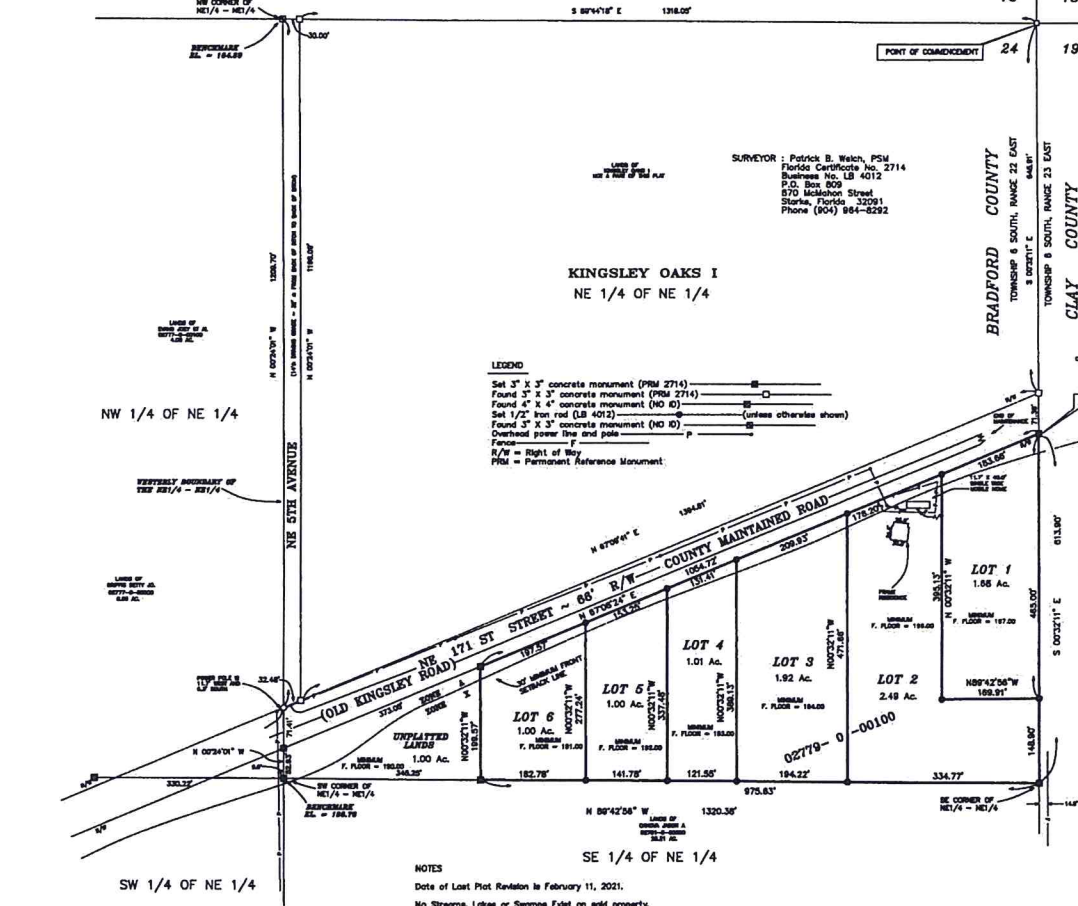
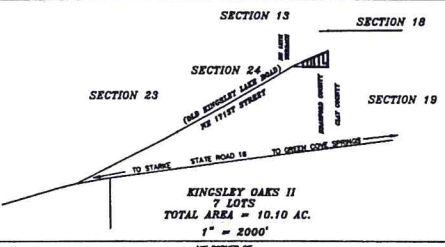
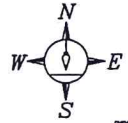


"KINGSLEY OAKS II"

A Minor Subdivision in the NE 1/4 of Section 24, Township 6 South, Range 22 East, Bradford County, Florida.



CAPTION:

A parcel of land lying in the NE 1/4 of NE 1/4 of Section 24, Township 6 South, Range 22 East, Bradford County, Florida. Said parcel being more particularly described as follows:
Commence at a Permanent Reference Monument (hereinafter referred to as PRM) located at the Northeast corner of said Section 24 and run South 00 degree 32 minutes 11 seconds East, along the Eastern boundary thereof 720.43 feet to a PRM located on the Southern boundary of the Right of Way of NE 171st St. (a 88 foot Right of Way) for the Point of Beginning. From the Point of Beginning thus described continue South 00 degree 32 minutes 11 seconds East, along said Eastern boundary 813.80 feet to a PRM located at the Southwest corner of said NE 1/4 of NE 1/4. thence North 88 degrees 42 minutes 08 seconds West, along the Southerly boundary thereof, 1320.38 feet to a PRM located at the Southwest corner thereof, thence North 00 degree 24 minutes 01 seconds West, along the Westerly boundary of said NE 1/4 of NE 1/4 a distance of 52.83 feet to a PRM located on said Southerly boundary of the Right of Way of NE 171st St. (a 88 foot Right of Way), thence North 87 degrees 08 minutes 24 seconds East, along said Southerly boundary, 1427.07 feet to the Point of Beginning.

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 Darrell O'Neal and that there are no encumbrances thereon.
this 11th day of February, 2021.
Signed [Signature]
Notary
Witness [Signature] Elise J. ResSmith
[Signature] Karol W. Andrews

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Bradford County, Florida.
Signed _____
Chairman of the Board of County Commissioners
Attest: _____
Dennis M. Smith
Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined on 02-11-2021
AND
Approved as to legal form and sufficiency by William E. Sexton (County Attorney).
Signed [Signature]
William E. Sexton, County Attorney

BRADFORD COUNTY SURVEYOR'S REVIEW

I hereby certify that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes.
Signed this 11th day of February, A.D., 2021.
Signed [Signature]
Patrick B. Welch, PLS, Florida Certificate No. 2714

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 4 Page 3 of the public records of Bradford County, Florida, this 11th day of February, A.D., 2021.
Signed [Signature] Clerk of Circuit Court
Signed [Signature] Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Signed [Signature] [Signature] A.D., 2021

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that all payable and applicable taxes have been paid, and that all sales taxes applicable to the described platted lands hereon have been received.
Signed [Signature] Tax Collector

DEDICATION AND ADOPTION

I hereby certify that Darrell O'Neal is the lawful owner of the lands described in the Caption hereon and that they have 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 hereof and signed this 11th day of February, A.D., 2021.
Witness [Signature] Darrell O'Neal
Witness [Signature] Darrell O'Neal

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, DARRELL O'NEAL, to me well known to be the person described in and who executed the foregoing dedication and who acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.
Witness by signature and official seal this 11th day of February, A.D., 2021.
Signed [Signature]

Notary Rubber Stamp Seal



Notary Signature
[Signature]
Printed Name of Notary
Karol W. Andrews

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 in his good standing with the Board of Land Surveyors, does hereby certify that on the 11th day of February, A.D. 2021, 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 comply with all survey requirements of Part 1, Chapter 177, Florida Statutes.
Signed this 11th day of February, A.D. 2021
[Signature]
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

ZONING INFORMATION

AGRICULTURAL (A-2)
Minimum Lot Width = 125.00 Feet
Proposed Water Supply: Private wells
Proposed Septic System: Individual septic tanks or other approved system
Building Setbacks: Front - 30'; Side - 25'; Rear - 25'

KINGSLEY OAKS I
NE 1/4 OF NE 1/4

LEGEND

- Set 3" x 3" concrete monument (PRM 2714)
- Found 3" x 3" concrete monument (PRM 2714)
- Found 4" x 4" concrete monument (NO ID)
- Set 1/2" iron rod (LB 4012)
- Found 3" x 3" concrete monument (NO ID)
- Overhead power line and pole
- Fence
- R/W = Right of Way
- PRM = Permanent Reference Monument.

NOTES

- Date of Last Plat Revision in February 11, 2021.
- No Streams, Lakes or Swamps Exist on said property.
- Acres of surrounding parcels provided by the Bradford County property appraiser's office.
- There are no covenants and restrictions as described by Chapter 177.08 (28) of the Florida Statutes.

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 indicated on this plat that may be found in the public records of the county.

FLOOD ZONE INFORMATION

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 subject 500-year flood (with)) as per Flood Insurance Rate Map of Bradford County, Florida, Panel 175 of 248, Map Number: 12007C01750, effective date November 15 1988. See Zone Indications A and X as shown hereon.
All finished floor elevations in Zone X areas are to be at a minimum of 1.0 foot above highest adjacent grade, unless otherwise shown.