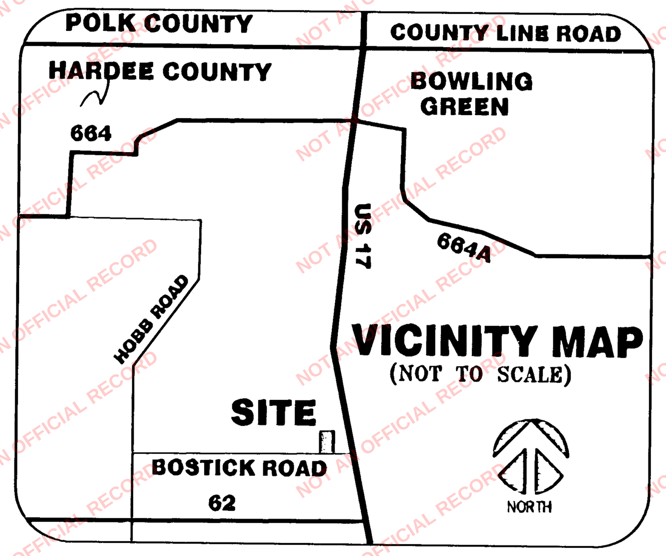
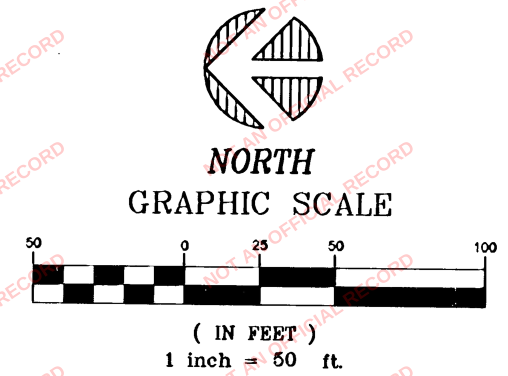




THIS COMMUNITY IS INTENDED AS AN ADULT R.V. PARK

WAGON WHEEL ADULT R.V. PARK

A SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA

Plat Bar B-49
Page 3
Sheet 1 of 1

LEGAL DESCRIPTION:

E 1/2 of SW 1/4 of SE 1/4 of Section 17, Township 33 South, Range 25 East, Hardee County, Florida, LESS right of way of Bostick Road

LESS AND EXCEPT

Begin at the southwest corner of said E 1/2 of SW 1/4 of SE 1/4; thence N 00°16'45" W along the east line of said E 1/2 a distance of 182.33 feet; thence N 89°41'15" E a distance of 136.58 feet; thence S 00°18'45" E a distance of 182.17 feet to the south line of said E 1/2; thence S 89°31'00" W along said south line a distance of 136.69 feet to the Point of Beginning.

SURVEYOR'S NOTES:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, NAD 83 (1999) adjustment with a bearing of S 89°37'11" W along the south line of the E 1/2 of the SW 1/4 of the SE 1/4 of Section 17, Township 33 South, Range 25 East held as reference.

2.) Property is located in flood zone "X – area outside of 500 year flood plain" according to FEMA Flood Insurance Rate Map for Hardee County #12049C0180 C, with an effective date of May 4, 1988.

3.) In addition to the existing easements shown hereon, there is an easement for telephone utilities per Official Records Book 335, page 434 and an easement for electric utilities per Official Records Book 342, page 290, both affecting the platted property. The specific location of the easements cannot be determined from the record documents. This plat considers all of the platted property to be affected by the record utility easements. This plat also grants an easement to all utility providers over the platted property for the purpose of installing and maintaining their respective utility services.

4.) 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.

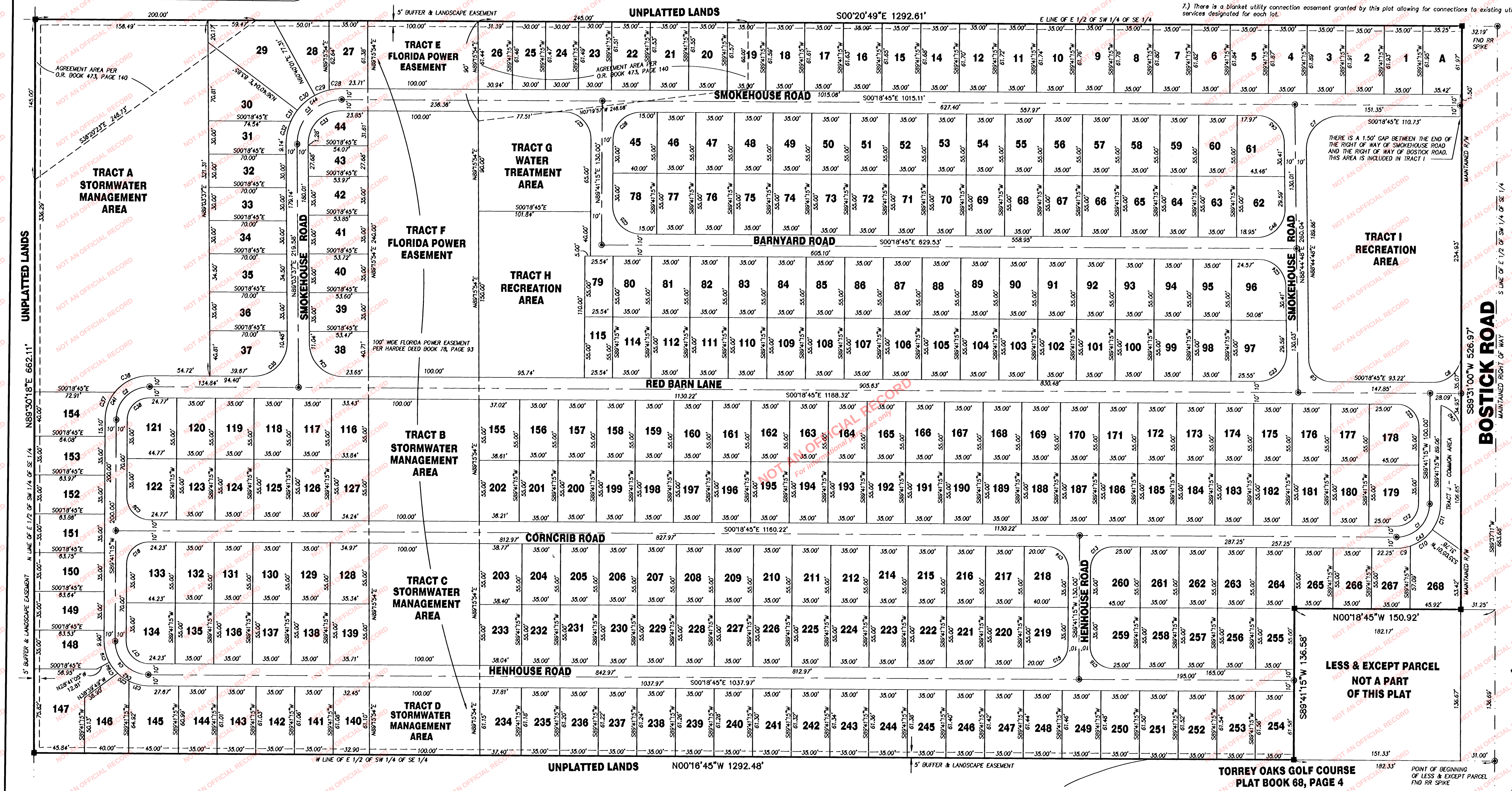
5.) The right of way widths are 10.00' on each side of the centerline but are shown rounded to the nearest foot for clarity.

6.) This is a subdivision of an existing RV Park. The lot numbering shown hereon is based on existing RV space numbers as provided to Pickett & Associates, Inc. by the owner. There are no lots ending in "13" based on this provided information. This numbering scheme was honored in order to stay consistent with existing addressing.

7.) There is a blanket utility connection easement granted by this plat allowing for connections to existing utility services designated for each lot.

LEGEND:

- ■ SET 4"x4" CONCRETE MONUMENT & DISK STAMPED "PICKETT & ASSOCIATES PRM LB 364"
- ◉ SET PK NAIL & DISK STAMPED "PICKETT & ASSOCIATES PCP LB 364"
- FND FOUND
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- RR RAILROAD
- O.R. OFFICIAL RECORDS



CURVE TABLE:

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	47.12	30.00	42.43'	S45°18'45"E	30.00
C2	47.12	30.00	42.43'	N45°18'45"W	30.00
C3	63.27	40.00	56.88'	N45°37'34"W	40.44
C4	47.12	30.00	42.43'	S44°41'15"W	30.00
C6	39.34	25.00	35.41'	S45°23'53"E	25.07
C7	47.62	30.00	42.77'	N45°46'59"W	30.50
C8	31.09	20.00	28.05'	S44°13'01"W	19.67
C9	12.98	40.00	12.92'	S09°36'20"E	6.55
C10	25.15	40.00	24.73'	S36°54'27"E	13.00
C11	24.71	40.00	24.32'	S72°36'52"E	12.76
C12	31.42	20.00	28.28'	S45°18'45"E	20.00
C13	31.42	20.00	28.28'	N45°18'45"W	20.00
C14	31.42	20.00	28.28'	N44°41'15"E	20.00
C15	31.42	20.00	28.28'	S45°18'45"E	20.00
C16	31.42	20.00	28.28'	S44°41'15"W	20.00
C17	31.42	20.00	28.28'	S44°41'15"W	20.00
C18	31.42	20.00	28.28'	N45°18'45"W	20.00
C19	19.81	40.00	19.61'	S75°30'05"W	10.11
C19a	12.55	40.00	12.50'	S52°19'33"W	6.33
C20	12.55	40.00	12.50'	S34°20'52"W	6.33
C21	17.92	40.00	17.77'	S12°31'23"W	9.11
C22	31.42	20.00	28.28'	N44°41'15"E	20.00
C23	39.68	25.00	35.64'	S45°46'59"E	25.41
C24	38.86	25.00	35.08'	N44°13'01"E	24.59
C25	39.27	25.00	35.36'	S44°41'15"W	25.00
C26	39.27	25.00	35.36'	N45°18'45"W	25.00
C27	39.27	25.00	35.36'	N44°41'15"E	25.00
C28	11.38	50.00	11.36'	N06°50'04"W	5.72
C29	13.94	50.00	13.90'	N21°20'41"W	7.02
C30	20.94	50.00	20.79'	N41°19'57"W	10.63
C31	11.36	50.00	11.33'	N59°50'22"W	5.70
C32	21.46	50.00	21.30'	N78°38'36"W	10.90
C33	47.45	30.00	42.66'	N45°37'34"W	30.33
C34	46.80	30.00	42.19'	S44°22'26"W	29.87
C35	47.45	30.00	42.66'	S45°37'34"E	30.33
C36	35.95	40.00	34.75'	N26°03'33"W	19.29
C37	26.88	40.00	26.38'	N71°03'33"W	13.97
C38	31.42	20.00	28.28'	N45°18'45"W	20.00
C39	31.42	20.00	28.28'	S44°41'15"W	20.00
C40	32.30	25.00	30.10'	N52°29'59"E	18.85
C41	62.83	40.00	56.57'	N45°18'45"W	40.00
C42	62.83	40.00	56.57'	S44°41'15"W	40.00
C43	62.83	40.00	56.57'	S45°18'45"E	40.00
C44	79.09	50.00	71.10'	N45°37'34"W	50.55
C45	38.86	25.00	35.08'	N44°13'01"E	24.59
C46	39.68	25.00	35.64'	S45°46'59"E	25.41

03-26-07P02:04 RCVD

PLANNING and DEVELOPMENT ~~BUILDING AND ZONING~~

[signature] 3/7/07

PLANNING and Development Director ~~Zoning Official.~~

APPROVALS:
STATE OF FLORIDA
COUNTY OF HARDEE

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved by the Board Of County Commissioners of Hardee County, Florida this 15th day of February, 2007, A.D.

BOARD OF COUNTY COMMISSIONERS

Bobby Ray Smith 03/12/07 — Chairman of the Board of County Commissioners

Attest B. Hugh Bradley 3/26/2007 — Clerk of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

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 26 day of MARCH, 2007, A.D.

B. Hugh Bradley — Clerk of the Circuit Court

CLERK CIRCUIT COURT · SUUM CUIQUE · HARDEE COUNTY, FLORIDA

MORTGAGEE
STATE OF FLORIDA
COUNTY OF HARDEE

KNOW ALL MEN BY THESE PRESENTS that Wauchula State Bank, as mortgagee of the lands shown hereon does hereby consent to and join with the owner's dedication as stated hereon.

By: Robert E. Hanchey
Print name: ROBERT E. HANCHEY
Title: PRESIDENT

Sue A. Altman — Witness Signature
Sue A. Altman — Witness Printed Name
John M. Clyatt — Witness Signature
John M. Clyatt — Witness Printed Name

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF HARDEE

I HEREBY CERTIFY that the foregoing instrument was sworn and subscribed before me this 23rd day of February, 2007, by Robert E. Hanchey (Title) President of Wauchula State Bank, mortgagee of the hereon described property, known to me ✓; or has produced a valid form of identification ____ and executed the foregoing instrument and acknowledge that they executed the same freely and voluntarily.

In witness thereof I have hereunto set my hand and Notarial seal this 23rd day of February, 2007 A.D.

Cecilia Lee Hawthorne — NOTARY PUBLIC, STATE OF FLORIDA
Cecilia Lee Hawthorne — Print Name
My commission expires: 11.20.2007

CECILIA LEE HAWTHORNE · MY COMMISSION # DD 233827 · EXPIRES: November 20, 2007

DEDICATION
STATE OF FLORIDA
COUNTY OF HARDEE

KNOW ALL MEN BY THESE PRESENTS that George H. McNary & Norma M. McNary, husband & wife and owner of the hereon described lands, does hereby cause this plat of WAGON WHEEL ADULT R.V. PARK to be made and does hereby dedicate said lands and plat for the uses and purposes hereon expressed.

George H. McNary
Owner: George H. McNary

John M. Clyatt — Witness Signature
John M. Clyatt — Witness Printed Name
Muriel Bell — Witness Signature
Muriel Bell — Witness Printed Name

Norma M. McNary
Owner: Norma M. McNary

John M. Clyatt — Witness Signature
John M. Clyatt — Witness Printed Name
Muriel Bell — Witness Signature
Muriel Bell — Witness Printed Name

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF HARDEE

I HEREBY CERTIFY that the foregoing instrument was sworn and subscribed before me this 23 day of February, 2007, by George H. McNary and Norma M. McNary, husband and wife and owners of the hereon described property, known to me ✓, or has produced a valid form of identification ____ 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 23 day of February, 2007 A.D.

Alice Moore — NOTARY PUBLIC, STATE OF FLORIDA
Alice Moore — Print Name
My commission expires: 5-1-07

Alice Moore · My Commission DD194560 · Expires May 01, 2007

Inst:2007003011 Date:03/26/2007 Time:14:54
LB DC,B. Hugh Bradley,Hardee County B:722 P:1041

CERTIFICATE OF SURVEYOR
STATE OF FLORIDA
COUNTY OF HARDEE

I hereby certify that this plat is a true and correct representation of the lands as surveyed under my responsible direction and supervision and that the survey data complies with all of the requirements of Chapter 177, Florida Statutes and that permanent reference monuments and permanent control points have been set in accordance with the requirements of said Chapter 177.

Date: 2.20.07

John M. Clyatt, PSM Florida Registration No. 4092
Pickett & Associates, Inc. Florida Registration No. LB 364

PICKETT
SURVEYING & PHOTOGRAMMETRY
PICKETT & ASSOCIATES, INC.
475 S. FIRST AVENUE
BARTOW, FL 33830
LICENSED BUSINESS NUMBER LB364
PHONE (863)-533-9095
FAX (863)-534-1464

14552-1 PLAT (02/20/07)

NOT AN OFFICIAL RECORD
For informational purposes only