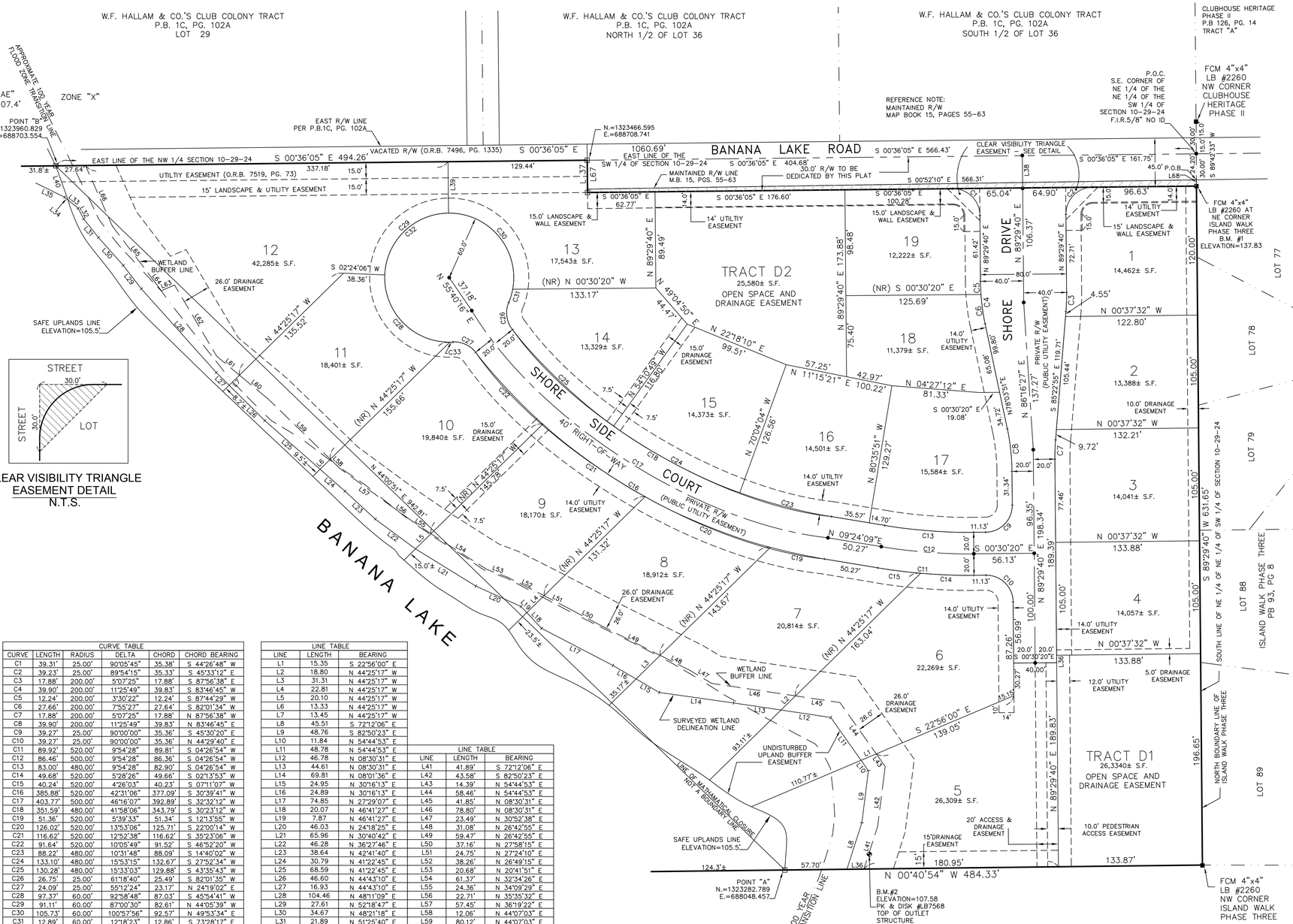
WATERS EDGE

A PORTION OF
SECTION 10, TOWNSHIP 29 SOUTH, RANGE 24 EAST
POLK COUNTY, STATE OF FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.31'	25.00'	90°05'45"	35.38'	S 44°26'48" W
C2	39.23'	25.00'	89°54'15"	35.33'	S 45°33'12" E
C3	17.88'	200.00'	5°07'25"	17.88'	S 87°56'38" E
C4	39.90'	200.00'	11°25'49"	39.83'	S 83°46'45" W
C5	12.24'	200.00'	3°30'22"	12.24'	S 87°44'29" W
C6	27.66'	200.00'	7°55'27"	27.64'	S 82°01'34" W
C7	17.88'	200.00'	5°07'25"	17.88'	N 87°56'38" W
C8	39.90'	200.00'	11°25'49"	39.83'	N 83°46'45" E
C9	39.27'	25.00'	90°00'00"	35.36'	S 45°30'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 44°29'40" E
C11	89.92'	520.00'	9°54'28"	89.81'	S 04°26'54" W
C12	86.46'	500.00'	9°54'28"	86.36'	S 04°26'54" W
C13	83.00'	480.00'	9°54'28"	82.90'	S 04°26'54" W
C14	49.68'	520.00'	5°28'26"	49.66'	S 02°13'53" W
C15	40.24'	520.00'	4°26'03"	40.23'	S 07°11'07" W
C16	385.88'	520.00'	42°31'06"	377.09'	S 30°39'41" W
C17	403.77'	500.00'	46°16'07"	392.89'	S 32°32'12" W
C18	351.59'	480.00'	41°58'06"	343.79'	S 30°23'12" W
C19	51.36'	520.00'	5°39'33"	51.34'	S 12°13'55" W
C20	126.02'	520.00'	13°53'06"	125.71'	S 22°00'14" W
C21	116.62'	520.00'	12°52'38"	116.62'	S 35°23'06" W
C22	91.64'	520.00'	10°05'49"	91.52'	S 46°52'20" W
C23	88.22'	480.00'	10°31'48"	88.09'	S 14°40'02" W
C24	133.10'	480.00'	15°53'15"	132.67'	S 27°52'34" W
C25	130.28'	480.00'	15°33'03"	129.88'	S 43°35'43" W
C26	26.75'	25.00'	61°18'40"	25.49'	S 82°01'35" W
C27	24.09'	25.00'	55°12'24"	23.17'	N 24°19'02" E
C28	97.37'	60.00'	92°58'48"	87.03'	S 45°54'41" W
C29	91.11'	60.00'	87°00'30"	82.61'	N 44°05'39" W
C30	105.73'	60.00'	100°57'56"	92.57'	N 49°53'34" E
C31	12.89'	60.00'	12°18'23"	12.86'	S 73°28'17" E
C32	309.94'	60.00'	295°58'04"	63.62'	N 35°18'07" W
C33	2.84'	60.00'	2°42'27"	2.83'	S 01°55'56" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.35	S 22°56'00" E
L2	18.80	N 44°25'17" W
L3	31.31	N 44°25'17" W
L4	22.81	N 44°25'17" W
L5	20.10	N 44°25'17" W
L6	13.33	N 44°25'17" W
L7	13.45	N 44°25'17" W
L8	45.51	S 72°12'06" E
L9	48.76	S 82°50'23" E
L10	11.84	N 54°44'53" E
L11	48.78	N 54°44'53" E
L12	46.78	N 08°30'31" E
L13	44.61	N 08°30'31" E
L14	69.81	N 08°01'36" E
L15	24.95	N 30°16'13" E
L16	24.89	N 30°16'13" E
L17	74.85	N 27°29'07" E
L18	20.07	N 46°41'27" E
L19	7.87	N 46°41'27" E
L20	46.03	N 24°18'26" E
L21	65.96	N 30°40'42" E
L22	46.28	N 36°27'46" E
L23	38.64	N 42°41'40" E
L24	30.79	N 41°22'45" E
L25	68.59	N 41°22'45" E
L26	46.60	N 44°43'10" E
L27	16.93	N 44°43'10" E
L28	104.46	N 48°11'09" E
L29	27.61	N 52°18'47" E
L30	34.67	N 48°21'18" E
L31	21.89	N 51°25'40" E
L32	11.37	N 62°38'31" E
L33	12.10	N 39°14'41" E
L34	4.10	N 39°14'41" E
L35	29.89	N 26°08'37" E
L36	15.81	N 00°40'54" W
L37	30.00	S 89°23'55" W
L38	30.00	S 89°23'55" W
L39	47.85	S 89°24'36" W
L40	33.76	N 70°14'23" E

LINE TABLE		
LINE	LENGTH	BEARING
L41	41.89'	S 72°12'06" E
L42	43.58'	S 82°50'23" E
L43	14.39'	N 54°44'53" E
L44	58.46'	N 54°44'53" E
L45	41.85'	N 08°30'31" E
L46	78.80'	N 08°30'31" E
L47	23.49'	N 30°52'38" E
L48	31.08'	N 26°42'55" E
L49	59.47'	N 26°42'55" E
L50	37.16'	N 27°58'15" E
L51	24.75'	N 27°24'10" E
L52	38.26'	N 26°49'15" E
L53	20.68'	N 20°41'51" E
L54	61.37'	N 32°34'26" E
L55	24.36'	N 34°09'29" E
L56	22.71'	N 35°35'32" E
L57	57.45'	N 36°19'22" E
L58	12.06'	N 44°07'03" E
L59	80.12'	N 44°07'03" E
L60	35.09'	N 39°45'48" E
L61	27.50'	N 39°45'48" E
L62	77.04'	N 59°20'50" E
L63	13.38'	N 23°23'10" W
L64	10.26'	N 53°35'20" E
L65	65.04'	N 52°42'41" E
L66	61.77'	N 66°06'20" E
L67	26.85'	S 89°23'55" W
L68	5.80'	S 89°42'23" W

NOTES AND LEGEND

0 50 100
SCALE AS SHOWN
SCALE 1" = 50'

- ● PCP - PERMANENT CONTROL POINT - SET NAIL AND DISK "PCP LB# 7568" - UNLESS OTHERWISE NOTED.
- ⊡ PRM - PERMANENT REFERENCE MONUMENT - SET 4"X 4" CONCRETE MONUMENT AND CAP "PRM LB-7568"
- ■ FCM - FOUND CONCRETE MONUMENT AS NOTED.
- ▨ DENOTES ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT.

SET ALL LOT CORNERS = 5/8" IRON ROD LB# 7568 AND P.K.NAIL & DISC LB#7568 IN IMPERVIOUS AREAS

C# - CURVE (SEE CURVE TABLE)
℄ = CENTERLINE
(R) = RADIAL
(NR) = NON-RADIAL
R/W = RIGHT-OF-WAY
P.O.C. = POINT OF COMMENCEMENT

L# - LINE (SEE LINE TABLE)
(P) - INFORMATION FROM RECORD PLAT
(F) - INFORMATION BASED ON FIELD MEASUREMENT
(D) - INFORMATION BASED ON DEED DESCRIPTION
P.O.B. = POINT OF BEGINNING
B.M. = BENCH MARK-SET NAIL & DISK IN CONCRETE CURB

SURVEYOR'S NOTES:

1) UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-7568" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A P.R.M. OR P.C.P.

2) THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 29 SOUTH, RANGE 24 EAST; ASSUMED AT S 89°29'40" W.

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 P.K.-NAIL AND DISC "LB#7568 UNLESS OTHERWISE NOTED.

5) LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS 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 IN THE RETENTION AREAS AND DRAINAGE SWALES 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 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 CITY OF LAKELAND CONTROL POINTS "GPS 2893 AND GPS 4000 AND GPS 1393

9) ANY WALLS OR LANDSCAPING SHALL NOT INTERFERE WITH UTILITY AND/OR DRAINAGE EASEMENTS.

10) THE DEVELOPER, PHOENIX DEVELOPMENT GROUP OF CENTRAL FLORIDA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ITEMS DEDICATED TO THE HOMEOWNERS ASSOCIATION BY THIS PLAT UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION IS FORMED AND MADE RESPONSIBLE FOR SUCH ITEMS.

11) THERE IS A "CLEAR VISIBILITY TRIANGLE EASEMENT" AT THE POINT OF INTERSECTION AS SHOWN ON THIS PLAT. THE PURPOSE AND DESCRIPTION OF A "CLEAR VISIBILITY TRIANGLE" IS AS FOLLOWS: 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 IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND ELEVEN (11) FEET ABOVE THE GRADE FOR SEMI TRUCK, MEASURED AT THE CENTERLINE OF THE ROAD WITH THE EXCEPTION OF PUBLICLY HIGHWAY SIGNS, UTILITY POLES AND TRAFFIC CONTROL POLES. THIS CLEAR VISIBILITY TRIANGLE SHALL BE MEASURED FROM THE POINT OF INTERSECTION IN BOTH DIRECTIONS OF A DISTANCE OF THIRTY (30) FEET TO FORM A TRIANGLE AS SHOWN IN THE DETAIL HEREON. THIS "CLEAR VISIBILITY TRIANGLE" IS PER SECTIONS 210 AND 711 OF THE POLK COUNTY LAND DEVELOPMENT CODE.

12) THE PROPERTY BEING PLATTED HEREON IS ONE AND THE SAME AS THE PROPERTY CONVEYED BY O.A DENARD, JR., A/K/A O.A. DENARD DATED AUGUST 24, 2005, TO PHOENIX DEVELOPMENT GROUP OF CENTRAL FLORIDA, LLC. RECORDED IN OFFICIAL RECORD BOOK 6360, PAGE 2125, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

13) MORTGAGE GIVEN BY PHOENIX DEVELOPMENT GROUP OF CENTRAL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO CITRUS AND CHEMICAL BANK (nka COLONIAL BANK, N.A.), DATED AUGUST 18, 2005, RECORDED AUGUST 24, 2005, IN OFFICIAL RECORDS BOOK 6360, PAGE 2127, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS MODIFIED BY INSTRUMENT DATED OCTOBER 4, 2007, RECORDED OCTOBER 11, 2007, IN OFFICIAL RECORDS BOOK 7451, PGAE 2092, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

14) ELEVATIONS ARE BASED ON SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT VERTICAL CONTROL NUMBER 2924-S10-BM-06-302-05 BEING A SQUARE CUT IN SIDEWALK AT BANANA LAKE COUNTY PARK; ELEVATION 108.18, N.G.V.D. 1929 DATUM.

WETLANDS PRESERVATION AREA NOTE

PRESERVATION AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE, PRESERVATION AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OR ITS SUCCESSOR AGENCY.

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 THE 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.

UNDISTURBED UPLAND BUFFER EASEMENTS

IN ACCORDANCE WITH SECTION 601D(2) OF THE POLK COUNTY LAND DEVELOPMENT CODE, THE UNDISTURBED UPLAND BUFFER EASEMENTS SHOWN HEREON ARE INTENDED TO BE AN UNDISTURBED VEGETATIVE BUFFER AND SHALL BE MAINTAINED FOR STORM-WATER TREATMENT AND WILDLIFE UTILIZATION.

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.

RSI RAPID SURVEYING, INC.
2910 WINTER LAKE ROAD
LAKELAND, FLORIDA 33803
(863)668-9124
STATE OF FLORIDA AUTHORIZATION FOR
SURVEYING AND MAPPING BUSINESS – LB#7568
J.M. ROBERTS REGISTRATION NO. 4453