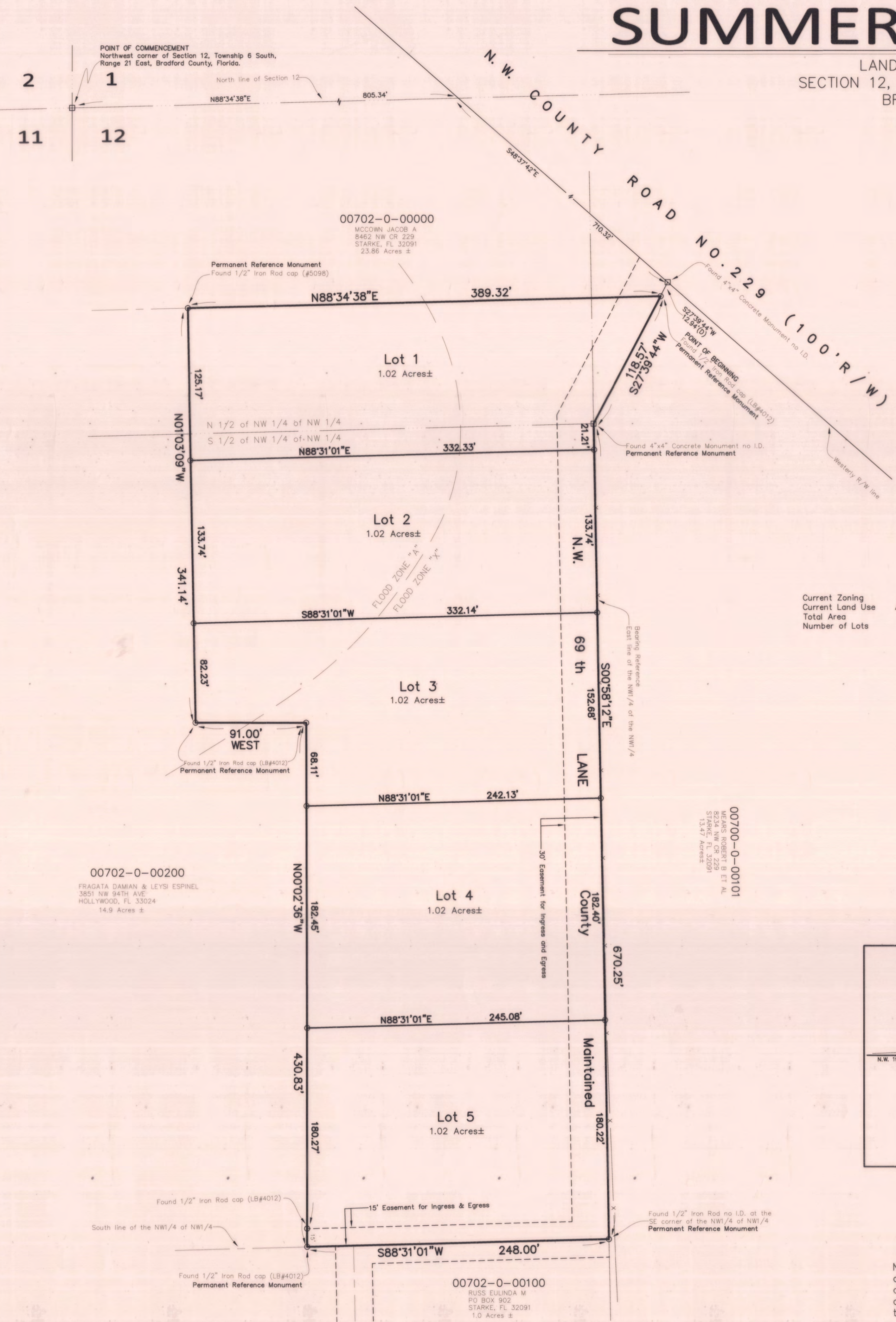
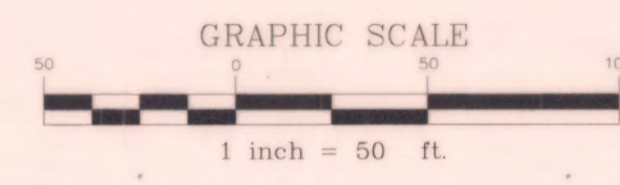
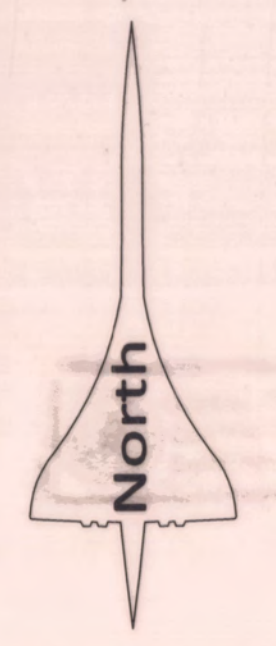


SUMMER'S SUBDIVISION

LANDS IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 21 EAST, BRADFORD COUNTY, FLORIDA.



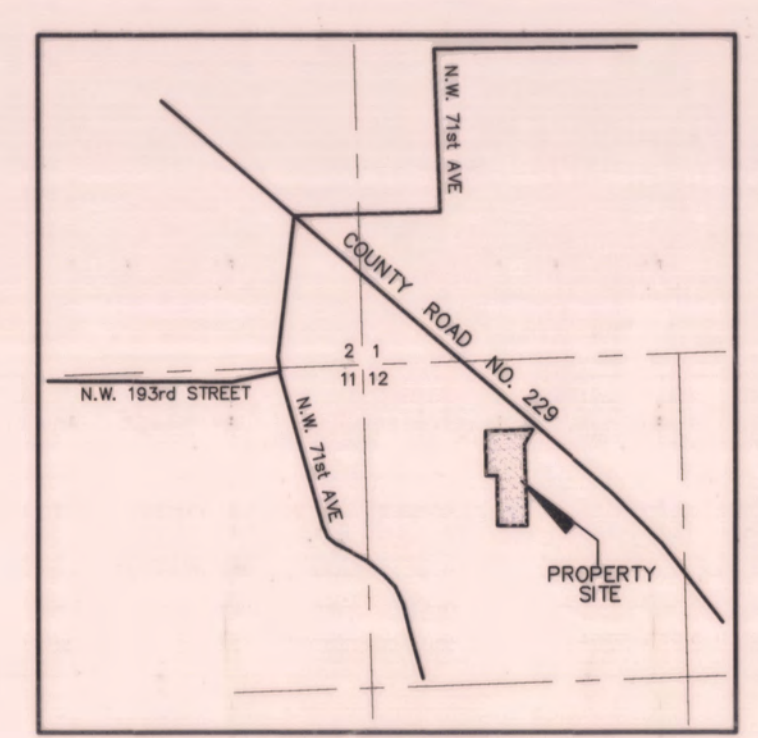
Current Zoning A 2
 Current Land Use AC NON-AG
 Total Area 5.1 Ac.
 Number of Lots 5



GENERAL NOTES:

1. Permanent Reference Monument PRM
2. Bearings refer to the East line of the NW1/4 of NW1/4 of Section 12, being S 00°58'12\"/>

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 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.

CAPTION

DESCRIPTION: Official Records Book 2105, Page 508-509
 A Parcel of land lying in the Northwest 1/4 of Section 12, Township 6 South, Range 21 East, Bradford County, Florida; said Parcel being more particularly described as follows:
 Commence at a concrete monument found at the Northwest corner of said Section 12 and run North 88 degrees 34 minutes 38 seconds East, along the Northerly boundary thereof, 805.34 feet to an iron rod found on the Westerly boundary of the right of way of NW County Road 229; thence South 48 degrees 37 minutes 42 seconds East, along said Westerly boundary, 710.32 feet to a found concrete monument; thence South 27 degrees 39 minutes 44 seconds West, 118.57 feet to a set 1/2 inch iron rod (LB 4012) for the Point of Beginning. From Point of Beginning thus described continue South 27 degrees 39 minutes 44 seconds West, 118.57 feet to a concrete monument found on the Easterly boundary of the Northwest 1/4 of Northwest 1/4 of said Section 12; thence South 00 degrees 58 minutes 12 seconds East, along said Easterly boundary, 670.25 feet to an iron rod found at the Southeast corner thereof; thence South 88 degrees 31 minutes 01 seconds West, along the Southerly boundary thereof, 248.00 feet; thence North 00 degrees 02 minutes 36 seconds West, 430.83 feet; thence North 90 degrees 00 minutes 00 seconds West, 91.00 feet; thence North 01 degrees 03 minutes 09 seconds West, 341.14 feet; thence North 88 degrees 34 minutes 38 seconds East, 389.32 feet to the Point of Beginning.
 Reserving unto the grantor an Easement for ingress and egress over the above described property for access to NW 69th Lane, a County maintained roadway, being described as the Easterly 30.0 feet and the Southerly 15 feet of the above described parcel.

ADOPTION AND DEDICATION

Lewis H. Chaff, as the lawful owner of the lands described hereon and made a part hereof having this land 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 SUMMER'S SUBDIVISION and that no part of this plat is dedicated to Bradford County, Florida.

Signed: L. H. Chaff this 15 day of March, 2025.
 Lewis H. Chaff
 Owner
 Witness: Matthew T. Barkhite Print Alesia Wilsey Print
 Matthew T. Barkhite
 Alesia Wilsey

STATE OF FLORIDA, COUNTY OF BRADFORD

The foregoing was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2025, by L. H. Chaff who is personally known to me of who has produced _____ as identification.

Notary Public State of Florida
 ALESHA D. WILSEY
 Commission # 181268923
 Expires November 20, 2028

CERTIFICATE OF TITLE ENCUMBRANCE

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

This 5th day of February, 2025. Signed: Walter R. O'Connell
 Title Agent
 Witness: Walter R. O'Connell

BRADFORD COUNTY HEALTH DEPARTMENT

Examined and approved this 12 day of February, 2025.
 Signed: Walter R. O'Connell

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 platted lands hereon have been redeemed.

Signed: Teresa Phillips
 Teresa Phillips
 Collector

CERTIFICATE OF APPROVAL COUNTY COMMISSIONERS OF BRADFORD COUNTY

This is to certify that on this 17th day of March, 2025 the foregoing plat was approved by the County Commissioners of Bradford County, Florida.

Signed: Walter R. O'Connell
 Chairman of the Board of County Commissioners.

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 25th day of FEB, 2025.
 Signed: Patrick B. Welch
 Patrick B. Welch, PSM
 Bradford County Surveyor.

CLERK'S CERTIFICATE

I hereby certify that this plat was filed for record on this 29th day of JANUARY, 2025.
 in Plat Book 4 Page 21
 Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined and Approved this 20th day of February, 2025, Bradford County Attorney

Signed: Rob Bradley
 Rob Bradley, County Attorney
 Rich Komando

SURVEYORS CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a professional surveyor and mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 14 day of JANUARY, 2025.
 Roger L. Mullins LS #5554
 Keystone Surveying & Mapping, Inc.
 (LB#8219)

OWNER:
 Lewis H. Chaff
 #6313 Kingstley Lake Drive
 Starke, FL 32091
 (904)614-7502

SURVEYOR:
 Roger L. Mullins LS#5554
 Keystone Surveying & Mapping, Inc.
 #305 SE Sylvan Way
 Keystone Heights, FL 32656
 (352)473-9495

00702-0-00200
 FRAGATA DAMIAN & LEYSI ESPINEL
 3851 NW 94TH AVE.
 HOLLYWOOD, FL 33024
 14.9 Acres ±

00700-0-00101
 MEGAN ROBERT B ET AL
 STARKE, FL 32091
 13.47 Acres ±

00702-0-00100
 RUSS EULINDA M
 PO BOX 902
 STARKE, FL 32091
 1.0 Acres ±