

"HUNTERS ACRES"

OF LANDS LYING IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 21 EAST, BRADFORD COUNTY, FLORIDA.

CAPTION - PARCEL 1

A parcel of land lying in the S1/2 of NW1/4 of Section 22, Township 7 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of said S1/2 of NW1/4 and run North 01 degree 37 minutes 11 seconds East, along the Easterly boundary thereof, 321.51 feet to a set iron rod for the Point of Beginning. From Point of Beginning, thence South 88 degrees 22 minutes 49 seconds West, 125.00 feet to a set iron rod; thence North 52 degrees 01 minute 41 seconds West, 126.77 feet to a set iron rod; thence North 79 degrees 28 minutes 26 seconds West, 127.87 feet to a set iron rod; thence North 01 degree 37 minutes 11 seconds West, parallel with said Easterly boundary, 375.00 feet to an iron rod set on the Southerly boundary of the right of way of SW County Road 18, thence South 79 degrees 28 minutes 55 seconds West, 113.03 feet to an iron rod found at the beginning of a curve, concave to the North and having a radius of 1718.17 feet; thence Easterly along said Southerly boundary and along the arc of said curve, 266.94 feet as measured along a chord having a bearing of South 83 degrees 52 minutes 28 seconds East to an iron rod found on said Easterly boundary of SW1/4 of NW1/4, thence South 01 degree 37 minutes 11 seconds East, along said Easterly boundary, 363.22 feet to the Point of Beginning.

Containing 3.21 acres, more or less.

CAPTION - PARCEL 2

A parcel of land lying in the S1/2 of NW1/4 of Section 22, Township 7 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of said S1/2 of NW1/4 and run North 01 degree 37 minutes 11 seconds West, along the Easterly boundary thereof, 321.51 feet to an iron rod found on the Southerly boundary of the right of way of SW County Road 18 (said Southerly boundary being on a curve, concave to the North and having a radius of 1718.17 feet); thence Westerly, along said Southerly boundary and along the arc of said curve, 266.94 feet as measured along a chord having a bearing of South 83 degrees 52 minutes 28 seconds East to an iron rod found at the end of said curve; thence North 79 degrees 28 minutes 55 seconds West, along said Southerly boundary, 174.42 feet to a set iron rod for the Point of Beginning. From Point of Beginning, thence run South 01 degree 37 minutes 11 seconds East, parallel with said Easterly boundary, 375.00 feet to a set iron rod; thence North 79 degrees 28 minutes 55 seconds West, 255.74 feet to a set iron rod; thence North 70 degrees 51 minutes 06 seconds West, 200.18 feet to an iron rod found on the Southeasterly boundary of a parcel described in O.R.B. 2021, P. 407 of the public records of said county; thence North 53 degrees 23 minutes 56 seconds East, along said Southeasterly boundary, 87.88 feet to a set iron rod; thence North 01 degree 03 minutes 03 seconds East, along said Easterly boundary and along the easterly boundary of lands described in O.R.B. 672, P. 76, to an iron rod found on the Southerly boundary of said right of way of SW County Road 18, thence South 79 degrees 28 minutes 55 seconds East, along said Southerly boundary, 370.90 feet to the Point of Beginning.

Containing 3.18 acres, more or less.

NOTES

This map not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Date of last field work was June 23, 2023.

Lands shown hereon lie partly in Zone A (Special flood hazard areas inundated by 100-year flood. No base flood elevations determined.) and partly in Zone X (Areas determined to be outside 500-year flood plain) as per Flood Insurance Rate Map of Bradford County, Florida. Said maps were provided to this office in digital format by the Federal Emergency Management Agency, effective May 2, 2012. See Approximate Zone indications A and X as shown hereon.

Bearings based on N.A.D. 1983 Florida North Zone Coordinates as derived using Network RTK GPS.

Unless it bears the signature and original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of Patrick B. Welch & Associates, Inc.

No attempt made to locate underground utilities.

Other Easements and Rights of Way may exist but were not provided to this surveyor.

The lands shown hereon are the same lands as shown in the Title Commitment from Fidelity National Title Co. #11145285 with the Exception of O.R.B. 672 P. 75 (Should be O.R.B. 672 P. 76).

The minimum setback requirements for AG-2 zoning district: Front 30 feet; Side 25 feet each; and Rear: 25 feet.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY
THIS IS TO CERTIFY that on 3/22/2024 the foregoing plat was approved by the Board of County Commissioners, Bradford County, Florida.

Signed Scott Komando - Chair of County Commission

Attest: SSK
Scott Komando - County Manager

COUNTY ATTORNEY'S REVIEW

Examined on 3/22/2024
AND
Approved as to Legal Form and Sufficiency by Rich Komando (County Attorney)

Signed Rich Komando - County Attorney

BRADFORD COUNTY SURVEYOR'S REVIEW

I hereby certify that this plat has been examined by me and that said plat is in conformity with Chapter 177, Florida Statutes.

Signed Patrick B. Welch on 3/22/2024
Patrick B. Welch, PSM - Bradford County Surveyor

BRADFORD COUNTY CLERK'S CERTIFICATION

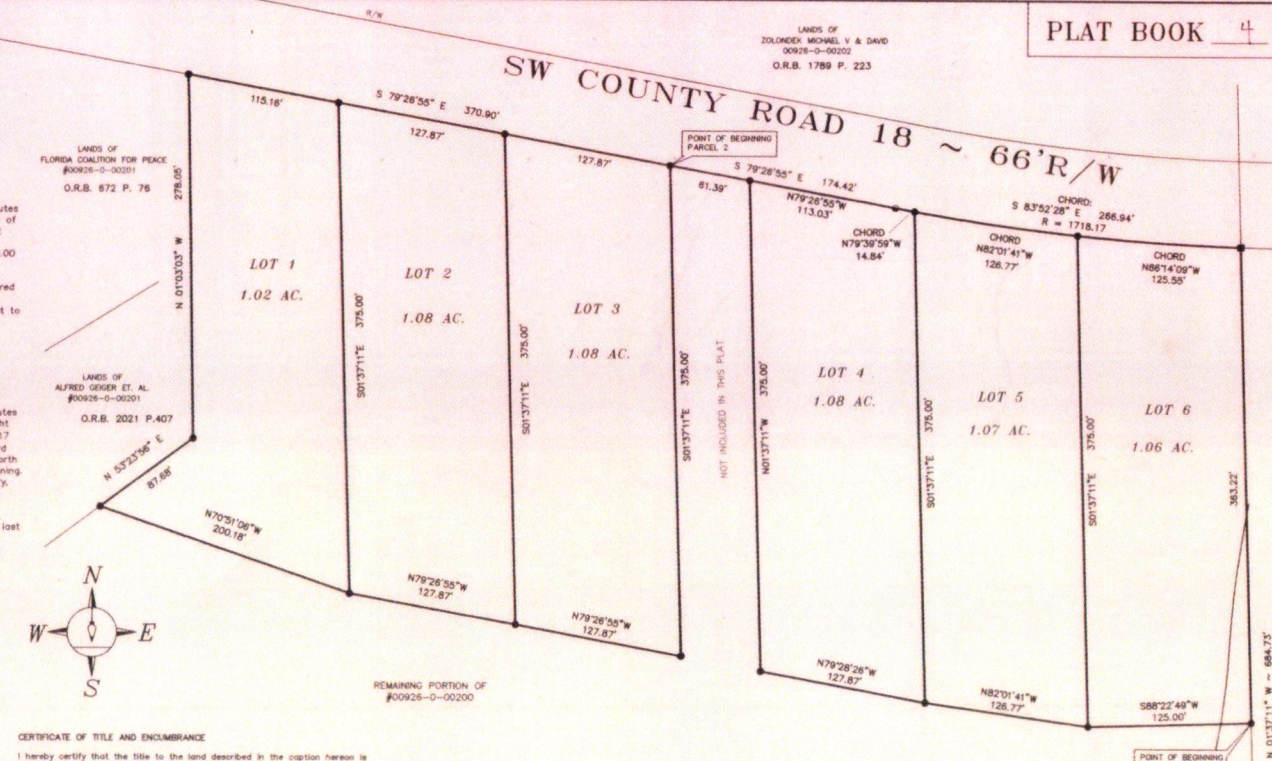
I hereby certify that this Plat has been examined and that it complies in form with Chapter No. 177, Florida Statutes, and is filed for record in Plat Book 44, A.D. 2024, on 17 day of March.

Signed Denny Thomas
Denny Thomas, Clerk of the Circuit Court

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This plat certifies that all applicable taxes have been paid, and that all sales taxes applicable to the described lands have been levied.

Signed Tereau Phillips
Tereau Phillips - Tax Collector



CERTIFICATE OF TITLE AND ENCUMBRANCE

I hereby certify that the title to the land described in the caption hereon is vested in the name of Lewis Hunter Chaff and that there are no encumbrances thereon.

this 22 day of March, 2024.

Signed Ned R. Owens
Title Attorney

Witness Kelly Eaton

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 27 day of March, A.D. 2024.

Signed [Signature]

DEDICATION AND ADOPTION

This is to certify that Lewis Hunter Chaff is the lawful owner of the lands described as "HUNTERS ACRES" in the Captions hereon and that they have caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey is adopted as the true and correct plat of said lands.

Signed L. Hunter Chaff this 1st day of April, 2024. Witness [Signature]

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 acknowledgments, Lewis Hunter Chaff, he acknowledged to me that he executed the foregoing dedication and that he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness by signature and official seal this 1st day of April, A.D. 2024.

Signed Randal W. Andrews
Randal W. Andrews
Notary Public

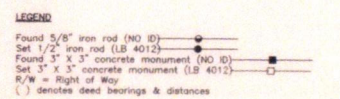
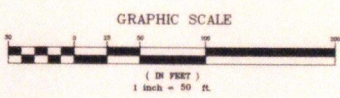
SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land 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 31st day of August, A.D. 2023, 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 plotted 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.

Signed this 28th day of FEB, A.D. 2024.

Signed Patrick B. Welch
Patrick B. Welch, PLS, Florida Certificate No. 2714, 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 that may be found in the public records of this county. Date of plat - January 30, 2024.



OWNER:
CHAFF LEWIS HUNTER
6315 KINGSLEY LAKE DR
STARKE, FL 32091

SURVEYOR:
PATRICK B. WELCH & ASSOCIATES, INC.
870 W. MACMAHON ST.
STARKE, FL 32091
(904) 964-8292

