

RIDGEWOOD LAKES VILLAGE 3A

BEING A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST,
AND A REPLAT OF A PORTION OF THE FOREST AT RIDGEWOOD, PLAT BOOK 94, PAGE 24
POLK COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

The undersigned, J.L. Land Developer, Inc., a Florida corporation, and J.L. Land Development, Inc., a Florida corporation, hereby state that they are the lawful owners of the lands referred to as RIDGEWOOD LAKES VILLAGE 3A, as described in the legal description which is part of this plat, and hereby dedicates the following in perpetuity:

- Tracts H, J and K are hereby dedicated to and shall be owned and maintained by the La Cresta at Ridgewood Lakes Community Association, Inc., a Florida not-for-profit corporation (the "Village Association"), for the benefit of the lot owners of RIDGEWOOD LAKES VILLAGE 3A, and for the purposes shown hereon.
- Tracts B, F and G are hereby dedicated to and shall be owned and maintained by the Ridgewood Lakes Master Association, Inc., a Florida not-for-profit corporation (the "Master Association"), for the benefit of its members, and for the purposes shown hereon.
- Tract I is hereby dedicated to and shall be maintained by Polk County, Florida, for the operation of a lift-station and associated facilities thereon.
- Tracts A, C, D and E are hereby dedicated to the benefit of J.L. Land Developer, Inc., for future development and/or planting.
- The roads, streets and rights-of-way depicted as Del Webb Boulevard, Del Sol Avenue, Lago Loop, Play Drive, Arena Drive, Vista Sol Drive, Pizarro Way, Grande Drive and Sorella Court are hereby dedicated to and shall be owned and maintained by the Village Association for the private use by (a) the members of the Village Association, (b) the undersigned, and their respective successors and/or assigns, in connection solely with future development activities, (c) the owners of lots located outside Village 3A who are otherwise members of the Master Association, and (d) the Master Association for the purpose of accessing and maintaining Tracts B, F and G and all other stormwater management facilities and/or structures. No rights in said roads, streets and rights-of-way are dedicated to the public; provided, however, that an ingress and egress easement is dedicated in perpetuity to Polk County, Florida, its successors and assigns, and other public authorities for the purposes delivering fire and police protection, ambulance, U.S. mail, utilities, and other public services. Said Village Association and its members, the Master Association and the undersigned, and their respective successors in title, relieve Polk County, Florida, of any obligation or responsibility whatsoever for maintenance and upkeep of said roads, streets and rights-of-way and expressly hold Polk County, Florida, harmless from said responsibility.

6. Public utility easements shown hereon are hereby dedicated to the providers of public utilities, and their lawful successors or assigns, for the purposes of construction, installation, maintenance, operation, access and replacement of their respective utility facilities and for use by any special taxing district(s) lawfully operating within RIDGEWOOD LAKES VILLAGE 3A.

7. Private drainage easements shown hereon are hereby dedicated to and shall be maintained by the Village Association.

J.L. Land Developer, Inc.,
a Florida corporation

By: Joe Lewis
Date: 1/19/2007
Title: President

Witness: Mark Scott
Donna C Lewis

J.L. Land Developer, Inc.,
a Florida corporation

By: Joe Lewis
Date: 1/19/2007
Title: President

Witness: Mark Scott
Donna C Lewis

DESCRIPTION:

That part of the SE 1/4 of the SE 1/4 of Section 29 AND the East 1/2 of the NE 1/4 of Section 32, all in Township 26 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of the NE 1/4 of the NE 1/4 of said Section 32, thence N42°25'55"W along the West line of The Forest at Ridgewood as recorded in Plat Book 94, Page 24, of the Public Records of Polk County, Florida, a distance of 222.48 feet, thence N52°01'34"W, still along said West line, 154.18 feet, thence N35°35'45"W, still along said West line 180.22 feet, thence N23°40'32"E, still along said West line 630.23 feet, thence N14°40'11"W, still along said West line, 1119.61 feet, thence N85°09'24"W, along the South line of said The Forest at Ridgewood 170.68 feet, thence N63°02'44"W, still along said South line, 69.03 feet, thence S27°06'07"W, still along said South line, 111.08 feet, thence S89°51'07"W, still along said South line, 628.71 feet to the West line of the SE 1/4 of the SE 1/4 of Section 29, thence S20°10'34"W along said West line 652.29 feet to the Northwest corner of the said East 1/2 of the NE 1/4 of Section 32, thence S09°06'46"E along the West line of said East 1/2 a distance of 2651.53 feet to the Southwest corner of said East 1/2, thence N39°50'04"E along the South line of said East 1/2 a distance of 1330.31 feet to the Southeast corner of said East 1/2, thence N00°02'35"E along the East line of said East 1/2, a distance of 1326.13 feet to the Point of Beginning.

AND

The SW 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 27 East, Polk County, Florida.

AND

That portion of Tract D, THE FOREST AT RIDGEWOOD, as recorded in Plat Book 94, Page 24, of the Public Records of Polk County, Florida, being more particularly described as follows:
Commence at the Southwest corner of the North 1/2 of the Northwest 1/4 of Section 33, Township 26 South, Range 27 East as shown on the said Plat of THE FOREST AT RIDGEWOOD thence N89°44'18"E along the South line of said North 1/2 and the South line of said Tract D, a distance of 1147.81 feet to the Point of Beginning, said Point being on a Curve Concave to the Northwestly having a Radius of 131.00 feet, a Central Angle of 36°59'23", a Chord Bearing of N45°07'39"E and a Chord Distance of 69.59 feet, thence along said Curve 70.83 feet to the Point of Reverse Curvature of a Curve to the Right having a Radius of 618.08 feet, a Central Angle of 26°43'24", a Chord Bearing of N42°59'39"E and a Chord Distance of 294.92 feet, thence along said Curve 297.61 feet to the Point of Reverse Curvature of a Curve to the Left having a Radius of 160.00 feet, a Central Angle of 11°09'43", a Chord Bearing of N50°31'00"E and a Chord Distance of 19.19 feet, thence along said Curve 19.22 feet to the Point of Reverse Curvature of a Curve to the Right having a Radius of 215.00 feet, a Central Angle of 18°59'33", a Chord Bearing of N54°59'35"E and a Chord Distance of 70.96 feet, thence along said Curve 71.29 feet to the Point of Tangency, thence N54°59'35"E 32.21 feet to the Point of Curvature of a Curve to the Left having a Radius of 35.00 feet, a Central Angle of 84°42'04", a Chord Bearing of N15°39'39"E and a Chord Distance of 48.93 feet, thence along said Curve 54.18 feet to a Point on the Westerly Right-of-Way line of Ridgewood Lakes Boulevard as recorded in Plat Book 100, Page 16 of the Public Records of Polk County, Florida, and the East line of said Tract D, said Point also being a Point on a Curve Concave to the Northwestly having a Radius of 1300.00 feet, a Central Angle of 6°26'23", a Chord Bearing of S27°24'34"E and a Chord Distance of 146.03 feet, thence along said Curve and said Lines 146.12 feet to a Point on a Curve Concave to the Southwestly having a Radius of 35.00 feet, a Central Angle of 89°14'56", a Chord Bearing of N75°29'35"W and a Chord Distance of 49.17 feet, thence along said Curve 54.32 feet to the Point of Tangency, thence S54°20'31"W 34.55 feet to the Point of Curvature of a Curve to the Right having a Radius of 215.00 feet, a Central Angle of 11°14'22", a Chord Bearing of S59°57'42"W and a Chord Distance of 42.11 feet, thence along said Curve 42.18 feet to the Point of Reverse Curvature of a Curve to the Left having a Radius of 160.00 feet, a Central Angle of 18°37'04", a Chord Bearing of S69°16'21"W and a Chord Distance of 32.35 feet, thence along said Curve 32.49 feet to the Point of Compound Curvature of a Curve to the Left having a Radius of 578.68 feet, a Central Angle of 27°19'52", a Chord Bearing of S43°17'53"W and a Chord Distance of 273.15 feet, thence along said Curve 275.75 feet to the Point of Reverse Curvature of a Curve to the Right having a Radius of 191.00 feet, a Central Angle of 6°55'06", a Chord Bearing of S33°05'39"W and a Chord Distance of 23.05 feet, thence along said Curve 23.06 feet again to the said South line of the North 1/2 and the said South line of Tract D, thence S89°44'18"W along said South line 89.17 feet to the Point of Beginning.

ACKNOWLEDGMENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

Before me personally appeared Joe Lewis, as President of J.L. Land Developer, Inc., a Florida corporation, who is personally known to me or produced as identification and who executed the foregoing dedication on behalf of said corporation, on this 19 day of Jan, 2007.

Reiner M. Friedrich Notary
Aug. 22, 2010
RENEE M. FREDERICK
MY COMMISSION # 03 58527
EXPIRES August 22, 2010
Notary Public - Polk County, Florida

ACKNOWLEDGMENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

Before me personally appeared Joe Lewis, as President of J.L. Land Developer, Inc., a Florida corporation, who is personally known to me or produced as identification and who executed the foregoing dedication on behalf of said corporation, on this 19 day of Jan, 2007.

Reiner M. Friedrich Notary
Aug. 22, 2010
RENEE M. FREDERICK
MY COMMISSION # 03 58527
EXPIRES August 22, 2010
Notary Public - Polk County, Florida

APPROVAL: COUNTY 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.

Samuel L. Thomas 2/5/07
P. S. M. 5867
DATE:

COUNTY ENGINEER'S APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat is hereby approved by the Polk County Engineer Division this 5th day of February 2007.

Ronald D. Amundson
County Engineer

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF POLK

I, Richard M. Weiss, Clerk of Circuit Court, Polk County, Florida, hereby certify that this plat has been accepted for recording this 5th day of February 2007.

Richard M. Weiss
Clerk
By: Trudy L. Wash
Deputy Clerk

COUNTY COMMISSIONER'S CONDITIONAL APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat is conditionally approved this 27th day of Feb, A.D. 2007 in open meeting of the Board of County Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions have been satisfied.

BOARD OF COUNTY COMMISSIONERS

By: Bob Enright Chairman

ATTES:

Richard M. Weiss
Clerk
By: Trudy L. Wash
Deputy Clerk

COUNTY COMMISSION'S APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat has received final approval this 5th day of Feb, A.D. 2007 by the Chairperson of the Board of County Commissioners of Polk County, Florida, in accordance with the procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS

By: Bob Enright Chairman

ATTES:

Richard M. Weiss
Clerk
By: Trudy L. Wash
Deputy Clerk

COUNTY LAND DEVELOPMENT DIVISION APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This Plat is hereby approved by the Polk County Land Development Division this 5th day of February 2007.

Maebell Campbell
Land Development Director

NOTES

- Lands within the vicinity of a stormwater retention/detention pond, ditch or swale may be subject to temporary standing water when conditions decrease the rate of percolation and proper drainage.
- The Master Association shall be responsible for the operation and maintenance of all retention/detention ponds, ditches and swales in tracts or easements which are dedicated or deeded to the Association, as shown on this plat, including the re-certification of all storm water management systems to the water management district.
- In the event the Master Association is not yet created at the time of platting, the Owners shall be responsible for the operation and maintenance, including re-certification, of all storm water management systems, including but not limited to ponds, ditches and swales located in road right of way and easements that will be dedicated or deeded to the Master Association once it is created, until such time as the Master Association is created and the dedication takes effect, or until the Master Association is created and the storm water management systems are properly deeded to the Master Association.
- The Village Association is responsible for the maintenance of roadway swales and vegetation in the retention areas, if any, to the extent such vegetation is not required by the applicable storm-water management permit. The design of such facilities is to be left unchanged.
- 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 shown on this plat that may be found in the public records of this county.
- A lot owner shall not excavate or place fill material, landscaping, structures or buildings in any road right of way or interfere in any way with drainage easements or wetland areas without prior approvals by all affected agencies.
- Flood boundaries are based on FEMA Flood Insurance Rate Map No. 12165C0229 F, 12165C0225 F and 12165C0240 F effective date December 28, 2000 and revised by Letter of Map Revision, Case No. 01-04-059P, dated 02-01-02.
- At the time of recording, this plat is affected by the following recorded documents found in the Public Records of Polk County, Florida:
A) Covenants, conditions and restrictions recorded in Official Records Book 3335, page 921, together with amendments recorded in Official Records Book 3531, page 477, Official Records Book 3613, page 2995, Official Records Book 4221, page 1129, Official Records Book 4320, page 1350, Official Records Book 5235, page 34, Official Records Book 5679, page 295, and Official Records Book 6936, page 60, of the Public Records of Polk County, Florida.
B) Easement in favor of Florida Power Corporation, contained in instrument recorded in Official Records Book 213, page 458, and re-recorded in Official Records Book 1189, page 880, of the Public Records of Polk County, Florida. (Plotted on the plat on sheets 2 and 3).
C) Resolutions as to Development of Regional Impact recorded in Official Records Book 2342, page 2075, Official Records Book 2451, page 1916, Official Records Book 2551, page 1294, Official Records Book 2654, page 1116, Official Records Book 2652, page 1627, Official Records Book 3076, page 1939, Official Records Book 3421, page 1197, Official Records Book 3554, page 1554, Official Records Book 3911, page 481, Official Records Book 3951, page 2012, and Official Records Book 5057, page 1180, of the Public Records of Polk County, Florida.
D) All matters contained on the Plat of THE FOREST AT RIDGEWOOD, recorded in Plat Book 94, Page 24 of the Public Records of Polk County, Florida.
E) Resolutions Vacating Plat recorded in Official Records Book 7018, Page 1420 of the Public Records of Polk County, Florida.
- All planned utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that this plat entitled "RIDGEWOOD LAKES VILLAGE 3A" is a true and correct representation of the hereina described land which was recently surveyed and plotted under my direction and supervision, and that permanent reference monuments have been set and permanent control points will be set in accordance with Chapter 177 of the Florida Statutes. Survey data complies with all the requirements of Chapter 177 of the Florida Statutes.

Date: 1/19/07
Mark D. Porter
Florida Registration No. 3390

AT THE ONLY CERTIFIED GPS UNIT EVER REGISTERED BY THE STATE OF FLORIDA



Prepared by:
Porter Geographical Positioning & Surveying
Mark D. Porter, P.L.S., Florida Registration No. 3340 (LD 6765)
5335 U.S. Highway 98 North, Lakeland, Florida 33809
863-553-1496

RIDGEWOOD LAKES VILLAGE 3A

PB 143 PG 7

BEING A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST,
AND A REPLAT OF A PORTION OF THE FOREST AT RIDGEWOOD, PLAT BOOK 94, PAGE 24
POLK COUNTY, FLORIDA

SHEET TWO OF SEVEN

LEGEND

◻ = FRM = Permanent Reference Monument
4"x4" concrete monument with an aluminum cap stamped FRM 3340, unless otherwise noted.

⊙ = PCP = Permanent Control Point
FK nail and the stamped PCP 3340, unless otherwise noted.

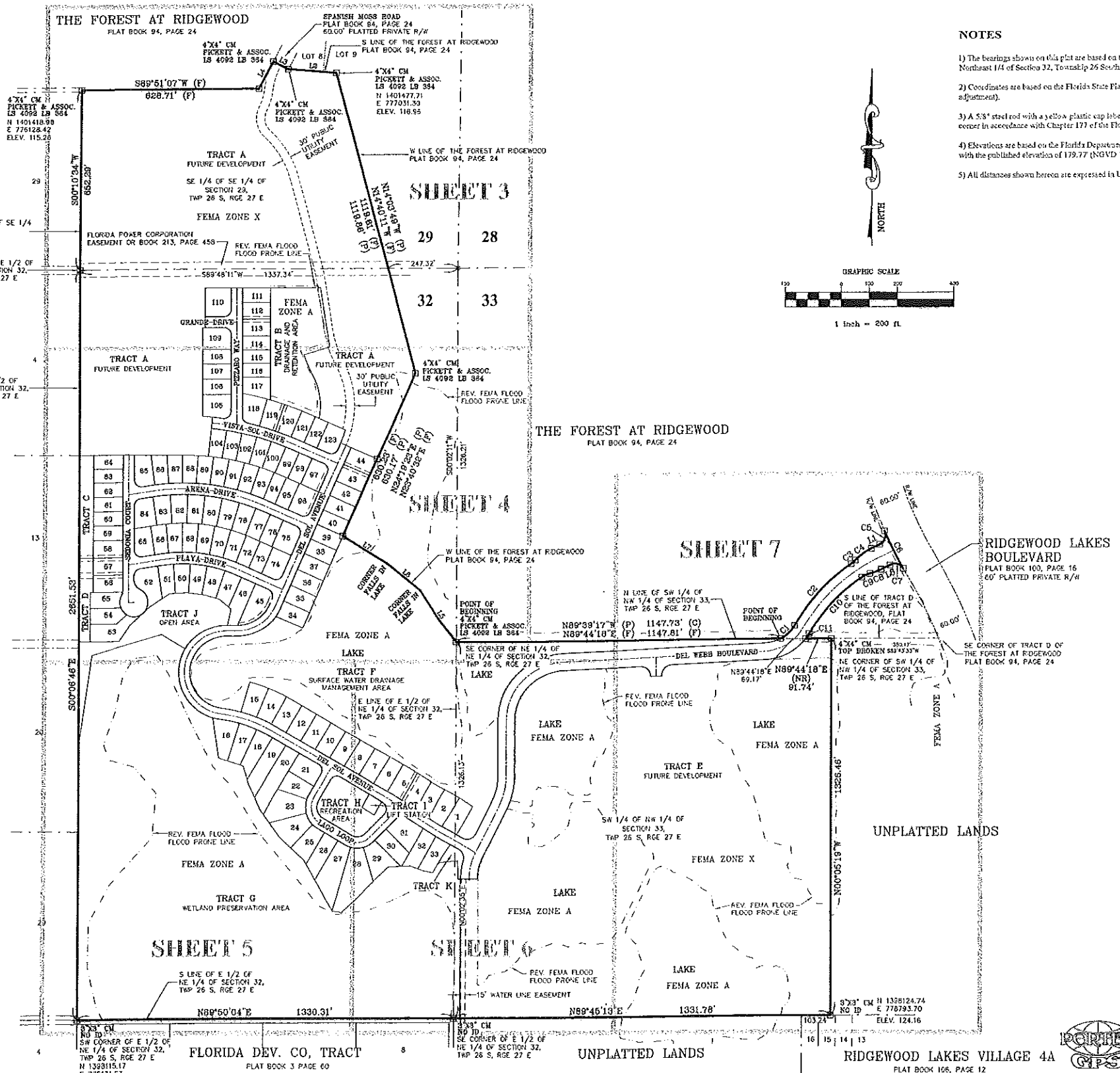
- (F) Dimension as measured in the field
- (D) Dimension as shown on recorded deed
- (P) Dimension per plat
- (C) Dimension as calculated
- (R) Radial bearing
- (NR) Non-radial bearing
- R/W Right of way
- FEMA Federal Emergency Management Agency
- FDOT Florida Department of Transportation
- CM Concrete monument
- FK Ficker-Kalon
- CI Curve table entry
- LI Line table entry
- ORB Official Record Book
- PLS Professional Land Surveyor
- REC Recovered
- FND Found
- IRAC Iron rod and cap
- T Centalite
- NW Northwest
- NE Northeast
- SW Southwest
- SE Southeast
- N North
- S South
- E East
- W West
- LB Licensed business
- PB Plat Book
- PG Page
- BM Bench mark
- Δ Delta of central angle
- L Length of arc
- C Chord
- CB Chord Bearing
- R Radius
- D Degrees
- M Minutes
- S Seconds
- TWP Township
- ROE Range
- ELEV Elevation
- REV. Revised
- ASSOC. Associates

FLORIDA DEV. CO, TRACT
PLAT BOOK 3 PAGE 60

LINE	BEARING	LENGTH
L1	N84°20'31"E	32.21
L2	N83°22'47"W	170.69
L3	N83°02'44"W	60.03
L4	S27°02'07"W	111.08
L5	N34°25'55"W	222.49
L6	N52°01'24"W	184.18
L7	N58°33'25"W	163.22
L8	N24°20'31"E	34.55

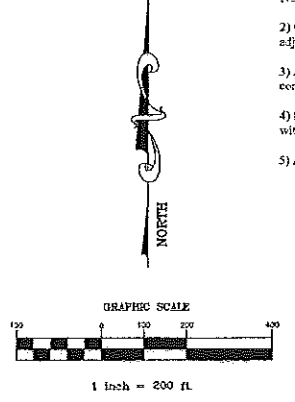
LINE	BEARING	LENGTH
L2	N84°20'31"E	170.97
L3	N82°28'36"W	60.00
L4	S27°41'24"W	110.68
L5	N33°48'16"W	222.65
L6	N51°24'31"W	194.18
L7	N52°58'43"W	163.22

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	131.00	325°22'	73.85	N45°07'39"E	69.92
C2	638.03	264°24'	237.61	S42°30'30"W	294.92
C3	180.03	110°24'	19.22	N50°51'09"E	19.19
C4	215.00	163°33'	71.23	S44°50'35"W	70.95
C5	33.00	85°42'04"	54.18	N13°50'37"E	48.95
C6	1300.00	0°20'26"	144.12	S22°34'04"E	143.05
C7	35.00	62°14'56"	56.32	N25°22'52"W	49.17
C8	215.00	113°22'	42.18	N69°57'42"E	42.11
C9	100.00	163°04'	32.49	S66°16'21"W	32.35
C10	578.03	27°19'52"	276.73	S43°37'53"W	273.15
C11	191.00	6°52'04"	23.06	N33°00'30"E	23.06



NOTES

- 1) The bearings shown on this plat are based on the East line of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 26 South, Range 27 East as being S00°02'11"W (Grid).
- 2) Coordinates are based on the Florida State Plane Coordinate System, West Zone, 1983 (1990 adjustment).
- 3) A 5/8" steel rod with a yellow plastic cap labeled "PORTER PLS 3340" will be set at each lot corner in accordance with Chapter 177 of the Florida Statutes.
- 4) Elevations are based on the Florida Department of Transportation Bench Mark 11 72 A-2 with the published elevation of 119.77 (NGVD 1929).
- 5) All distances shown hereon are expressed in United States Survey feet.



\\MarkD\GIS\Projects\3\ridgewood\wp\PLAT 3A_SHEET 2.dwg, Sheet 2 of 7 - Overall View, 1/18/2007 3:46:34 PM

Prepared by:
Porter Geographical Positioning & Surveying
Mark D. Porter, P.L.S., Florida Registration No. 3340 (L.S. 6765)
5338 U.S. Highway 98 North, Lakeland, Florida 33809
863-853-1495

RIDGEWOOD LAKES VILLAGE 3A

BEING A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST,
AND A REPLAT OF A PORTION OF THE FOREST AT RIDGEWOOD, PLAT BOOK 94, PAGE 24
POLK COUNTY, FLORIDA

PB 143 PG 8

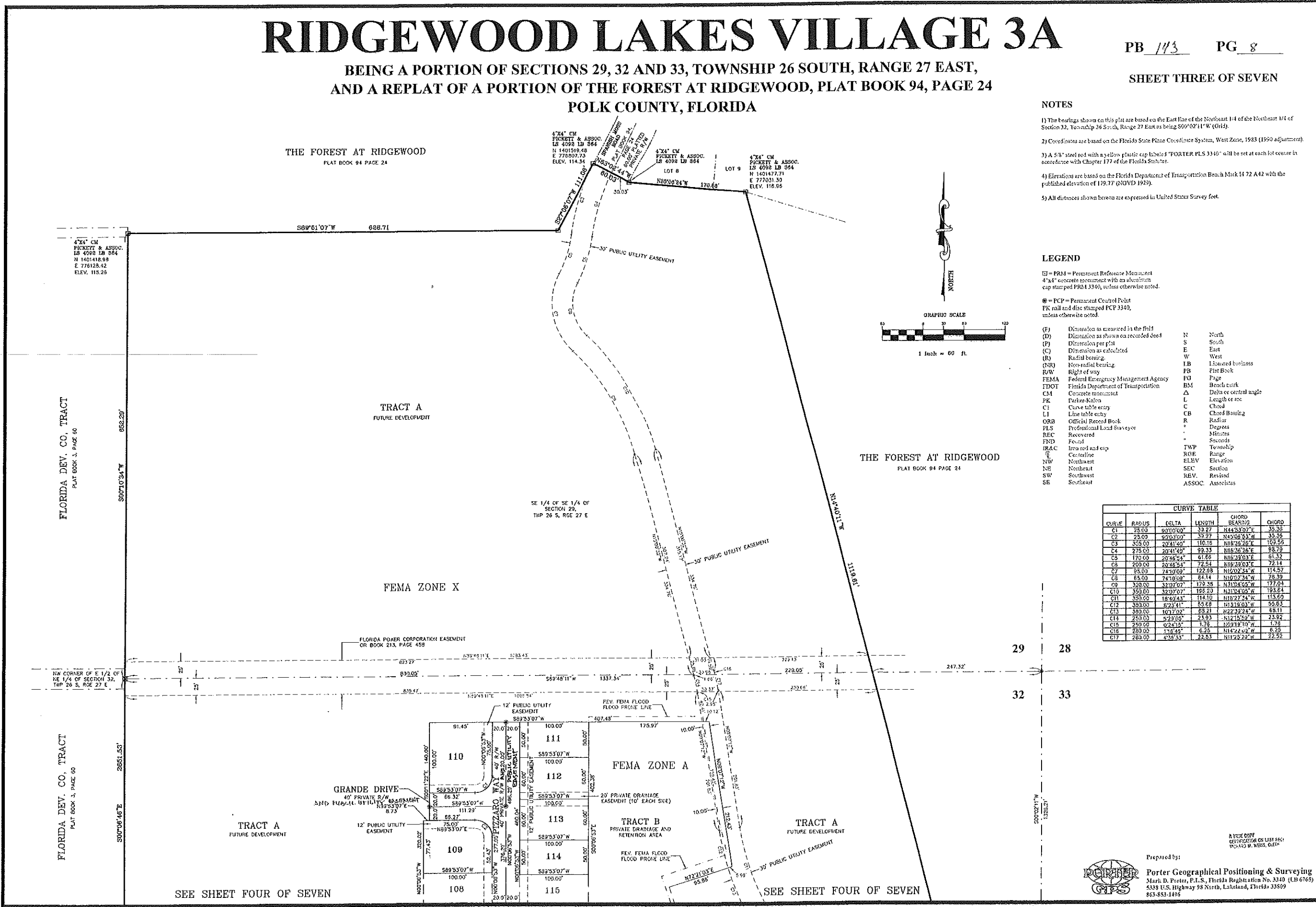
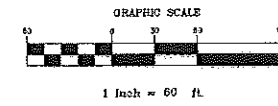
SHEET THREE OF SEVEN

NOTES

- The bearings shown on this plat are based on the East line of the Northeast 1/4 of Section 32, Township 26 South, Range 27 East as being S69°02'11"W (Grid).
- Coordinates are based on the Florida State Plane Coordinate System, West Zone, 1983 (1990 adjustment).
- A 5/8" steel rod with a yellow plastic cap labeled "PORTER PLS 3340" will be set at each lot corner in accordance with Chapter 177 of the Florida Statutes.
- Elevations are based on the Florida Department of Transportation Bench Mark 14 72 A42 with the published elevation of 119.77 (IGVD 1929).
- All distances shown herein are expressed in United States Survey feet.

LEGEND

- ⊖ = PRM = Permanent Reference Monument
4"x4" concrete monument with an aluminum cap stamped PRM 3340, unless otherwise noted.
- ⊙ = PCP = Permanent Control Point
PK nail and disc stamped PCP 3340, unless otherwise noted.
- (F) Dimension as measured in the field
- (D) Dimension as shown on recorded deed
- (P) Dimension per plat
- (C) Dimension as calculated
- (R) Radial bearing
- (NR) Non-radial bearing
- R/W Right of way
- FEMA Federal Emergency Management Agency
- FDOT Florida Department of Transportation
- CM Concrete monument
- PK Parker-Kalon
- CI Curve table entry
- LI Line table entry
- ORB Official Record Book
- PLS Professional Land Surveyor
- REC Recovered
- FWD Found
- IR&C Iron rod and cap
- C Centerline
- NW Northwest
- NE Northeast
- SW Southwest
- SE Southeast
- N North
- S South
- E East
- W West
- LB Licensed business
- FB Plat Book
- PG Page
- BM Bench mark
- Δ Delta or central angle
- L Length or arc
- C Chord
- CB Chord Bearing
- R Radius
- Degrees
- Minutes
- Seconds
- TWP Township
- RGE Range
- ELEV Elevation
- SEC Section
- REV. Revised
- ASSOC. Associates



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	23.00	90°00'00"	33.27	N44°33'07"E 35.35
C2	28.00	90°00'00"	39.27	N45°05'43"W 35.56
C3	325.00	20°41'40"	110.16	N18°36'26"E 103.56
C4	278.00	20°41'40"	99.33	N18°36'26"E 83.79
C5	170.00	20°46'54"	61.66	N15°37'03"E 61.32
C6	200.00	20°46'54"	72.54	N18°39'03"E 72.14
C7	85.00	24°10'00"	122.53	N16°02'34"W 114.57
C8	85.00	24°10'00"	84.14	N10°02'34"W 78.39
C9	320.00	32°07'07"	179.38	N110°46'55"W 177.04
C10	350.00	32°07'07"	198.20	N113°46'55"W 193.64
C11	350.00	16°40'43"	114.10	N18°27'34"W 113.60
C12	380.00	6°24'41"	83.68	N1°16'03"W 55.63
C13	380.00	10°17'02"	83.21	N42°29'24"W 68.11
C14	250.00	5°23'52"	23.93	N1°15'50"W 23.92
C15	250.00	0°24'10"	1.78	N0°19'10"W 1.78
C16	280.00	1°16'49"	6.25	N14°24'02"W 6.25
C17	280.00	4°36'53"	22.53	N11°26'29"W 22.52

Manufactured Project: 3\ridgewood\PLAT 3A SHEET 3.dwg, Sheet 3 of 7 - Plat View A, 1/18/2007 3:52:31 PM

SEE SHEET FOUR OF SEVEN

SEE SHEET FOUR OF SEVEN

Prepared by:

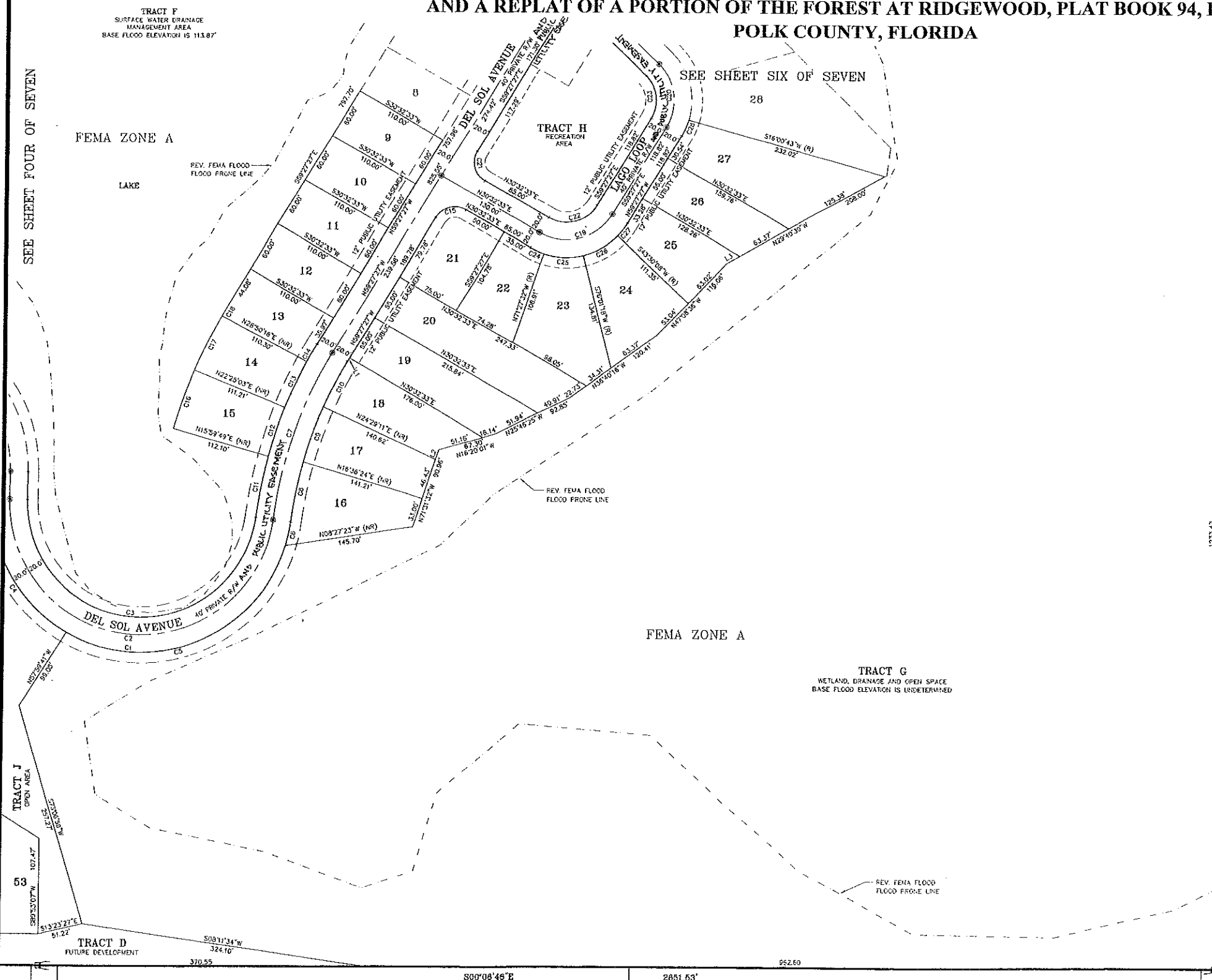
Porter Geographical Positioning & Surveying
 Mark D. Porter, P.L.S., Florida Registration No. 3340 (L.B. 6765)
 5338 U.S. Highway 98 North, Lakeland, Florida 33809
 863-853-1495

RIDGEWOOD LAKES VILLAGE 3A

PB 143 PG 10

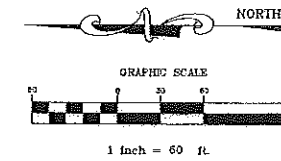
BEING A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST,
AND A REPLAT OF A PORTION OF THE FOREST AT RIDGEWOOD, PLAT BOOK 94, PAGE 24
POLK COUNTY, FLORIDA

SHEET FIVE OF SEVEN



NOTES

- 1) The bearings shown on this plat are based on the East line of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 26 South, Range 27 East as being 500°02'11" W (Grid).
- 2) Coordinates are based on the Florida State Plane Coordinate System, West Zone, 1983 (1990 adjustment).
- 3) A 5/8" steel rod with a yellow plastic cap labeled "PORTER PLS 3340" will be set at each lot corner in accordance with Chapter 177 of the Florida Statutes.
- 4) Elevations are based on the Florida Department of Transportation Bench Mark 14 72 A42 with the published elevation of 179.77 (NGVD 1929).
- 5) All distances shown hereon are expressed in United States Survey feet.



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	170.00	173°03'37"	513.49	S24°00'58" W	339.38
C2	150.00	123°03'37"	453.97	S41°00'58" W	293.45
C3	130.00	173°03'37"	392.45	S24°00'58" W	259.52
C4	170.00	60°03'19"	183.78	S80°03'17" W	172.35
C5	170.00	103°10'14"	358.11	S21°57'45" E	269.43
C6	170.00	83°05'05"	26.81	S16°04'48" E	26.53
C7	60.00	233°02'23"	201.23	N70°59'09" W	193.45
C8	450.00	81°02'45"	63.53	N18°27'28" W	68.47
C9	480.00	73°02'24"	65.82	N70°24'20" W	65.77
C10	450.00	70°11'11"	58.81	N68°03'04" W	58.77
C11	500.00	73°05'42"	69.39	N76°41'29" W	69.33
C12	500.00	62°05'05"	58.69	N71°00'05" W	58.65
C13	500.00	62°04'43"	58.19	N73°04'33" W	58.16
C14	500.00	235°04'24"	23.58	N33°04'24" W	23.58
C15	25.00	60°00'00"	39.27	N14°27'27" W	35.36
C16	630.00	62°04'14"	70.60	N70°47'34" W	70.56
C17	630.00	62°04'14"	70.60	N64°22'20" W	70.56
C18	630.00	174°18'18"	18.74	N57°18'35" W	18.74
C19	63.00	63°00'00"	84.25	S14°27'27" E	84.65
C20	63.00	25°03'55"	79.06	N32°07'05" E	73.47
C21	25.00	60°00'00"	39.27	S73°02'53" W	35.36
C22	40.00	60°00'00"	62.83	S14°27'27" E	56.97
C23	40.00	25°22'56"	52.71	N82°07'05" E	48.88
C24	60.00	120°05'05"	16.76	S24°02'01" W	16.75
C25	60.00	32°01'10"	45.41	S22°08'51" W	44.80
C26	60.00	32°01'10"	45.41	S59°16'17" E	44.80
C27	60.00	123°03'35"	18.10	S82°03'32" E	18.65
C28	60.00	143°10'00"	20.29	S89°43'22" E	20.23

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°27'27" E	4.60
L2	S71°31'32" E	11.54
L3	S29°40'52" E	16.85

LEGEND

- ⊕ = FRM = Permanent Reference Monument
4"x4" concrete monument with an aluminum cap stamped FRM 3340, unless otherwise noted.
- ⊙ = FCP = Permanent Control Point
FK nail and disc stamped FCP 3340, unless otherwise noted.
- (E) Dimension as measured in the field
- (D) Dimension as shown on recorded deed
- (P) Dimension per plat
- (C) Dimension as calculated
- (R) Radial bearing
- (NR) Non-radial bearing
- R/W Right of way
- FEMA Federal Emergency Management Agency
- FDOT Florida Department of Transportation
- CM Concrete monument
- PK Parker-Kalton
- CI Curve table entry
- LI Line table entry
- ORB Official Record Book
- PLS Professional Land Surveyor
- REC Recorder
- FND Found
- IR&C Iron rod and cap
- CL Centerline
- NW Northwest
- NE Northeast
- SW Southwest
- SE Southeast
- N North
- S South
- E East
- W West
- LB Licensed business
- PB Plat Book
- PG Page
- BM Bench mark
- Δ Delta or central angle
- L Length or arc
- C Chord
- CB Chord Bearing
- R Radius
- ° Degrees
- ' Minutes
- " Seconds
- TWP Township
- ROE Range
- ELEV Elevation

3"x3" CM
NO ID
SW CORNER OF E 1/2 OF
NE 1/4 OF SECTION 32,
TWP 26 S, RGE 27 E
N 139°18'17"
E 716'15.83
ELEV. = 113.74'

FLORIDA DEV. CO, TRACT
PLAT BOOK 3 PAGE 60

Prepared by:
Porter Geographical Positioning & Surveying
Mark D. Porter, P.L.S., Florida Registration No. 3349 (LB 6765)
5188 U.S. Highway 98 North, Lakeland, Florida 33899
863-853-1496

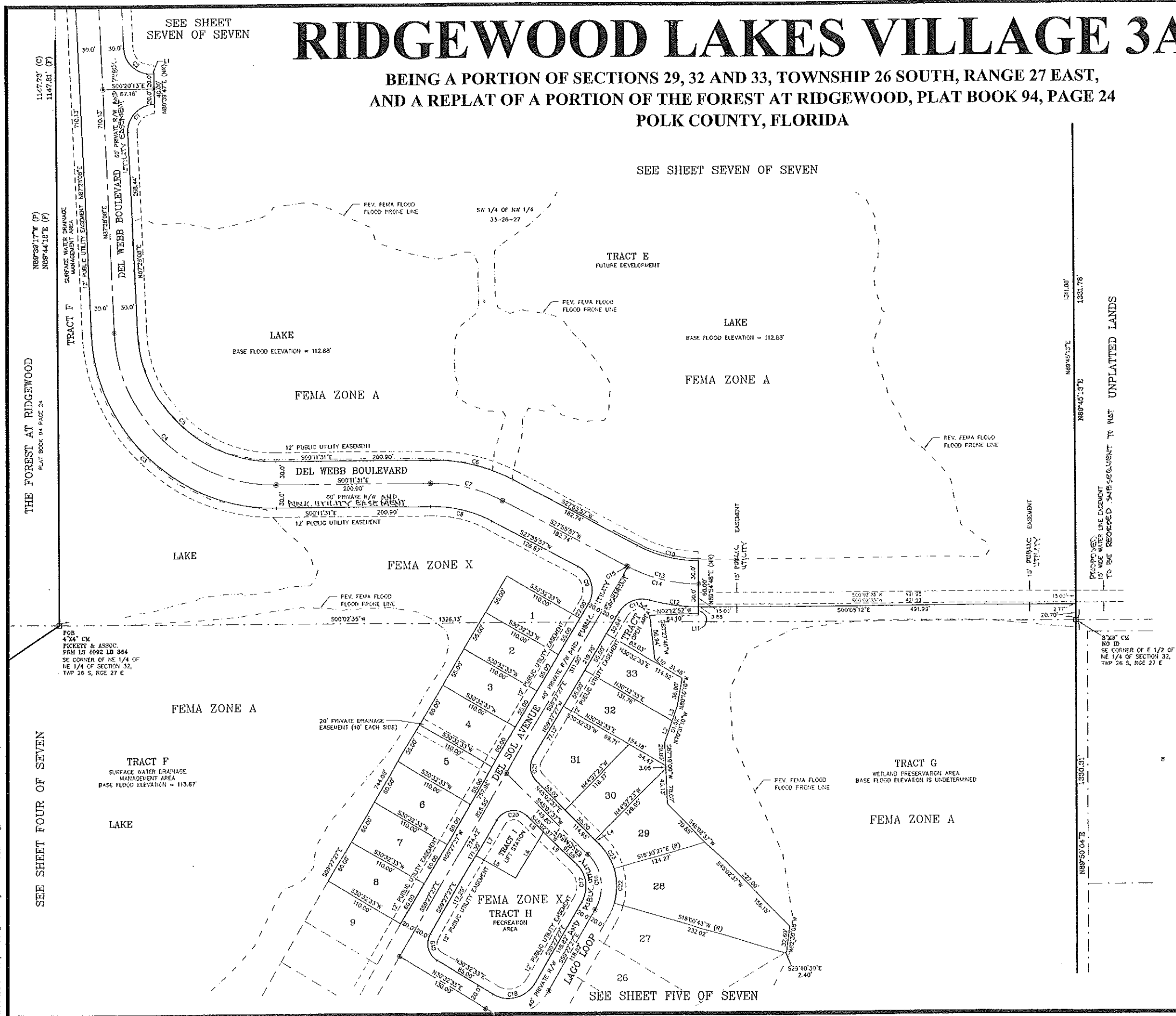
\Married\Land Projects\3\ridgewood\plat 3a\sheet 5 of 7 - Plat View C, 1/18/2007 3:57:17 PM

RIDGEWOOD LAKES VILLAGE 3A

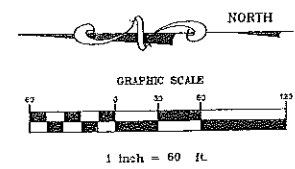
BEING A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST,
AND A REPLAT OF A PORTION OF THE FOREST AT RIDGEWOOD, PLAT BOOK 94, PAGE 24
POLK COUNTY, FLORIDA

PB 143 PG 11

SHEET SIX OF SEVEN



- NOTES**
- The bearings shown on this plat are based on the East line of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 26 South, Range 27 East as being S69°02'11"W (G18).
 - Coordinates are based on the Florida State Plane Coordinate System, West Zone, 1983 (1950 adjustment).
 - A 5/8" steel rod with a yellow plastic cap labeled "PORTER PLS 3340" will be set at each lot corner in accordance with Chapter 177 of the Florida Statutes.
 - Elevations are based on the Florida Department of Transportation Bench Mark 14 72 A-42 with the published elevation of 119.77 (NGVD 1929).
 - All distances shown hereon are expressed in United States Survey feet.



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	35.00	92°11'59"	56.32	N45°28'03"W	56.44
C2	35.00	87°48'21"	53.64	S43°33'57"W	48.54
C3	240.00	87°45'33"	357.19	S43°32'19"W	352.41
C4	240.00	87°45'33"	321.23	S43°32'19"W	220.66
C5	150.00	87°45'33"	233.32	S43°32'19"W	249.31
C6	250.00	28°07'27"	112.50	N13°52'13"E	111.77
C7	200.00	28°07'27"	98.17	N13°52'13"E	97.19
C8	170.00	28°07'27"	83.45	N13°52'13"E	82.81
C9	35.00	82°09'38"	53.97	N74°44'18"E	50.81
C10	170.00	28°01'52"	83.13	S13°55'22"E	82.31
C11	35.00	75°33'53"	46.16	N21°40'31"W	42.82
C12	250.00	16°11'38"	65.01	S08°02'37"W	64.79
C13	200.00	28°01'03"	97.81	S13°52'22"W	96.53
C14	200.00	27°27'32"	95.85	S13°53'34"W	94.55
C15	200.00	63°33'27"	1.55	S23°33'03"W	1.52
C16	80.00	75°22'54"	73.06	S52°47'55"E	73.47
C17	40.00	75°22'54"	52.71	N82°47'55"E	48.53
C18	40.00	82°00'00"	62.83	S14°27'27"E	58.57
C19	25.00	82°00'00"	39.27	S14°27'27"E	33.35
C20	25.00	104°30'04"	48.69	N07°14'24"W	33.35
C21	25.00	75°22'54"	32.34	S82°47'55"E	30.91
C22	80.00	35°31'10"	45.41	N82°45'08"E	44.63
C23	80.00	46°26'54"	39.72	N59°16'05"E	39.32

LINE TABLE

LINE	BEARING	DIST.
L1	S50°20'13"E	4.21
L2	S70°31'10"E	30.00
L3	S70°31'10"E	20.92
L4	N53°22'37"E	6.93
L5	S50°20'13"E	60.00
L6	S52°27'27"E	70.78
L7	S52°27'27"E	54.01
L8	S45°02'47"W	29.69
L9	S45°02'47"W	61.59
L10	S85°21'47"E	12.88
L11	N52°54'45"E	8.84

- LEGEND**
- [E] = PRM = Permanent Reference Monument
 - [E] = 4"x4" concrete monument with an aluminum cap stamped PRM 3340, unless otherwise noted.
 - [C] = PCP = Permanent Control Point
 - [C] = PK nail and disc stamped PCP 3340, unless otherwise noted.
 - (F) Dimension as measured in the field
 - (D) Dimension as shown on recorded deed
 - (P) Dimension per plat
 - (C) Dimension as calculated
 - (R) Radial bearing
 - (SR) Non-radial bearing
 - R/W Right of way
 - FEMA Federal Emergency Management Agency
 - FDOT Florida Department of Transportation
 - CM Concrete monument
 - FK Parker-Kalon
 - CI Curve table entry
 - LI Line table entry
 - ORB Official Record Book
 - PLS Professional Land Surveyor
 - REC Recovered
 - FND Found
 - IR&C Iron rod and cap
 - C Centerline
 - NW Northwest
 - NE Northeast
 - SW Southwest
 - SE Southeast
 - N North
 - S South
 - E East
 - W West
 - LB Licensed bristlers
 - PB Flat Book
 - PG Page
 - BM Bench mark
 - Δ Delta or central angle
 - ∠ Leitch or arc
 - C Chord
 - CR Chord Bearing
 - R Radius
 - D Degrees
 - M Minutes
 - S Seconds
 - TWP Township
 - RGB Range
 - ELEV Elevation
 - ASSOC. Associates

FLORIDA DEV. CO., TRACT
PLAT BOOK 3 PAGE 80

RIDGEWOOD LAKES VILLAGE 3A

BEING A PORTION OF SECTIONS 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 27 EAST,
AND A REPLAT OF A PORTION OF THE FOREST AT RIDGEWOOD, PLAT BOOK 94, PAGE 24
POLK COUNTY, FLORIDA

PB 143 PG 12

SHEET SEVEN OF SEVEN

NOTES

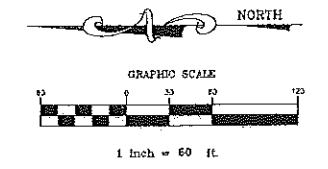
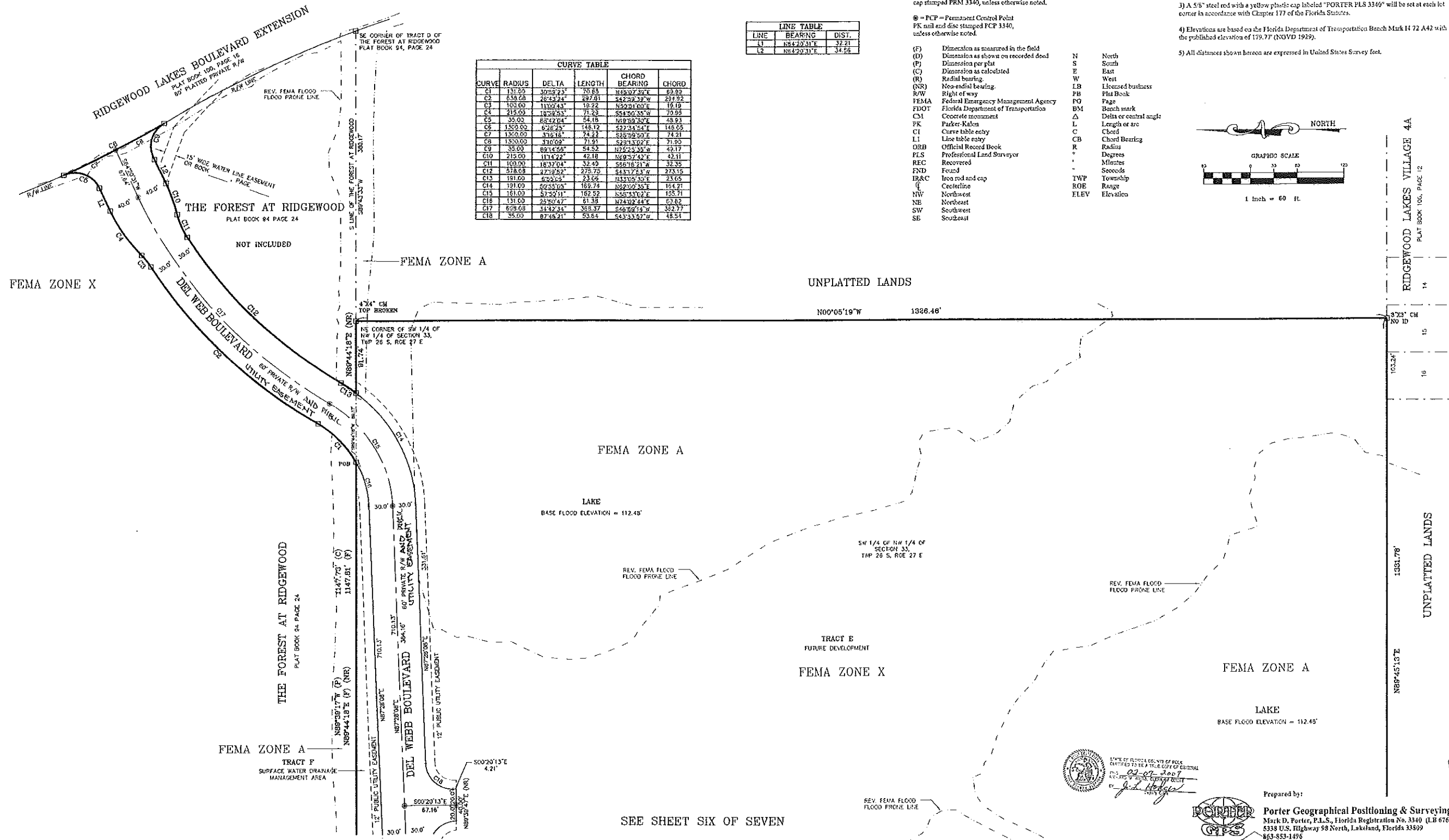
- The bearings shown on this plat are based on the East line of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 26 South, Range 27 East as being S00°02'11"W (Grid).
- Coordinates are based on the Florida State Plane Coordinate System, West Zone, 1983 (1990 adjustment).
- A 5/8" steel rod with a yellow plastic cap labeled "PORTER PLS 3340" will be set at each lot corner in accordance with Chapter 177 of the Florida Statutes.
- Elevations are based on the Florida Department of Transportation Bench Mark 14 72 A42 with the published elevation of 179.77 (NOVD 1929).
- All distances shown hereon are expressed in United States Survey feet.

LEGEND

- EM = Permanent Reference Monument
4"x4" concrete monument with an aluminum cap stamped PRM 3340, unless otherwise noted.
- PCP = Permanent Control Point
PK nail and disc stamped FCP 3340, unless otherwise noted.
- (F) Dimension as measured in the field
- (D) Dimension as shown on recorded deed
- (P) Dimension per plat
- (C) Dimension as calculated
- (R) Radial bearing
- (NS) Non-radial bearing
- R/W Right of way
- FEMA Federal Emergency Management Agency
- FDOT Florida Department of Transportation
- CM Concrete monument
- PK Parker-Kalon
- CI Curve table entry
- LI Line table entry
- ORB Official Record Book
- PLS Professional Land Surveyor
- REC Recovered
- FND Found
- IRAC Iron rod and cap
- Q Centerline
- NW Northwest
- NE Northeast
- SW Southwest
- SE Southeast
- N North
- S South
- E East
- W West
- LB Licensed business
- PB Plat Book
- PQ Page
- BM Bench mark
- Δ Delta or central angle
- L Length or arc
- C Chord
- CB Chord Bearing
- R Radius
- ° Degrees
- ' Minutes
- " Seconds
- TWP Township
- ROE Range
- ELEV Elevation

LINE	BEARING	DIST.
L1	N84°20'31"E	32.21
L2	N84°20'31"E	34.55

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	131.00	308°23'	70.83	N48°07'30"E	62.92
C2	638.08	25°43'24"	297.81	S42°39'39"W	271.92
C3	183.00	115°04'	18.22	N29°01'00"E	16.19
C4	215.00	18°28'53"	71.23	S84°50'35"W	79.99
C5	35.00	85°42'04"	54.18	N19°58'50"E	48.93
C6	1500.00	6°38'25"	146.12	S27°34'54"E	146.05
C7	1500.00	31°16'	74.22	S25°59'50"E	74.21
C8	1500.00	31°08'	71.91	S26°13'02"E	71.89
C9	35.00	89°14'56"	54.82	N22°23'39"E	48.17
C10	215.00	11°14'22"	42.18	N69°52'42"E	42.11
C11	100.00	16°32'04"	32.40	S68°16'21"W	32.35
C12	578.08	27°32'52"	275.75	S43°17'53"W	273.15
C13	131.00	62°24'	23.56	N43°05'30"E	23.05
C14	131.00	62°25'04"	189.74	N82°02'24"E	184.91
C15	161.00	57°52'11"	182.92	S58°33'22"E	165.71
C16	131.00	25°50'47"	61.38	N74°02'44"E	60.82
C17	638.08	34°42'34"	368.37	S66°09'14"W	352.77
C18	35.00	87°45'21"	53.64	S43°33'52"W	48.34



I:\Marking\Land Projects\RidgeWood\94\PLAT 3A SHEET 7.dwg, Sheet 7 of 7 - Plot View E, 1/18/2007 4:01:20 PM

SEE SHEET SIX OF SEVEN

Prepared by:

Porter Geographical Positioning & Surveying
 Mark D. Porter, P.L.S., Florida Registration No. 3340 (L.B. 6765)
 6338 U.S. Highway 98 North, Lakeland, Florida 33809
 863-853-1495