

" NEUGENT ACRES "

(A MINOR SUBDIVISION)

SECTION 10, TOWNSHIP 7 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA

DESCRIPTION

A parcel of land lying in the SE1/4 of Section 10, Township 7 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:  
Commence at a concrete monument found at the Southeast corner of the SW1/4 of the SE1/4 of said SE1/4 and run North 00 degrees 28 minutes 04 seconds West, along the Easterly boundary thereof, 334.72 feet to a Permanent Reference Monument (hereinafter referred to as a P.R.M.) for the Point of Beginning. From Point of Beginning thus described run South 71 degrees 20 minutes 15 seconds West, 1072.52 feet to a P.R.M. located on the Easterly boundary of the right of way of State Road 100; thence North 18 degrees 40 minutes 00 seconds West, along said Easterly boundary, 831.27 feet to a P.R.M.; thence North 59 degrees 28 minutes 35 seconds East, parallel with the Southerly boundary of the right of way of County Road 100-A, a distance of 250.02 feet to a P.R.M.; thence North 18 degrees 40 minutes 00 seconds West, parallel with said Easterly boundary, 272.34 feet to a P.R.M. located on said Southerly boundary; thence North 59 degrees 28 minutes 35 seconds East, along said Southerly boundary, 1326.40 feet to a P.R.M. located at an intersection with the Northerly prolongation of the Easterly boundary of said SW1/4 of SE1/4 of SE1/4; thence South 00 degrees 28 minutes 04 seconds East, along said Northerly prolongation and along said Easterly boundary, 1503.05 feet to the Point of Beginning. Containing 35.59 acres, more or less.

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and approved this 31 day of October 2000  
Signed *Edward Rumbarger*

BRADFORD COUNTY ATTORNEY'S CERTIFICATION

Examined and approved as to Legal Form and Sufficiency this 31<sup>st</sup> day of October 2000  
Signed *James M. Brown*

BOARD OF COUNTY COMMISSIONER'S CERTIFICATION

This is to certify that on this 1<sup>st</sup> day of November 2000, the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.  
Signed *James M. Brown* Chairman  
Attest *Ray A. Johnson* Clerk of the Circuit Court

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that on this 31<sup>st</sup> day of October 2000, that all payable and applicable taxes have been paid, and that all ad valorem taxes applicable to the above described platted lands have been redeemed.  
Signed *Teddy Brown*

SURVEYOR'S REVIEW

I hereby certify that on this 31<sup>st</sup> day of OCT. 2000 that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes.  
Signed *Patrick B. Welch*

BRADFORD COUNTY CLERK'S CERTIFICATION

I hereby certify that this Plat has been examined and that it complies in form with Chapter No. 177, Florida Statutes and is filed for record in Plat Book 3, Page 73 of the public records of Bradford County, Florida, this 1<sup>st</sup> day of November 2000.  
Signed *James M. Brown*  
Signed *Ray A. Johnson*

DEDICATION AND ADOPTION

This is to certify that David J. Neugent and Deborah C. Neugent are the lawful owners of the lands described as "NEUGENT ACRES" in the caption hereon and he 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.  
In witness thereof and signed this 20<sup>th</sup> day of September 1999

Witness *Julie W. Capps* Signed *David J. Neugent*  
Witness *Barbara Johnson* Signed *Deborah C. Neugent*  
Witness *Julie W. Capps* Signed *Deborah C. Neugent*  
Witness *Barbara Johnson*

STATE OF FLORIDA - COUNTY OF BRADFORD

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, David J. Neugent and Deborah C. Neugent, to me well known to be the persons described in and who executed the foregoing dedication and who severally acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.  
Witness my hand and official seal in the State and County last aforesaid this 27<sup>th</sup> day of October 1999.  
Signed *Patrick B. Welch* Notary Public, State of Florida

MORTGAGEE SUBORDINATION

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage, dated the 16th day of September, 1987 and recorded in Official Record Book 313, Page 124 of the public records of Bradford County, Florida to the right of the public easements shown on this Plat dated this 27<sup>th</sup> day of September, 1999.  
Signed, sealed and delivered in the presence of:

Witness *Barbara Johnson* Florida TELCO CREDIT UNION Signed *Elizabeth Ladue*  
Witness *John J. Patis* Elizabeth Ladue, Vice-President of Lending

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor, as provided under Chapter 472, Florida Statutes, and is in good standing with the Board of Land Surveyors, does hereby certify that on the 18 day of July 1999, he completed the survey of the lands as shown, in the foregoing Plat; that said Plat is a correct representation of the lands therein described and platted or subdivided and was prepared under his direction and supervision; that Permanent Reference Monuments have been placed as shown hereon and complies with all survey requirements of Part 1, Chapter 177, Florida Statutes; and that said land is located in Section 10, Township 7 South, Range 22 East, Bradford County, Florida.

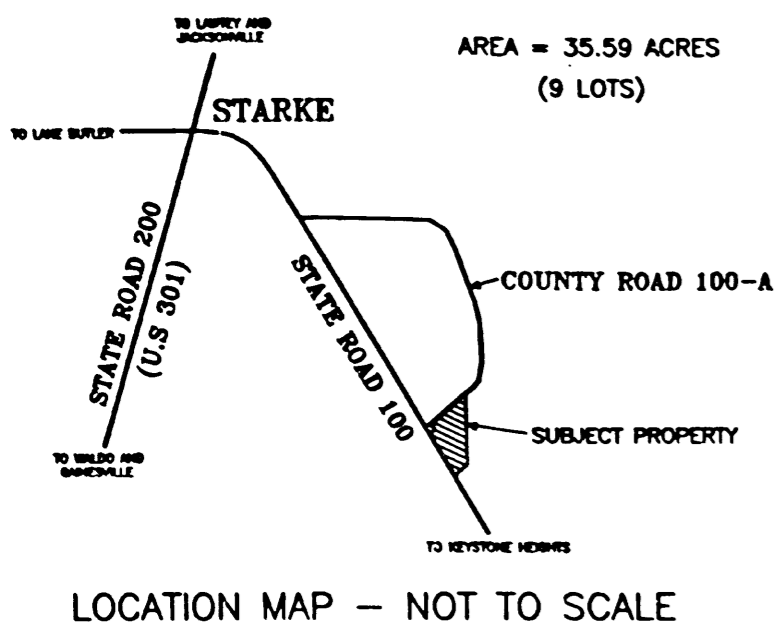
Signed this 29<sup>th</sup> day of Sept. 2000  
By *Patrick B. Welch*  
PATRICK B. WELCH, PLS  
FLORIDA CERTIFICATE NO. 27114  
BUSINESS NO. LB 4012

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 may be found in the public records of this county.

PATRICK B. WELCH & ASSOCIATES, INC.  
LAND SURVEYING, PLANNING & DRAFTING SERVICES  
P.O. BOX 809 870 WEST MACMAHON STREET  
STARKE, FLORIDA 32091 (904) 984-8292

LEGEND  
ZONE A = Area inundated by 100-year flood  
ZONE X = Area outside the 500-year flood plain  
—○— Denotes Permanent Reference Monument  
R/W denotes Right of Way

Date of this map was July 3, 2000.



SUBDIVIDER  
DAVID J. & DEBORAH C. NEUGENT  
RT. 3, BOX 1316  
STARKE, FLORIDA 32091  
WORK PHONE: (904) 359-7213

