

OAKS AT KEYSTONE  
A MINOR SUBDIVISION IN  
SECTION 24, TOWNSHIP 08 SOUTH, RANGE 22 EAST  
BRADFORD COUNTY, FLORIDA

DEDICATION and ADOPTION  
This is to certify that AG Investments of Polk County, LLC is the lawful owner of the lands described as OAKS AT KEYSTONE in the description shown hereon and that the owner has caused the same to be surveyed and subdivided and that this plat has been made in accordance with said survey is adopted as true and correct plat of said lands and is hereby dedicated for record.

AG Investments of Polk County, LLC  
Signed [Signature] Lee Saunders, Manager  
Witness [Signature]  
Witness [Signature] DANIEL E. LEWIS  
Printed Name DANIEL E. LEWIS  
Witness [Signature] [Signature]  
Printed Name [Signature]

ACKNOWLEDGMENT TO DEDICATION  
STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online participation, this 18th day of February, 2021, by Lee Saunders as Manager of AG Investments of Polk County, LLC, on behalf of the company. Said person is personally known to me or I have produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public - State of Florida

COUNTY ATTORNEY'S REVIEW  
Examined on MARCH 1, 2021  
AND  
Approved as to legal Form and Sufficiency by [Signature] 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 18th day of February, 2021.  
Signed [Signature] Patrick B. Welch, PLS., Florida Certificate No. 2714

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 for Bradford County, Florida.

Signed [Signature] Joseph C. Dougherty, Chairman of the Board of County Commissioners  
Attest: [Signature] Denny Thompson, Clerk of the Circuit Court

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION  
Examined and Approved this 18th day of February, 2021

Signed [Signature] Edward Rumbarger, Environmental Specialist

LEGAL DESCRIPTION  
A parcel of land lying within Section 24, Township 08 South, Range 22 East, Bradford County, Florida and being more particularly described as follows:

COMMENCE at a found 4"x 4" concrete monument P.L.S. #2061 (a Permanent Reference Monument per plat) marking the Southwest corner of Lot 23, HIDDEN HILLS V, as recorded in Plat Book 3 Page 69 of the Public Records of Bradford County, Florida; thence S10 degrees 10'58"E., a distance of 103.39 feet to a point on the South line of the parcel of land known as the "Harper Parcel"; thence S89 degrees 27'51"W., on the South line of the parcel of land known as the "Harper Parcel", a distance of 319.81 feet to the POINT OF BEGINNING; thence S11 degrees 48'40"E., a distance of 1045.61 feet to the parcel of land known as the "Harper Parcel", a distance of 1045.61 feet to a point 60.00' North of the Southwest Northeast 1/4 of the Southwest 1/4 of said Section 24; thence S89 degrees 39'01"W., on a line 60.00' North of and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 24, a distance of 505.85 feet to a point on the East right of way line of SE 8th Avenue (Speedville Road); thence on the East right of way line of said SE 8th Avenue (Speedville Road) and on a curve to the left having a radius of 5697.78 feet, a central angle of 10 degrees 33'26", a chord length of 1048.37 feet and a chord bearing of N.12 degrees 58'14"W., thence on the arc of said curve, an arc length of 1049.86 feet to the end of said curve and a point on the South line of the parcel of land known as the "Harper Parcel"; thence N.89 degrees 27'51"E., departing the East right of way line of said SE 8th Avenue (Speedville Road) and on the South line of the parcel of land known as the "Harper Parcel" a distance of 527.25 feet to the POINT OF BEGINNING.

Parcel contains 11.76 acres, more or less.

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 to the best of my knowledge and belief is in conformity with the Public Records of Bradford County, Florida, this 18th day of February, 2021.

Signed [Signature] Denny Thompson, Clerk of Circuit Court  
Signed [Signature] Joseph C. Dougherty, Chair

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 redeemed.

Signed [Signature] Teresa G. 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 AG Investments of Polk County, LLC, and that there are no encumbrances other than the lien of real estate taxes which are not yet due and payable.

This 1st day of March, 2021.  
Signed [Signature] ROBERTA A. HECKIN, Title Agent  
Witness [Signature] Barbara A. Humphrey, Barbara A. Humphrey

GENERAL NOTES

- 1. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding. The Bradford County Building Department has information regarding flooding and restrictions on development.
- 2. Subject property is located within Flood Zone "X" according to Flood Insurance Rate Map 22077C0295F, prepared by the Federal Emergency Management Agency, last revised November 2, 2018.
- 3. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Bradford County, Florida.
- 4. Bearings and coordinates shown hereon are relative to the Florida State Plane Coordinate System, NAD 83, datum, using the 2011 adjustment as shown on the Florida State Plane Coordinate System in Plat Book 3 Page 69 of the Public Records of Bradford County, Florida as being S.78 degrees 14'00"E.
- 5. All platted utility easements will also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- 6. There are no jurisdictional wetlands within the limits of the plat.
- 7. Parcel areas north and south of subject property were obtained from the Bradford County Property Appraiser's web site.
- 8. Parcel numbers, owners name, address and zoning shown hereon obtained from the Bradford County Property Appraiser's web site.

ZONING INFORMATION  
Residential, (Mixed) Single Family/Mobile Home (RSF/MH-1) and Residential, (Conventional) Single Family 1 (RSF-1)

Minimum Lot Area = 21,780 square feet  
Minimum Lot Width = 100 feet  
Building setbacks:  
Front = 30'  
Side = 15' for each side yard  
Rear = 15'  
Maximum lot coverage by all buildings = 40%  
Maximum height of structures = 35'  
Width of curb break:  
Minimum 12'  
Maximum 24'  
Proposed Water Supply: Private Well  
Proposed Sanitary Sewer Supply: Private Septic Tank

5.23.4 Access. Lots, within minor subdivisions, may derive access to a state or county maintained road. Lots within major subdivisions, may not derive access to a state or county maintained road. Road access to the subject property shall be provided in accordance with the provisions of the Florida Statutes. The Board of County Commissioners determines that unrestricted access would create a safety hazard.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Subdivision Plat is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Bradford County Land Development Code; that permanent reference monuments (PRM's) were set on the 15th day of February, 2021 as shown hereon; and that lat camera will be set per requirements of Florida Statute or in accordance with conditions of bonding.

Signed [Signature] Steven E. Semple, Professional Surveyor and Mapper No. 5489  
STATE OF FLORIDA  
BRADFORD COUNTY

AG Investments of Polk County, LLC  
5529 US Highway 98 North  
Lakeland, Florida 33809

ACCURATE SURVEY OF FLORIDA, INC.  
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LICENSED BUSINESS NO. 8211  
SHEET NO. 1 OF 2