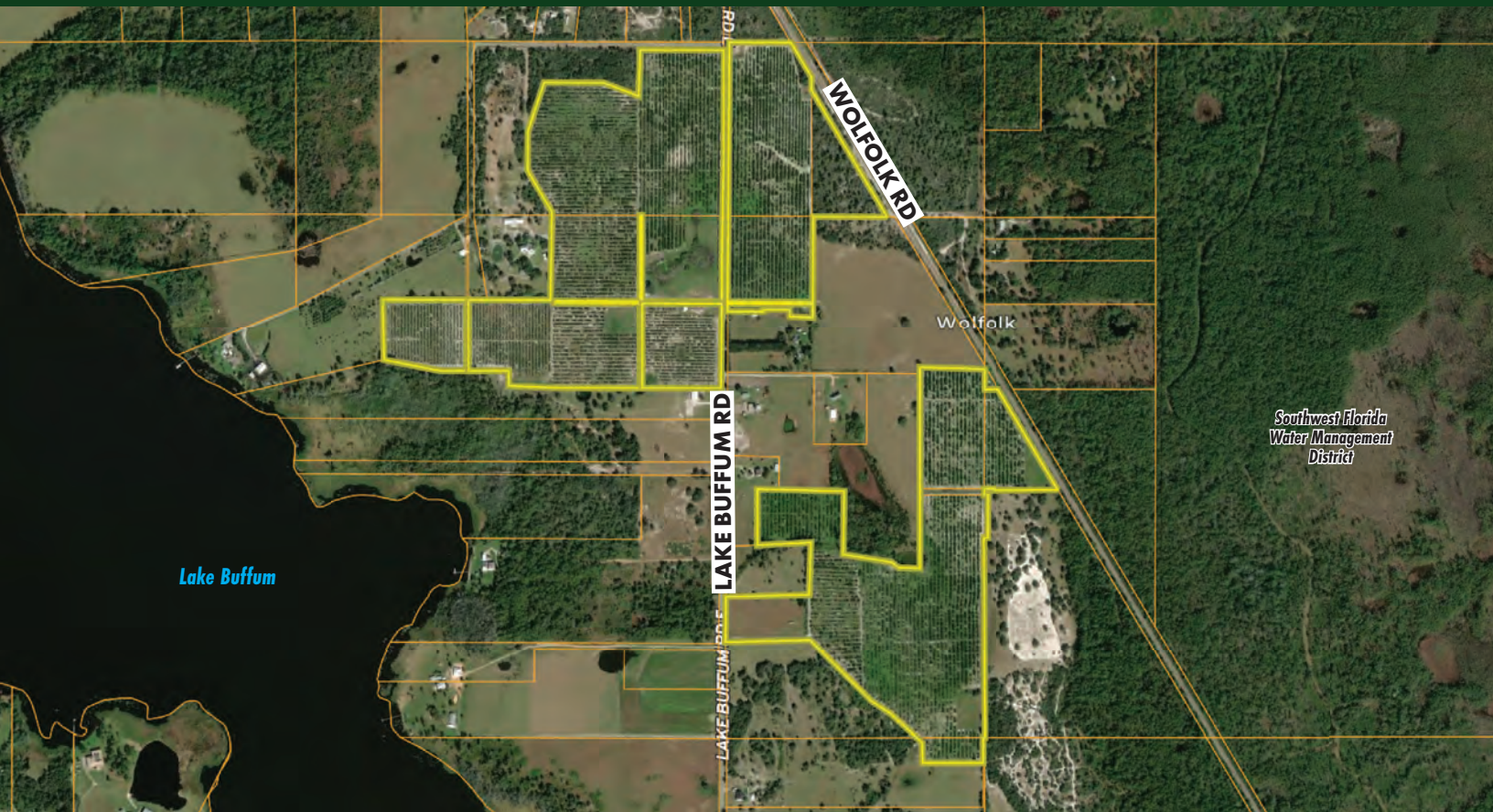


**FOR
SALE**

GROVE LAND WITH PLAT IN-PROGRESS

Lake Buffum Rd, Ft. Meade, FL 33841



ABOUT THE PROPERTY

SIZE 192± acres

PRICE \$2,450,000 or \$12,760/acre

ZONING Ag

FLU A/RR - Agri/Rural Residential

UTILITIES Electricity, wells

FRONTAGE .50 mile ± on Lake Buffum Rd

PARCEL IDs

273108000000013010; 273108929500000012;
273108000000021010; 273108000000012030;
273108000000021020; 2731090000000043030;
273117000000011020; 273108000000011040

DESCRIPTION

Excellent ridge soil land with 1/2 mile of hard road frontage. Property is in two groupings on either side of Lake Buffum Rd. Current owner is in the process of platting the entire property into large residential lots ranging in size from 5± to 15± acres each. A new owner can continue the on-going project to completion and sell the individual lots for an **excellent return**. This site represents an attractive investment opportunity in rapidly growing eastern Polk County.

Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

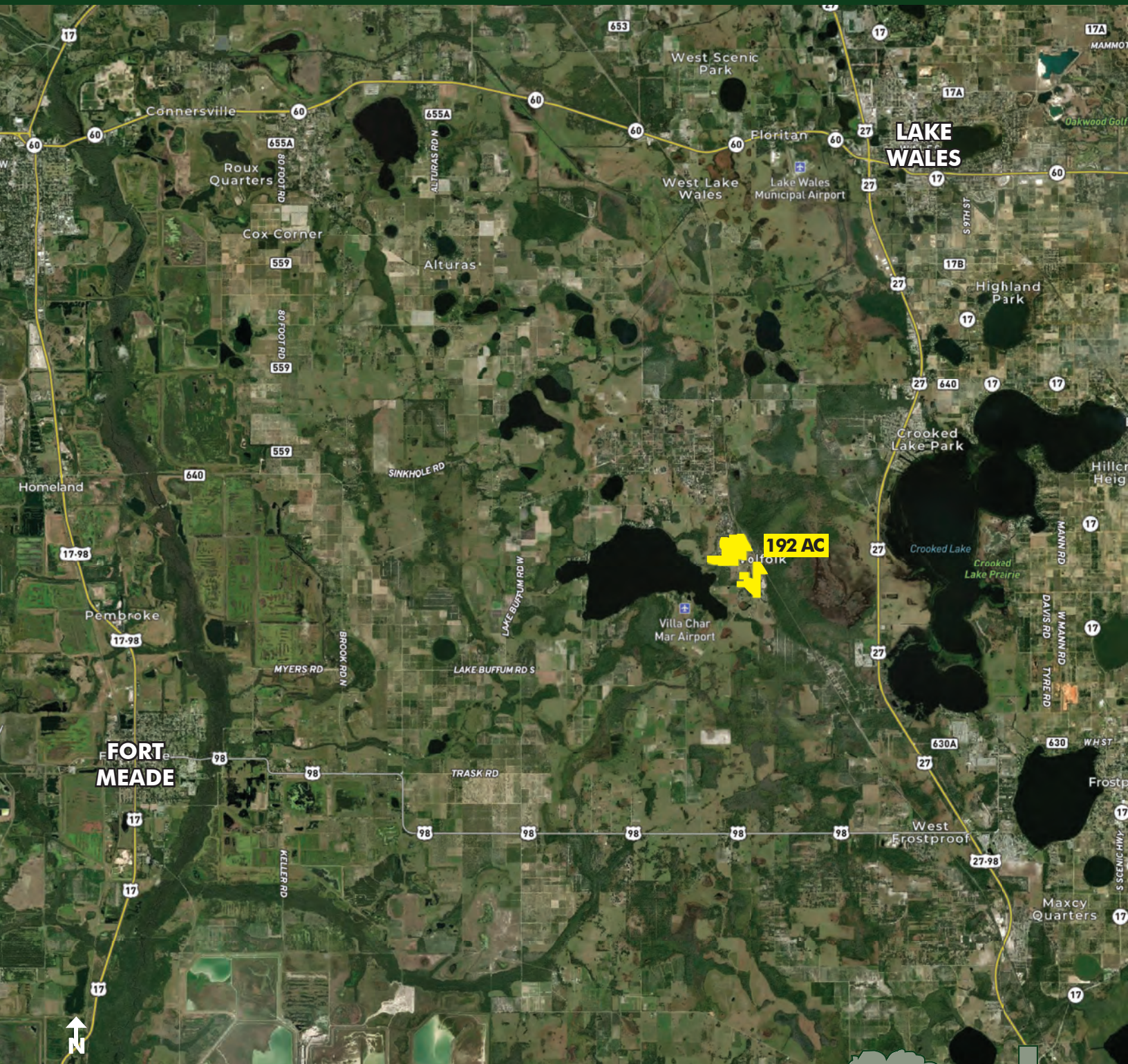
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**FOR
SALE**

GROVE LAND WITH PLAT IN-PROGRESS

Lake Buffum Rd, Ft. Meade, FL 33841



REGIONAL MAP

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**FOR
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GROVE LAND WITH PLAT IN-PROGRESS

Lake Buffum Rd, Ft. Meade, FL 33841

DRIVE TIMES

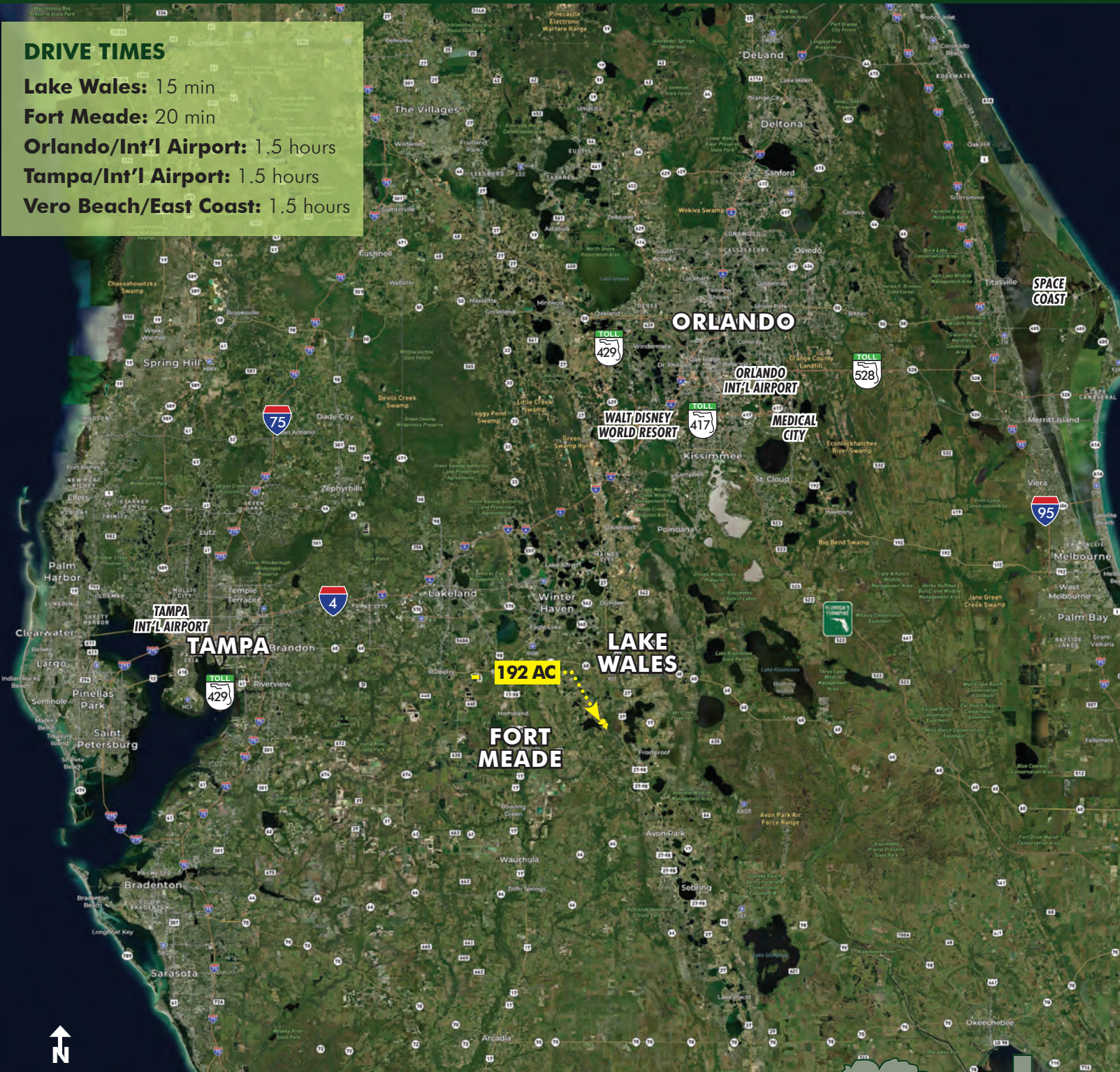
Lake Wales: 15 min

Fort Meade: 20 min

Orlando/Int'l Airport: 1.5 hours

Tampa/Int'l Airport: 1.5 hours

Vero Beach/East Coast: 1.5 hours



LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

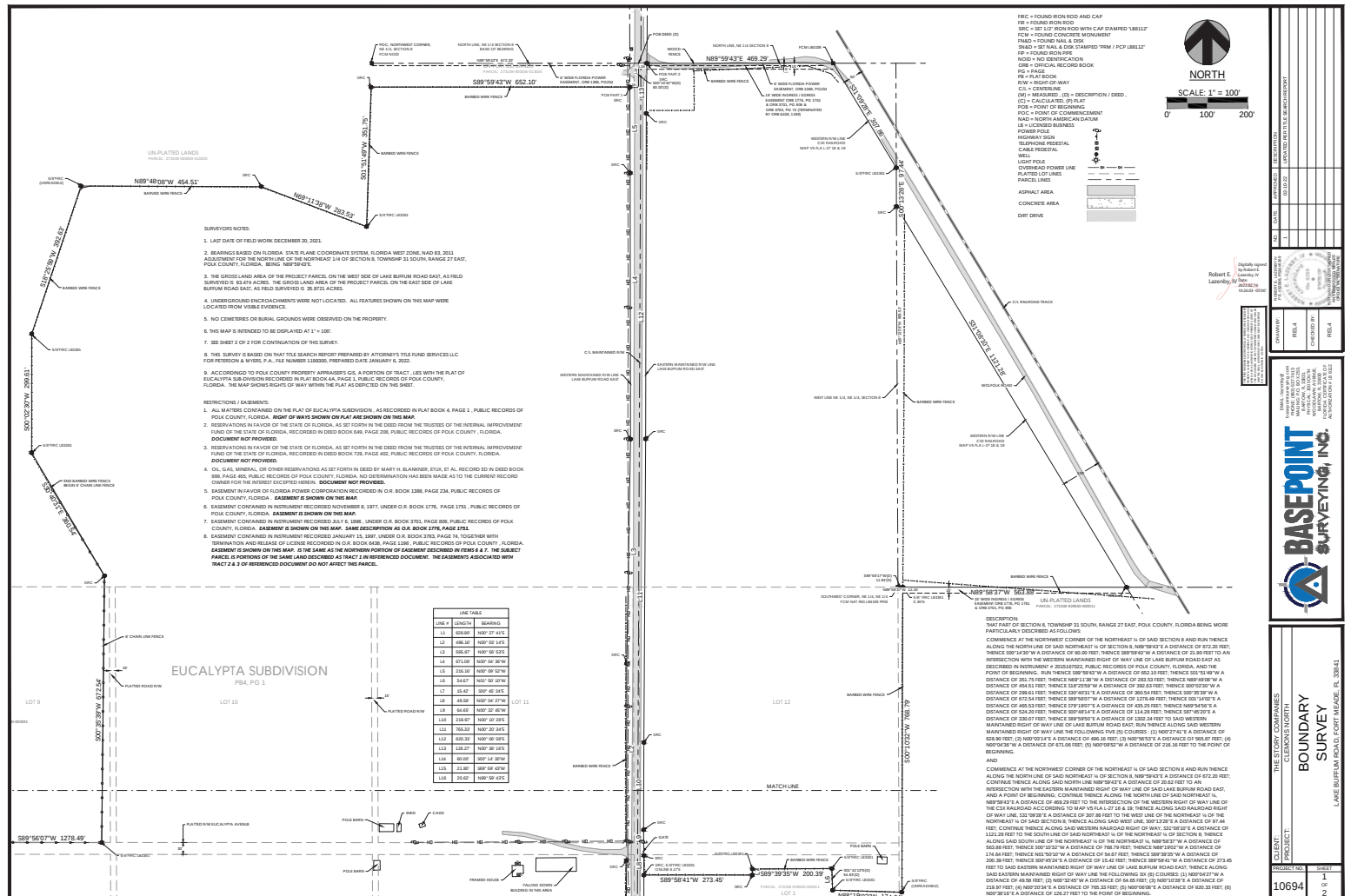
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**FOR
SALE**

GROVE LAND WITH PLAT IN-PROGRESS

Lake Buffum Rd, Ft. Meade, FL 33841



SURVEY

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Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

FOR
SALE

GROVE LAND WITH PLAT IN-PROGRESS

Lake Buffum Rd, Ft. Meade, FL 33841

CLEMONS NORTH

A SUBDIVISION LYING IN SECTION 8 TOWNSHIP 31 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF EUCALYPTA SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SURVEYOR'S NOTES:
1. Bearings based on Florida State Plane Coordinate System, Florida west zone, NAD 83, 2011 adjustment for the North line of the Northeast 1/4 of Section 8, Township 31 South, range 27 East, Polk County, Florida, being N89°54'31"E.

2. 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.

3. The State Plane coordinates shown hereon are based on Florida State Plane Coordinate System, Florida west zone, NAD 1983 (2011 adjustment).

4. All lot corners are 1/2" iron rods with cap stamped "18 8112", with the exception of those falling in concrete / asphalt which are set nail & cap stamped "7-3-06 / P.C.P. 18 8112".

5. The Flood Hazard Area shown on hereon represents General Information Systems (GIS) shape files for the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Number 20002, Panel 0701-0. Map Number 123505C7000, Effective Date December 22, 2016. The Flood Hazard Area is labeled "Zone A", with no published Base Flood Elevation.

6. The existing platted Road Easements shown hereon are from the recorded plat of Eucalypta Subdivision. It is the intent of the Developer that all roadway easement shown on the plat of Eucalypta Subdivision, lying within the bounds of this plat, be vacated by Polk County Board of County Commissioners Resolution. The easements will remain in effect until such action is taken by the Board.

MORTGAGEE JOINDER AND CONSENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

Know all men by these presents that THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, the owner and holder of that certain mortgage recorded in official records book 10236, page 54 of the public records of polk county, Florida, does hereby consent to this plat and joins in this dedication.

In witness whereof we have hereunto set our hand and corporate seal this ____ day
OF _____ A.D. 2022.

Witness: _____ Officer Signature _____
Signature _____ Printed Name and Title _____
Printed Name _____
Witness: _____
Signature _____
Printed Name _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF POLK

This instrument was acknowledged before me by means of [] physical presence or []

online notation, this ____ day of _____, 2022, by _____ as _____ of The Prudential Insurance Company of America, on behalf of the lender, he or she [] personally known to me or [] has produced _____ as identification.

My commission expires: _____ Notary Public, State of Florida
Printed Name _____

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF POLK

I, Stacy M. Butlerfield, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plat has been approved for recording on this ____ day of _____, A.D. 2022.

Clerk of Circuit Court _____

PREPARED BY:
MAURY L. CARTER & ASSOCIATES, INC.
MAILING: P.O. BOX 253, BARFOW, FL 33831
PHYSICAL: 1301 WOODLAWN AVENUE, BARFOW, FL 33831
PHONE: (863) 537-7413
CORPORATION NUMBER 18 8112
MAURY L. CARTER: FL FLORIDA SURVEYOR & MAPPER 5309

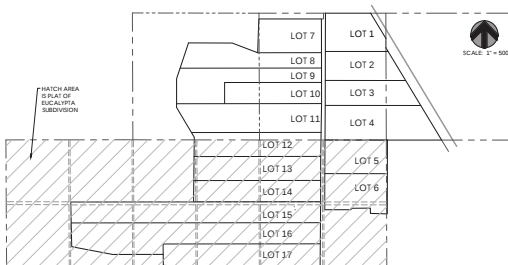
LEGAL DESCRIPTION

THAT PART OF SECTION 8, TOWNSHIP 31 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8 AND RUN THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, N89°54'31"E A DISTANCE OF 672.20 FEET; THENCE S87°14'30"W A DISTANCE OF 60.60 FEET; THENCE S89°54'31"W A DISTANCE OF 21.80 FEET TO AN INTERSECTION WITH THE WESTERN MAINTAINED RIGHT OF WAY LINE OF LAKE BUFFUM ROAD EAST AS DESCRIBED IN INSTRUMENT # 201547022, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE POINT OF BEGINNING. RUN THENCE S89°54'31"W A DISTANCE OF 652.10 FEET; THENCE S01°51'49"W A DISTANCE OF 351.75 FEET; THENCE N09°11'38"W A DISTANCE OF 263.53 FEET; THENCE N89°48'08"W A DISTANCE OF 454.51 FEET; THENCE S18°25'59"W A DISTANCE OF 292.63 FEET; THENCE S00°02'30"W A DISTANCE OF 299.43 FEET; THENCE S00°40'21"E A DISTANCE OF 365.54 FEET; THENCE S00°30'30"W A DISTANCE OF 672.34 FEET; THENCE S89°58'01"W A DISTANCE OF 1278.49 FEET; THENCE S01°44'08"E A DISTANCE OF 465.53 FEET; THENCE S79°19'07"E A DISTANCE OF 455.55 FEET; THENCE N89°54'56"E A DISTANCE OF 524.20 FEET; THENCE S00°48'14"E A DISTANCE OF 114.28 FEET; THENCE S00°45'28"E A DISTANCE OF 330.07 FEET; THENCE S89°59'50"E A DISTANCE OF 1392.24 FEET TO SAID WESTERN MAINTAINED RIGHT OF WAY LINE OF LAKE BUFFUM ROAD EAST; RUN THENCE ALONG SAID WESTERN MAINTAINED RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N00°27'41"E A DISTANCE OF 628.90 FEET; (2) N00°02'14"E A DISTANCE OF 496.15 FEET; (3) N00°56'53"E A DISTANCE OF 565.87 FEET; (4) N00°04'36"W A DISTANCE OF 671.06 FEET; (5) N00°09'52"W A DISTANCE OF 226.16 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8 AND RUN THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 8, N89°54'31"E A DISTANCE OF 672.20 FEET; CONTINUE THENCE ALONG SAID NORTH LINE N89°54'31"E A DISTANCE OF 20.82 FEET TO AN INTERSECTION WITH THE EASTERN MAINTAINED RIGHT OF WAY LINE OF SAID LAKE BUFFUM ROAD EAST, AND A POINT OF BEGINNING. CONTINUE THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, N89°54'31"E A DISTANCE OF 469.79 FEET TO THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF THE C&D RAILROAD ACCORDING TO MAP VS RLA 127-18-19. THENCE ALONG SAID RAILROAD RIGHT OF WAY LINE, S31°09'28"E A DISTANCE OF 307.86 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8. THENCE ALONG SAID WEST LINE, S89°23'14"E A DISTANCE OF 97.41 FEET; CONTINUE THENCE ALONG SAID WESTERN RAILROAD RIGHT OF WAY, S31°09'28"E A DISTANCE OF 1121.28 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8. THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, N89°53'37"W A DISTANCE OF 563.89 FEET; THENCE S00°05'20"W A DISTANCE OF 768.79 FEET; THENCE N89°00'00"W A DISTANCE OF 174.64 FEET; THENCE N01°05'20"W A DISTANCE OF 54.07 FEET; THENCE S89°39'36"W A DISTANCE OF 200.39 FEET; THENCE S00°45'24"E A DISTANCE OF 15.42 FEET; THENCE S89°56'41"W A DISTANCE OF 373.45 FEET TO SAID EASTERN MAINTAINED RIGHT OF WAY LINE OF LAKE BUFFUM ROAD EAST; THENCE ALONG SAID EASTERN MAINTAINED RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) N00°27'41"E A DISTANCE OF 463.55 FEET; (2) N00°24'14"E A DISTANCE OF 64.65 FEET; (3) N00°12'28"E A DISTANCE OF 219.97 FEET; (4) N00°27'34"E A DISTANCE OF 765.33 FEET; (5) N00°09'50"E A DISTANCE OF 620.33 FEET; (6) N00°38'16"E A DISTANCE OF 126.27 FEET TO THE POINT OF BEGINNING.



COUNTY COMMISSIONERS' CONDITIONAL APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This Plat is conditionally approved this ____ day of _____, A.D. 2022 in open meeting of the Board of County Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions have been satisfied.

BOARD OF COUNTY COMMISSIONERS: ATTEST:
Chairperson _____ By: Clerk _____

COUNTY COMMISSIONERS' APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This Plat has received final approval this ____ day of _____, A.D. 2022 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: ATTEST:
Chairperson _____ By: Clerk _____

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Land Development Division

By: _____ Date: _____
(Land Development Division Director)

POLK COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer.

By: _____ Date: _____
(County Engineer)

P.B. _____ PG. _____
SHEET 1 of 4

DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

KNOW OF ALL MEN BY THESE PRESENTS THAT, STORY FAMILY LIMITED PARTNERSHIP, LLP, A Florida Limited Partnership, and STORY GROVES, INC., A Florida Corporation, and STORY CITRUS, INC., A Florida Corporation, all organized and existing under the laws of the State of Florida, hereby certifies ownership of the lands described hereon, and hereby dedicates this Plat of CLEMONS NORTH for record.

STORY FAMILY LIMITED PARTNERSHIP, LLP
By: Victor B Story, Jr., Trust, Revocable Trust, General Partner
Witness print _____ By: _____
Witness sign _____ Victor B Story, Jr., Trustee
STORY GROVES, INC.
Witness print _____ By: _____
Witness sign _____ Victor B Story, Jr., President
STORY CITRUS, INC.
By: _____
Victor B Story, Jr., President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notation, this ____ day of _____, 2022, by Victor B Story, Jr., as Trustee of Victor B Story, Jr., Trust, Revocable Trust, General Partner of Story Family Limited Partnership, LLP, a Florida Partnership, and as President of Story Groves, Inc., and as President of Story Citrus, Inc., both Florida corporations, on behalf of said partnership and companies, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL) _____
Notary Public
Print Name _____
My Commission Expires _____

COUNTY SURVEYORS' APPROVAL

STATE OF FLORIDA
COUNTY OF POLK

This plat has been reviewed and found to be substantially in compliance with the provisions of Chapter 177, Part I, Florida Statutes, relating to the making of maps and plats.

Richard M. Miller, Notary Public
Florida Registration No. 6447 Date: _____

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF POLK

I hereby certify that this plat is a true and correct representation of the herein described land which was recently surveyed and platted under my direction and supervision, and that permanent reference monuments and permanent control points are set in accordance with Part I Chapter 177, Florida Statutes. The Plat complies with all the requirements of Part I Chapter 177, Florida Statutes.

Date: _____ Robert E. Lantry, IV
Florida Registration Number 6369.
MAURY L. CARTER & ASSOCIATES, INC. IS # 8112
MAILING: P.O. BOX 253, BARFOW, FL 33831
PHYSICAL: 1301 WOODLAWN AVENUE, BARFOW, FL 33831
(863) 537-7413
CORPORATION NUMBER 18 8112

PLAT SHEET

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

GROVE LAND WITH PLAT IN-PROGRESS

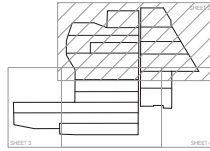
Lake Buffum Rd, Ft. Meade, FL 33841

CLEMONS NORTH

A SUBDIVISION LYING IN SECTION 8 TOWNSHIP 31 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF EUCALYPTA SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PREPARED BY:
MAURY L. CARTER & ASSOCIATES, INC.
MAURY L. CARTER, P.E., 3001 S. BAYVIEW, FT. MEADE, FL 33841
PHONE: (813) 581-1111
FAX: (813) 581-1112
E-MAIL: MAURY@MAURYCARTER.COM
COMMISSION NUMBER: 18112
COMMISSION EXPIRATION: 12/31/2024

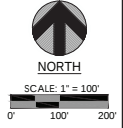
FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.



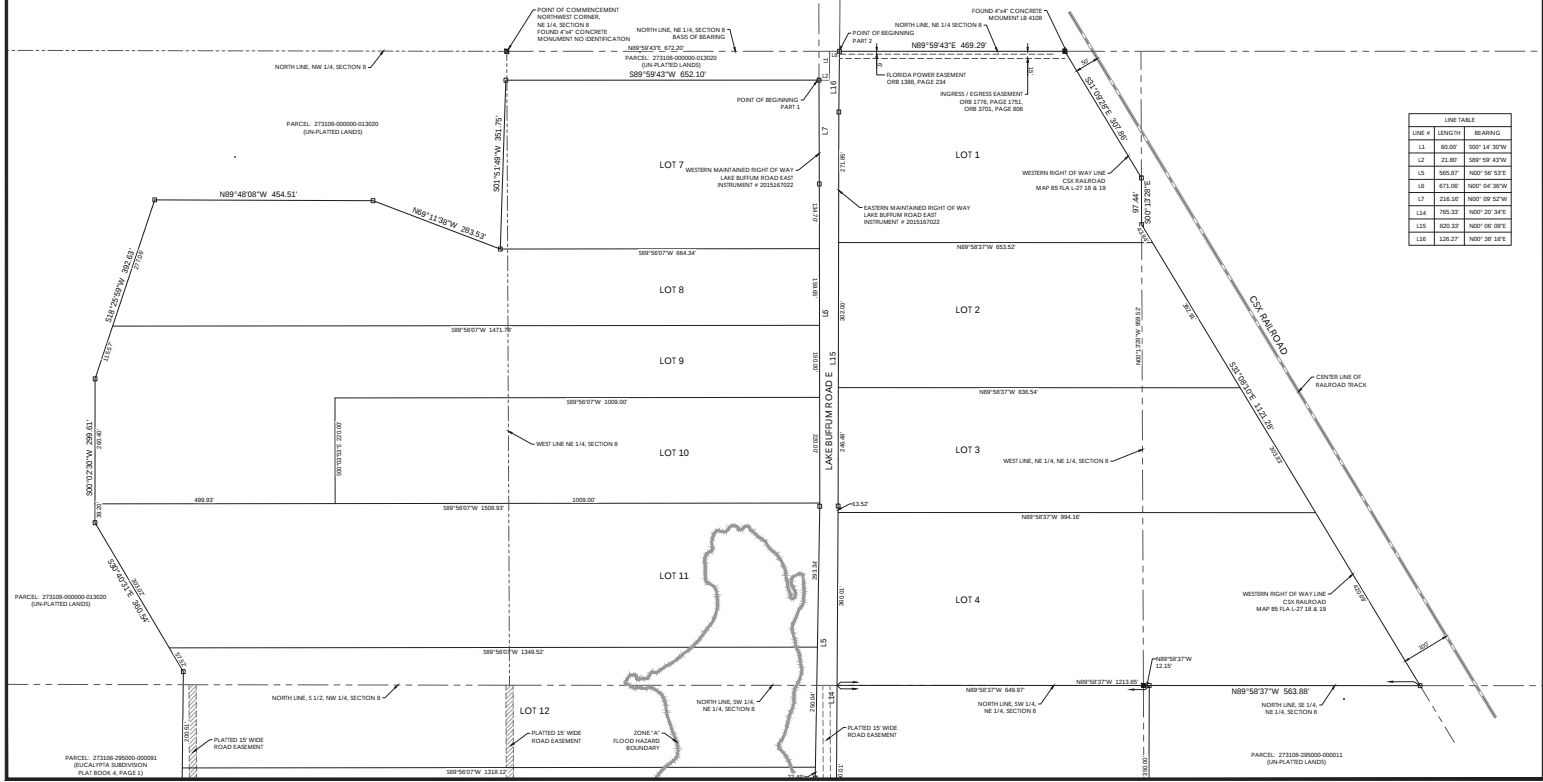
LEGEND
--- PLAT LIMITS
--- LOT LINE
--- EXISTING EASEMENT LINE
--- FLOOD HAZARD BOUNDARY
--- SECTION LINE / LAND LINE
--- ADJOINING PARCEL LINE

D INDICATES SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.M.L. 18112"
■ INDICATES FOUND 4"x4" CONCRETE MONUMENT IDENTIFIED AS LABELED

ABBREVIATIONS
P.M.L. = PERMANENT REFERENCE MARKER
P.C.P. = PERMANENT CONTROL POINT
L.R. = LICENSED BUSINESS
O.R. = OFFICIAL RECORD BOOK



LINE TABLE		
LINE #	LENGTH	BEARING
L1	46.00'	N89°11'36"W
L2	23.00'	S89°10'43"W
L3	565.87'	N89°10'13"E
L4	874.00'	N89°10'38"W
L5	216.58'	N89°10'52"W
L6	190.32'	N89°10'34"E
L7	850.32'	N89°10'18"E
L8	126.27'	N89°10'18"E



PLAT SHEET

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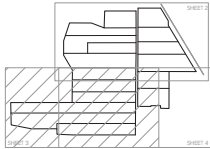
**FOR
SALE**

GROVE LAND WITH PLAT IN-PROGRESS

Lake Buffum Rd, Ft. Meade, FL 33841

CLEMONS NORTH

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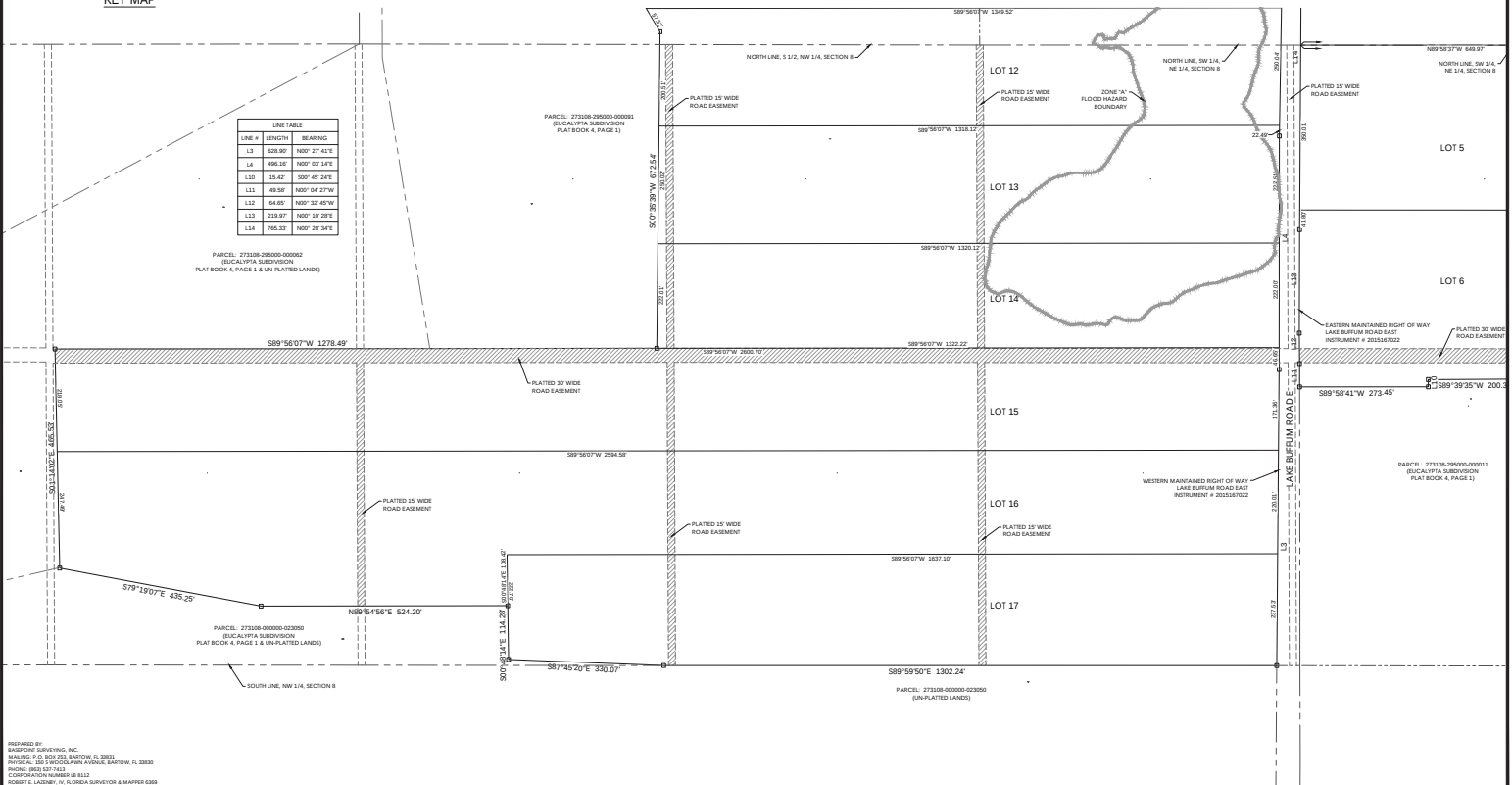


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LEGEND
PLAT LIMITS
LOT LINE
EXISTING EASEMENT LINE
FLOOD HAZARD BOUNDARY
SECTION LINE / LAND LINE
ADJOINING PARCEL LINE
INDICATES SET BACK CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. 188127"
INDICATES FOUND 4"X4" CONCRETE MONUMENT IDENTIFIED AS LABELED

ABBREVIATIONS
P.R.M. = PERMANENT REFERENCE MARKER
P.C.P. = PERMANENT CONTROL POINT
L.B. = LICENSED BUSINESS
O.R. = OFFICIAL RECORD BOOK

P.B. _____ PG. _____
SHEET 3 of 4



PREPARED BY:
MAURY L. CARTER & ASSOCIATES, INC.
MAILING: P.O. BOX 205, BARTON, FL 33851
PHYSICAL: 205 S. WOODLAND AVENUE, BARTON, FL 33851
PHONE: (888) 527-7613
CORPORATION NUMBER: 18 8112
ROBERT E. LADDNER: FL LICENSE SURVEYOR & MAPPER 5389

PLAT SHEET

MAURY L. CARTER & ASSOCIATES, INC.

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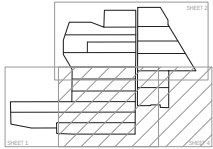
**FOR
SALE**

GROVE LAND WITH PLAT IN-PROGRESS

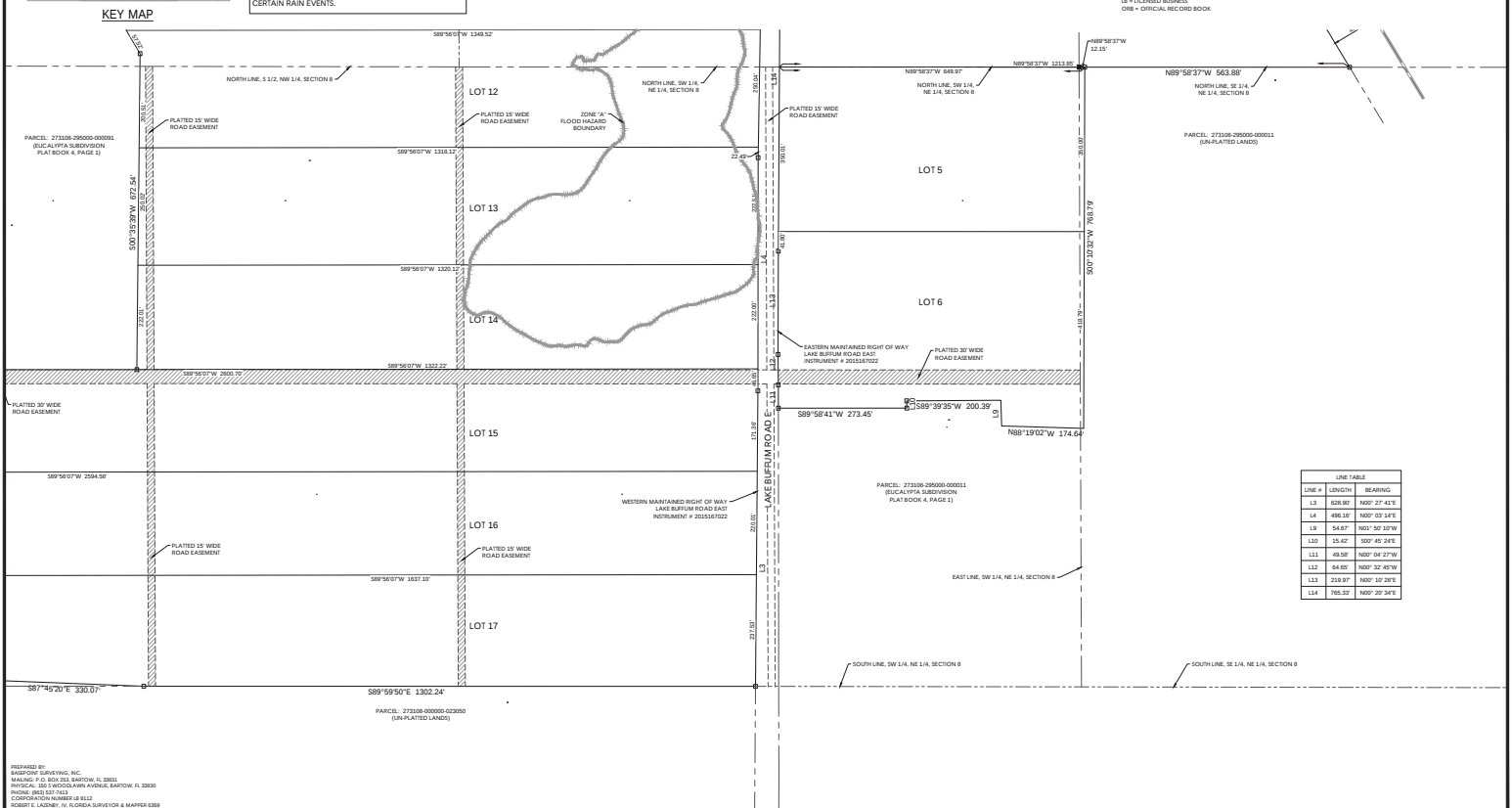
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CLEMONS NORTH

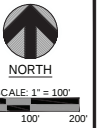
A SUBDIVISION LYING IN SECTION 8 TOWNSHIP 31 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF EUCALYPTA SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA



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P.B. _____ PG. _____
SHEET 4 of 4



LEGEND
--- PLAT LIMITS
--- LOT LINE
--- EXISTING EASEMENT LINE
--- FLOOD HAZARD BOUNDARY
--- SECTION LINE (LAND LINE)
--- ADJOINING PARCEL LINE
■ INDICATES SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. 18812"
■ INDICATES FOUND 4"x4" CONCRETE MONUMENT IDENTIFIED AS LABELED

ABBREVIATIONS
P.R.M. = PERMANENT REFERENCE MARKER
P.C.P. = PERMANENT CONTROL POINT
L.S. = LICENSED SURVEYOR
O.R.B. = OFFICIAL RECORD BOOK

LINE TABLE		
LINE #	LENGTH	BEARING
L1	626.90'	N00° 27' 42"E
L2	496.16'	N00° 03' 14"E
L3	54.67'	N01° 02' 10"W
L4	35.62'	S00° 49' 24"E
L5	46.58'	N00° 48' 27"W
L6	84.69'	N00° 52' 48"W
L7	219.97'	N00° 10' 28"E
L8	765.53'	N00° 20' 34"E

PLAT SHEET

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

