

SUNDANCE EXTENSION EAST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

DESCRIPTION: Lots 256, 257, 258, and 259, of BEAUMONT PHASE I, according to the plat thereof, as recorded in Plat Book 18, Pages 13 through 13Q, inclusive, of the Public Records of Sumter County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of said BEAUMONT PHASE I, run thence along the Southern boundary thereof, N 89° 53' 02" W, a distance of 625.69 feet to a point on the Eastern right-of-way of PENROSE PLACE; thence along said Eastern right-of-way the following nine (9) courses: 1) Northwesterly, 30.27 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90° 00' 00" (chord bearing N 44° 23' 00" W, 35.38 feet); 2) N 0° 00' 00" E, a distance of 205.48 feet; 3) Northwesterly, 24.71 feet along the arc of a tangent curve to the right having a radius of 12.00 feet and a central angle of 56° 13' 58" (chord bearing N 28° 12' 54" E, 23.72 feet); 4) Northwesterly, 148.28 feet along the arc of a reverse curve to the left having a radius of 75.00 feet and a central angle of 137° 13' 58" (chord bearing N 00° 00' 00" E, 135.23 feet); 5) Northwesterly, 29.71 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 90° 00' 00" (chord bearing N 28° 12' 54" W, 33.72 feet); 6) N 0° 00' 00" E, a distance of 131.45 feet; 7) Northwesterly, 287.80 feet along the arc of a tangent curve to the right having a radius of 470.00 feet and a central angle of 35° 00' 00" (chord bearing N 17° 39' 20" E, 283.32 feet); 8) N 35° 11' 57" E, a distance of 53.04 feet; 9) Northwesterly, 21.13 feet along the arc of a tangent curve to the left having a radius of 418.00 feet and a central angle of 67° 54' 14" (chord bearing N 33° 44' 40" E, 21.13 feet) to the Southwest corner of TRACT "D-4" of said BEAUMONT PHASE I; thence along the Southern boundary of said TRACT "D-4", N 89° 53' 34" E, a distance of 513.99 feet to the Southeast corner thereof, said point also being on the Eastern boundary of said BEAUMONT PHASE I; thence along said Eastern boundary, S 00° 00' 00" E, a distance of 867.30 feet to the POINT OF BEGINNING.

Containing 12.453 acres, more or less.

NOTES

- 1) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES...
2) ALL DISTANCES SHOWN ARE IN FEET.
3) WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (NR), ALL OTHER LINES ARE RADIAL.
4) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
5) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
6) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
7) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS 27th DAY OF FEBRUARY, 2021.

ATTEST:

Melanie D. Peavy
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS 27th DAY OF FEBRUARY, 2021.

OSCARA SMITH
CITY CLERK
ED WELF
MAYOR

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 27th DAY OF FEBRUARY, 2021.

Ashley Hunt
CITY OF WILDWOOD, ATTORNEY
Melanie D. Peavy
DEVELOPMENT SERVICES DIRECTOR
Angela Heathley
PUBLIC WORKS DIRECTOR
Nancy Horn & Associates - Generalist, P.L.C.
CITY ENGINEER

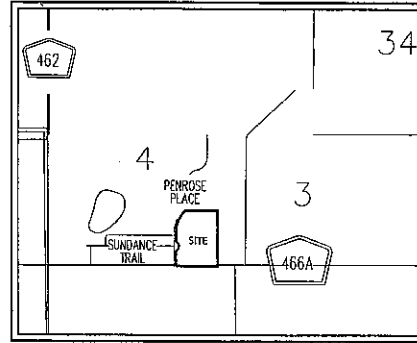
CERTIFICATE OF CIRCUIT COURT:
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON March 11, 2021, AT 11:31 A.M. FILE NUMBER 2021 LS 131245 PLAT BOOK 19 PAGE 13-13A

Melissa K. Worell
DEPUTY CLERK
SIGNATURE
DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE:
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE THE REPERCUSSION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.
Ronald W. Herr, P.L.S.
MADE SURVEYING, INC.
2/10/2021
2027
REGISTRATION NO.

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS PLAT OF BEAUMONT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THE PERMANENT REFERENCE MONUMENTS SHOWN HEREON WERE PLACED ON THE 2nd DAY OF FEBRUARY, 2021. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

GEOPoint SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7786)
213 HOBBS STREET
WALPA, FLORIDA 32089
David Alan Williams, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. L59423
2/10/2021



LOCATION MAP
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
1"=100'

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 27th DAY OF FEBRUARY, 2021.

LIBERTY BEAUMONT LLC
WITNESSES:
Nina Oshahr
Alyssa Oshahr
Rick Henrikson
Erika Brandenburg
BY:
JAMES P. HARVEY
AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMTER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 27th DAY OF FEBRUARY, 2021, BY JAMES P. HARVEY AS THE AUTHORIZED SIGNATORY OF LIBERTY BEAUMONT LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

CERTIFICATE OF ACCEPTANCE
STATE OF FLORIDA
COUNTY OF SUMTER
THE DEDICATIONS TO BEAUMONT COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN SUMTER COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 27th DAY OF FEBRUARY, 2021.

ATTEST:
By: [Signature]
ASSISTANT SECRETARY
By: [Signature]
JAMES P. HARVEY, CHAIRMAN

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.

DEDICATION AND GRANT OF EASEMENTS
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, KLP BEAUMONT COMMERCIAL LLC, KLP VILLAGES LLC, LIBERTY BEAUMONT LLC (THE OWNERS) HAVE CAUSED TO BE MADE THIS PLAT, SUNDANCE EXTENSION EAST, A REPLAT OF LAND HEREIN DESCRIBED AND FURTHER DEDICATES TRACT "A-3" TO THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT. THE UNDERSIGNED ALSO HEREBY GRANTS THE UTILITY EASEMENTS SHOWN ON THE PLAT TO THE CITY OF WILDWOOD AS NON-EXCLUSIVE EASEMENTS TO INSTALL, CONSTRUCT, OPERATE, SERVICE AND MAINTAIN WATER AND SANITARY SEWER UTILITIES. THE UNDERSIGNED DO ALSO HEREBY GRANT TO THE CITY OF WILDWOOD THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS EGRESS OVER AND ACROSS TRACT "A-3". THE UNDERSIGNED DO HEREBY RESERVE AND RETAIN OWNERSHIP OF ALL TRACTS, ALL LANDS, EASEMENTS NOT SPECIFICALLY DEDICATED ABOVE TO THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA OR THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT.

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 27th DAY OF FEBRUARY, 2021.

KLP BEAUMONT COMMERCIAL LLC
WITNESSES:
Tom E. Simpson
Matthew Alonso
BY:
JAMES P. HARVEY
AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMTER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 27th DAY OF FEBRUARY, 2021, BY JAMES P. HARVEY, AS THE AUTHORIZED SIGNATORY OF KLP BEAUMONT COMMERCIAL LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE
James P. Harvey
COMMISSION NO. 6629789
COMMISSION EXPIRES 07/27/24

CERTIFICATE OF OWNERSHIP
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 27th DAY OF FEBRUARY, 2021.

KLP VILLAGES LLC
WITNESSES:
Tom E. Simpson
Matthew Alonso
BY:
JAMES P. HARVEY
AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SUMTER
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME THIS 27th DAY OF FEBRUARY, 2021, BY JAMES P. HARVEY, AS THE AUTHORIZED SIGNATORY OF KLP VILLAGES LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

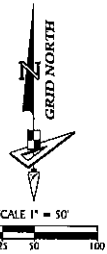
NOTARY PUBLIC SIGNATURE
James P. Harvey
COMMISSION NO. 6629789
COMMISSION EXPIRES 07/27/24

GeoPoint Surveying, Inc.
213 Hobbs Street
Walpa, Florida 32089
www.geo-pointsurveying.com
Phone: (904) 246-8888
Fax: (904) 248-2266
Licensed Business Number: LB 7786

SUNDANCE EXTENSION EAST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 13A
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, HAVING A GRID BEARING OF S 89°53'05" E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°53'05" E	33.00'
L2	N 00°08'55" E	25.00'

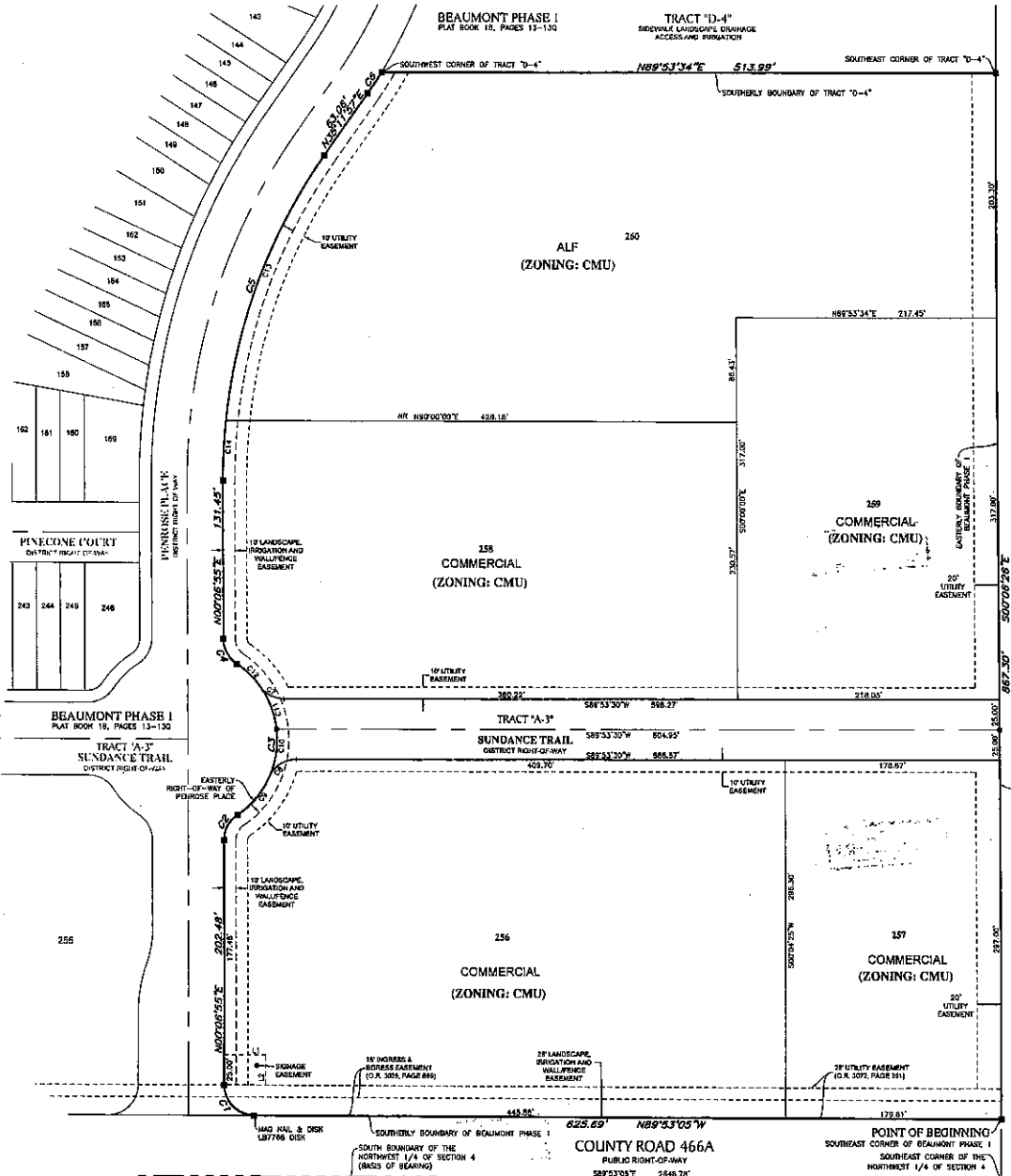
CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N 44°53'05" W
C2	25.00'	90°37'59"	24.71'	23.72'	N 28°25'24" E
C3	75.00'	113°15'58"	148.25'	125.27'	N 00°08'55" E
C4	25.00'	56°37'52"	24.71'	23.72'	N 28°12'05" W
C5	470.00'	350°03'03"	287.80'	283.32'	N 17°59'26" E
C6	418.00'	254°34'14"	21.13'	21.12'	N 33°44'40" E
C7	25.00'	54°18'14"	23.69'	22.82'	S 42°57'23" E
C8	33.00'	45°32'07"	26.93'	27.61'	S 57°11'57" W
C9	75.00'	32°14'30"	42.20'	41.88'	N 40°37'38" E
C10	75.00'	31°00'21"	40.59'	40.09'	N 09°00'13" E
C11	75.00'	29°16'18"	38.26'	37.84'	N 21°09'07" W
C12	75.00'	27°42'48"	37.11'	36.87'	N 46°00'40" W
C13	470.00'	28°52'24"	237.81'	235.28'	S 20°42'14" W
C14	470.00'	8°05'32"	49.98'	49.60'	S 03°09'43" W

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (OR 1/2 UTILITY EASEMENTS) ARE ASSUMED TO BE THE SAME DIMENSION AS EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (OR: 0" = 0.00', (OR: 7.8" = 7.80')

NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.081 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

LEGEND:
 ■ --- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, Unless Otherwise Noted.
 ● --- indicates (P.C.P.) Permanent Control Point LB7768, Unless Otherwise Noted.
 NR --- Non-Roaded
 O.R. --- Official Records Book



TRAILWINDS VILLAGE
REPLAT ONE
PLAT BOOK 17, PAGES 44-44H

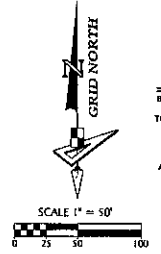
ZONING: CMU

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geoPointSurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2286
Licensed Surveyor Number: LB 7768

SUNDANCE EXTENSION WEST

BEING A REPLAT OF A PORTION OF BEAUMONT PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGES 13 THROUGH 13Q OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALL LYING IN SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, CITY OF WILWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK 19 PAGE 14A
SHEET 2 OF 2 SHEETS



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, HAYWARD & GRID BEARING OF S 87°32'05" E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

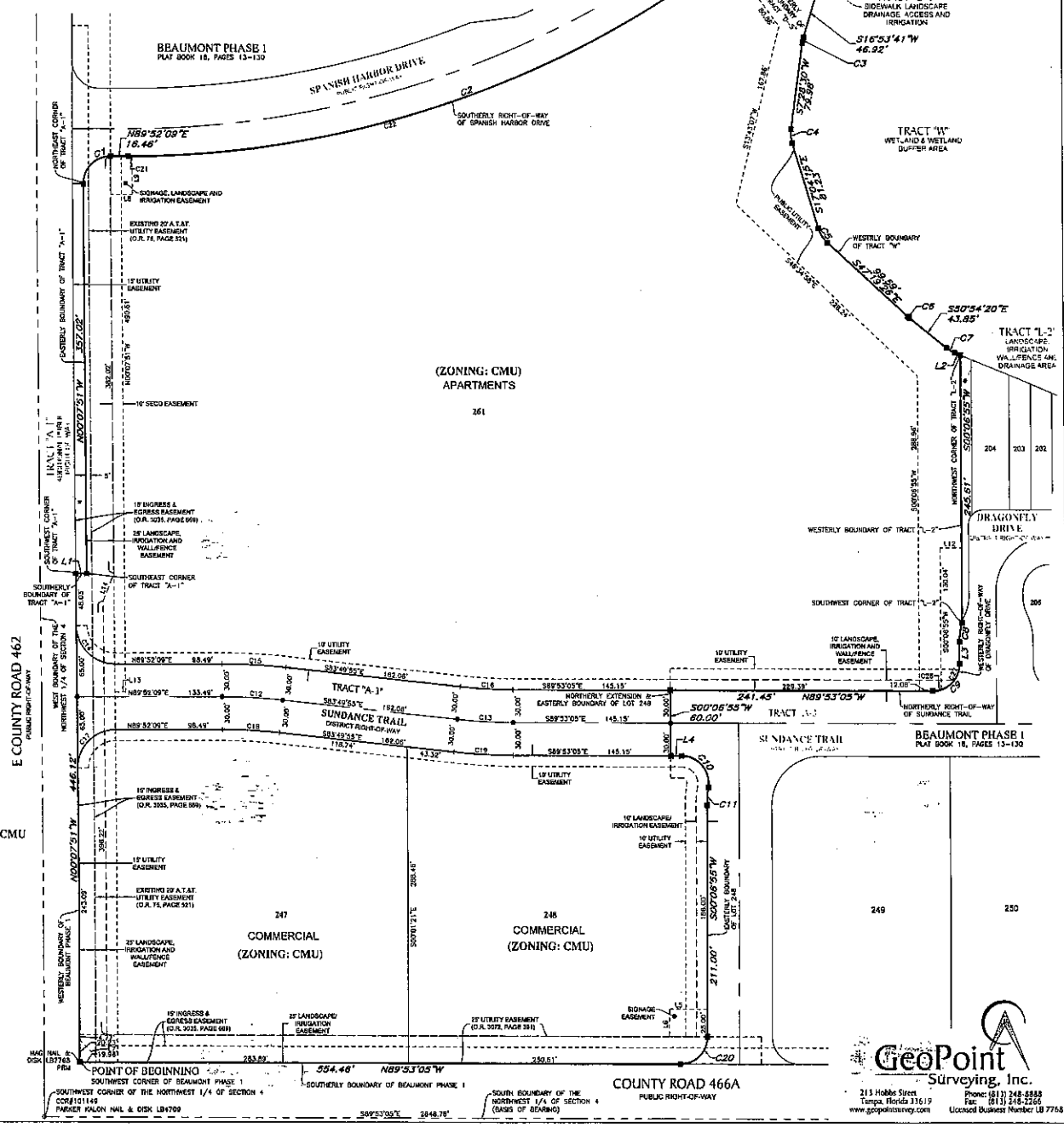
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	39.27'	35.36'	N 44°52'05" E
C2	128.00'	30°45'00"	642.00'	628.50'	N 69°38'00" E
C3	30.00'	92°11'11"	4.93'	4.93'	S 12°11'08" W
C4	30.00'	24°32'48"	12.89'	12.75'	S 04°47'52" E
C5	30.00'	30°18'11"	15.84'	15.68'	S 32°11'51" E
C6	30.00'	234°54'41"	1.88'	1.87'	S 49°08'53" E
C7	30.00'	170°27'28"	8.93'	8.80'	S 59°28'03" E
C8	83.00'	16°04'07"	17.87'	17.81'	S 02°06'58" W
C9	28.00'	92°00'00"	39.27'	35.36'	S 45°06'55" W
C10	25.00'	98°51'00"	43.13'	37.98'	S 47°22'58" E
C11	128.00'	85°15'00"	16.22'	16.20'	S 04°32'24" W
C12	512.00'	81°27'58"	56.29'	56.28'	N 82°58'53" W
C13	488.00'	82°02'10"	51.55'	51.53'	S 88°51'39" E
C14	35.00'	90°00'00"	34.98'	48.50'	S 47°07'31" E
C15	542.00'	81°27'58"	38.58'	38.58'	S 82°58'53" E
C16	458.00'	82°02'10"	48.38'	48.38'	S 88°51'39" E
C17	38.00'	90°00'00"	54.88'	68.50'	S 44°32'00" W
C18	488.00'	81°27'58"	52.89'	52.88'	N 82°58'53" W
C19	518.00'	80°03'10"	34.72'	34.70'	N 80°13'00" W
C20	28.00'	90°00'00"	39.27'	35.36'	S 45°06'55" W
C21	925.00'	0°13'01"	3.90'	3.86'	N 89°43'38" E
C22	925.00'	0°13'01"	589.73'	579.79'	N 71°23'16" E
C23	925.00'	0°13'01"	5.00'	5.00'	N 22°33'30" E
C24	925.00'	2°18'03"	37.15'	37.14'	N 51°18'11" E
C25	23.00'	18°31'12"	8.98'	8.95'	N 80°51'17" E
C26	23.00'	18°31'12"	8.98'	8.95'	N 80°51'17" E
C27	23.00'	71°28'49"	31.19'	28.21'	N 39°51'17" E
C28	925.00'	0°24'38"	6.83'	6.82'	N 22°33'30" E

NO.	BEARING	LENGTH
L1	N 89°52'09" E	10.00'
L2	S 87°37'46" E	5.53'
L3	S 00°06'55" W	20.00'
L4	S 89°53'05" E	10.00'
L5	N 89°53'05" W	35.00'
L6	N 00°06'55" E	25.00'
L7	N 44°27'48" W	28.48'
L8	N 89°52'09" E	20.09'
L9	S 00°20'52" E	35.00'
L10	N 51°00'35" E	35.83'
L11	S 38°59'25" E	40.27'
L12	N 89°53'05" W	19.52'
L13	S 89°52'09" W	10.00'
L14	N 21°40'14" E	26.93'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 3' UTILITY EASEMENT) ARE ASSIGNED TO BE THE DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 3" = 3.00" (IE: 7.6" = 7.50")

NOTE: A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LETTERS WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

LEGEND:
 ■ Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument L87786, Unless Otherwise Noted.
 ● Indicates (P.C.P.) Permanent Control Point L87789
 NR --- Non-Record
 O.R. --- Official Record Book



GeoPoint
Surveying, Inc.
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