

RACETRAC/HUGGETTS

A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, CITY OF LABELLE, HENDRY COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

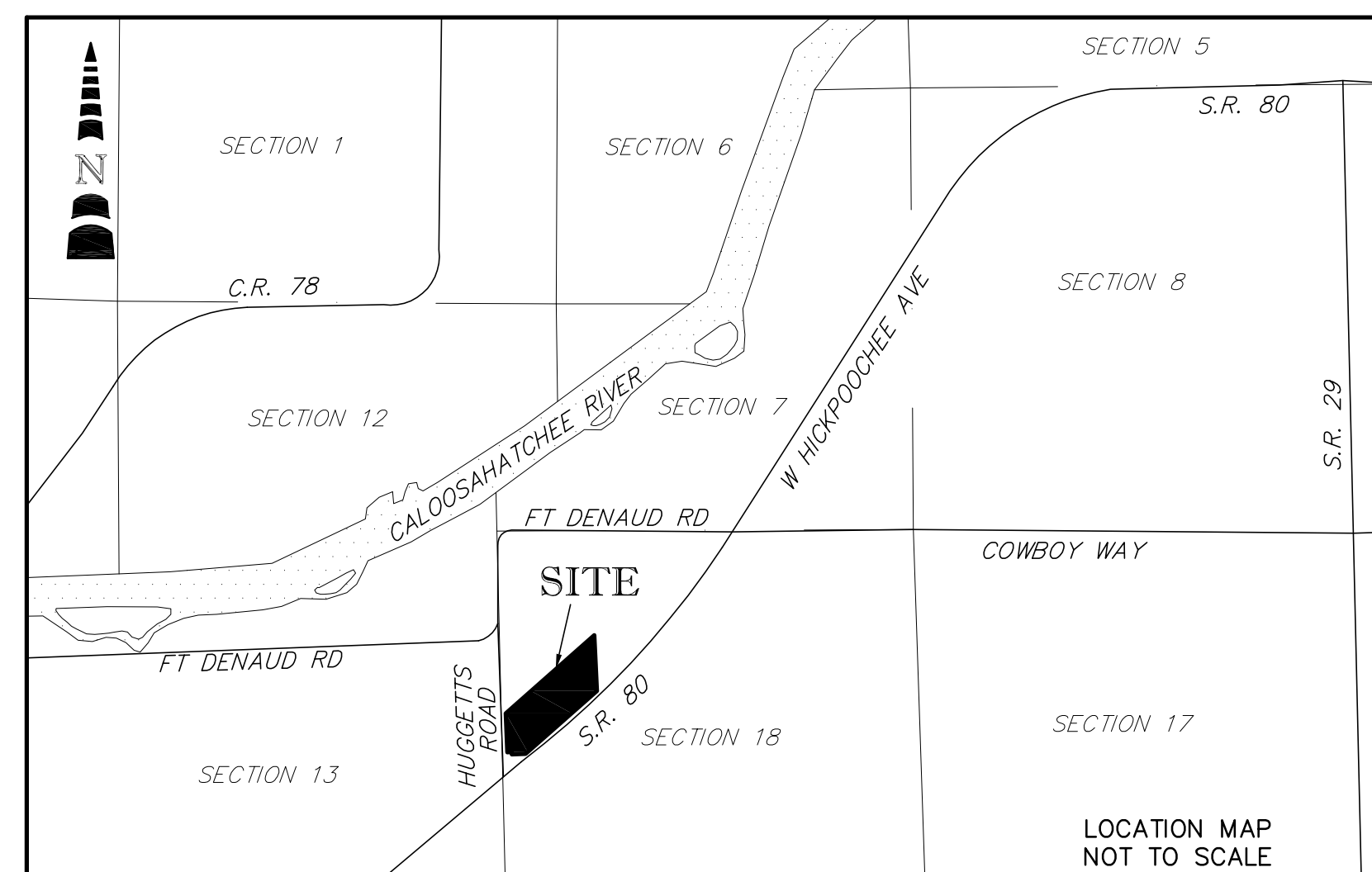


LAND SURVEYORS-PLANNERS
LB# 7071
10970 S. CLEVELAND AVENUE
SUITE 605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF HENDRY, BEING A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST ALSO BEING THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 675, PAGE 1232 (PARENT TRACT), LESS AND EXCEPT OFFICIAL RECORDS BOOK 980, PAGE 606 AND OFFICIAL RECORDS BOOK 1006, PAGE 364, ALL OF THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, ALSO BEING THE SOUTHWEST CORNER OF PARKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 3, PAGE 23, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE S.00°57'57"E., ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 980, PAGE 606 AND EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 541.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 80, A VARIABLE WIDTH RIGHT OF WAY; THENCE S.50°19'03"W., ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 980, PAGE 606 AND SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 359.27 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.50°19'03"W., ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 874.94 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE N.89°45'38"W., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 127.19 FEET; THENCE N.00°35'24"W. FOR A DISTANCE OF 20.00 FEET; THENCE N.89°45'38"W. FOR A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY OF HUGGETTS ROAD (35 FEET FROM CENTERLINE); THENCE N.00°35'24"W., ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 358.12 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1006, PAGE 364 OF SAID PUBLIC RECORDS OF HENDRY COUNTY; THENCE N.50°18'08"E., ALONG SAID SOUTH LINE, FOR A DISTANCE OF 1086.23 FEET; THENCE S.00°57'57"E. FOR A DISTANCE OF 514.00 FEET TO THE POINT OF BEGINNING.



NOTICE: ALL STREETS OR ROADS DESIGNATED AS PRIVATE ROADWAYS ARE HEREBY SPECIFICALLY FOR THE USE OF THE PROPERTY OWNERS, AND IN NO CIRCUMSTANCE CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC, THE COUNTY OF HENDRY OR THE CITY OF LABELLE; IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OF HENDRY OR THE CITY OF LABELLE TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.

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:

KNOW ALL MEN BY THESE PRESENTS THAT SR80 LABELLE, LLC A FLORIDA LIMITED LIABILITY COMPANY AND RACETRAC, INC A GEORGIA CORPORATION, THE OWNERS OF THE HEREON DESCRIBED LANDS HAVE CAUSED THIS PLAT OF RACETRAC/HUGGETTS, A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENDRY COUNTY FLORIDA, TO BE MADE, AND DO HEREBY DEDICATE THE FOLLOWING:

1) DEDICATES TO THE RACETRAC/HUGGETTS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT:

ALL ACCESS EASEMENTS (A.E.'S) AND DRAINAGE EASEMENTS (D.E.'S), WITH RESPONSIBILITY FOR MAINTENANCE.

2) DEDICATES TO HENDRY COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ITS SUCCESSORS AND ASSIGNS:

A NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL ACCESS EASEMENTS (A.E.'S) FOR THE PURPOSES OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, THE OWNER HAVE CAUSED THIS PLAT TO BE MADE AND EXECUTED THIS _____ DAY OF _____, 2024.

SR80 LABELLE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS 1

PRINT NAME

BY:

WITNESS 2

PRINT NAME:

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS _____ OF SR80 LABELLE, LLC, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: _____

MY COMMISSION EXPIRES:

SEAL

IN WITNESS WHEREOF, THE OWNER HAVE CAUSED THIS PLAT TO BE MADE AND EXECUTED THIS _____ DAY OF _____, 2024.

RACETRAC, INC
A GEORGIA CORPORATION

WITNESS 1

PRINT NAME

BY:

WITNESS 2

PRINT NAME:

PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____, AS _____ OF RACETRAC, INC, ON BEHALF OF THE COMPANY, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: _____

MY COMMISSION EXPIRES:

SEAL

SURVEYORS NOTES:

- ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENTS (P.R.M.) ARE SET 5/8" IRON RODS WITH CAP STAMPED "PRM LB 7071".
- RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE LINE OF STATE ROAD No. 80 AS BEING S.50°19'03"W.
- UNLESS NOTED, ALL LOT LINES ARE RADIAL.

CITY OF LABELLE PLAT APPROVAL:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE COMMISSIONERS OF THE CITY OF LABELLE, HENDRY COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

HONORABLE JULIE C. WILKINS, MAYOR

HONORABLE JACKIE RATICA,
TAX COLLECTOR COMMISSIONER

HONORABLE DANIEL AKIN,
TAX ASSESSOR COMMISSIONER

HONORABLE HUGO VARGAS,
CLERK COMMISSIONER

HONORABLE BOBBIE SPRATT,
TREASURER COMMISSIONER

DEREK ROONEY,
CITY ATTORNEY

CLERK'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS AND STATUTES OF HENDRY COUNTY, FLORIDA PERTAINING TO MAPS AND PLATS AND THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____, 2024, AND DULY RECORDED AS PLAT BOOK _____, PAGE _____ IN THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

KIMBERLY BARRINEAU
CLERK OF THE CIRCUIT COURT IN
AND FOR HENDRY COUNTY, FLORIDA

APPROVAL:

HAVING REVIEWED THIS SUBDIVISION PLAT WITH THE LOCAL PLANNING AGENCY AT A MEETING THIS _____ DAY OF _____, 2024. I FIND IT IS CONSISTANT WITH COMPREHENSIVE PLAN OF THE CITY OF LABELLE, FLORIDA

JULIE C. WILKINS
CHAIRMAN, LOCAL PLANNING AGENCY

REVIEW BY THE DESIGNATED CITY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I.

DESIGNATED PROFESSIONAL SURVEYOR & MAPPER
CITY OF LABELLE, FLORIDA

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT PERMANENT REFERENCE MONUMENT (PRMS) HAVE BEEN PLACED AS REQUIRED BY THE SUBDIVISION REGULATIONS AND THE STATUTES OF THE CITY OF LABELLE AND THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING."

Digitally signed
by Denis J. O'Connell Jr.
Date: 2024.09.17


METRON SURVEYING & MAPPING, LLC, LB 7071
10970 S. CLEVELAND AVENUE, SUITE 605
FORT MYERS, FLORIDA 33907

08:44:22 -04'00'

RACETRAC/HUGGETTS

A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, CITY OF LABELLE, HENDRY COUNTY, FLORIDA

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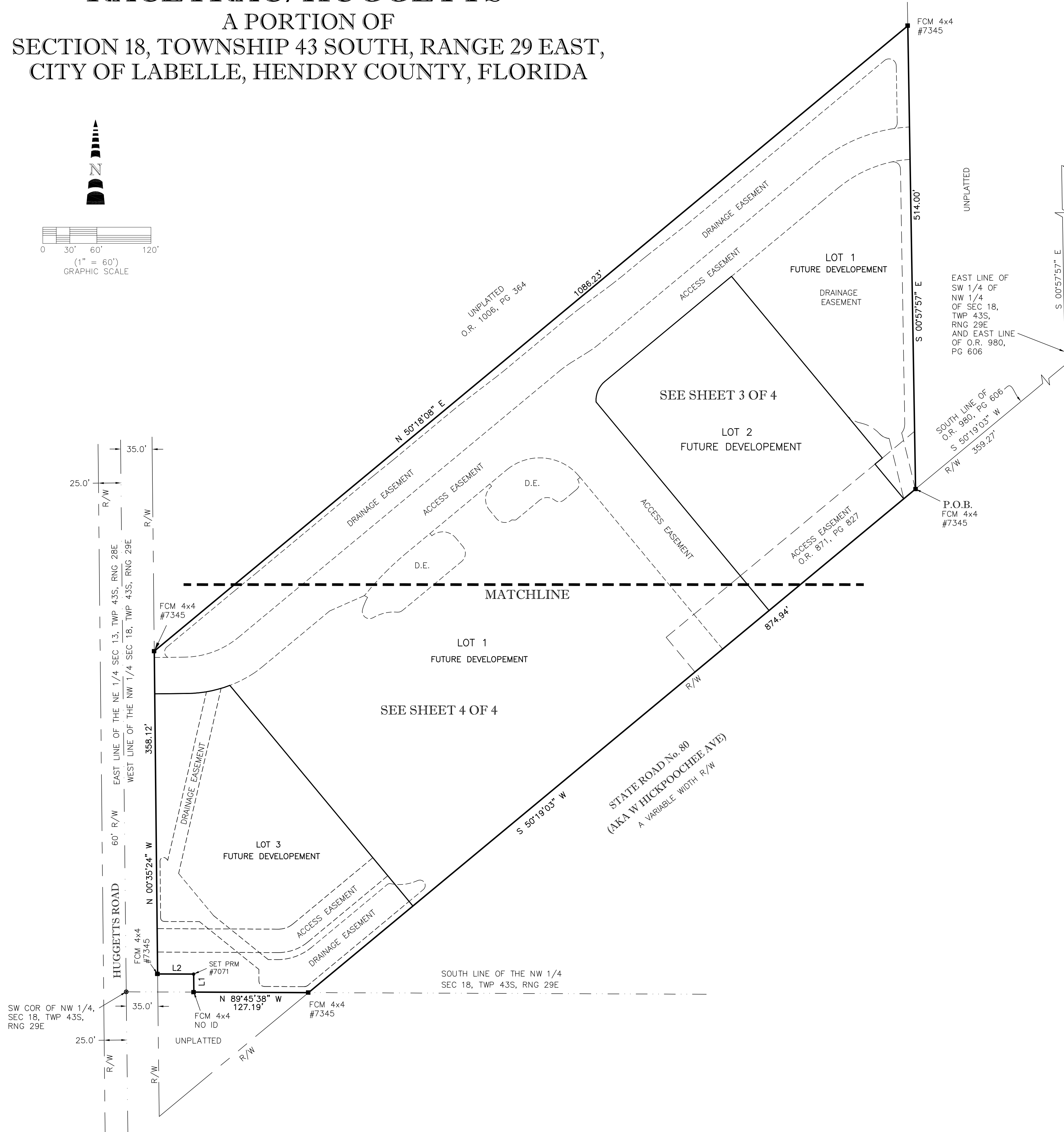
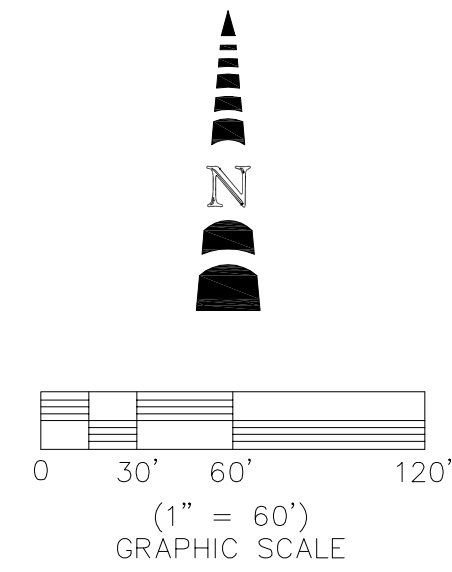


METRON

SURVEYING & MAPPING, LLC

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LB# 7071

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PHONE: (239) 275-8575
FAX: (239) 275-8457



P.O.C.
SE COR OF NW 1/4
OF NW 1/4 OF SEC 18,
TWP 43S, RNG 29E ALSO
THE SW COR PARKWOOD
ESTATES P.B. 3, PG 23

UNPLATTED
514.00'
S 00°57'57" E
EAST LINE OF
SW 1/4 OF
NW 1/4 OF
SEC 18,
TWP 43S,
RNG 29E
AND EAST LINE
OF O.R. 980,
PG 606

UNPLATTED
S 00°57'57" E
541.73'
SOUTH LINE OF
O.R. 980, PG 606
S 50°19'03" W
R/W 359.27'

P.O.B.
FCM 4x4
#7345

SURVEYORS NOTES:

1. ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
2. UNLESS OTHERWISE NOTED, ALL PERMANENT REFERENCE MONUMENTS (P.R.M.) ARE SET 5/8" IRON RODS WITH CAP STAMPED "PRM LB 7071".
3. RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
4. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE LINE OF STATE ROAD No. 80 AS BEING S.50°19'03"W.
5. UNLESS NOTED, ALL LOT LINES ARE RADIAL.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°35'24" W	20.00'
L2	N 89°45'38" W	40.00'

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- FCM = FOUND CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG = PAGE
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- O.A. = OVER-ALL
- ID = IDENTIFICATION
- COR = CORNER
- = PRM SET
- = FOUND CONCRETE MONUMENT

RACETRAC/HUGGETTS

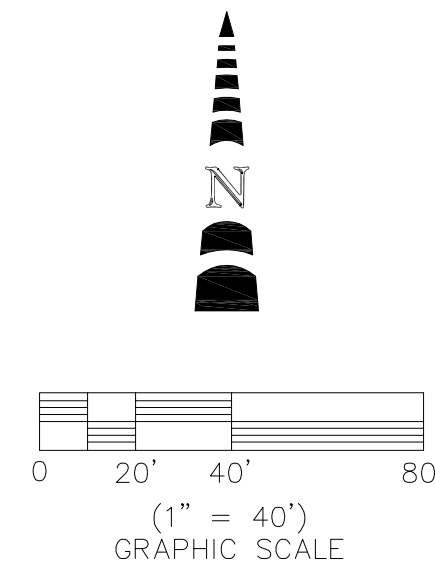
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METRON
SURVEYING & MAPPING, L.L.C.

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LB# 7071

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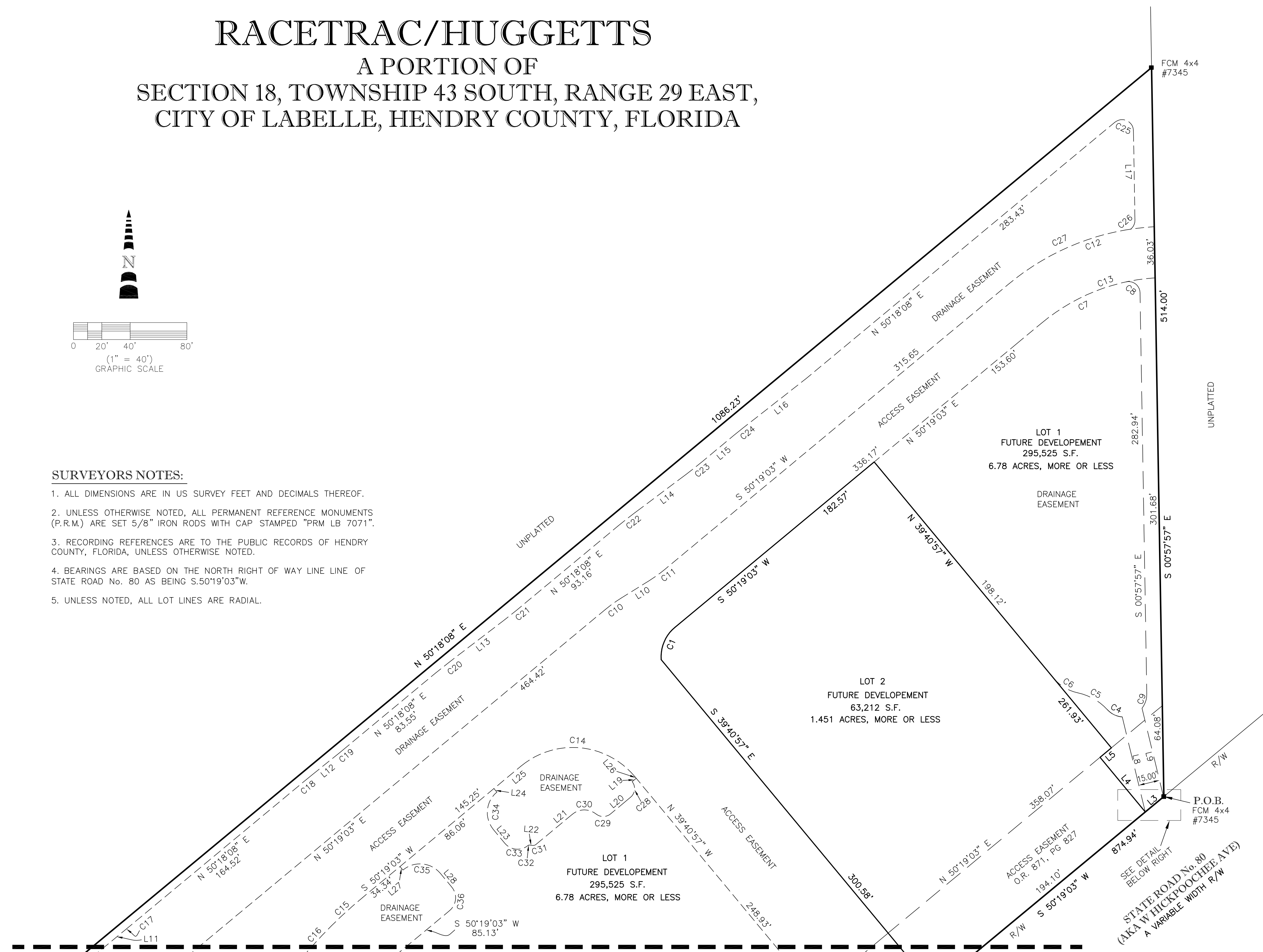
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LINE TABLE

LINE	BEARING	DISTANCE
L3	S 50°19'03" W	17.00'
L4	N 39°40'10" W	50.00'
L5	N 50°19'03" E	10.45'
L6	N 13°38'30" W	68.88'
L9	S 13°38'30" E	64.22'
L10	N 58°05'09" E	23.41'
L11	N 50°38'46" E	28.20'
L12	N 51°06'16" E	25.80'
L13	N 52°35'43" E	47.98'
L14	N 53°10'09" E	44.96'
L15	N 50°18'08" E	28.53'
L16	N 51°57'51" E	55.63'
L17	S 00°57'57" E	62.93'
L19	S 50°19'03" W	3.68'
L20	S 50°19'03" W	18.32'
L21	S 50°19'03" W	33.34'
L22	N 84°40'57" W	2.59'
L23	N 39°40'57" W	12.52'
L24	N 39°40'57" W	3.24'
L25	N 50°19'03" E	24.85'
L26	S 39°40'57" E	1.48'
L27	S 39°40'57" E	3.25'
L28	S 39°40'57" E	12.51'



MATCHLINE SEE SHEET 4

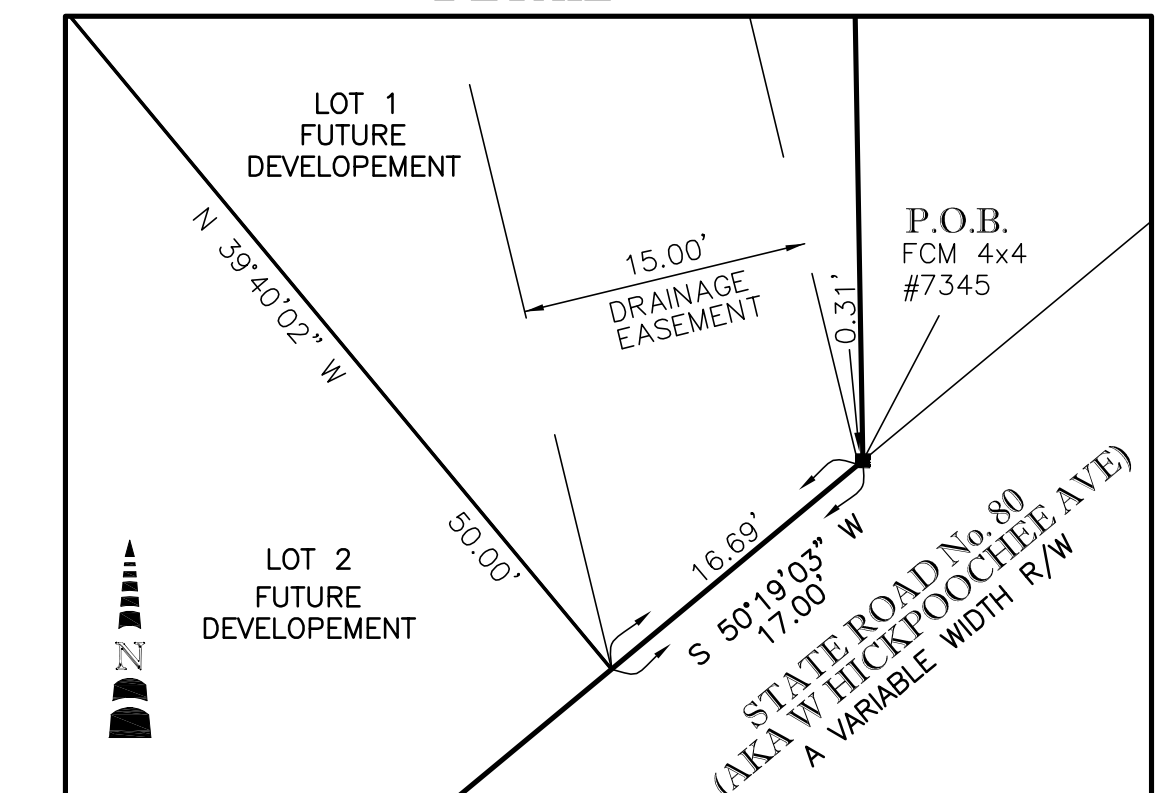
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.00'	25.72'	24.75'	S 23°01'58" W	54°34'09"
C4	16.00'	11.92'	11.64'	N 63°57'44" W	42°40'23"
C5	39.60'	24.41'	24.02'	N 60°17'00" W	35°18'56"
C6	30.40'	20.30'	19.93'	N 58°48'43" W	38°15'31"
C7	139.00'	66.82'	66.18'	N 64°05'18" E	27°32'31"
C8	8.00'	14.13'	12.36'	S 51°33'11" E	101°10'29"
C9	16.00'	10.84'	10.63'	S 18°26'09" W	38°48'13"
C10	100.00'	13.56'	13.55'	N 54°12'06" E	7°46'06"
C11	100.00'	13.56'	13.55'	N 54°12'06" E	7°46'06"
C12	175.00'	111.66'	109.78'	N 68°35'49" E	36°33'33"
C13	139.00'	87.34'	85.91'	S 68°19'03" W	36°00'01"
C14	57.00'	89.54'	80.61'	N 84°41'07" W	90°00'19"
C15	312.75'	29.65'	29.64'	S 47°44'59" W	5°25'57"
C16	332.61'	36.46'	36.44'	S 42°03'26" W	6°16'48"
C17	299.00'	1.79'	1.79'	S 50°28'27" E	0°20'38"
C18	301.00'	4.21'	4.21'	N 50°42'12" E	0°48'08"
C19	299.00'	4.19'	4.19'	N 50°42'12" E	0°48'08"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C20	301.00'	12.05'	12.05'	N 51°26'55" E	2°17'35"
C21	299.00'	11.97'	11.97'	N 51°26'55" E	2°17'35"
C22	301.00'	15.06'	15.06'	N 51°44'08" E	2°52'01"
C23	299.00'	14.96'	14.96'	N 51°44'08" E	2°52'01"
C24	301.00'	8.73'	8.73'	N 51°08'00" E	1°39'43"
C25	8.00'	17.97'	14.43'	S 65°19'54" E	128°43'55"
C26	8.00'	7.37'	7.11'	S 25°25'32" W	52°46'58"
C27	175.00'	94.94'	93.78'	S 65°51'31" W	31°04'56"
C28	8.00'	12.35'	11.16'	S 06°06'22" W	88°25'21"
C29	8.00'	10.96'	10.12'	S 89°32'56" W	78°27'47"
C30	13.25'	18.15'	16.76'	S 89°32'56" W	78°27'47"
C31	3.00'	2.36'	2.30'	S 72°49'03" W	45°00'00"
C32	1.00'	0.79'	0.77'	S 72°49'03" W	45°00'00"
C33	11.75'	18.46'	16.62'	N 84°40'57" W	90°00'00"
C34	18.75'	29.42'	26.49'	N 05°16'07" E	89°54'09"
C35	18.75'	29.55'	26.58'	S 84°49'27" E	90°17'00"
C36	11.75'	18.46'	16.62'	S 05°19'03" W	90°00'00"


DETAIL 1" = 10'



RACETRAC/HUGGETTS

A PORTION OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 29 EAST, CITY OF LABELLE, HENDRY COUNTY, FLORIDA

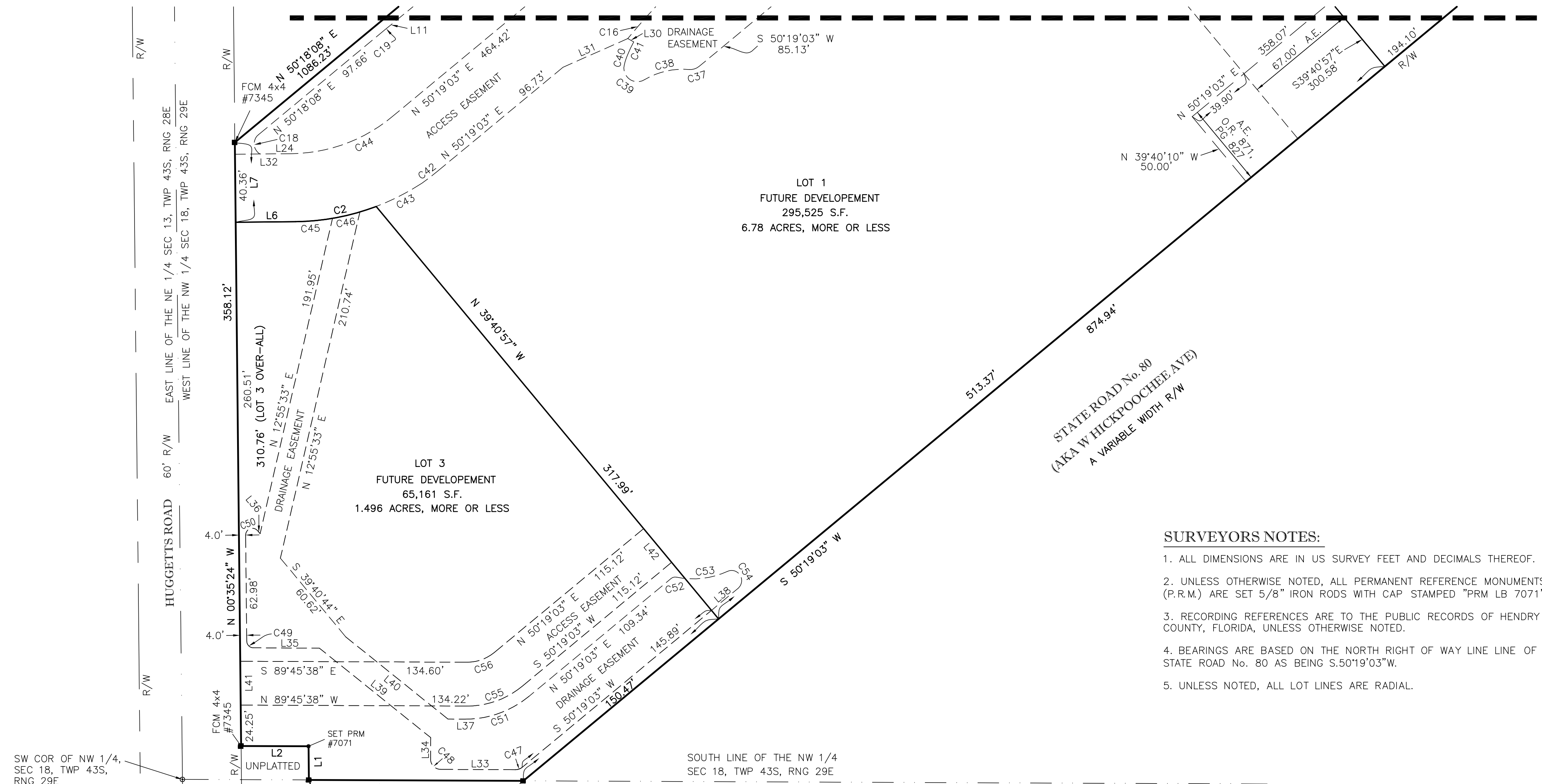
THIS INSTRUMENT PREPARED BY:



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MATCHLINE SEE SHEET 3



SURVEYORS NOTES:

1. ALL DIMENSIONS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
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4. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE LINE OF STATE ROAD No. 80 AS BEING S.50°19'03"W.
5. UNLESS NOTED, ALL LOT LINES ARE RADIAL.

LEGEND

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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	138.74'	48.94'	48.68'	S 79°21'03" W	20°12'34"
C16	332.61'	36.46'	36.44'	S 42°03'26" W	6°16'48"
C18	7.00'	13.43'	11.46'	N 04°38'33" W	109°53'22"
C19	301.00'	1.81'	1.81'	N 50°28'27" E	0°20'38"
C37	8.00'	6.22'	6.06'	S 72°34'38" W	44°31'11"
C38	45.00'	27.87'	27.43'	S 77°05'45" W	35°28'59"
C39	8.00'	18.45'	14.62'	N 54°34'26" W	132°08'37"
C40	30.00'	7.01'	6.99'	N 18°11'15" E	13°22'46"
C41	56.37'	8.17'	8.16'	N 25°15'15" E	8°17'57"
C42	137.08'	11.63'	11.62'	S 52°44'50" W	4°51'35"
C43	138.74'	30.42'	30.36'	S 62°57'49" W	12°33'27"
C44	95.00'	64.82'	63.57'	N 69°51'49" E	39°05'33"
C45	138.74'	22.01'	21.98'	S 84°54'40" W	9°05'19"
C46	138.74'	16.70'	16.69'	N 76°55'06" E	6°53'48"
C47	6.00'	4.18'	4.10'	S 70°16'42" W	39°55'19"
C48	6.00'	9.42'	8.49'	N 44°45'38" W	89°59'59"
C49	4.00'	6.23'	5.62'	N 45°10'31" W	89°10'14"
C50	4.00'	9.84'	7.54'	N 69°51'56" E	140°54'40"
C51	59.00'	41.11'	40.28'	N 70°16'42" E	39°55'19"
C52	4.00'	3.58'	3.47'	N 75°59'31" E	51°20'57"
C53	48.50'	30.79'	30.28'	N 83°28'40" E	36°22'40"
C54	6.00'	17.28'	11.90'	S 32°11'49" E	165°01'43"
C55	51.00'	35.54'	34.82'	S 70°16'42" W	39°55'19"
C56	25.00'	17.42'	17.07'	N 70°16'42" E	39°55'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°35'24" W	20.00'
L2	N 89°45'38" W	40.00'
L6	S 89°24'36" W	35.51'
L7	N 00°35'24" W	47.36'
L11	N 50°38'46" E	28.20'
L24	S 89°24'36" W	18.69'
L30	N 60°35'46" W	4.00'
L31	S 66°09'20" W	42.08'
L32	N 89°24'36" E	33.51'
L33	N 89°45'38" W	44.47'
L34	N 00°14'22" E	12.81'
L35	N 89°45'38" W	39.12'
L36	S 39°40'44" E	2.31'
L37	S 89°45'38" E	10.18'
L38	S 50°19'03" W	20.46'
L39	N 51°10'18" W	84.72'
L40	S 51°10'18" E	77.89'
L41	N 00°35'24" W	26.00'
L42	S 39°40'57" E	26.00'

SW COR OF NW 1/4,
SEC 18, TWP 43S,
RNG 29E