R5544E

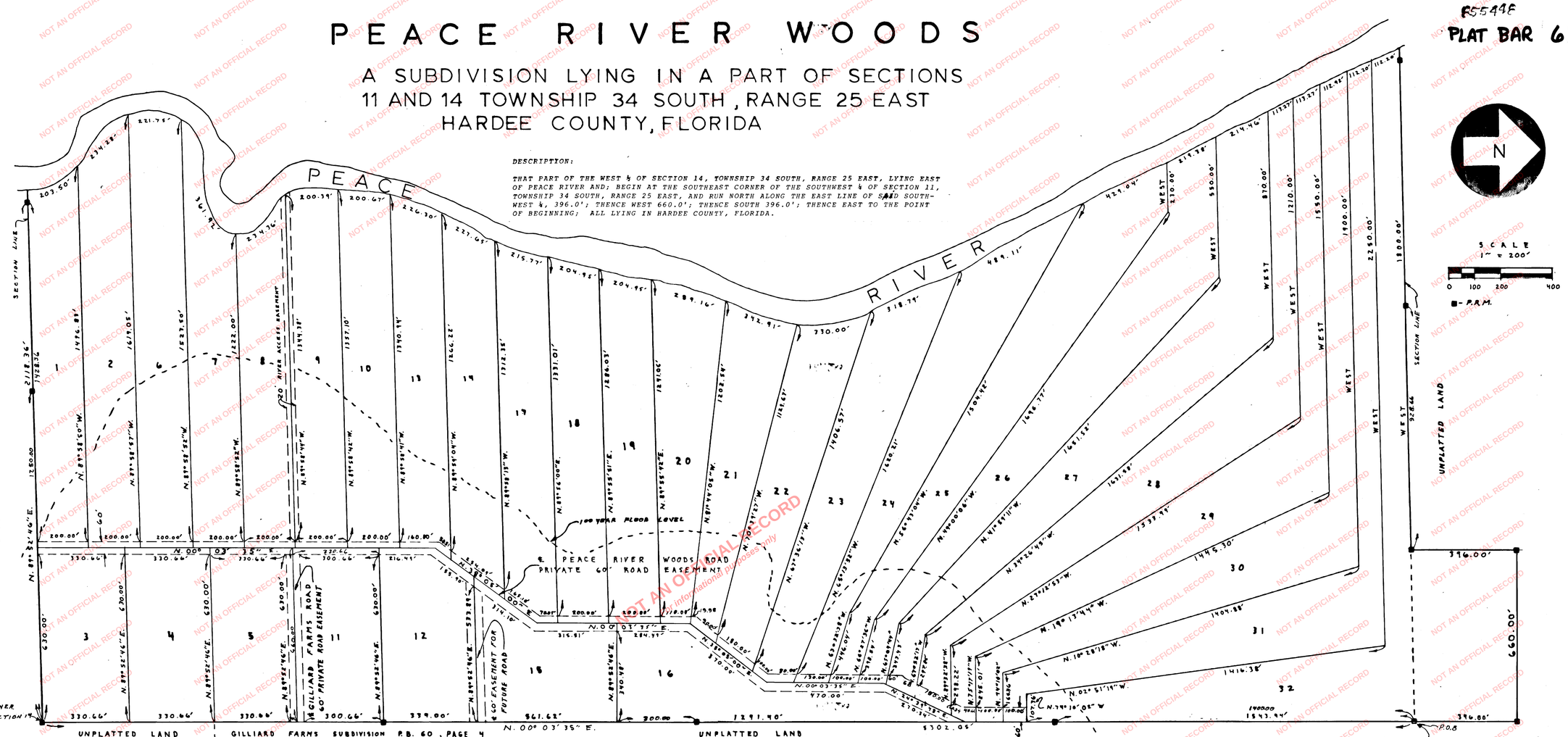
PLAT BAR 61

PEACE RIVER WOODS

A SUBDIVISION LYING IN A PART OF SECTIONS 11 AND 14 TOWNSHIP 34 SOUTH, RANGE 25 EAST HARDEE COUNTY, FLORIDA

DESCRIPTION:

THAT PART OF THE WEST ½ OF SECTION 14, TOWNSHIP 34 SOUTH, RANGE 25 EAST, LYING EAST OF PEACE RIVER AND; BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 25 EAST, AND RUN NORTH ALONG THE EAST LINE OF SAID SOUTHWEST ¼, 396.0'; THENCE WEST 660.0'; THENCE SOUTH 396.0'; THENCE EAST TO THE POINT OF BEGINNING; ALL LYING IN HARDEE COUNTY, FLORIDA.



DRAINAGE NOTES:

LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE AND VEGETATION IN ROAD EASEMENT AND IN DRAINAGE SWALES AND FOR RETAINING THE DESIGN UNCHANGED.

NOTE: NO GOVERNMENTAL AGENCY, INCLUDING THE GOVERNMENT OF HARDEE COUNTY, FLORIDA, SHALL EVER BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENT OF ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS OR RIGHT OF WAYS PROVIDING INGRESS OR EGRESS TO THE PROPERTY COVERED HEREBY.

MORTGAGEE APPROVAL
STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN BANK OF POLK COUNTY, BEING THE OWNER OF A CERTAIN MORTGAGE ON THE HEREON DESCRIBED LAND, DOES HEREBY CONSENT AND JOIN IN THE DEDICATION HEREON.

Tina F. Overton
WITNESS
Arlene R. Griffith
WITNESS

AMERICAN BANK OF POLK COUNTY
BY: W. SIDNEY PORTER, PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED W. SIDNEY PORTER, PRESIDENT OF AMERICAN BANK OF POLK COUNTY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION ON BEHALF OF THE CORPORATION ACKNOWLEDGED THE EXECUTION THEREOF TO BE FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF September, 1985 A.D.

Tina F. Overton
NOTARY PUBLIC
My Commission Expires January 7, 1988

855448

MORTGAGEE APPROVAL
STATE OF FLORIDA
COUNTY OF POLK

KNOWN ALL MEN BY THESE PRESENTS, THAT BARNETT BANK OF POLK COUNTY, N.A., BEING THE OWNER OF A CERTAIN MORTGAGE ON THE HEREON DESCRIBED LAND, DOES HEREBY CONSENT AND JOIN IN THE DEDICATION HEREON.

Sandra K. Martin
WITNESS
Walter H. Crowley
WITNESS

BARNETT BANK OF POLK COUNTY
BY: Robert C. Phillips

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED Robert C. Phillips VICE PRESIDENT, OF BARNETT BANK OF POLK COUNTY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING, AND HE ACKNOWLEDGED THE EXECUTION THEREOF ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF September, 1985 A.D.

Sandra K. Martin
NOTARY PUBLIC
My Commission Expires August 22, 1988.

APPROVAL
STATE OF FLORIDA
COUNTY OF HARDEE

I, COLEMAN W. BEST, CLERK OF CIRCUIT COURT OF HARDEE COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS 27 DAY Sept. 1985 A.D.

Coleman W. Best
CLERK OF CIRCUIT COURT

SUBDIVISION NOTES:

INGRESS AND EGRESS FOR ALL LOTS SHALL BE BY PRIVATE ROADS. SAID ROADS SHALL BE MAINTAINED BY THE PEACE RIVER WOODS PROPERTY OWNERS' ASSOCIATION AND NOT BY PUBLIC FUNDS, AS PROVIDED BY THE DECLARATION OF RESTRICTIONS AND PRIVATE ROAD EASEMENT AND AGREEMENT, AS RECORDED IN THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA. EACH TRACT SHALL CONTAIN A MINIMUM OF 5.01 ACRES, AND NO PLATTED TRACT SHALL BE SUBDIVIDED.

DEDICATION
STATE OF FLORIDA
COUNTY OF HARDEE

KNOW ALL MEN BY THESE PRESENTS THAT JOHN P. FAZZINI, AS TRUSTEE AND INDIVIDUALLY, OWNER OF THE HEREON DESCRIBED LANDS, HAS CAUSED THIS PLAT OF PEACE RIVER WOODS TO BE SURVEYED, SUBDIVIDED AND PLATTED, AS SHOWN HEREON, AND ALL ROAD AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PERPETUAL USE OF THE PROPERTY OWNERS OF SAID SUBDIVISION FOR PROPER PURPOSES. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC. THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA, WHICH SHALL HAVE NO OBLIGATION FOR MAINTAINANCE OF SAID EASEMENTS DOES HEREBY CONSENT AND JOIN IN THE DEDICATION HEREON, IN WITNESS WHEREOF THEY HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 18th DAY OF SEPTEMBER, 1985, A.D.

WITNESS
WITNESS

BY: JOHN P. FAZZINI
AS TRUSTEE AND INDIVIDUALLY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, PERSONALLY APPEARED JOHN P. FAZZINI, AS TRUSTEE AND INDIVIDUALLY, TO ME WELL KNOWN TO BE THAT PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF SEPTEMBER, 1985, A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 18, 1989

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 177.091, FLORIDA STATUTES, AND SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES; AND MEETS THE MINIMUM TECHNICAL STANDARDS AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS.

Roy C. Johnson
ROY C. JOHNSON, FLORIDA REGISTERED
LAND SURVEYOR NO. 3381 SEPT. 18, 1985

BUILDING AND ZONING DEPARTMENT
STATE OF FLORIDA
COUNTY OF HARDEE

THIS PLAT APPROVED BY THE HARDEE COUNTY BUILDING AND ZONING DEPARTMENT THIS 26th DAY OF September 1985 A.D.

James L. Hetherington
BUILDING AND ZONING DEPARTMENT

CERTIFICATE
STATE OF FLORIDA
COUNTY OF HARDEE

THIS PLAT APPROVED 27th DAY OF September, 1985 A.D. IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

Coleman W. Best
ATTEST CLERK

CHAIRMAN

FILED 9-27-85

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