

"ELI MANOR" (AMENDED PLAT)

A Minor Subdivision in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County Florida.

LEGEND

- Found 3" X 3" concrete monument (NO ID) — □ —
- Found 1/2" iron rod (# 5098) — ○ —
- Found 3/4" iron pipe (NO ID) — ● —
- Found 1/2" iron rod (NO ID) — ○ —
- Found 1" iron pipe (NO ID) — ● —
- Found 3" X 3" concrete monument (P.R.M. 2714) — ■ —
- Found 1/2" iron rod (LB 4012) — ○ —
- Set 1/2" iron rod (LB 4012) — ○ —
- Found lightwood post — ▲ —
- Overhead power line and pole — P —
- Fence — X —
- Right of way = R/W

SUBDIVIDER
BRADFORD INVESTMENT PROPERTIES, LLC.

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 Client Name and that there are no encumbrances thereon.

this 5th day of October, 2021.

Signed [Signature]
Client Attorney, P.L.C.

Witness [Signature]

ZONING INFORMATION

AGRICULTURAL (A-2)
Minimum Lot Width : 125.00 Feet
Proposed Water Supply : Private wells
Proposed Septic Systems : Individual septic tanks or other approved system
Building Setbacks : Front - 30'; Side - 25'; Rear - 25'

DESCRIPTION

A parcel of land lying in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:
Commence at a concrete monument located at the Southeast corner of said Southwest 1/4 of Southeast 1/4 and run North 00 degrees, 15 minutes 26 seconds East, along the Easterly boundary thereof, 474.43 feet to a set 1/2" iron rod (LB 4012) for the Point of Beginning. From Point of Beginning, thence described run South 88 degrees 56 minutes 08 seconds West, along the Northerly boundaries of Lots 5 and 7 of Pine Acres, Unit #2, as per plat recorded in Plat Book 3, Page 92 of the public records of said county, a distance of 379.25 feet to a concrete monument at the Northwest corner of said Lot 5; thence North 00 degrees 15 minutes 26 seconds East, parallel with said Easterly boundary, to an iron rod set on the Northerly boundary of said SW1/4 of SE1/4; thence North 88 degrees 56 minutes 44 seconds East, along said Northerly boundary, 379.25 feet to a concrete monument located at the Northeast corner thereof; thence South 00 degrees 15 minutes 26 seconds West, along the Easterly boundary thereof, 853.30 feet to the Point of Beginning. Subject to an easement to Florida Power and Light over the North 100 feet thereof and subject to an existing roadway along the Easterly boundary thereof. Contains 7.43 acres, more or less.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.

THIS IS TO CERTIFY, that on _____ Page _____ of the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed [Signature]
Chairman of the Board of County Commissioners

Attest: [Signature]
Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined on 10/05/2021

AND
Approved as to Legal Form and Sufficiency by Will Sexton (County Attorney).

Signed [Signature]
Will 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 5th day of October, A.D., 2021.
Signed [Signature]
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 of the public records of Bradford County, Florida, this 5th day of October, A.D., 2021.

Signed [Signature] Clerk of Circuit Court
Signed [Signature] Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 5th day of October, A.D., 2021

Signed [Signature]

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 redempted.

Signed [Signature] Tax Collector

DEDICATION and ADOPTION

This is to certify that Bradford Investment Properties, LLC. is the lawful owner of the lands described as "Eli Manor" in the Description 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 [Signature] this 5th day of Oct, 2021 Witness [Signature]
Tax Johnson
(as agent of Bradford Investment Properties, LLC)

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, Tax Johnson, as agent for Bradford Investment Properties, LLC. 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 5th day of October, A.D., 2021.

Notary Rubber Stamp Seal: Notary Signature: [Signature]
Printed Name of Notary: Randall W. Andrews

SURVEYOR'S CERTIFICATION

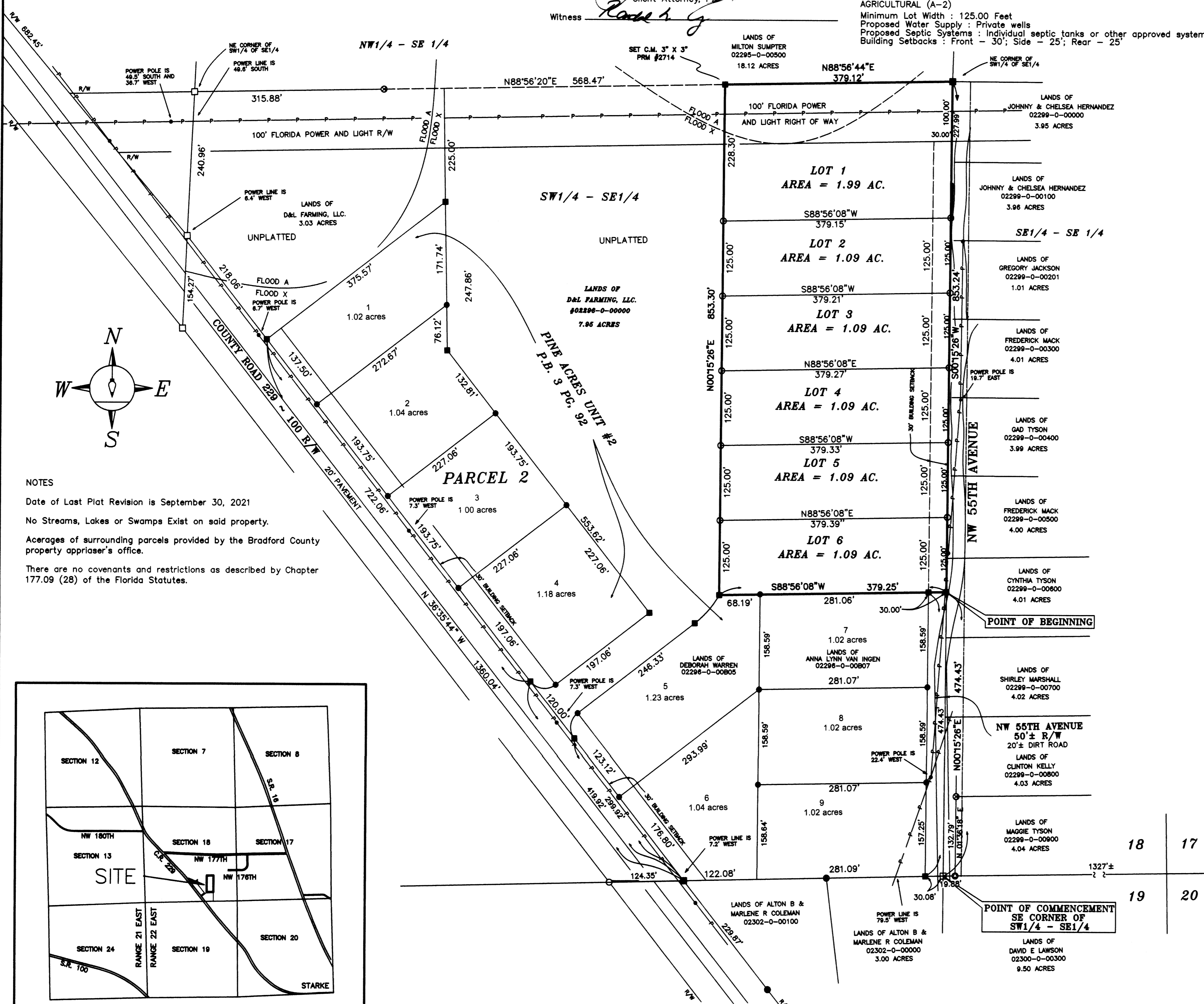
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes, and is in good standing with the Board of Land Surveyors, does hereby certify that on the 30th day of September, 2021, he completed the survey of the lands as shown in the foregoing Plat; that said Plat is a correct representation of the lands therein described and 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 5th day of Oct, A.D. 2021

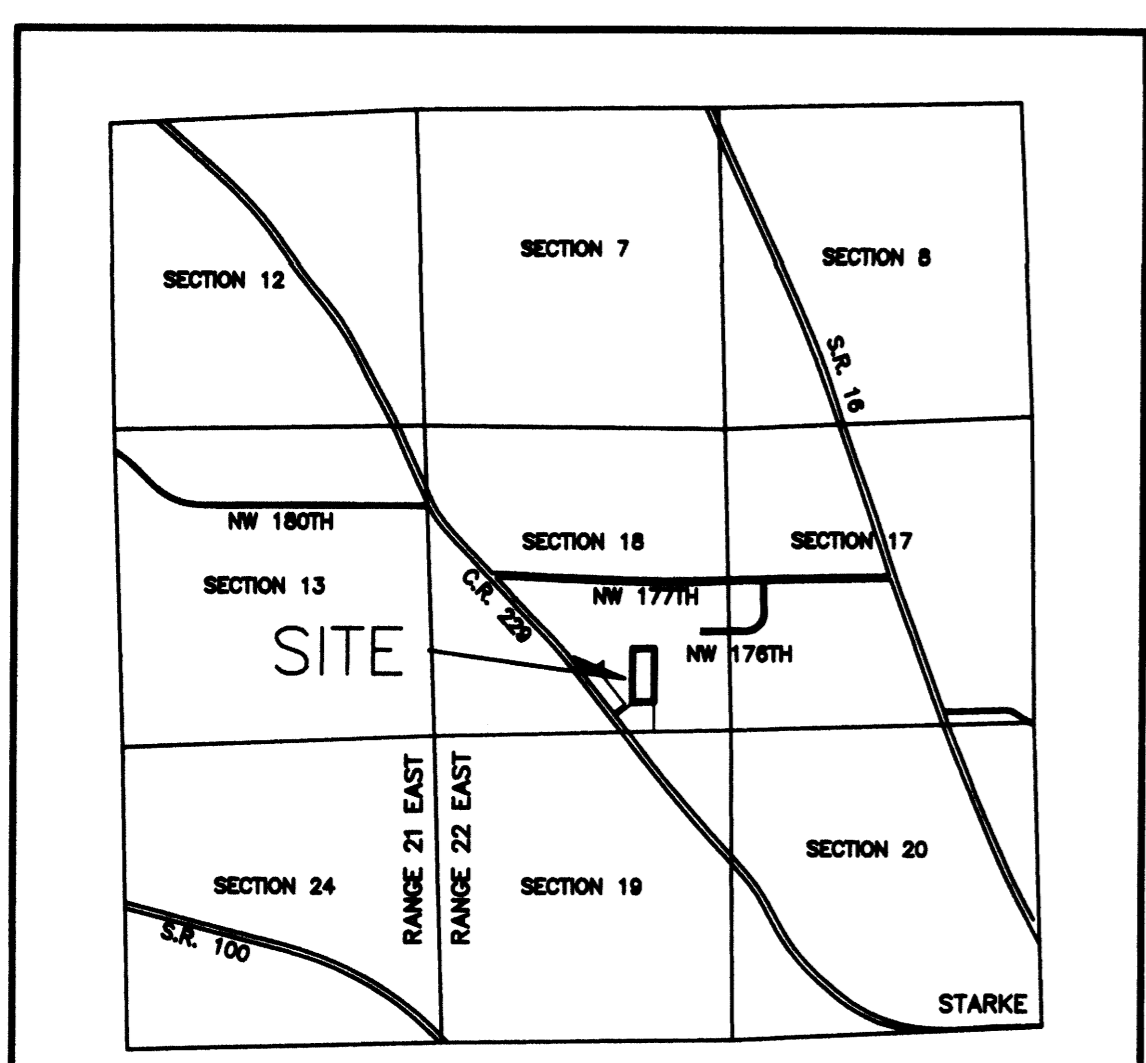
[Signature]
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

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.

Date of last plat revision = September 30, 2021.



NOTES
Date of Last Plat Revision is September 30, 2021
No Streams, Lakes or Swamps Exist on said property.
Averages of surrounding parcels provided by the Bradford County property appraiser's office.
There are no covenants and restrictions as described by Chapter 177.09 (28) of the Florida Statutes.



ELI MANOR
TOTAL AREA = 7.43 AC.
6 LOTS
1" = 2000'

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 this office in digital format by the Federal Emergency Management Agency, effective May 2, 2012. See Zone indications A and X as shown hereon.

