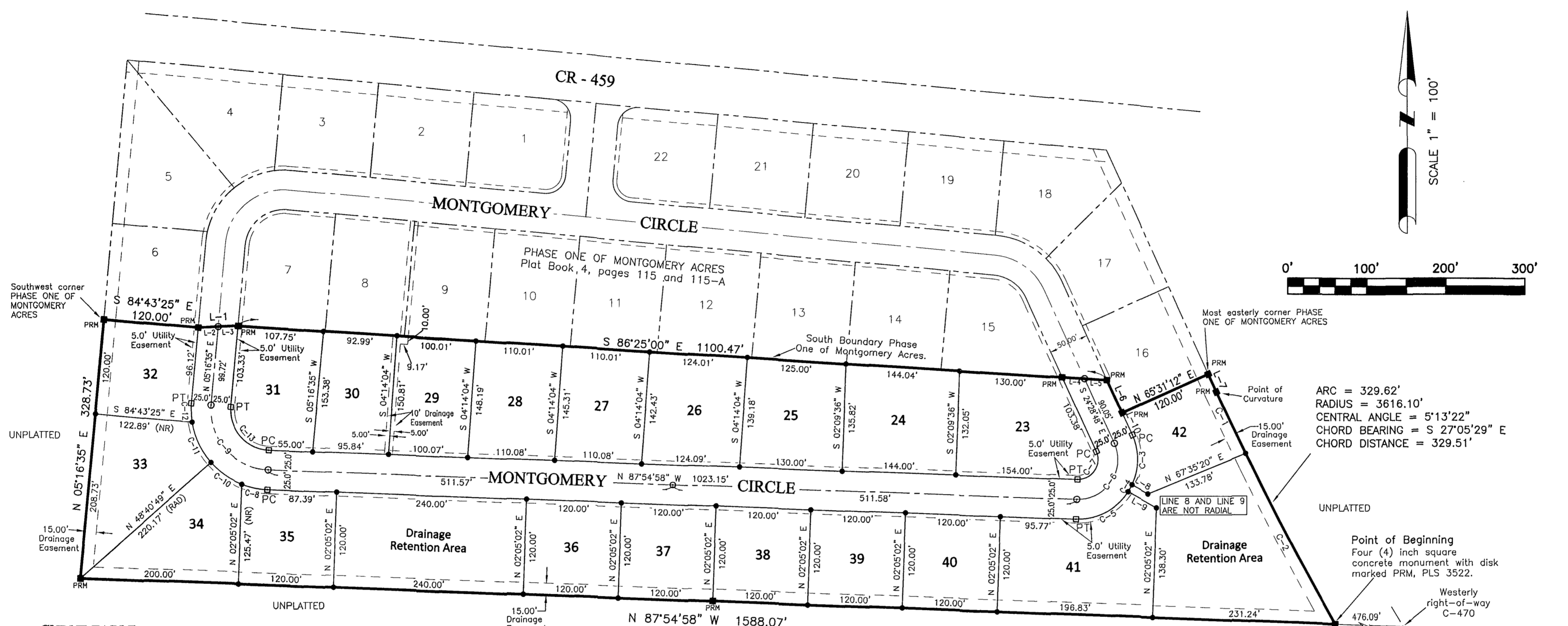


MONTGOMERY ACRES, PHASE TWO

A SUBDIVISION IN SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA

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.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, TOGETHER WITH THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1	86.51'	3616.10'	1°22'14"	S 25°09'55" E	86.51'
C-2	243.12'	3616.10'	3°51'08"	S 27°46'36" E	243.07'
C-3	64.88'	75.00'	49°33'49"	S 00°18'07" W	62.87'
C-4	10.01'	75.00'	7°38'42"	S 28°54'22" W	10.00'
C-5	77.70'	75.00'	59°21'19"	S 62°24'23" W	74.27'
C-6	101.72'	50.00'	116°33'50"	S 33°48'07" W	85.06'
C-7	50.86'	25.00'	116°33'50"	S 33°48'07" W	42.53'
C-8	33.22'	100.00'	19°02'04"	S 78°23'56" E	33.07'
C-9	121.99'	75.00'	93°11'33"	N 41°19'11" W	108.98'
C-10	48.10'	100.00'	27°33'42"	N 55°06'03" W	47.64'
C-11	57.21'	100.00'	32°46'44"	N 24°55'49" W	56.43'
C-12	24.12'	100.00'	13°49'02"	N 01°37'56" W	24.06'
C-13	81.33'	50.00'	93°11'33"	N 41°19'11" W	72.85'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 87°03'56" E	50.52'
L-2	N 87°03'56" E	25.26'
L-3	N 87°03'56" E	25.26'
L-4	S 86°25'00" E	28.33'
L-5	S 86°25'00" E	28.33'
L-6	S 24°28'48" E	45.70'
L-7	S 24°28'48" E	24.87'
L-8	N 61°05'38" W	22.96'
L-9	S 61°05'38" E	40.94'
L-10	N 24°28'48" W	31.02'

DESCRIPTION AS FURNISHED:

THAT PART OF THE SOUTH 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN N89°39'13"W, ALONG THE SOUTH BOUNDARY OF SAID SECTION 5, A DISTANCE OF 55.38 FEET, TO THE WESTERLY RIGHT-OF-WAY OF C-470; THENCE N30°56'48"W, ALONG SAID WESTERLY RIGHT-OF-WAY, 909.84 FEET; THENCE N87°54'58"W, A DISTANCE OF 476.09 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM SAID POINT OF BEGINNING, CONTINUE N87°54'58"W, A DISTANCE OF 1588.07 FEET; THENCE N05°16'35"E, A DISTANCE OF 328.73 FEET, TO THE SOUTHWEST CORNER OF PHASE ONE OF MONTGOMERY ACRES, AS RECORDED IN PLAT BOOK 4, PAGE 115 AND 115A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID PHASE ONE OF MONTGOMERY ACRES THE FOLLOWING COURSES: S84°43'25"E, A DISTANCE OF 120.00 FEET; THENCE N87°03'56"E, A DISTANCE OF 50.52 FEET; THENCE S86°25'00"E, A DISTANCE OF 1100.47 FEET; THENCE S24°28'48"E, A DISTANCE OF 45.70 FEET; THENCE N65°31'12"E, A DISTANCE OF 120.00 FEET, TO THE MOST EASTERLY CORNER OF SAID PHASE ONE OF MONTGOMERY ACRES; THENCE LEAVING SAID SOUTHERLY BOUNDARY, RUN S24°28'48"E, A DISTANCE OF 24.87 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3616.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°13'22", A DISTANCE OF 329.62 FEET, TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

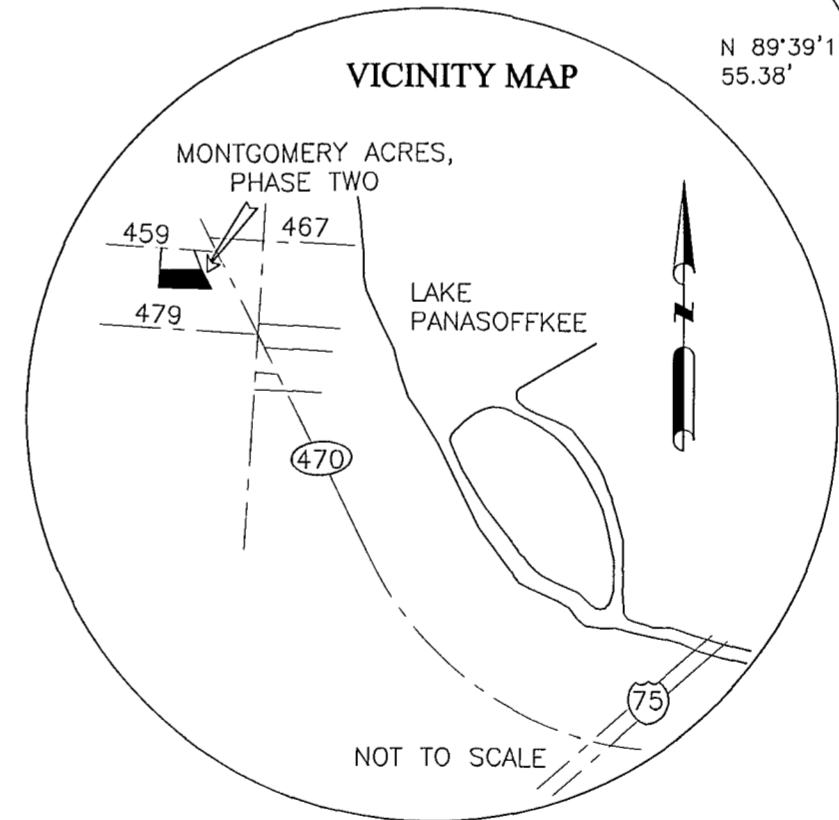
AREA DESCRIBED CONTAINS 10.82 ACRES, MORE OR LESS.

LEGEND:

- FOUR (4) INCH SQUARE CONCRETE MONUMENT WITH SPIKE OR NAIL AND DISK STAMPED: PRM LS #3522
 - FOUR (4) INCH SQUARE CONCRETE MONUMENT WITH SPIKE OR NAIL AND DISK STAMPED: PCP LS #3522
 - NAIL AND DISK OR 5/8" REBAR WITH CAP STAMPED: PCP LS #3522
 - 5/8 INCH REBAR WITH CAP STAMPED: OWENS PSM #3522, ON LOT CORNERS.
- PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PPM = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
RAD = RADIAL
NR = NOT RADIAL
- ALL LOT CORNERS ARE MARKED WITH A 5/8" REBAR WITH CAP STAMPED OWENS PSM, 3522, UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH BOUNDARY OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, AS BEING N 89°39'13" W.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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) CURVILINEAR LOT LINES ARE RADIAL (R), UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- 5) LOT CORNERS ARE SET.
- 6) ALL PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- 7) PERMANENT CONTROL POINTS (PCP) HAVE BEEN SET.
- 8) MONTGOMERY CIRCLE IS A PRIVATE ROAD THAT WILL BE OWNED AND MAINTAINED BY OWNER.
- 9) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- 10) LOT 1 THROUGH 22, INCLUSIVE, HAVE BEEN INTENTIONALLY OMITTED FROM THIS PLAT AND ARE A PART OF MONTGOMERY ACRES, PHASE ONE.
- 11) LANDS SHOWN HERON LIE IN FLOOD ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD PLANE) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12119C0119D AND PANEL NUMBER 12119C0138D EFFECTIVE DATE: 09/27/2013.
- 12) CUL-DE-SAC "A" AND "B" SHOWN ON PHASE ONE OF MONTGOMERY ACRES WERE TEMPORARY. THOSE CUL-DE-SACS WILL BE ABANDONED UPON COMPLETION OF FUTURE MONTGOMERY ACRES, PHASE TWO.



DEDICATION
OF
MONTGOMERY ACRES, PHASE TWO

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN AND KNOWN AS MONTGOMERY ACRES, PHASE TWO, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED AND DEDICATE THE ROAD AND EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC. SUMTER COUNTY INCURS NO RESPONSIBILITY FOR THE MAINTENANCE OR IMPROVEMENT OF THE ROAD SHOWN HEREON. IN WITNESS WHEREOF, THE UNDERSIGNED PERSON HEREUNTO SETS HIS HAND AND SEAL ON 05/25/2021.

WITNESSES:
Marlanea Cornett SIGNATURE
Lois E. Owens SIGNATURE
OWNER:
Terry Dickerson SIGNATURE
Lois E. Owens PRINT NAME

STATE OF FLORIDA
COUNTY OF SUMTER
THIS IS TO CERTIFY, THAT ON 05/25/2021 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED, TERRY DICKERSON, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DEDICATION AND FREELY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:
DATE: 05-25-2021 SIGNATURE Lois E. Owens
PRINT NAME Lois E. Owens

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 July 13, 2021, AT 11:50 AM
FILE NUMBER 20210038884
PLAT BOOK 19, PAGE 37
CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA
Melissa Kwoarell SIGNATURE
PRINT NAME
DEPUTY CLERK

CERTIFICATE OF PLANNING AND
DEVELOPMENT DIRECTOR

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.
THIS IS TO CERTIFY THAT ON JULY 13, 2021, THE PLANNING AND DEVELOPMENT DIRECTOR APPROVED THE FOREGOING PLAT.
Bradley Arnold SIGNATURE
PRINT NAME
PLANNING AND DEVELOPMENT DIRECTOR

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON MARCH 11, 2021, HE COMPLETED THE SURVEY OF THE LANDS DESCRIBED ON THIS PLAT; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
Billy Earl Owens SIGNATURE
DATE 05/25/2021
FLORIDA REGISTRATION NO. 3522
38 CR 494 LAKE PANASOFFKEE, FL 33538

CERTIFICATE OF APPROVAL
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON JULY 13, 2021, THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID MEETING.
Garry Breeden SIGNATURE
CHAIRMAN OF THE BOARD
Caroline Altezimawi SIGNATURE
CLERK OF THE BOARD

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT ON 07/08/21, 2021, I PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENT OF THAT CHAPTER; PROVIDED HOWEVER, MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.
Ronald W. Herr SIGNATURE
DATE 07/08/21
REGISTRATION NO. PSM 4907