NOT AN OFFICIAL RECORD

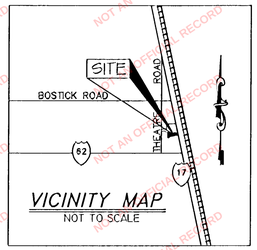
1-03-06P01:54 RCVD

COBB INDUSTRIAL PARK PHASE 2

REPLAT OF A PORTION OF COBB INDUSTRIAL PARK, PLAT B-25, PAGE 2
A SUBDIVISION IN SECTION 21,
TOWNSHIP 33 SOUTH, RANGE 25 EAST.
HARDEE COUNTY, FLORIDA

SEPTEMBER 29, 2006

PLAT BOOK B-47 PAGE 4



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) SYMBOL ⊡ INDICATES PERMANENT REFERENCE MONUMENT.
2) SYMBOL O INDICATES SET IRON ROD WITH CAP
3) SYMBOL • INDICATES BEARING CHANGE
4) SYMBOL R= INDICATES RADIUS
5) SYMBOL D= INDICATES DELTA
6) SYMBOL L= INDICATES LENGTH
7) SYMBOL CB= INDICATES CHORD BEARING
8) SYMBOL CH= INDICATES CHORD LENGTH
9) SYMBOL U&D EASE. UTILITY & DRAINAGE EASEMENT

10) BEARING SYSTEM BASED ON THE CENTERLINE OF U.S. HIGHWAY NO. 17 AS BEING S11°53'48"E.

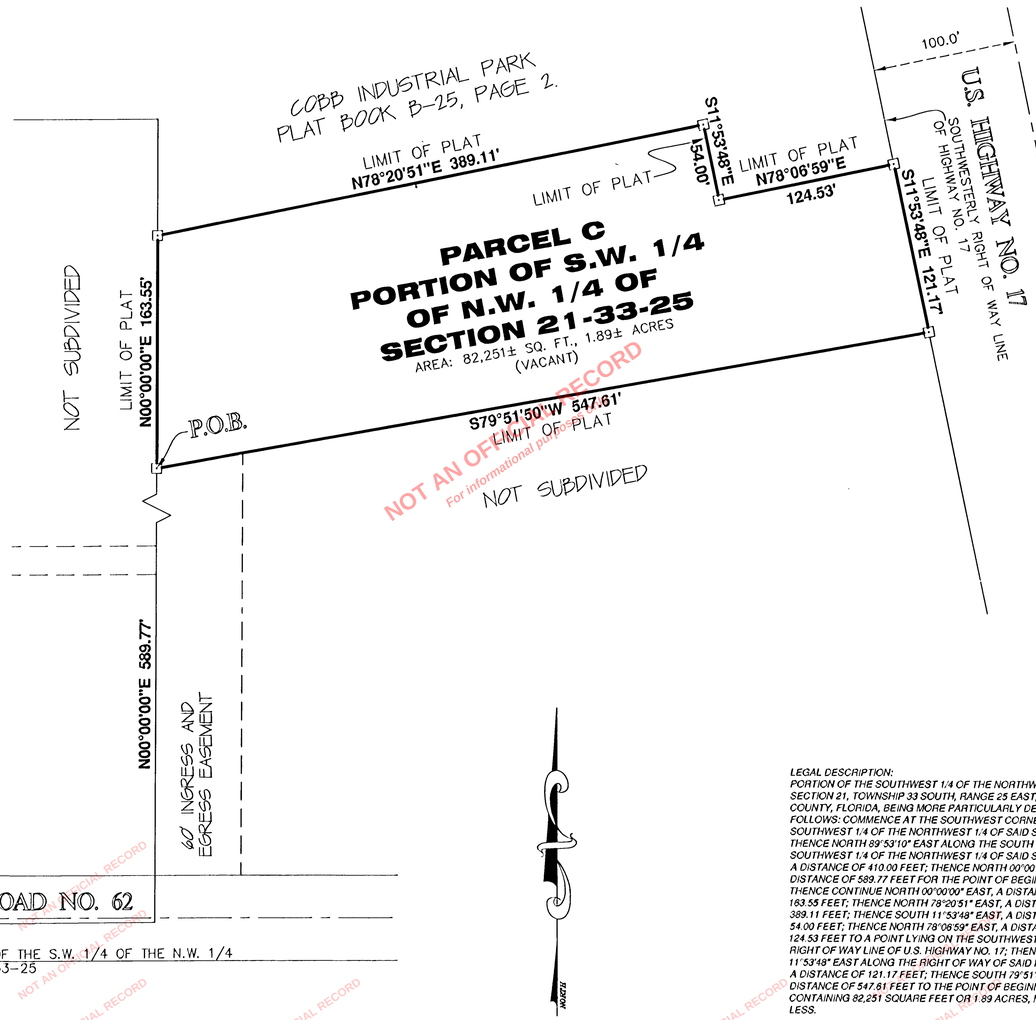
11) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

12) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ~~HIGHLANDS~~ HARDEE COUNTY.

13) THERE WILL BE NO NECESSITY FOR DRAINAGE FACILITIES SERVING OTHER PROPERTIES TO CROSS THE LOT AFFECTED BY THE ADMINISTRATIVE APPROVAL.

14) NATIONAL FLOOD ZONE PROGRAM: FLOOD ZONE "X".

15) UTILITY 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.



NOT AN OFFICIAL RECORD
For informational purposes only

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION:
PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 89°53'10" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 410.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 589.77 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 163.55 FEET; THENCE NORTH 78°20'51" EAST, A DISTANCE OF 389.11 FEET; THENCE SOUTH 11°53'48" EAST, A DISTANCE OF 54.00 FEET; THENCE NORTH 78°06'59" EAST, A DISTANCE OF 124.53 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17; THENCE SOUTH 11°53'48" EAST ALONG THE RIGHT OF WAY OF SAID HIGHWAY 17, A DISTANCE OF 121.17 FEET; THENCE SOUTH 79°51'50" WEST, A DISTANCE OF 547.61 FEET TO THE POINT OF BEGINNING. CONTAINING 82,251 SQUARE FEET OR 1.89 ACRES, MORE OR LESS.

CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.
KNOWN ALL BY THESE PRESENT THAT LAVON COBB AND LINDA COBB, THE OWNERS OF THAT PROPERTY ENTITLED COBB INDUSTRIAL PARK PHASE 2 HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND MAPPED, AND CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 20 DAY OF October, 2006, A.D.

WITNESS — LAVON COBB

WITNESS — LINDA COBB

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.
I HEREBY CERTIFY THAT BEFORE ME PERSONALLY APPEARED LAVON COBB AND LINDA COBB, THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND TO BE WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNERS AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 20 DAY OF October, 2006 A.D.

MY COMMISSION EXPIRES: 9/11/10 — (SIGNATURE OF NOTARY PUBLIC)

CERTIFICATION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.
THIS PLAT, APPROVED THIS 2nd DAY OF November, 2006, A.D. IN OPE., MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS — ATTEST: B. Hugh Bradley, EX-OFFICIO CLERK TO THE BOARD

CERTIFICATION OF APPROVAL OF CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.
I, B. Hugh Bradley, CLERK OF THE CIRCUIT COURT OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 3rd DAY OF NOVEMBER, 2006, A.D.

B. Hugh Bradley
CLERK OF THE CIRCUIT COURT

PLANNING/DEVELOPMENT DIRECTOR

CERTIFICATION OF APPROVAL OF THE BUILDING/ZONING OFFICIAL:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.
PLANNING/DEVELOPMENT DIRECTOR
I, Nicholas Strzelka, THE BUILDING/ZONING OFFICIAL OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 2nd DAY OF October, 2006, A.D.

BUILDING/ZONING OFFICIAL
PLANNING/DEVELOPMENT DIRECTOR

CERTIFICATE OF SURVEYOR
STATE OF FLORIDA
I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61 G-17, PURSUANT TO SECTION 472.027 FLORIDA STATUES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS.

WITNESS MY HAND AND SEAL THIS 2 DAY OF OCT, 2006, A.D.

GARY L. GERMAINE
FLORIDA CERTIFICATE #3945

Inst:2006009790 Date:11/03/2006 Time:15:36
KS DC,B. Hugh Bradley,Hardee County B:714 P:290

GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BLVD. SEBRING, FLORIDA 33870
BUS. (863) 385-6856 FAX. (863) 382-4531
GERMAINE JOB# 127-01-018

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