INSTR # 2004053310 BK 00124 PG 0039 PG(s)1 RECORDED 03/18/2004 03:27:31 PM RICHARD M WEISS, CLERK OF COURT POLK COUNTY RECORDING FEES 150.00 RECORDED BY N Marion

	SANDY RIDGE PHASE 1
	Section 1 and 6, Township 26 South, Range 27 and 28 East
	STATE OF FLORIDA COUNTY OF POLK
	FILED FOR RECORD this
	March 18, 2004
	Recorded in Plat Book 124
	Page(s) 39 thru 47
·	Record verified
	Richard M. Weiss Clerk Circuit Court
	By Martha H. Crews Deputy Clerk

MICROGRAPHICS**



SANDY RIDGE PHASE 1 LOCATED IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

PAGE

124

PLAT BOOK

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hat part of Section 1, Township 26 South, Range 27 East, and Section 6, Township 26 South, Range 28 East, Paik County, Florida, described as olides:

Containing 181,710 ocres more or less

LEGEND

— The Congress (17.20) (LS) Discossi Statistics and called utility assessment and provide both such sessenets and only one sesseness to the telesconding of the telesc

Frocts A through M, J and Z are Stormwater Management Areas to be sowned and maintained by the Sandy Rage Homeowners Association of Posit Townsy, and

 Elevotions shown freeon are based on Polic County Engineering Division Beforemore, #5/1012-022 being or Palloded gales in a utility pole on the West side of Old Loke Wilson Road of Florida Avenue, Polit County, Florida. Elevation: 105.27 (National Geodetic Datum 1929). State Plane Coordinates shown hereon are based on Florida State Plane Coordinate System — West Zone — North American Datum of 1983, adjustment of 1990.

Bearings based on the North line of the Northeast 1/4, Section 1, Tenship 26 South, Ronge 27 East, as being NB9'30'48'E (on assumed medicin).

. All lines are radial unless notes as (NR) non-radial All lot corners are 1/2" iron rod and cap #B68

SURVEYOR'S NOTES:

Tracts AA, BB, CC, DD, EE, FF, GG, HH, R, KK, LL, M, O, P, G, ore Open Space Tracts to be owned and maintained by the Sandy Ridge Homeowners Association of Patk Counts, Inc.

 Trocts U, Y, R, X and Y ore Conservation Areas aread and maintained by the Sondy Ribby Homeowners Association of Polic County, inc. subject to and in accordance with a Conservation Conservat granted to the Southers Florido Water Management District in Official Records Books Set II Page 17844. Tract ZZ is part of the overall Sandy Ridge Development and owned by Sandy Ridge Development, LLC to be developed in a future phase.

 Tract R_t Landscape Area to be owned and maintained by the Sandy Ridge Homeowners Association of Polit County, Inc. This plat has been approved by Polk County for short term rental.

Sidewalks in Front of all residential lots shall be constructed by Homebuilders.

Troct N, Open Spoce/Park to be owned and maintained by the Sandy Ridge Homeowners Association of Park County, Inc.

Tract K and L, S and T are Open Space/Landscape and Signage Tracts be sumed and maintained by the Sandy Ridge Hameowners Association (County, Inc.).

Tract I is a Lift Station, to be dedicated in fee simple to Paik County,

- COS) CORPER MORES (SEE MORE)
 COSTS CORPER LOS MORES
 COSTS CORPER LOS CORPER
 R. ROUSING MARKET
 R.
- SEC. 1-26-27 = SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST



BONTES PRRAMARIA REFERENCE MONUMENT (EST. \$7.4" CONCRETE MONUMENT (ABBS))
 RES CHAPTER (77.1 GORDA STANTES
 BONTES PREMARIA CONTROL PONT (SET OF PER VANCE)
 FER CHAPTER (77.7 FLORIDA STANTES)
 FER CHAPTER (77.7 FLORIDA STANTES)

SANDY RIDGE PHASE I

Sandy Ridge Homeowners Association of Polk County, Inc. Signed in the presence of:

By Cheese M. Kust By John Miles More Month M. Klet French Mark Mests Tree Mest Mest Mests

THIS FLAT IS HERBEY LAPPROLED BY THE POLIC COUNTY PLANNING DINEON.
THIS ST. DAY OF MARCH.
THE ST. DAY OF MARCH.
THE ST. DAY OF MARCH.
THE ST. DAY OF THE ST. DAY.

STATE OF FLORIDA COMMISSION

By Come DEN JENNINGS

this ID foreship instrument was cohosewised before me ID for or ICE brush. 2004 by Daniel Mosts.

Vice...I.Kitchedi...of Soniy Ridge Homeowers Association of Polic County, Inc., on beside if the Capporation. He is personally known to me and did not take on outh.

CLEASE NOT THE CONTROL OF THE CAST NOTICE OF THE COST NOTICE OF THE CO in the presence of . Sorah Sepande Derivation LLC.

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THE POX COUNTY CHARGES OF THE POX COUNTY CHARGE DEDICATION APPROVAL: COUNTY SURVEYOR OVAUPICATION AND STATEMENT OF SURVEYOR AND MAPPER APPROVAL: COUNTY ENGINEER
STATE OF PLONDA, COUNTY OF POLY By Chesny (M. Harit STATE OF FLORIDA Signed in the presence of:

DEDICATION

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STATE OF ROBBA

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DONALD W. MCINTOSH ASSOCIATES, INC.
BUGNERS PLANNERS SIPPEYORS
2200 PARK ANDER, MCREE, MCR. PROM. TO SEC. 400 544-408
GURDELIC WAS INDICATED BUG. (1984 647) 544-408

NOTICE. The pot, as recorded in its graphic form, is the official conficiency and a second of the potential properties of the potential in no formation are a paradoxied for suitability by any other graphic formation or the pot, explored in a suitability by any other graphic filter may be defined in suitabilities that are not necessarily may be found in the public records of this county.

WDDCC his pole, as recorded in its graphic form, is the official working or the pole as recorded in administration of the pole as supported in administry by any other graphic formations as as supported in administration but an on a for recorded on this pole that may be found in the poles records of this scoring.

4 PAGE PLAT BOOK SHEET 3 OF 9 MATCH LINE, SEE SHEET 4 192.25* TRACT 9 OPEN SPACE SANDY RIDGE PHASE 1
LOCATED IN SECTION 1, TOWNSHIP 26 SOUTH, RANGE 27 EAST AND
SECTION 6, TOWNSHIP 26 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA < N89'30'43'E 819.78' > UNPLATTED S89'30'43"W 821.51" & COUNTY ROAD 532 NW 1/4, SEC 1-26-27 TRACT U CONSERVATION AREA TRACT O UNPLATTED 20 1-28-27 NOT INCLUDED / UNPLATTED 03TTAJ9NU OSCEOLA COUNTY POLK COUNTY

SCALE: 1"=60"

DONALD W. MCINTOSH ASSOCIATES, INC. BURNERS SURVEYORS SURVEYORS 2000 PARK ADMINISTRATION, ROBBER (407) 644-4009

WOTICE. This plot, as recorded in Tip graphic form, is the official MOTICE.

WOTICE constitutions the supported first after the property form of the plot, supported in authority by any other graphic form of the plot, supported in authority by any other graphic form of the plot, and the plot is not recorded any this plot that may be found in the public records of this courty.

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