

**POINT OF COMMENCEMENT**  
NW CORNER OF  
NW 1/4 OF NW 1/4

**POINT OF BEGINNING**

**TOTAL SITE AREA = 18.86 ACRES±**  
02809-0-00000

**ND**

**Legend:**

- d 1/2" rebar & cap (LB 4012)
- 1/2" iron rod (LB 4012)
- d 1/2" iron pipe (#5098)
- d 3/4" iron pipe (NO ID)
- d 3" X 3" concrete monument (NO ID)
- 3" X 3" concrete monument (PRM LB 4012)
- head power line & pole — P
- = Right of Way
- denotes deed bearings & distances
- denotes plat bearings & distances

**Map Notes:**

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

of last field work was November 14, 2025.

shown hereon lie partly in Zone A & AE (Special flood hazard areas inundated by 100-year Base flood elevations vary, contact the Federal Emergency Management Agency for more information.) 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 November 2, 2018. See Zone A and X as shown hereon.

ings based on N.A.D. 1983 Florida State Plane North Zone Coordinates as determined using Network RTK

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

Attempt made to locate underground utilities.

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

**FORD 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.

**Caption:**  
A parcel of being more

**LANDS OF**  
**DEMPSEY E WAYNE**  
02747-0-00000  
O.R.B. 399, PG 346

**LANDS OF**  
**MARTIN DONALD W**  
02808-0-00000  
O.R.B. 2068, PG 134

**LANDS OF**  
**HONORE MARIE F**  
02806-0-00000  
O.R.B. 1088, PG 535

**LANDS OF**  
**RHODEN MATTHEW**  
02807-0-00200  
O.R.B. 1949, PG 522

**COUNTY APPROVAL:**  
Examined and administrated  
**December**  
Signed **Ronald** Adminis

**COUNTY ATTORNEY'S REVIEW:**  
Examined on **Dec. 18, 2025**  
Approved as to Legal Form  
Signed **Rich Kondo**

**BRADFORD COUNTY CLERK:**  
I hereby certify that this plat is filed for record in Plat Books  
**December**

**Graphic Scale:**  
100 0 100 200  
(IN FEET)  
1 inch = 100 ft.

# "SOUTHERN CROSS ESTATES"

A MINOR SUBDIVISION IN THE NW1/4 OF SECTION  
26, TOWNSHIP 6 SOUTH, RANGE 22 EAST,  
BRADFORD COUNTY, FLORIDA

Parcel of land lying in the NW1/4 of NW1/4 of Section 26, Township 6 South, Range 22 East, Bradford County, Florida; said parcel more particularly described as follows:

thence at a concrete monument found at the Northwest corner of said Section 26 and run North 88 degrees 33 minutes 42 seconds East, along the Northerly boundary thereof, 663.75 feet to a found iron rod; thence South 01 degree 18 minutes 56 seconds 193.37 feet to a set 3"X 3"Permanent Reference Monument (LB-4012) (P.R.M.) on the Southerly boundary of the right of way State Road 16 for the Point of Beginning. From Point of Beginning thus described run North 71 degrees 55 minutes 33 seconds along the Northerly boundary thereof, 386.92 feet to a  $\frac{1}{2}$ "iron rod (D.O.T.) found at the beginning of a curve, concave to the and having a Radius of 11399.16 feet; thence Northeasterly, along said Southerly boundary and along the arc of said curve, 47 feet as measured along a chord having a bearing of North 73 degrees 46 minutes 35 seconds East, to a P.R.M. set on the boundary of said NW1/4 of NW1/4; thence South 01 degree 18 minutes 18 seconds East, along said Easterly boundary, 66 to a P.R.M. set at the Southeast corner of the NW1/4 of NW1/4; thence South 88 degrees 51 minutes 50 seconds West, the Southerly boundary thereof, 663.50 feet to a set PRM; thence North 01 degree 18 minutes 56 seconds West, 1138.95 feet the Point of Beginning.

aining 18.86 acres, more or less.

## COUNTY APPROVAL

Examined and administratively approved pursuant to Sec. 177.071, Fla. Stat. (2025) this  
December A.D. 2025 by Bradford County, Florida.

## COUNTY ATTORNEY'S REVIEW

Examined on Dec 18 1935

Approved as to Legal Form and Sufficiency by Rob Bradley (County Attorney)

Signed Rich Komando Rob Bradley, County Attorney

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 25 of the public records of Bradford County, Florida, this 18th day of  
December, A.D., 2025.

Signed Denny Thompson Clerk of Circuit Court  
Denny Thompson,  
Signed Cynthia Brown Spomer Chair

**GRAPHIC SCALE**

A horizontal scale line with tick marks at 0, 50, 100, 200, and 400. The segments between the tick marks are of equal length, representing 50 feet each. The scale is labeled '( IN FEET )' at the bottom.

DAFORD COUNTY HEALTH DEPARTMENT CERTIFICATION  
Signed and Approved this 17 day of December, A.D., 2025

FORD COUNTY TAX COLLECTOR'S CERTIFICATION  
is to certify that all payable and applicable taxes have been paid, and that all sales taxes applicable to  
described platted lands hereon have been redeemed.

ed Teressa Phillips 12-17-25 Tax Collector

REVEYOR'S CERTIFICATION  
NOW 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 14th day of October, 2025 he completed the survey of the lands as shown on the foregoing Plat; that said Plat is a correct representation of the lands therein described and platted or subdivided 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.

ned this 12<sup>TH</sup> day of DECEMBER, A.D. 2025  
  
Patrick B. Welch 12/12/25  
Patrick B. Welch PLS: Florida Certificate No. 2714; Business No. LB 4012

•Carolyn Brown Spooner

**LOCATION SKETCH**  
**NOT TO SCALE**

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, Michael D. Hardee & Phillip Wade Kennedy, 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.

Witness by signature and official seal this 19<sup>th</sup> day of December, A.D., 2025.

A rectangular notary stamp with a decorative border. The top half contains the text 'NOTARY PUBLIC' and 'STATE OF FLORIDA'. The bottom half contains the text 'RANDAL W. ANDREWS' and 'Commission # HH 464823'. Below this, the text 'Expires December 21, 2027' is stamped. The entire stamp is embossed on a white card.

Notary Signature  
Ronald W. Andrews  
Printed Name of Notary