

MARKET STREET SUBDIVISION

A MINOR SUBDIVISION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 22 EAST

DESCRIPTION BY SURVEYOR

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF THE SOUTH (1/2) HALF OF THE SOUTHEAST (1/4) QUARTER, OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 16, THENCE S 88°17'47" W, 396.00 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING S 88°17'47" W, 716.25 FEET ALONG SAID NORTH LINE OF THE SOUTH (1/2) HALF OF THE SOUTHEAST (1/4) QUARTER, OF THE SOUTHWEST (1/4) QUARTER, THENCE S 1°39'26" E, 628.38 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST MARKET STREET (A 90 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), THENCE ALONG SAID NORTHERLY RIGHT OF WAY N 88°18'02" W, 715.25 FEET, THENCE LEAVING SAID RIGHT OF WAY N 1°33'58" W, 628.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.33 ACRES MORE OR LESS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NEPTUNE LTP, LLC (A LIMITED LIABILITY COMPANY) ("OWNER") IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS MARKET STREET SUBDIVISION, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. ALL RIGHTS OF WAY DESIGNATED IN THIS PLAT AS SHOWN ARE HEREBY IRREVOCABLY DEDICATED TO BRADFORD COUNTY, ITS SUCCESSORS AND ASSIGNS.

THE "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUEST, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER, IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER THE ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE "OWNER" HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO BRADFORD COUNTY ("COUNTY") AND FLORIDA POWER AND LIGHT COMPANY ("FPL"), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF UTILITIES, TOGETHER WITH THE RIGHT OF THE COUNTY AND FPL, THEIR SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AN OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

UTILITY EASEMENTS ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE "OWNER", ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "F.P. & L. ELECTRIC EASEMENTS" ARE HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

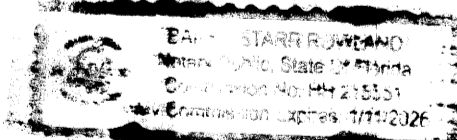
WITNESSES: OWNER: NEPTUNE LTP, LLC

BY: Carlos Amador PRINT NAME: Carlos Amador
BY: Alvin Young PRINT NAME: Alvin Young

STATE OF FLORIDA, COUNTY OF BRADFORD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF Aug, A.D., 2022, BY ALVIN YOUNG, MANAGER OF NEPTUNE LTP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND DID NOT TAKE AN OATH, OR PRODUCE IDENTIFICATION.

MY COMMISSION EXPIRES: 1-11-2026
COMMISSION NUMBER: HH 215551
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME: Bailey Rowland



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS 17 DAY OF Aug, A.D., 2022.

RUSSELL D. FLINT, FLORIDA PSM # 7324
FLINT SURVEYING & MAPPING, LLC
2692 U.S. HWY 1 SOUTH #208, ST. AUGUSTINE, FLORIDA 32086

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE BOARD OF COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF Aug, 2022, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BRADFORD COUNTY BOARD OF COMMISSIONERS.

COMMISSIONER/CHAIRMAN OF BRADFORD COUNTY, FLORIDA

BY: [Signature]
CHAIRMAN

BY: [Signature]
CLERK

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL PAYABLE AND APPLICABLE TAXES HAVE BEEN PAID, AND THAT ALL SALES TAXES APPLICABLE TO THE ABOVE DESCRIBED PLATTED LANDS HAVE BEEN REDEEMED.
ON THIS 19 DAY OF Aug, 2022.

BY: [Signature]

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, FLORIDA STATUTES AND IS RECORDED IN MAP BOOK PAGES OF THE PUBLIC RECORDS OF BRADFORD COUNTY, FLORIDA ON THIS 19 DAY OF Aug, 2022.

BY: [Signature]
BRADFORD COUNTY CLERK OF THE CIRCUIT COURT

BRADFORD COUNTY ATTORNEY'S CERTIFICATE

EXAMINED AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY ON THIS DAY OF , 2022.

BY: [Signature]

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATE

EXAMINED AND APPROVED ON THIS 15 DAY OF Aug, 2022.

BY: [Signature]

SURVEYOR'S REVIEW

THIS PLAT HAS BEEN REVIEWED BY ME, AND THAT SAID PLAT IS IN CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AND APPROVED ON THIS 15 DAY OF Aug, 2022.

BY: [Signature]

CERTIFICATE OF APPROVAL OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY:

 COUNTY, FLORIDA ON THIS DAY OF , 2022

BY:

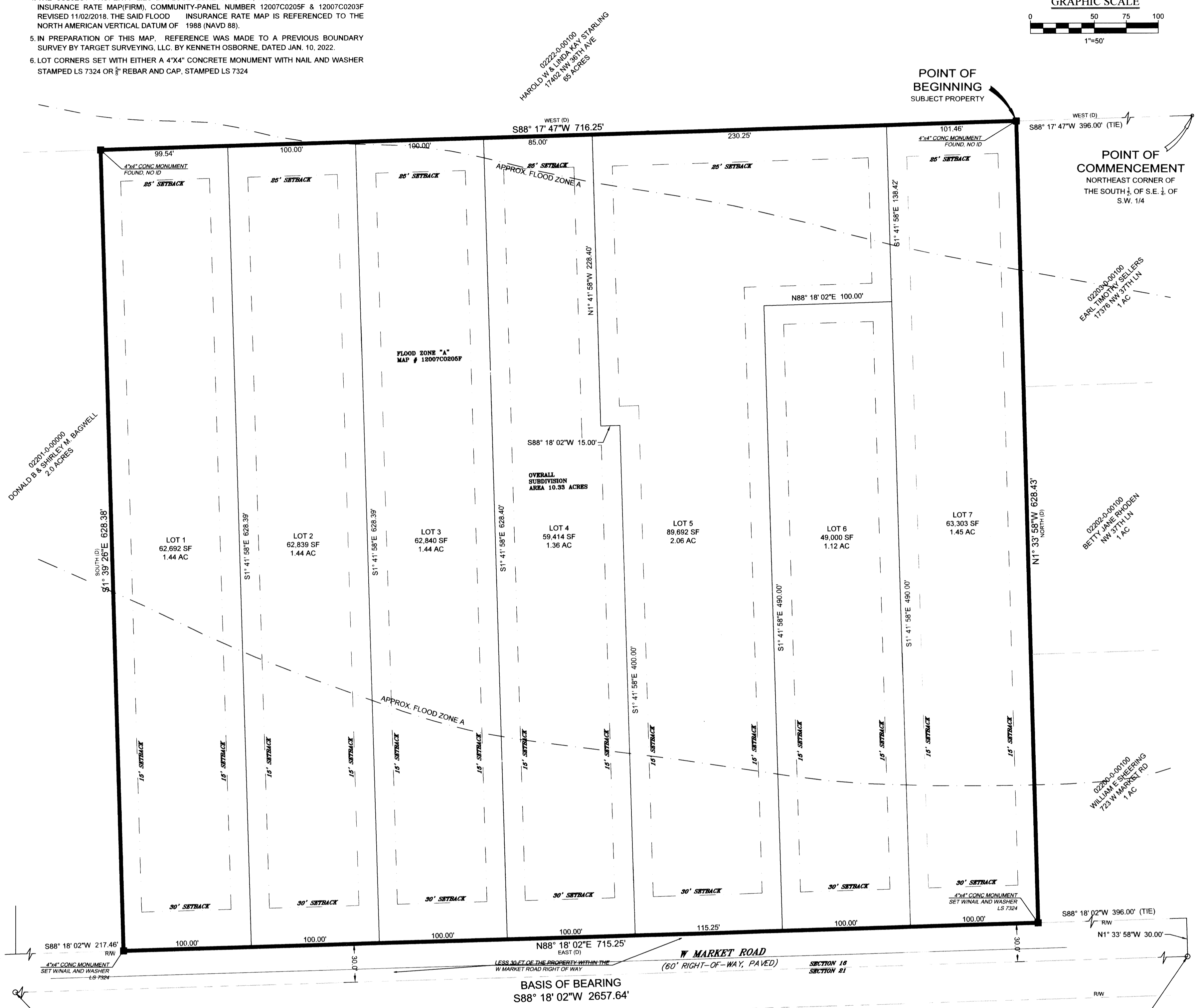
PRINT NAME:

GENERAL NOTES

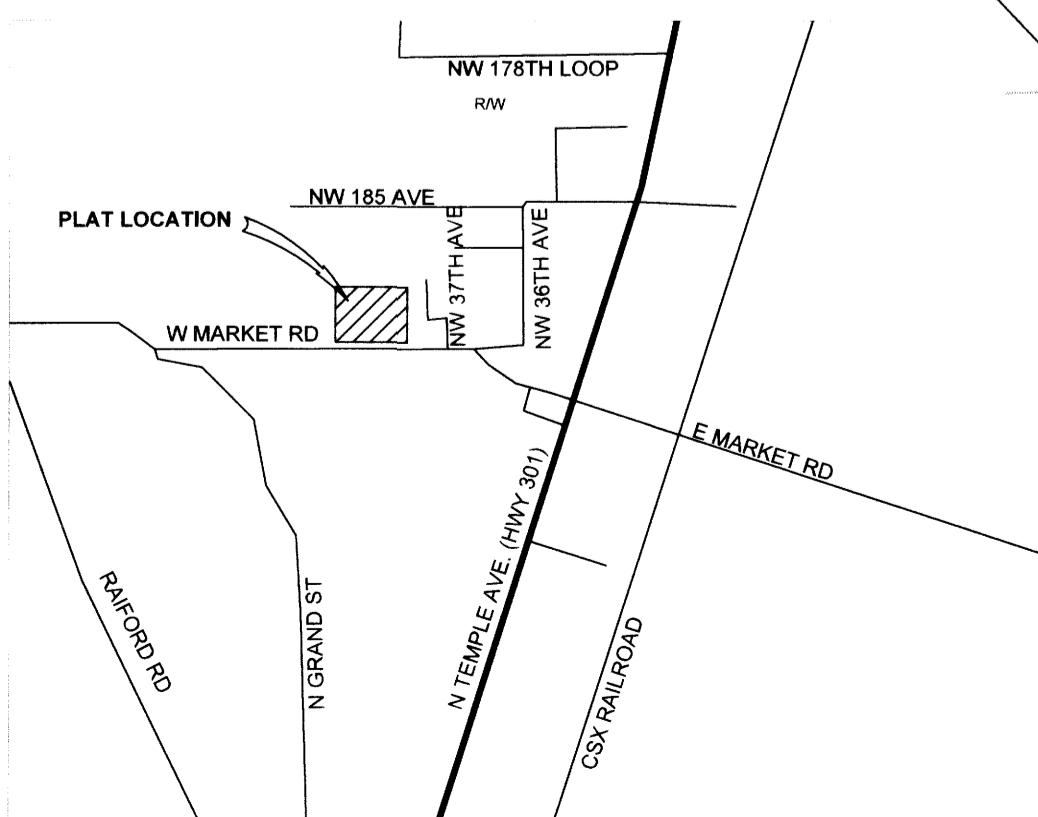
- THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
- THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM ("RTK GPS") SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK ("FPRN"). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROL ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS IS A SURFACE SURVEY ONLY. UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" & "A", ACCORDING TO THE FLOOD INSURANCE RATE (FIRM), COMMUNITY-PANEL NUMBER 12007C0205F & 12007C0203F REVISED 11/02/2018. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- IN PREPARATION OF THIS MAP, REFERENCE WAS MADE TO A PREVIOUS BOUNDARY SURVEY BY TARGET SURVEYING, LLC, BY KENNETH OSBORNE, DATED JAN. 10, 2022.
- LOT CORNERS SET WITH EITHER A 4"x4" CONCRETE MONUMENT WITH NAIL AND WASHER STAMPED LS 7324 OR 1" REBAR AND CAP, STAMPED LS 7324.

ZONING NOTES

- RESIDENTIAL LOW DENSITY (R-LD) 2 DU PER ACRE (RURAL RESIDENTIAL)
- MINIMUM LOT AREA: 1 ACRE
- MINIMUM LOT WIDTH: 100 FEET
- SETBACK REQUIREMENTS: FRONT: 30-FT., SIDE: 15-FT., REAR: 25-FT.
- MAX STRUCTURE HEIGHT: 35 FEET
- MAXIMUM LOT COVERAGE: 20 PERCENT



VICINITY MAP



Abbreviation Legend

Symbol	Denotes
FND	FOUND
PRO	PROPERTY IDENTIFICATION NUMBER
ELEV	ELEVATION
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N.S.E.W	STATE PLANE COORDINATE SYSTEM
R/C/S	IRON ROD AND CAP SET
MWR	MARKER
WV	WATER VALVE
GV	GAS VALVE
(D)	DENOTES (DEED MEASUREMENT)
(R)	DENOTES (COUNTY MAP RECORD MEAS.)
(M)	DENOTES MEASURED BY SURVEY
(P)	DENOTES MEASURED BY PLAT

SUBDIVIDER

NEPTUNE LTP, LLC
ALVIN YOUNG
601 OAK STREET
NEPTUNE BEACH, FL 32266
(904) 235-2373

PROJECT NO	22-0062
MAP DATE	05/18/2022
SURVEY DATE	05/17/2022
CHECKED BY	RDF
DRAWN BY	RDF
FIELD WORK	RDF / ADS
PAGE	1 OF 1

Flint Surveying & Mapping, Inc.
2692 U.S. HWY 1 SOUTH #208
ST. AUGUSTINE, FL 32086
PHONE (904) 302-5440
LICENSED PROFESSIONAL SURVEYOR (P.S.)

