

INSTR # 2007082743
BK 00144 PG 0023 PG(s)1
RECORDED 04/18/2007 03:32:06 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 45.00
RECORDED BY T Tierney

Box
MICROGRAPHICS**

Plat Name: WASHINGTON ESTATES

Section 20
Township 29 South
Range 23 East

STATE OF FLORIDA
COUNTY OF POLK

FILED FOR RECORD this 18th day of April 2007

Recorded in Plat Book: 144 Page(s) 23 and 24

(2 PAGE PLAT)

Record verified

Richard M. Weiss
Clerk of Circuit Court

By: *Freda L. Wade*
Deputy Clerk

WASHINGTON ESTATES

A SUBDIVISION LYING IN SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA

APPROVAL: COUNTY ENGINEER
STATE OF FLORIDA
COUNTY OF POLK

This plot is hereby approved by the Polk County Engineering Division this 16th day of April, A.D., 2007.
Ronald D. Amico
County Engineer

CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF POLK

I, Richard M. Weiss, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plot has been accepted for recording this 17th day of April, A.D., 2007.
Richard M. Weiss
Clerk of Circuit Court

DEDICATION
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Know all men by these presents that, Eastern-Western Ventures, Inc., a Florida Corporation, organized and existing under the laws of the State of Florida, owner of the land shown hereon, has caused this plot of WASHINGTON ESTATES, to be made and hereby dedicates to the use of the public forever, all streets, rights-of-way, and public drainage easements shown hereon and dedicates to the provider of public utilities forever, the utility easements shown hereon. Tract A and all private drainage easements are hereby dedicated to Washington Estates Homeowners' Association, Inc. forever for the purposes indicated.

EASTERN-WESTERN VENTURES, INC.

By: *Richard C. Bennett*
Richard C. Bennett, President

COUNTY COMMISSIONER'S CONDITIONAL APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plot is conditionally approved this 18th day of April, A.D., 2007 in open meeting of the Board of County Commissioners of Polk County, Florida. The plot will not receive final approval nor can it be recorded until all conditions have been satisfied.

BOARD OF COUNTY COMMISSIONERS
By: *B. M. ...* Chairperson
ATTEST: *Richard M. Weiss* Clerk

APPROVAL: COUNTY SURVEYOR
STATE OF FLORIDA
COUNTY OF POLK

This plot 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: 4/16/07
Samuel L. Thomas
County Surveyor
SAMUEL L. THOMAS
P.S.M. # 5867

Witness sign: *Jeffrey A. Lazenby*
Witness print: *Jeffrey A. Lazenby*
Witness sign: *Robert E. Lazenby, III*
Witness print: *Robert E. Lazenby, III*

COUNTY COMMISSIONER'S APPROVAL:
STATE OF FLORIDA
COUNTY OF POLK

This plot has received final approval this 18th day of April, 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: *B. M. ...* Chairperson
ATTEST: *Richard M. Weiss* Clerk

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that this plot is a true and correct representation of the hereon described land which was recently surveyed and platted under my direction and supervision, and that permanent reference monuments have been set in accordance with Chapter 177, Florida Statutes. Survey data complies with all the requirements of Chapter 177, Florida Statutes.

Date: 4-12-07
Robert E. Lazenby, III
Robert E. Lazenby, III
Florida Registration Number 2260

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this day before me personally appeared Richard C. Bennett, President of Eastern-Western Ventures, Inc., to me known to be the person who executed the foregoing dedication on behalf of said corporation and he acknowledged the same before me this 17th day of April, A.D., 2007. Personally Known or Produced Identification Type of identification produced _____

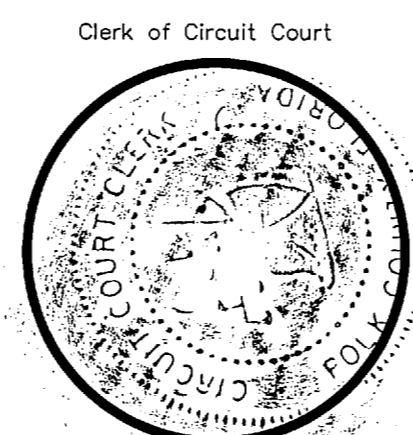
My commission expires: 04-18-10

Jeffrey A. Lazenby
Notary Public

JEFFREY A. LAZENBY
Notary Public, State of Florida
My comm. exp. Apr. 18, 2010
Comm. No. UD 514514

APPROVAL: LAND DEVELOPMENT DIVISION
STATE OF FLORIDA
COUNTY OF POLK

This plot is hereby approved by the Polk County Land Development Division this 16th day of April, A.D., 2007.
Ronald D. Amico
Director

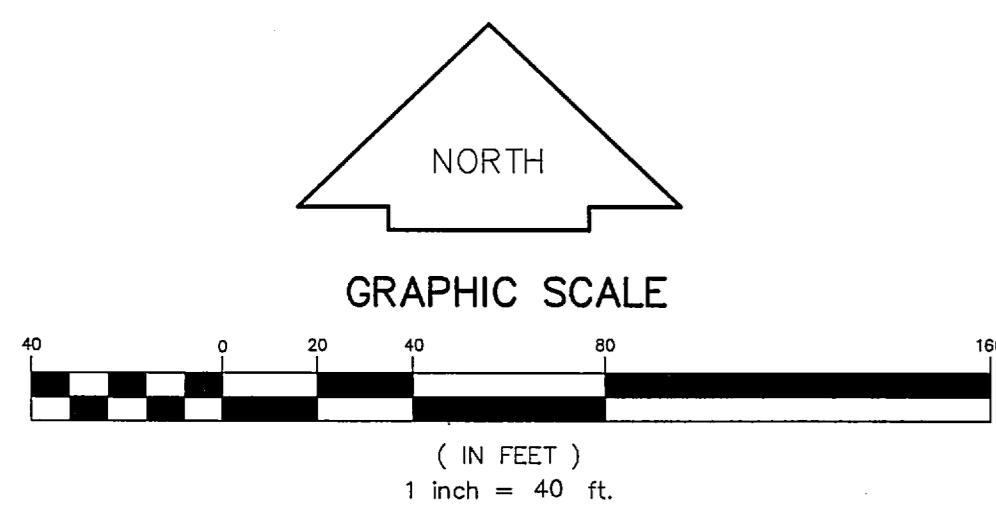


WASHINGTON ESTATES

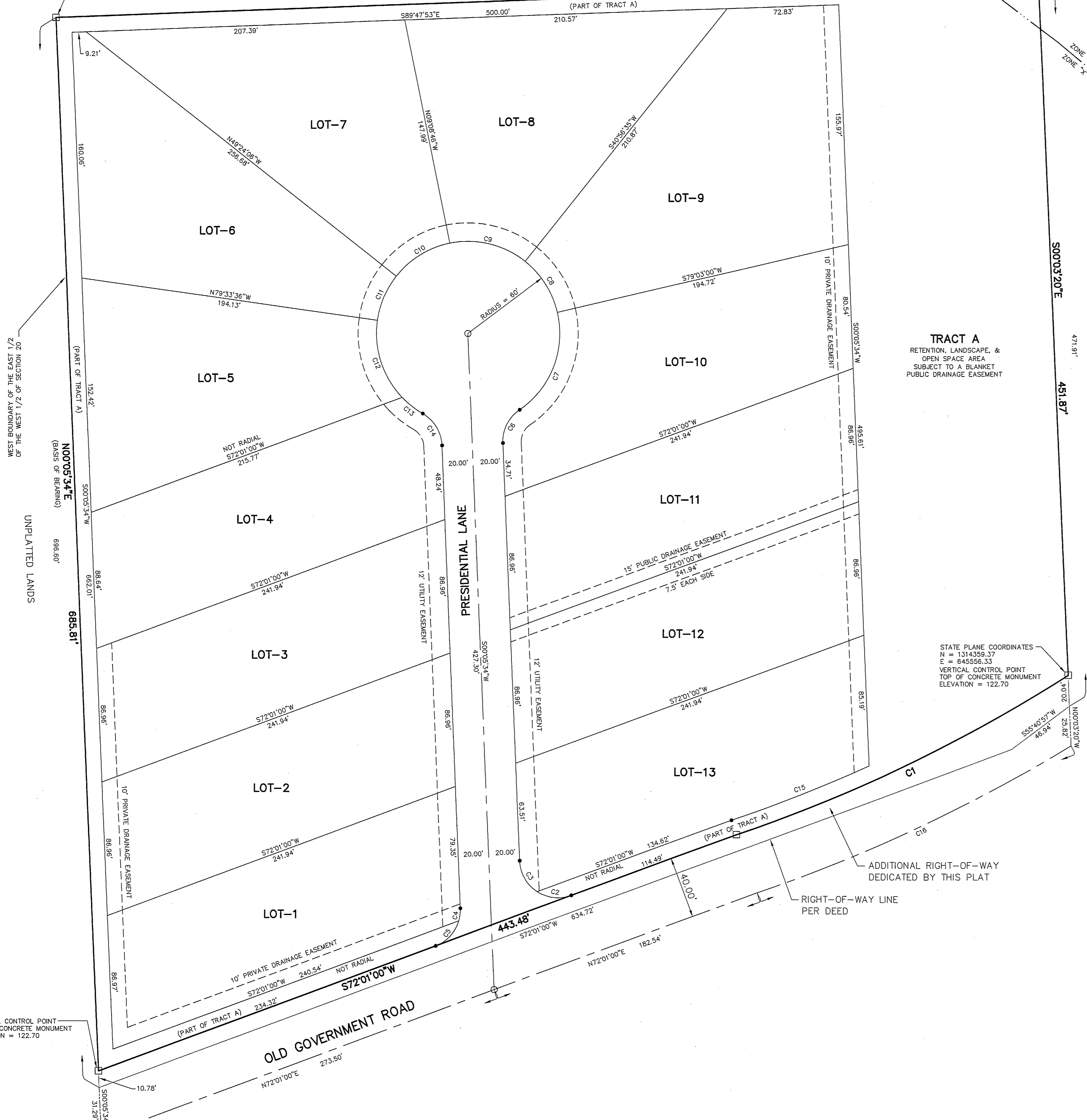
A SUBDIVISION LYING IN SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA

PREPARED BY:
ALPHA ENGINEERING & SURVEYING
625 COMMERCE DRIVE, SUITE 104
LAKELAND, FL 33813
(863) 646-0571
CORPORATION NUMBER LB 7467
ROBERT E. LAZENBY, III
FLORIDA SURVEYOR & MAPPER 2260

P.B. 144 PG. 24
SHEET 2 of 2



STATE PLANE COORDINATES
N = 1314809.77
E = 644912.33



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1026.72'	240.67'	120.89'	240.12'	S66°45'22"W	13°25'49"
C2	25.00'	23.18'	12.50'	22.36'	S81°25'06"E	53°07'48"
C3	25.00'	23.97'	13.00'	23.07'	S27°22'49"E	54°56'45"
C4	25.00'	8.20'	4.14'	8.16'	N09°29'23"E	18°47'38"
C5	25.00'	23.18'	12.50'	22.36'	N45°27'06"E	53°07'48"
C6	25.00'	23.32'	13.87'	24.25'	S29°08'36"W	58°02'03"
C7	60.00'	72.34'	41.30'	68.04'	N23°35'19"E	69°04'38"
C8	60.00'	39.91'	20.72'	39.17'	N30°00'13"W	38°06'25"
C9	60.00'	52.45'	28.04'	50.80'	N74°06'06"W	50°05'21"
C10	60.00'	42.16'	21.99'	41.29'	S60°43'34"W	40°15'20"
C11	60.00'	31.58'	16.17'	31.22'	S25°31'09"W	30°09'30"
C12	60.00'	54.39'	29.22'	52.55'	S15°31'43"E	51°56'13"
C13	60.00'	17.22'	8.67'	17.16'	S49°43'09"E	18°28'40"
C14	25.00'	25.32'	13.87'	24.25'	N28°55'28"W	58°02'03"
C15	1016.72'	96.89'	48.48'	96.85'	N70°44'54"E	05°27'36"
C16	1066.72'	226.67'	113.76'	226.24'	N67°21'23"E	12°10'29"

- -- INDICATES SET 1/2" IRON ROD WITH CAP STAMPED "LB 7467", UNLESS OTHERWISE INDICATED
 - -- INDICATES SET DISC IN PAVEMENT STAMPED "P.C.P. 2260", UNLESS OTHERWISE INDICATED
 - -- INDICATES SET 4"x4"x2" CONCRETE MARKER WITH DISC STAMPED "P.R.M. 2260", UNLESS OTHERWISE INDICATED
- NOTE: 1. COMPUTER ROUNDING MAY CAUSE A SLIGHT CUMULATIVE DIFFERENCE IN OVERALL LENGTHS vs. INDIVIDUAL LOT TOTALS AND IN CURVE DATA, ESPECIALLY IN THE LONG RADIUS CURVES.
2. ALL LOT CORNERS ARE 1/2" IRON RODS WITH CAP STAMPED "LB 7467" UNLESS OTHERWISE INDICATED.

LEGAL DESCRIPTION:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN THENCE N89°49'10"W ALONG THE NORTH BOUNDARY THEREOF 685.00 FEET; RUN THENCE S00°03'20"E 660.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE S00°03'20"E 471.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD GOVERNMENT ROAD; RUN THENCE S55°41'00"W ALONG SAID RIGHT-OF-WAY LINE 46.94 FEET; RUN THENCE S72°01'00"W ALONG SAID RIGHT-OF-WAY LINE 634.72 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF SAID WEST 1/2 OF SECTION 20; RUN THENCE N00°05'34"E ALONG SAID WEST BOUNDARY 696.60 FEET; RUN THENCE S89°47'53"E 640.90 FEET TO THE POINT OF BEGINNING

- NOTES**
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THAT BEARING BEING N00°05'34"E AS SHOWN ON DRAWING LABELED (BASIS OF BEARING).
 - THE COUNTY WILL PERFORM FUNCTIONAL MAINTENANCE OF ROADWAYS, DITCHES, AND SWALES IN THE ROAD RIGHT-OF-WAY. LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE GRASSED AREAS INCLUDING DRAINAGE DITCHES OR SWALES IN ROAD RIGHT-OF-WAYS AND DRAINAGE EASEMENTS, AND FOR RETAINING DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, OR A BUILDING IN ROAD RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
 - 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.
 - ALL LOT LINES TO A CURVE ARE RADIAL LINES UNLESS INDICATED OTHERWISE.
 - ALL PLATTED 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 SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
 - ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929 DATUM AND ARE BASED ON POLK COUNTY BENCHMARK #3220102, A RAILROAD SPIKE IN POWER POLE WITH TRANSFORMER ON SOUTH SIDE OF OLD GOVERNMENT ROAD 1/4 MILE WEST OF HATCHER ROAD, ELEVATION 123.85'.
 - THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON POLK COUNTY HORIZONTAL CONTROL DENSIFICATION PROJECT, FLORIDA WEST ZONE, NAD 1983/1980.
 - LANDS IN THE VICINITY OF A STORM WATER RETENTION/DETENTION POND, DITCH, OR SWALE MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND PROPER DRAINAGE.
 - THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RETENTION/DETENTION PONDS, DITCHES, OR SWALES IN TRACTS OR EASEMENTS AS SHOWN ON THIS PLAT, INCLUDING THE RE-CERTIFICATION OF ALL STORM WATER MANAGEMENT SYSTEMS TO THE WATER MANAGEMENT DISTRICT.
 - THE DEVELOPER, EASTERN-WESTERN VENTURES, INC., SHALL BE RESPONSIBLE FOR ALL DUTIES AND RESPONSIBILITIES, INCLUDING THE OPERATION, MANAGEMENT, AND RE-CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEMS DEDICATED TO THE WASHINGTON ESTATES HOMEOWNERS' ASSOCIATION AS PART OF THIS PLAT UNTIL SUCH TIME AS THE ASSOCIATION RECORDS A VALID LEGAL INSTRUMENT IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA WHICH ESTABLISHES AN OBLIGATION TO ACCEPT AND FULFILL THOSE DUTIES AND RESPONSIBILITIES.
 - THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - PER THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 12105C0460 F, DATED 12/20/00, THIS PROPERTY LIES IN FLOOD ZONES "A" & "X", AS SHOWN.
 - 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 THE USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
 - THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 7224, PAGE 340, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.