

LANDS OF
MILWAUKEE TRUST
PLUM CREEK, MISSOURI

ZONE A
ZONE X

SEC. 1
TOWNSHIP 7 SOUTH
RANGE 19 EAST

N1/2 OF NW1/4

CELL TOWER
00017-0-00100
S1/2 OF NW1/4

SW COUNTY ROAD 19
100' R/W

SEC. 1

SEC. 12

LANDS OF
HAZEN FAMILY PARTNERSHIP, LTD

LANDS OF
DAVIS PHILIP W & JASON S
00015-0-00000
O.R.B. 1450, P. 294

LANDS OF
HAZEN FAMILY PARTNERSHIP, LTD
O.R.B. 826, P. 508

HAZEN FAMILY PARTNERSHIP, LTD
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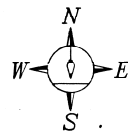
LANDS OF
HAZEN FAMILY PARTNERSHIP, LTD
00014-0-00000

TOWNSHIP 7 SOUTH
RANGE 19 EAST

SECTION 1

TOWNSHIP 7 SOUTH
RANGE 20 EAST

SECTION 6



A Minor Subdivision in Section 1, Township 7 South,
Range 19 East, Bradford County, Florida.

CAPTION:

A parcel of land lying in Section 1, Township 7 South, Range 19 East, Bradford County Florida. Said Parcel being more particularly described as follows:

Commence at a 4"x4" concrete monument (NO ID) located at the Northwest corner of S1/2 of NW1/4 and run North 87 degrees 56 minutes 47 seconds East, along the Northern Boundary thereof 1983.29 feet to a set 1/2" iron rod (LB 4012) for the Point of Beginning. From the Point of Beginning thus described, continue North, 87 degrees 56 minutes 47 seconds East, 237.88 feet to a found 3"x3" concrete monument (LB 4012); thence North, 87 degrees 49 minutes 14 seconds East, along said Northern Boundary 420.58 feet to a found 1/2" iron rod (LB 4012); thence South 01 degrees 45 minutes 09 seconds East, 123.08 feet to a found 1/2" iron rod (LB 4012) at the Northeast corner of a parcel described in O.R.B. 1475, page 304 of the public records of said County; thence South 88 degrees 26 minutes 58 seconds West, along the Northern Boundary of said parcel 104.92 feet to a found 1/2" iron rod (LB 4012) at the Northwest corner thereof; thence South 01 degrees 36 minutes 06 seconds East, along the Western Boundary thereof 108.42 feet to a 1/2" iron rod (LB 4012) at the Southwest corner of said parcel; thence North 88 degrees 21 minutes 41 seconds East, 232.65 feet to a found 3" x 3" concrete monument (LB 4012); thence South 01 degrees 06 minutes 06 seconds East, 1277.31 feet to a 1/2" iron rod (LB 4012) set on the Northeastly Boundary of the Right of Way of County Road 18 (100 Right of Way); thence North 47 degrees 44 minutes 32 seconds West, along said Northeastly Boundary 1101.37 feet to a set 1/2" iron rod (LB 4012); thence North 01 degrees 06 minutes 08 seconds West, 1847.30 feet to the Point of Beginning.

Containing 36.64 Acres, more or less.

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
THIS IS TO CERTIFY that on this 19th day of April, 2024, the foregoing plat was approved by the County Commissioners of Bradford County, Florida.
Signed: *[Signature]* Board of County Commissioners

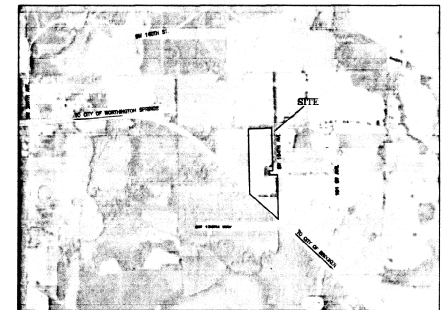
CERTIFICATE OF TITLE AND ENCUMBRANCE
I hereby certify that the title to the land described in the caption hereon is vested in the name of *Richard Barnes* and that there are no encumbrances thereon.
Signed: *[Signature]* Title Agent
Witness: *[Signature]*
COUNTY ATTORNEY'S REVIEW
Examined on *02/05/2024*
AND
Approved as to form and sufficiency by Rich Komano (County Attorney).
Signed: *[Signature]* County Attorney

BRADFORD COUNTY SURVEYOR'S CERTIFICATION
I hereby certify that the plot has been reviewed by me and that said plot is in conformity with Chapter 177, Florida Statutes. Signed this *20th* day of *April*, A.D., 2024.
Signed: *[Signature]* Patrick B. Welch, PSM - Bradford County Surveyor

STATE OF FLORIDA - COUNTY OF BRADFORD
I hereby certify that on this day appeared before me, an officer duly authorized to administer oaths and take acknowledgments, *Richard Barnes* as agent of *Richard Barnes* 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 *19th* day of *April*, A.D., 2024.
Notary Rubber Stamp: *[Stamp]*
Printed Name of Notary: *Daniel W. Anderson*

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 is in good standing with the Board of Land Surveyors, does hereby certify that on the *20th* day of *October*, A.D., 2024, 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 plotted or subdivided and was prepared under his direction and supervision. Bound Permanent Reference Monuments have been placed as shown hereon and complies with all survey requirements of Part 1, Chapter 177, Florida Statutes.
Signed: *[Signature]* Patrick B. Welch, PLS, Florida Certificate No. 2714, Business No. LB 4012

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 outside 500-year flood plain) as per Flood Insurance Rate Map of Bradford County, Florida. Said maps were provided to the office in digital format by the Federal Emergency Management Agency, effective November 2, 2016. See Zone indications A and X as shown hereon.



NOTES:

Date of Plat is January 4, 2024.
Ownership 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.

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Signed: *[Signature]* Title Agent
Witness: *[Signature]*
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Examined on *02/05/2024*
AND
Approved as to form and sufficiency by Rich Komano (County Attorney).
Signed: *[Signature]* County Attorney

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Signed: *[Signature]* Patrick B. Welch, PSM - Bradford County Surveyor

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this *27* day of *March*, A.D., 2024.
Signed: *[Signature]* Clerk of Circuit Court

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the 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. Date of plat is January 4, 2024.

- LEGEND
- Found 4" x 4" concrete monument (NO ID) [Symbol]
- Found 6" x 6" concrete monument (R/W) [Symbol]
- Found 4" x 4" concrete monument (#2110) [Symbol]
- Set 3" x 3" concrete monument (LB 4012) [Symbol]
- Found 1/2" iron pipe (NO ID) [Symbol]
- Found 1/2" iron rod (NO ID) [Symbol]
- Found 1/2" iron rod (LB 4012) [Symbol]
- Found 5/8" iron rod (#2115) [Symbol]
- Found 1/2" iron rod (LB 4012) [Symbol]
- Set 1/2" P.K. Nail&Disc (NO ID) [Symbol]
- Found 5/8" iron rod (#1046) [Symbol]
- Found 5/8" iron rod (NO ID) [Symbol]
- R/W = Right of Way
- Overhead Power Line = P [Symbol]
- Fence = F [Symbol]

