

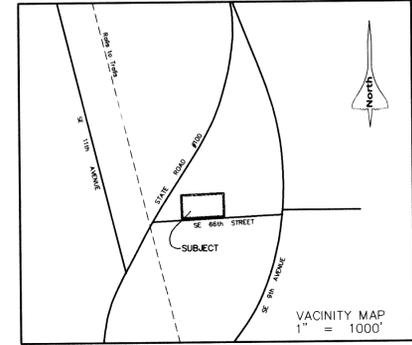
MAGNOLIA LANE

OWNER:
Lance Denmark
Lake Area Homes, LLC
6792 Immokalee Road
Keystone Heights, FL 32656

SURVEYOR:
Keystone Surveying & Mapping, Inc.
305 Sylvan Way
Keystone Heights, FL 32656

LANDS IN SECTION 12, TOWNSHIP 8 SOUTH,
RANGE 22 EAST, BRADFORD COUNTY, FLORIDA

Current Zoning ——— RR
Future Land Use ——— Residential Low Density
Number of Lots ——— 5
Total Area ——— 3.43 Acres±



CAPTION

Parcel #2: Begin at the intersection of the east line of the NW 1/4 of the NW 1/4 of Section 12, Township 8 South, Range 22 East, and the north right of way line of a State Road (said point being 40 feet from the centerline of said road); thence west along the north line of said road 300 feet to the Point of Beginning; thence north and parallel with the east line of said NW 1/4 of NW 1/4 300 feet; thence west 500 feet; thence south parallel with the east line of said NW 1/4 of NW 1/4 300 feet to a point 40 feet from the centerline of said State Road; thence east and parallel with said centerline 500 feet to the POB.

DEDICATION AND ADOPTION

This is to certify that Lake Area Homes, LLC, as represented by Lance Denmark, Owner, is the lawful owner of the lands described as "MAGNOLIA LANE" in the Description 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 true and correct plat of said lands.

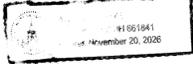
Signed Lance Denmark this 6th day of January, 2026.

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, Lake Area Homes LLC, 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 purposes therein expressed.

Notary Rubber Stamp Seal:



Notary Public State of Florida
Aleshia Dye
Printed Name of Notary

BRADFORD COUNTY HEALTH DEPARTMENT

Examined and approved this 7 day of January, 2026.

Signed Anthony Dennis

BRADFORD COUNTY TAX COLLECTOR CERTIFICATION

This is to certify that all payable and applicable taxes have been paid, and that all sales taxes applicable to the described lands herein have been redeemed.

Signed Teresa Phillips
Teresa Phillips
Tax Collector

COUNTY APPROVAL

Examined and administratively approved pursuant to Sec. 177.071, Fla. Stat. (2025) this 27 day of January, A.D. 2026 by Bradford County, Florida.

Signed Scott Konegay
Administrative Official/Scott Konegay County Manager

COUNTY ATTORNEY'S REVIEW

Examined and Approved this 3rd day of February, 2026.
Bradford County Attorney.

Rob Bradley, County Attorney

SURVEYORS CERTIFICATE

Know all ye 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 is a true and correct representation of the lands surveyed, platted and described, and was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177 Florida Statutes.

Signed and sealed this 5th day of January, 2026.

[Signature]
Roger W. Mullins LS #5554
Keystone Surveying & Mapping, Inc.
(LB#219)

BRADFORD COUNTY CLERK'S CERTIFICATE

I hereby certify that this Plat has been examined and that it complies in form with Chapter 177, Florida Statutes and is filed for record in Plat Book 4 Page 28 of the Public Records of Bradford County, Florida, this 17 day of February, 2026.

[Signature]
Clerk of the Circuit Court
Bradford County, Florida

BRADFORD COUNTY SURVEYOR'S REVIEW

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

Signed this 17th day of FEBRUARY, 2026.
[Signature]
Patrick B. Welch, PLS, Florida Certificate No. 2714



POINT OF COMMENCEMENT
Intersection of the East line of the NW 1/4 of the NW 1/4 of Section 12, Township 8 South, Range 22 East, and the North right of way line of County Road No. 100, Bradford County, Florida, found 3.8' from top of 10'.

- GENERAL NOTES:**
1. Permanent Reference Monument PRM
 2. Bearings refer to the North R/W line of S.E. 66th Street being N87°14'09"E, State Plane, FL-N, Assumed.
 3. Lands hereon lie in FEMA Flood Zone "A", "X" as per Community Panel No. 120015-0285-E
 4. Electric Service Provided by "Clay Electric Cooperative"
 5. Water and Sewer provided by Individual Wells and Septics.

Denotes Concrete Monument
Denotes Iron Rod

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 replottted 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.

