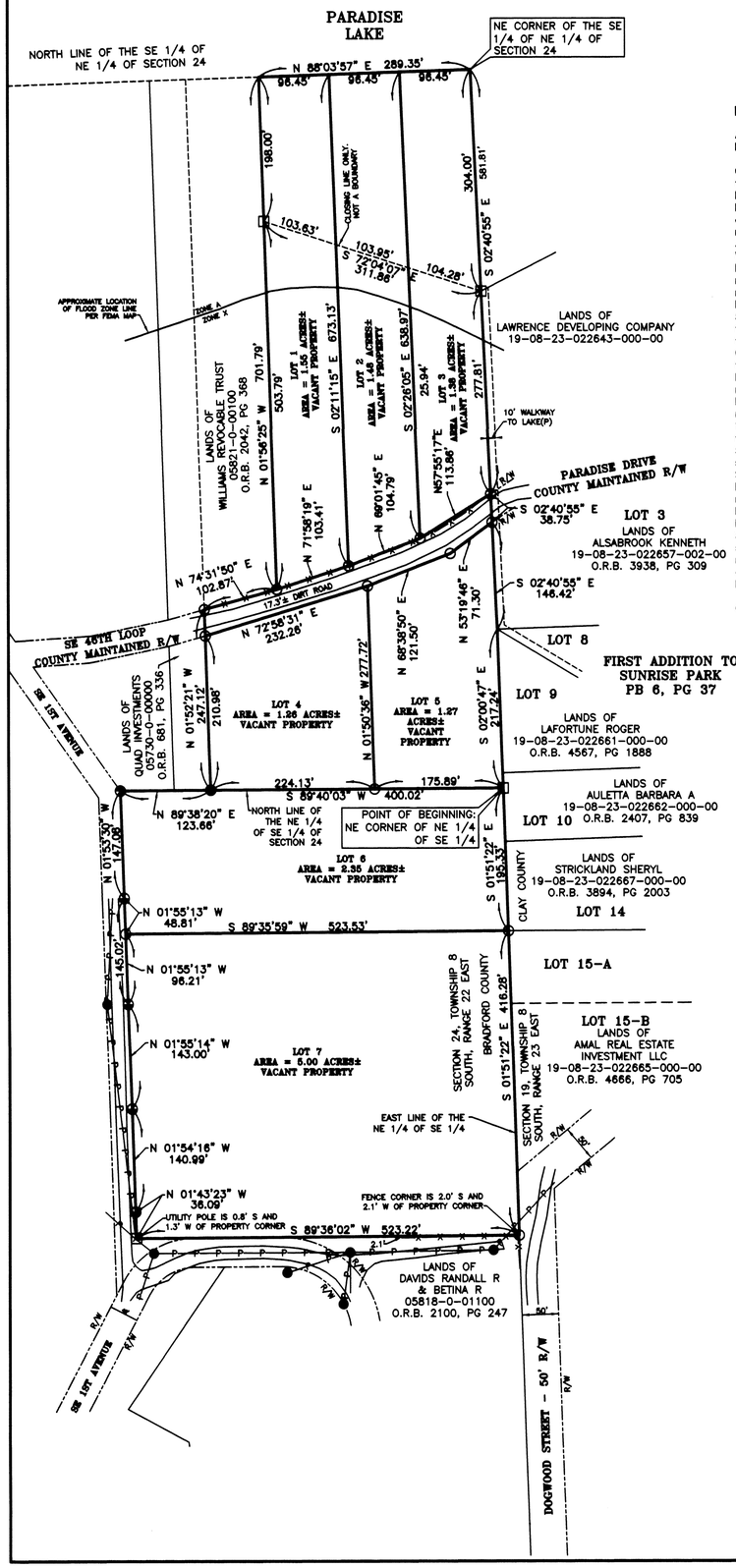
"WILLIAMS ESTATES"

A Subdivision in Section 24, Township 8 South,
Range 22 East, Bradford County, Florida.

PLAT BOOK 4 PAGE 30

SHEET 1 OF 1



DESCRIPTION – AS PREPARED BY THIS SURVEYOR

A parcel of land lying in the East 1/2 of Section 24, Township 8 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a 3" X 3" concrete monument (NO ID) found at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 24 for the Point of Beginning. From Point of Beginning thus described run South 01 degree 51 minutes 22 seconds East, along the Easterly Boundary of the Northeast 1/4 of said Southeast 1/4, for a distance of 195.33 feet to a set 1/2" iron rod (LB 4012) thence South 01 degree 51 minutes 22 seconds East, along the Easterly Boundary thereof, 416.28 feet to a found 3" X 3" concrete monument (NO ID); thence South 89 degrees 36 minutes 02 seconds West, 523.22 feet to a 3" X 3" concrete monument (NO ID) found on the Easterly Boundary of the right of way of Southeast 1st Avenue (40' R/W); North 01 degree 43 minutes 23 seconds West, along the Easterly Boundary thereof, 36.09 feet found 1" iron rod (NO ID); thence North 01 degree 54 minutes 16 seconds West, along the Easterly Boundary thereof, 140.99 feet to a found 1" iron pipe (NO ID); thence North 01 degree 55 minutes 14 seconds West, along the Easterly Boundary thereof, 143.00 feet to a found 1" iron pipe (NO ID); thence North 01 degree 55 minutes 13 seconds West, along the Easterly Boundary thereof, 145.02 feet to a 1 inch iron pipe (NO ID); thence North 01 degree 53 minutes 30 seconds West, along the Easterly Boundary thereof, 147.08 feet to a found 3/4" iron pipe (NO ID); thence North 89 degrees 38 minutes 20 seconds East, 123.66 feet to a found 1/2" iron rod (LB 4012); thence North 01 degree 52 minutes 21 seconds West, 247.12 feet to a 1/2" iron rod (LB 4012) set on the Northerly Boundary of the right of way of Southeast 46th Loop; thence North 74 degrees 31 minutes 50 seconds East, along the Northerly Boundary thereof, 102.87 feet to a set 1/2" iron rod (LB 4012); thence North 01 degree 56 minutes 25 seconds West, 503.79 feet to a found 3" X 3" concrete monument (NO ID); thence continue North 01 degree 56 minutes 25 seconds West, 198.00 feet; thence North 88 degrees 03 minutes 57 seconds East, along the Northerly Boundary thereof, 289.35 feet to the North line of the Southeast 1/4 of the Northeast 1/4; thence South 02 degrees 40 minutes 55 seconds East, along the Easterly Boundary thereof, 304.00 feet to a found 3" X 3" concrete monument (ON ID); thence South 02 degrees 40 minutes 55 seconds East, along the Easterly Boundary thereof, 277.81 feet to a 1/2" iron rod (LB 4012) set on the Northerly Boundary of said right of way; thence continue South 02 degrees 40 minutes 55 seconds East, along said Easterly Boundary, 38.75 feet to a 1/2" iron rod (LB 4012) set on the Southerly Boundary of said right of way; thence South 02 degrees 40 minutes 55 seconds East, along said Easterly Boundary, 146.42 feet; thence South 02 degrees 00 minutes 47 seconds East, along said Easterly Boundary, 217.24 feet to the Point of Beginning.

Containing 14.60 acres, more or less.

NOTES

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

Date of last field work was December 16, 2025.

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 the 0.2% annual chance floodplain.) 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 Approximate Zone indications A and X as shown hereon.

Bearings based on N.A.D. 1983 Florida North Zone Coordinates as derived using Network RTK GPS.

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

No attempt made to locate underground utilities.

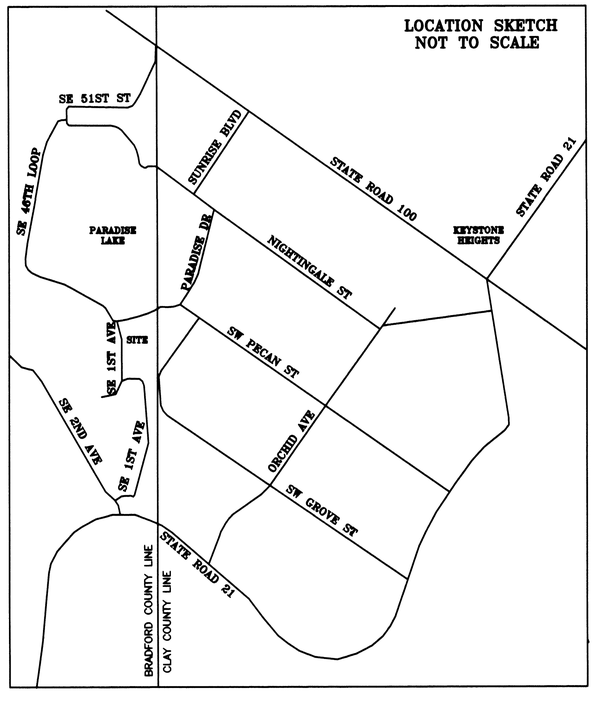
Other Easements and Rights of Way may exist but were not provided to this surveyor.

LEGEND

Set 1/2" rebar & cap(LB 4012)
Found 1/2" iron rod(LB 4012)
Found 1/2" iron rod(8219)
Found 1/2" iron rod(NO ID)
Found 3/4" iron pipe(NO ID)
Found 1" iron pipe(NO ID)
Found 3" X 3" concrete monument(NO ID)
Fence — X —
Overhead power line & pole — P —
R/W = Right of Way

N W E S

100 0 100 200 300
GRAPHIC SCALE 1 INCH = 100 FEET



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
THIS IS TO CERTIFY, that on April 7, 2026 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.
Signed Carlyn Spooner
Chair of the Board of County Commissioners

COUNTY ATTORNEY'S REVIEW
Examined on 4/13/2026
AND
Approved as to Legal Form and Sufficiency by R. Kornegay (County Attorney).
Signed
RICHARD KORNEGAY, 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 1st day of April, A.D., 2026.
Signed
Patrick B. Welch, PLS, Florida Certificate No. 2714

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 30 of the public records of Bradford County, Florida, this 7th day of April, A.D., 2026.
Signed Denny Thompson Clerk of Circuit Court
Denny Thompson

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this 6 day of April, A.D., 2026
Signed
Anthony Dennis

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 Tax Collector
Teresa Phillips

DEDICATION and ADOPTION
This is to certify that Larry Williams is the lawful owner of the lands described as "Williams Estates" in the Caption 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.
In witness thereof and signed
Signed Larry J. Williams this 30 day of April, 2026 Witness

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, Larry Williams, 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 30th day of April, A.D., 2026.
Notary Signature
Notary Rubber Stamp Seal:
ALESHIA A. DYE
Commission # HH 561841
Expires November 20, 2026
Printed Name of Notary Aleshia Dye

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 day of December 16, 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 and 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.
Signed this 1ST day of APRIL, A.D. 2026
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

11-25-33-PLAT