

LEATHERMAN SUBDIVISION

BEING A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR THIS SUBDIVISION
ARE RECORDED IN THE PUBLIC RECORDS
OF SUMTER COUNTY, FLORIDA,
OR BOOK _____ PAGE _____

LEGAL DESCRIPTION:

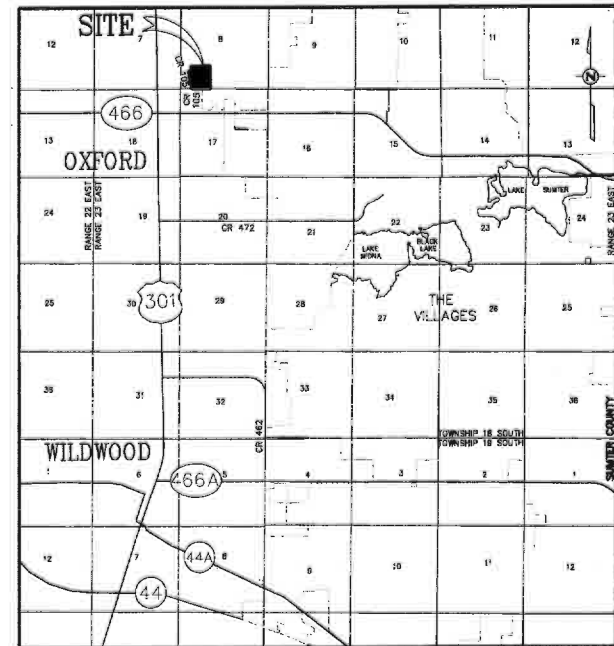
A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8,
TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF
AFORSAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF
SOUTHWEST 1/4 RUN N89°52'01"W A DISTANCE OF 846.00 FEET TO THE POINT OF BEGINNING;
SAID POINT ALSO BEING ON THE WEST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL
RECORDS BOOK 972, PAGE 86, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE
PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 AND ALONG SAID
WEST BOUNDARY RUN S00°02'08"E A DISTANCE OF 1306.64 FEET TO A POINT THAT IS FIFTEEN
(15) FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THE SOUTHWEST
1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF
505.76 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN RIGHT-OF-WAY DEED AS
RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 680, PUBLIC RECORDS OF SUMTER COUNTY,
FLORIDA; THENCE ALONG AFORESAID RIGHT-OF-WAY WITH THE FOLLOWING COURSES:
N74°19'31"W A DISTANCE OF 3.59 FEET; THENCE N89°49'20"W A DISTANCE OF 5.58 FEET;
THENCE S00°10'40"W A DISTANCE OF 0.96 FEET TO AFORESAID LINE THAT IS FIFTEEN (15) FEET
NORTH OF THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID
SOUTH LINE RUN N89°49'20"W A DISTANCE OF 579.98 FEET TO THE EASTERLY RIGHT-OF-WAY
LINE OF CSX RAILROAD; SAID RIGHT-OF-WAY LINE BEING 50 FEET (AS MEASURED AT RIGHT
ANGLES) FROM CENTERLINE OF TRACKS; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN
N12°03'08"W A DISTANCE OF 1000.72 FEET TO A POINT ON THE SOUTHWESTERLY PROJECTION
OF THE SOUTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2297,
PAGE 118, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID PROJECTION
LINE AND SOUTHERLY PROPERTY BOUNDARY, RESPECTIVELY, RUN N77°30'33"E A DISTANCE OF
172.77 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID PROPERTY; THENCE ALONG THE
EAST LINE OF SAID PROPERTY RUN N05°29'43"W A DISTANCE OF 251.07 FEET TO A POINT THAT
IS FORTY (40) FEET SOUTH (BY PERPENDICULAR MEASUREMENT) OF THE NORTH LINE OF THE
SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID NORTH LINE
RUN S89°52'01"E A DISTANCE OF 890.30 FEET TO A POINT ON THE EAST BOUNDARY OF
PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 559, PAGE 20, PUBLIC RECORDS OF SUMTER
COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY RUN N00°07'59"E A DISTANCE OF
40.00 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 8; SAID
POINT ALSO BEING 905 FEET EAST OF THE EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE
ALONG AFORESAID NORTH LINE OF SOUTH 1/2 OF SOUTHWEST 1/4 RUN S89°52'01"E A
DISTANCE OF 457.90 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR COUNTY ROAD 105 ALONG THE WESTERLY LINE AND SOUTH LINE
THEREOF.

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE WEST ZONE,
CHECKED TO NGS STATION "SUMTER 41" AND REFERENCED TO THE SOUTH LINE OF
THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER
COUNTY, FLORIDA, AS BEING N89°49'20"W.
- 2.) ALL PLATTED AND/OR NOTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH
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. IN THE EVENT A CABLE
TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE
SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE
PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION,
MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL
SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO
THE EXPIRATION OF THE APPLICABLE BOND OR SURETY.
- 5.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN
ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 6.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY A SEPARATE
DOCUMENT.
- 7.) PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENT IN FAVOR OF SUMTER
ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 160, PAGE 587,
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- 8.) PROPERTY IS SUBJECT TO MATTERS CONTAINED IN AGREEMENT RECORDED IN
OFFICIAL RECORDS BOOK 686, PAGE 123, PUBLIC RECORDS OF SUMTER COUNTY,
FLORIDA.
- 9.) TRACTS 'A' AND 'B' ARE DEDICATED FOR RIGHT-OF-WAY BY THIS PLAT.



3 LOTS - 2 TRACTS

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.

LEATHERMAN SUBDIVISION DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, **BOBBY LEATHERMAN** (HEREINAFTER REFERRED TO AS "DEVELOPER") AS OWNER
IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON, HAS CAUSED TO BE
MADE THIS PLAT, LEATHERMAN SUBDIVISION, A SUBDIVISION OF LAND
HEREIN DESCRIBED AND HEREBY DEDICATES TRACTS 'A' AND 'B' AND
GRANTS THE UTILITY EASEMENT AS SHOWN HEREON TO THE PERPETUAL
USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS
DEDICATION IN THE MANNER PROVIDED BY LAW ON THIS 18 DAY
OF April, 2012, SIGNED, AND DELIVERED IN OUR PRESENCE
AS WITNESSES:

WITNESSES:

(1) *[Signature]*
SIGNATURE
Danny Smith
PRINT NAME

(2) *[Signature]*
SIGNATURE
Billie Faye Smith
PRINT NAME

OWNER: **BOBBY LEATHERMAN**

BY: *[Signature]*
SIGNATURE
Bobby Leatherman
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF
April, 2012, BY **BOBBY LEATHERMAN**, WHO EXECUTED THE
FOREGOING DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO
BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN
EXPRESSED.

HE IS (PERSONALLY KNOWN TO ME) OR (HAS PRODUCED
IDENTIFICATION) AND (DO) (DO NOT TAKE AN OATH)

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: **KAY L. CARUTHERS** / COMM. NO **DD990283**

[Signature] **KAY L. CARUTHERS**
MY COMMISSION # DD990283
EXPIRES May 13, 2014

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE WILDWOOD
SUBDIVISION COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY,
FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS
____ DAY OF _____, 2012.

RICHARD BUSCHE P.E.
CITY ENGINEER

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF
THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS
APPROVED BY THE COUNCIL FOR RECORD ON THIS ____ DAY OF
_____, 2012.

JOSEPH JACOBS
CITY CLERK

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY
FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND
APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS
____ DAY OF _____, 2012.

JERRI BLAIR
CITY OF WILDWOOD, ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE ZONED
PROPERLY AND THAT THE DEVELOPMENT HAS PROCEEDED THROUGH
SUBDIVISION REQUIREMENTS. I FURTHER CERTIFY THAT I HAVE PRESENTED
TO THE CITY COMMISSION FOR RECORDATION IN THE MINUTES OF THEIR
MEETING ON THE ____ DAY OF _____, 2012, CERTIFIED BY
THE CITY ATTORNEY, ATTESTED BY THE CITY CLERK.

MELANIE PEAVY
DEVELOPMENT SERVICES DIRECTOR
CITY OF WILDWOOD

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT
IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____
20____ AT _____ FILE NUMBER _____
PLAT BOOK _____ PAGE _____

CLERK OF THE COURT IN AND
FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK _____ DEPUTY CLERK _____

PREPARED BY:

FRANCO
AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3125

ENGINEERS
SURVEYORS
PLANNERS
18 4709

CITY SURVEYOR'S CERTIFICATE

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY PER CHAPTER 177
BY THE UNDERSIGNED SURVEYOR AND MAPPER EMPLOYED BY THE
CITY OF WILDWOOD, AND HAS BEEN FOUND TO CONFORM TO SUCH
CHAPTER.

SIGNATURE _____ DATE _____

PRINT NAME _____ REGISTRATION NO. _____

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT, LEATHERMAN SUBDIVISION, WAS
PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE
PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE
PLACED ON THE 18 DAY OF April, 2012; I FURTHER CERTIFY THAT
THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4799

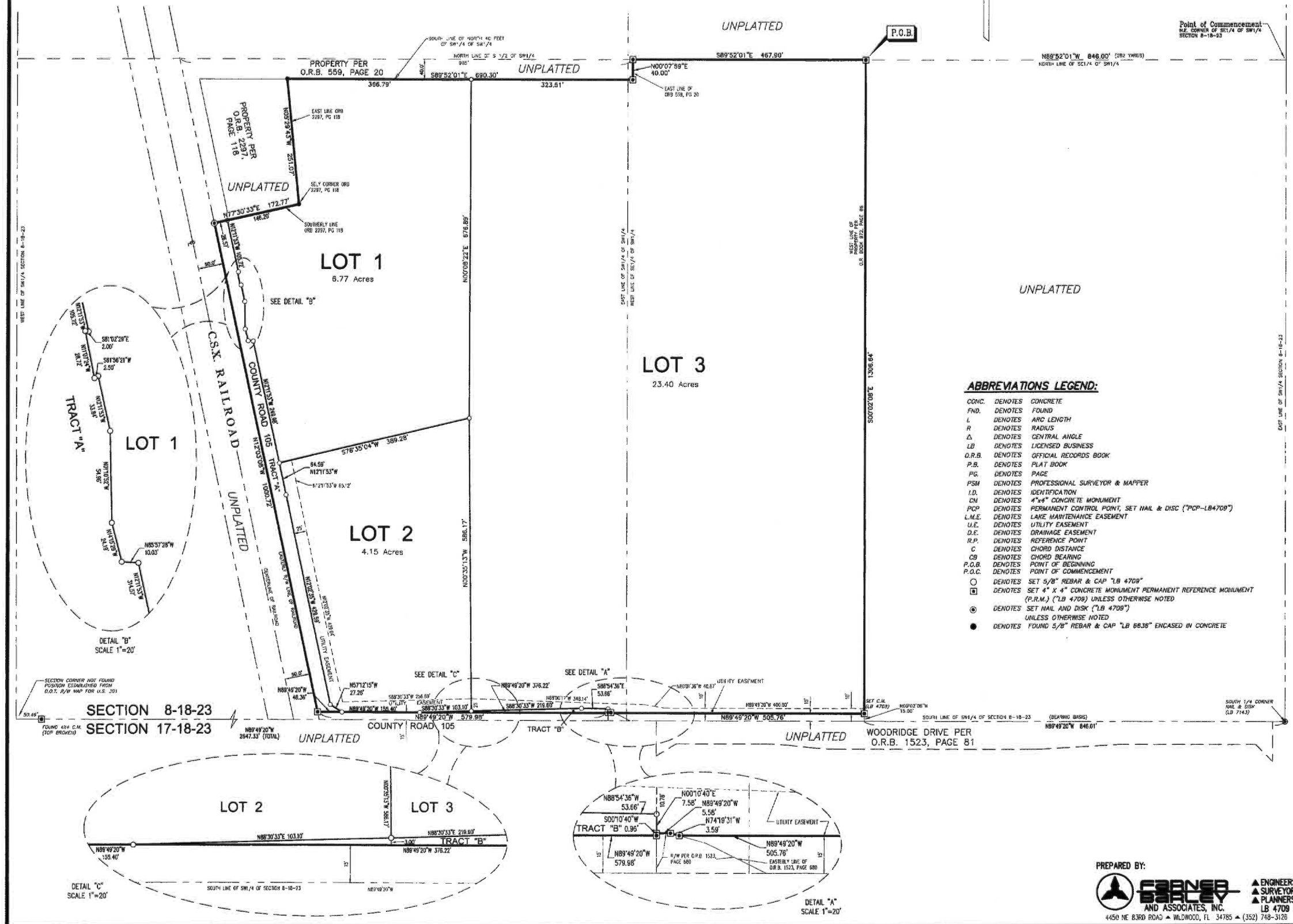
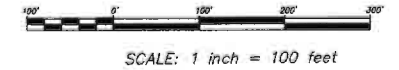
[Signature]
KAY L. JAMESON
REGISTRATION NO. 5912

4/19/12
DATE

SEAL

LEATHERMAN SUBDIVISION

BEING A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



ABBREVIATIONS LEGEND:

- CONC. DENOTES CONCRETE
- FND. DENOTES FOUND
- L DENOTES ARC LENGTH
- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- LB DENOTES LICENSED BUSINESS
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- PSM DENOTES PROFESSIONAL SURVEYOR & MAPPER
- I.D. DENOTES IDENTIFICATION
- CM DENOTES 4"x4" CONCRETE MONUMENT
- PCP DENOTES PERMANENT CONTROL POINT, SET NAIL & DISC ("PCP-LB4709")
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- R.P. DENOTES REFERENCE POINT
- C DENOTES CHORD DISTANCE
- CB DENOTES CHORD BEARING
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- DENOTES SET 5/8" REBAR & CAP "LB 4709"
- DENOTES SET 4" X 4" CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT (P.R.M.) ("LB 4709") UNLESS OTHERWISE NOTED
- ⊙ DENOTES SET NAIL AND DISK ("LB 4709") UNLESS OTHERWISE NOTED
- DENOTES FOUND 5/8" REBAR & CAP "LB 8838" ENCASED IN CONCRETE

DETAIL "B"
SCALE 1"=20'

SECTION CORNER NOT FOUND
POSITION ESTABLISHED FROM
D.O.T. P/W MAP FOR U.S. 301

SECTION 8-18-23
SECTION 17-18-23

DETAIL "C"
SCALE 1"=20'

DETAIL "A"
SCALE 1"=20'