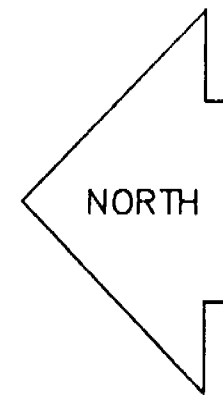


LAKE THOMAS WOODS EIGHTH ADDITION

A SUBDIVISION LYING IN SECTIONS 26 AND 35, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA



GRAPHIC SCALE



DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF LOT 67, LAKE THOMAS WOODS SIXTH ADDITION, AS RECORDED IN PLAT BOOK 82, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE N00°08'37"E ALONG THE EAST BOUNDARY OF SAID LAKE THOMAS WOODS SIXTH ADDITION, 1816.08 FEET; RUN THENCE S89°51'23"E, 502.26 FEET; RUN THENCE N00°25'56"E FOR 74.01 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 1130.00 FEET, A DELTA OF 05°22'25", A CHORD BEARING OF N03°07'09"E, WHOSE RADIUS BEARS S89°34'04"E FROM SAID CURVE BEGINNING; THENCE FOLLOW SAID CURVE TO THE NORTHEAST AN ARC DISTANCE OF 105.98 FEET; RUN THENCE S84°11'39"E, 375 FEET MORE OR LESS TO THE WATERS EDGE OF LAKE THOMAS; THENCE RUN SOUTHEASTERLY ALONG SAID WATERS EDGE 695 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE BOUNDARY OF TIMBER WOOD UNIT THREE, AS RECORDED IN PLAT BOOK 74, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE S53°22'39"W ALONG SAID NORTHEASTERLY EXTENSION 65 FEET MORE OR LESS TO THE NORTHERLY MOST CORNER OF LOT 5 OF SAID TIMBER WOOD UNIT THREE; CONTINUE THENCE S53°22'39"W ALONG THE BOUNDARY OF SAID TIMBER WOOD UNIT THREE, 277.26 FEET; RUN THENCE S00°27'25"E ALONG THE WEST BOUNDARY OF SAID TIMBER WOOD UNIT THREE, 425.72 FEET TO THE NORTHEAST CORNER OF BRANDY CHASE VILLAGE AS RECORDED IN PLAT BOOK 73, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG THE BOUNDARY OF SAID BRANDY CHASE VILLAGE THE FOLLOWING COURSES AND DISTANCES: S89°32'35"W, 416.55 FEET; S13°48'01"E, 250.07 FEET; S76°11'59"W, 120.00 FEET; S13°48'01"E, 62.00 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 35°00'00", A CHORD BEARING OF S03°41'59"W, AND WHOSE RADIUS POINT LIES S76°11'59"W FROM SAID CURVE BEGINNING; RUN SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 390.95 FEET; THENCE S21°11'59"W, 49.52 FEET TO AN INTERSECTION WITH THE CURVE OF THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 540; SAID CURVE HAVING A RADIUS 3769.72 FEET, A CENTRAL ANGLE OF 02°26'49", A CHORD BEARING OF N66°40'47"W, AND WHOSE RADIUS POINT LIES N22°05'48"E FROM SAID INTERSECTION POINT; RUN THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AN ARC DISTANCE OF 160.90 FEET; RUN THENCE N65°27'23"W ALONG SAID RIGHT-OF-WAY LINE 101.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: ADDITIONAL RIGHT OF WAY FOR COUNTY ROAD 540.

SURVEYOR'S NOTES

- INDICATES 4" x 4" x 24" CONCRETE MARKER WITH DISC STAMPED "P.R.M. 2260" OR "PRM LB 1022"
 - INDICATES DISC IN PAVEMENT OR 4" x 4" x 24" CONCRETE MARKER STAMPED "P.C.P. 2260" OR "PCP LB 1022"
 - INDICATES 1/2" IRON ROD WITH DISK STAMPED "LB 1022"
- 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 1022", UNLESS INDICATED OTHERWISE.

NOTES

- BEARINGS BASED ON THE EAST BOUNDARY OF LAKE THOMAS WOODS SIXTH ADDITION, BEING N00°08'37"E.
- LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE IN THE ROAD RIGHT-OF-WAYS, DRAINAGE SWALES AND DRAINAGE EASEMENT SWALES AND FOR RETAINING DESIGN UNCHANGED.
- LAND IN THE VICINITY OF THE DRAINAGE EASEMENTS MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUN-OFF.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. 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 ARE NOT RADIAL UNLESS INDICATED OTHERWISE.
- TRACTS A THROUGH D ARE DRAINAGE EASEMENT AND RETENTION AREAS AND IS DEDICATED TO THE LAKE THOMAS WOODS 8th ADDITION HOMEOWNERS ASSOCIATION.
- TRACT E IS A UTILITY EASEMENT AND IS DEDICATED TO POLK COUNTY.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ALL UTILITIES.
- 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.
- SUGGESTED MINIMUM FLOOR ELEVATION IS 137.90.

CURVE TABLE

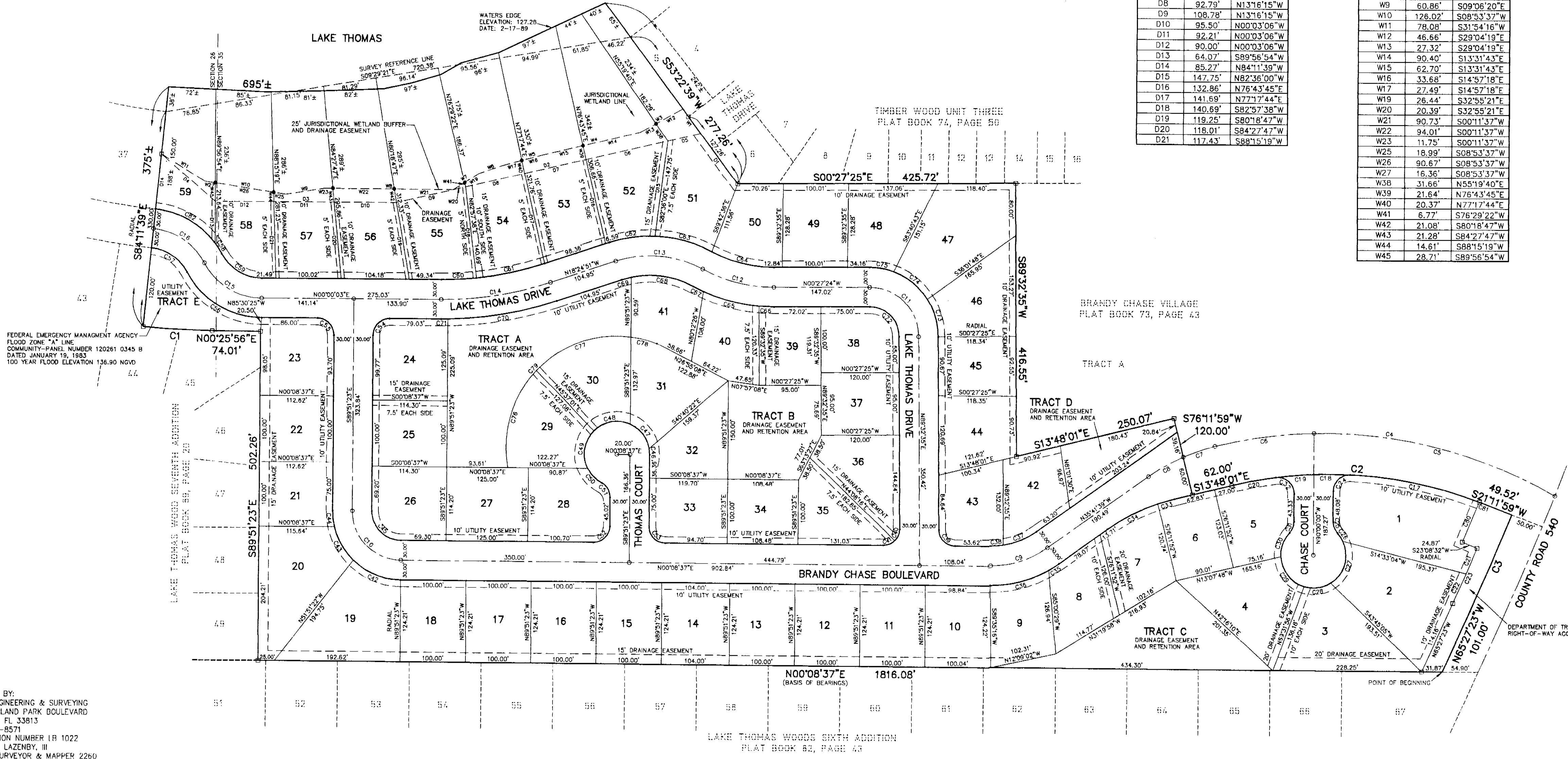
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1130.00'	105.98'	53.03'	105.94'	N03°07'09"E	05°22'25"
C2	640.00'	380.95'	201.79'	384.90'	S03°41'59"W	35°00'00"
C3	3769.72'	160.99'	80.51'	160.98'	N66°40'47"W	02°26'49"
C4	700.00'	540.36'	284.45'	527.05'	N08°00'48"E	44°13'45"
C5	700.00'	386.27'	198.19'	381.39'	N14°18'11"E	31°37'00"
C6	700.00'	154.08'	77.36'	153.79'	N07°47'42"W	12°36'46"
C7	300.00'	51.27'	25.70'	51.21'	N18°59'51"W	08°47'33"
C8	300.00'	61.79'	31.00'	61.68'	N29°47'38"W	11°48'01"
C9	150.00'	93.82'	48.50'	92.30'	S17°46'31"E	35°50'16"
C10	75.00'	117.81'	75.00'	106.07'	S45°08'37"W	90°00'00"
C11	75.00'	117.81'	75.00'	106.07'	N44°32'36"E	89°59'59"
C12	230.00'	113.69'	58.03'	112.94'	S13°42'15"W	28°31'18"
C13	170.00'	137.31'	72.65'	133.61'	N04°43'32"E	48°16'46"
C14	530.00'	170.34'	85.91'	169.61'	S09°12'24"E	18°24'54"
C15	100.00'	107.94'	59.90'	102.78'	S30°55'25"W	61°50'44"
C16	100.00'	97.81'	53.22'	93.96'	N33°49'30"E	56°02'34"
C17	840.00'	202.67'	102.19'	201.82'	N11°44'11"E	18°08'38"
C18	840.00'	202.67'	102.19'	201.82'	N00°08'59"E	05°01'46"
C19	840.00'	58.55'	29.30'	58.53'	S04°59'29"W	05°14'30"
C20	640.00'	69.18'	34.62'	69.15'	N10°42'13"W	06°11'37"
C21	3740.70'	42.47'	21.23'	42.47'	S66°32'14"E	00°39'02"
C22	3740.70'	42.47'	21.23'	42.47'	S65°50'03"E	00°45'20"
C23	3740.70'	91.79'	45.90'	91.79'	S66°09'34"E	01°24'22"
C24	25.00'	40.43'	20.19'	39.17'	N43°04'04"W	92°38'52"
C25	25.00'	18.69'	9.81'	18.26'	S68°35'00"W	42°35'00"
C26	50.00'	14.78'	7.45'	14.73'	N55°38'10"E	16°46'21"
C27	50.00'	72.99'	44.73'	66.68'	S74°04'31"E	83°38'15"
C28	50.00'	42.51'	22.64'	41.24'	S07°53'58"E	48°42'51"
C29	50.00'	61.59'	35.39'	57.77'	S51°44'51"W	70°34'48"
C30	50.00'	39.96'	21.12'	38.91'	N70°03'52"W	45°47'45"
C31	25.00'	18.69'	9.81'	18.26'	S68°35'00"W	42°35'00"
C32	25.00'	42.59'	28.56'	37.62'	N41°11'48"E	87°36'00"
C33	300.00'	27.21'	13.61'	27.20'	N16°23'55"W	05°11'48"
C34	300.00'	87.43'	44.03'	87.12'	N27°20'44"W	16°41'50"
C35	180.00'	18.57'	9.29'	18.56'	S32°44'20"E	05°54'39"
C36	180.00'	94.02'	48.11'	92.95'	S14°49'12"E	29°55'37"
C37	120.00'	55.71'	28.36'	55.21'	S22°33'42"E	26°38'54"
C38	120.00'	19.35'	9.70'	19.33'	S04°28'34"E	08°14'22"
C39	25.00'	39.01'	24.74'	35.17'	S44°50'36"W	89°23'58"
C40	25.00'	19.77'	10.43'	19.26'	S67°48'25"E	45°18'01"
C41	25.00'	19.77'	10.43'	19.26'	S22°30'23"E	45°18'01"
C42	105.00'	80.32'	42.24'	78.38'	S22°03'33"W	43°49'51"
C43	105.00'	59.37'	30.86'	58.58'	S60°10'19"W	32°23'42"
C44	105.00'	28.24'	14.12'	27.88'	S83°19'24"W	13°44'22"
C45	45.00'	70.69'	45.00'	63.64'	S45°08'37"W	90°00'00"
C46	50.00'	9.53'	4.78'	9.52'	N84°40'53"E	10°58'29"
C47	50.00'	48.43'	26.30'	46.56'	N51°28'13"E	55°29'50"
C48	50.00'	60.01'	34.21'	58.47'	N10°39'36"W	68°45'49"
C49	50.00'	62.06'	35.74'	58.15'	N80°38'01"W	71°07'00"
C50	50.00'	31.31'	15.19'	30.80'	S45°54'06"W	35°52'47"
C51	25.00'	27.13'	15.08'	25.82'	N59°03'10"E	62°10'55"
C52	25.00'	39.27'	25.00'	35.38'	S44°51'23"E	90°00'00"
C53	25.00'	39.27'	25.00'	35.38'	S45°08'37"W	90°00'00"
C54	25.00'	39.21'	24.94'	35.31'	N44°55'40"W	89°51'26"
C55	25.00'	39.33'	25.06'	35.40'	N45°04'20"E	90°08'34"
C56	130.00'	140.32'	71.87'	133.61'	S30°55'25"W	61°50'44"
C57	70.00'	68.47'	37.25'	65.77'	N33°49'30"E	55°02'34"
C58	130.00'	19.26'	9.65'	19.25'	N67°38'04"E	08°29'26"
C59	70.00'	75.56'	41.93'	71.94'	S30°55'25"W	61°50'44"
C60	500.00'	53.82'	26.93'	53.79'	S03°04'58"E	06°10'01"
C61	500.00'	106.88'	53.65'	106.68'	S12°17'25"E	12°14'52"
C62	200.00'	70.13'	35.43'	69.77'	N08°22'08"W	20°05'26"
C63	200.00'	91.42'	46.52'	90.82'	N14°46'15"E	25°11'39"
C64	200.00'	98.86'	50.46'	97.86'	S13°42'15"W	28°19'18"
C65	260.00'	88.29'	44.57'	87.86'	S14°20'33"W	19°27'20"
C66	260.00'	23.01'	11.51'	23.01'	S02°04'45"W	05°04'17"
C67	260.00'	17.22'	8.61'	17.22'	S25°58'04"W	03°47'41"
C68	140.00'	97.62'	51.00'	95.84'	N07°30'55"E	40°01'58"
C69	140.00'	15.26'	7.64'	15.25'	N15°17'28"W	08°14'46"
C70	560.00'	169.65'	85.48'	169.00'	S09°44'07"E	17°21'28"
C71	560.00'	10.33'	5.17'	10.33'	S00°31'40"E	01°03'26"
C72	45.00'	70.69'	45.00'	63.64'	N44°32'36"E	89°59'59"
C73	105.00'	59.93'	30.80'	59.12'	N7°31'35"E	32°42'01"
C74	105.00'	67.36'	34.89'	66.22'	N38°27'47"E	36°45'34"
C75	105.00'	37.64'	19.02'	37.44'	N09°48'48"E	20°32'24"
C76	170.00'	159.80'	86.35'	153.98'	N73°49'52"W	53°51'25"
C77	170.00'	159.80'	86.35'	153.98'	N19°58'27"W	53°51'25"
C78	170.00'	41.28'	20.74'	41.18'	N13°54'41"E	13°54'52"
C79	170.00'	319.59'	232.74'	274.57'	N46°54'10"W	107°42'49"
C80	3716.85'	66.64'	33.32'	66.64'	S67°22'17"E	01°01'38"
C81	640.00'	4.37'	2.18'	4.37'	N21°00'15"E	00°23'28"
C82	130.00'	107.89'	57.27'	104.82'	N29°34'47"E	47°33'08"

DRAINAGE EASEMENT TABLE

LINE	LENGTH	BEARING
D1	95.72'	N53°22'39"E
D2	477.94'	N13°16'15"W
D3	277.72'	N00°03'06"W
D4	109.81'	S41°19'04"W
D5	51.56'	N13°16'15"W
D6	128.23'	N13°16'15"W
D7	96.57'	N13°16'15"W
D8	92.79'	N13°16'15"W
D9	108.78'	N13°16'15"W
D10	95.50'	N00°03'06"W
D11	92.21'	N00°03'06"W
D12	90.00'	N00°03'06"W
D13	64.07'	S89°56'54"W
D14	85.27'	N84°11'39"W
D15	141.75'	N02°36'00"W
D16	132.86'	N76°43'45"E
D17	141.69'	N77°14'44"E
D18	140.69'	S82°57'38"W
D19	119.25'	S80°18'47"W
D20	118.01'	S84°27'47"W
D21	117.43'	S89°15'19"W

WETLAND BUFFER TABLE

LINE	LENGTH	BEARING
W1	45.95'	N53°22'39"E
W3	73.98'	S29°04'19"E
W4	153.10'	S13°31'43"E
W5	51.17'	S14°57'18"E
W6	40.83'	S18°45'00"E
W7	46.83'	S32°55'21"E
W8	196.49'	S00°11'37"W
W9	60.86'	S09°06'20"E
W10	126.02'	S08°53'37"W
W11	78.08'	S31°54'16"W
W12	46.86'	S29°04'19"E
W13	27.32'	S28°04'19"E
W14	90.40'	S13°31'43"E
W15	62.70'	S13°31'43"E
W16	33.68'	S14°57'18"E
W17	27.49'	S14°57'18"E
W19	26.44'	S32°55'21"E
W20	20.39'	S32°55'21"E
W21	90.73'	S00°11'37"W
W22	94.01'	S00°11'37"W
W23	11.75'	S00°11'37"W
W25	18.99'	S08°53'37"W
W26	200.00'	S08°53'37"W
W27	16.36'	S08°53'37"W
W36	31.66'	N55°19'40"E
W39	21.64'	N76°43'45"E
W40	20.37'	N77°14'44"E
W41	6.77'	S76°29'22"W
W42	21.08'	S80°18'47"W
W43	21.28'	S84°27'47"W
W44	14.61'	S88°15'19"W
W45	28.71'	S89°56'54"W



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