00	\$ 22,151.30	\$ 9,096.15	\$ 711.78	\$ 1,048.36	\$ 1,879.33	\$ 1,096.66	\$ 1,685.97	\$ 3,121.86	\$ 1,342.04	\$ 2,169.15	\$ 22,151.30		
2/18/22	\$14,711.79	\$352.31	\$287.19	\$0.00	\$ 14,072.29	\$ 5,778.61	\$ 452.18	\$ 666.00	\$ 1,193.90	\$ 696.69	\$ 1,071.07	\$ 1,983.25	\$ 852.57	\$ 1,378.02	\$ 14,072.29		
3/16/22	\$4,429.33	\$44.29	\$87.70	\$0.00	\$ 4,297.34	\$ 1,764.65	\$ 138.09	\$ 203.38	\$ 364.59	\$ 212.75	\$ 327.08	\$ 605.64	\$ 260.35	\$ 420.81	\$ 4,297.34		
4/19/22	\$6,675.90	\$0.00	\$133.52	\$0.00	\$ 6,542.38	\$ 2,686.55	\$ 210.22	\$ 309.63	\$ 555.06	\$ 323.90	\$ 497.95	\$ 922.04	\$ 396.37	\$ 640.66	\$ 6,542.38		
5/17/22	\$3,029.66	\$0.00	\$60.59	\$0.00	\$ 2,969.07	\$ 1,219.22	\$ 95.40	\$ 140.52	\$ 251.90	\$ 146.99	\$ 225.98	\$ 418.44	\$ 179.88	\$ 290.74	\$ 2,969.07		
6/14/22	\$2,471.42	\$0.00	\$49.43	\$0.00	\$ 2,421.99	\$ 994.56	\$ 77.82	\$ 114.63	\$ 205.48	\$ 119.91	\$ 184.34	\$ 341.34	\$ 146.74	\$ 237.17	\$ 2,421.99		
7/1/22	\$2,996.48	\$0.00	\$59.93	\$0.00	\$ 2,936.55	\$ 1,205.85	\$ 94.36	\$ 138.98	\$ 249.14	\$ 145.38	\$ 223.51	\$ 413.86	\$ 177.91	\$ 287.56	\$ 2,936.55		
<b>Totals</b>	\$ 2,208,278.19	\$ 88,091.68	\$ 42,849.79	\$ -	\$ 2,077,336.72	\$ 853,031.63	\$ 66,750.16	\$ 98,314.51	\$ 176,242.68	\$ 102,844.53	\$ 158,109.67	\$ 292,765.99	\$ 125,855.60	\$ 203,421.95	\$ 2,077,336.72		

% Collected: 99.09%