

PRESERVE AT OAKWOOD

SECTION 5, TOWNSHIP 30 SOUTH, RANGE 28 EAST
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" IRON ROD MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N.89 DEGREES 28'21"E., ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1998.88 FEET TO A POINT ON THE EAST LINE OF OAKWOOD GOLF COURSE AND THE POINT OF BEGINNING; THENCE N.89 DEGREES 28'21"E., CONTINUING ON THE NORTH LINE OF THE NORTHEAST 1/4 SAID SECTION 5, A DISTANCE OF 619.22 TO A POINT AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5 AND THE WEST RIGHT OF WAY LINE OF CAPPS ROAD (O.R.B. 3378 PAGE 2254); THENCE S.00 DEGREES 21'51"E., ON THE WEST RIGHT OF WAY LINE OF SAID CAPPS ROAD (O.R.B. 3378 PAGE 2254), A DISTANCE OF 696.88 FEET; THENCE S.89 DEGREES 32'00"W., DEPARTING THE WEST RIGHT OF WAY LINE OF SAID CAPPS ROAD (O.R.B. 3378 PAGE 2254), A DISTANCE OF 154.64 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 05'20", A CHORD LENGTH OF 82.58 FEET AND A CHORD BEARING OF S.52 DEGREES 27'17"W., THENCE ON THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.74 FEET TO A POINT ON A REVERSED CURVE TO THE LEFT HAVING A RADIUS OF 361.73 FEET, A CENTRAL ANGLE OF 7 DEGREES 05'34", A CHORD LENGTH OF 44.75 FEET AND A CHORD BEARING OF S.65 DEGREES 27'39"W., THENCE ON THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.78 FEET TO THE END OF SAID CURVE AND A POINT ON THE EAST LINE OF SAID OAKWOOD GOLF COURSE; THENCE ON THE EAST LINE OF SAID OAKWOOD GOLF COURSE THE FOLLOWING FIVE (5) COURSES, (1) N.10 DEGREES 22'17"W., A DISTANCE OF 41.79 FEET, (2) N.19 DEGREES 12'16"W., A DISTANCE OF 91.44 FEET, (3) N.39 DEGREES 00'28"W., A DISTANCE OF 65.97 FEET, (4) N.27 DEGREES 14'05"W., A DISTANCE OF 619.58 FEET AND (5) N.00 DEGREES 15'28"W., A DISTANCE OF 31.72 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.42 ACRES, MORE OR LESS.

DEDICATION

AG INVESTMENTS OF POLK COUNTY, LLC (OWNER) AS THE OWNER OF THE HEREIN DESCRIBED LANDS WHICH ARE BEING PLATTED INTO THE SUBDIVISION OF PRESERVE AT OAKWOOD, HEREBY DEDICATES THIS PLAT FOR RECORD.

AG INVESTMENTS OF POLK COUNTY, LLC

BY: _____ SIGNATURE _____ SIGNATURE _____
NAME: LEE SAUNDERS PRINTED NAME _____ PRINTED NAME _____
TITLE: _____ WITNESS _____ WITNESS _____

ACKNOWLEDGMENT CITY OF LAKE WALES

STATE OF FLORIDA COUNTY OF POLK

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED LEE SAUNDERS OF AG INVESTMENTS OF POLK COUNTY, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION ON BEHALF OF SAID CORPORATION AND HE ACKNOWLEDGED THE SAME BEFORE ME ON THIS _____ DAY OF _____ A.D., 2020.
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

APPROVAL: CLERK OF CIRCUIT COURT

STATE OF FLORIDA COUNTY OF POLK

I, _____ CLERK OF CIRCUIT COURT OF POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING THIS _____ DAY OF _____, A.D., 2020.

BY: _____
CLERK OF CIRCUIT COURT

APPROVAL: CONSULTING SURVEYOR

STATE OF FLORIDA COUNTY OF POLK

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177 FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

DATE: _____
CITY SURVEYOR CONSULTANT
ROBERT F. DUBOIS, P.S.M.
FLORIDA REGISTRATION NUMBER 5293

APPROVAL: UTILITIES DEPARTMENT

CITY OF LAKE WALES STATE OF FLORIDA COUNTY OF POLK

CERTIFICATION THAT ALL OF THE IMPROVEMENTS WHICH WILL BE MAINTAINED BY THE CITY OF LAKE WALES AS A PREREQUISITE TO APPROVAL OF THIS PLAT FOR RECORDING HAVE BEEN COMPLETED IN A SATISFACTORY MANNER.

DATE: _____ NAME: _____

APPROVAL: CITY COMMISSION

STATE OF FLORIDA CITY OF LAKE WALES COUNTY OF POLK

THIS PLAT OF "PRESERVE AT OAKWOOD" IS HEREBY APPROVED THIS _____ DAY OF _____ A.D., 2020, BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA.

ATTEST: _____ BY: _____
CITY CLERK MAYOR

GENERAL NOTES

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES DIVISION OF THE CITY OF LAKE WALES HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF POLK A COUNTY, FLORIDA.
- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983-2011 ADJUSTMENT, HOLDING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA AS BEING N.89 DEGREES 28'21" E.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP 12105C0570G, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LAST REVISED DECEMBER 22, 2016.
- THIS SUBDIVISION CONTAINS 7.42 ACRES, MORE OR LESS.
- PURSUANT TO TITLE OPINION PREPARED BY MILLER LAW, P.A. FILE NO. 4-29319, FUND FILE NO. 924956 AND WITH A DATE OF AUGUST 3, 2020 AT 11:00 P.M., THE PROPERTY IS ENCUMBERED BY THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

- VIEW EASEMENT RECORDED IN O.R. BOOK 3306, PAGE 1157, TOGETHER WITH AMENDMENT RECORDED IN O.R. BOOK 6091, PAGE 532, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- AGREEMENT TO DEDICATE, RECORDED IN O.R. BOOK 3306, PAGE 1121, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- EASEMENT AGREEMENT RECORDED IN O.R. BOOK 3324, PAGE 817, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- UTILITY AND EMERGENCY ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 6078, PAGE 2282, TOGETHER WITH AMENDMENT RECORDED IN O.R. BOOK 6233, PAGE 1712, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- STORMWATER, CONSTRUCTION AND GOLF COURSE PATH EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 6223, PAGE 1620, TOGETHER WITH AMENDMENT RECORDED IN O.R. BOOK 8454, PAGE 1559, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 3323, PAGE 1841; TOGETHER WITH AMENDMENTS RECORDED IN O.R. BOOK 3663, PAGE 1221, O.R. BOOK 4610, PAGE 1326, O.R. BOOK 4613, PAGE 1026, O.R. BOOK 5883, PAGE 327 AND O.R. BOOK 7885, PAGE 2133, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS.
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE CITY OF LAKE WALES LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 1ST DAY OF NOVEMBER, 2018 AS SHOWN HEREON; AND THAT LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

DATE: _____
STEVEN E. SEMPLE
PROFESSIONAL LAND SURVEYOR NO. 5489
STATE OF FLORIDA

ACCURATE SURVEYING OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (724)420-0999 * EMAIL: steve.semple@accuratesurveyfl.com
LICENSED BUSINESS NO. 8211

SHEET NO. 1 OF: 2