

# " PARKER PLACE "

(A MINOR SUBDIVISION)  
OF A PORTION OF THE SW1/4 OF NW1/4 OF  
SECTION 20, TOWNSHIP 7 SOUTH, RANGE 22 EAST,  
BRADFORD COUNTY, FLORIDA.

**DESCRIPTION OF LANDS PLATTED:**

A Tract of land situated in that portion of the SW 1/4 of the NW 1/4 of Section 20, Township 7 South, Range 22 East, Lying East of County Road No. 221 and North of County Road SE 109th Street (Also known as Meng's Dairy Road), Bradford County, Florida, said tract being more particularly described as follows:  
Commence at an Iron Pipe at the NE corner of the SW 1/4 of said Section 20 and run S 88°26'09" W, along the North line of said SW 1/4 of NW 1/4, a distance of 39.51 feet to a Concrete Monument located on the Westerly Maintained Right of Way Line of a County Road known as SE 49th Avenue and the Point of Beginning; thence run S 01°05'43" E, along said Right of Way line, 1250.74 feet to an Iron Rod on the Northernly Maintained Right of Way line, with a curve concave Northwesterly, said curve having a central angle of 90°10'48", a radius of 30.00 feet, an arc length of 47.22 feet and a chord bearing and distance of S 43°59'41" W, 42.49 feet to an Iron Rod on the Northernly Maintained Right of Way line of SE 109th Street (also known as Meng's Dairy Road); thence run S 89°05'08" W, along said Right of Way line, 693.28 feet to a Concrete Monument; thence run Northwesterly, along said Right of Way line with a curve concave Northwesterly, said curve having a central angle of 93°42'02", a radius of 40.00 feet, an arc length of 65.42 feet and a chord bearing and distance of N 47°45'57" W, 58.37 feet to a Concrete Monument on the Easterly Right of Way line of County Road No. 221; thence and a chord bearing and distance of N 11°22'00" W, 599.74 feet to a Concrete Monument; thence run N 88°24'24" E, 613.82 feet to a Concrete Monument; thence run N 01°25'20" W, 599.74 feet to a Concrete Monument on the North line of said SW 1/4 of the NW 1/4; thence run N 88°26'09" E, along said North line, 270.05 feet to the Point of Beginning.

SUBJECT TO: Underground Gas Transmission Easement as recorded in Deed Book 87, Pages 303 and 304 of the Public Records of Bradford County, Florida.  
ALSO SUBJECT TO: A Florida Power and Light Company overhead powerline easement.

**LESS AND EXCEPT:**  
A Tract of Land Situated in the SW 1/4 of the NW 1/4 of Section 20, Township 7 South, Range 22 East, Bradford County, Florida; said Tract being more particularly described as follows:  
Commence at an Iron Pipe at the NE corner of the SW 1/4 of the NW 1/4 of said Section 20 and run S 88°26'09" W, along the North line of said SW 1/4 of the NW 1/4, a distance of 39.51 feet to a Concrete Monument on the Westerly Maintained Right of Way line of SE 49th Avenue; thence run S 01°05'43" E, along said Right of Way line, 450.78 feet to an Iron Rod and the Point of Beginning; thence continue S 01°05'43" E, along said Right of Way line, 799.96 feet to an Iron Rod; thence run Southwesterly, along said Right of Way line, with a curve concave Northwesterly, said curve having a central angle of 90°10'48", a radius of 30.00 feet, an arc length of 47.22 feet and a chord bearing and distance of S 43°59'41" W, 42.49 feet to an Iron Rod on the Northernly Maintained Right of Way line of SE 109th Street (also known as Meng's Dairy Road); thence run N 88°24'24" E, 422.48 feet to a Concrete Monument; thence run N 00°54'54" W, 302.62 feet to a Concrete Monument; thence run Northwesterly, along said Right of Way line with a curve concave Southwesterly, said curve having a central angle of 03°46'07", a radius of 2897.79 feet, an arc length of 190.80 feet and a chord bearing and distance of N 12°15'56" W, 190.56 feet to a Concrete Monument; thence run N 88°24'24" E, 382.99 feet to a Concrete Monument; thence run N 00°54'54" W, 175.01 feet to a Concrete Monument; thence run N 88°24'24" E, 183.81 feet to a Concrete Monument; thence run N 01°25'20" W, 148.97 feet to a Concrete Monument; thence run N 88°26'09" E, parallel with the North line of the SW 1/4 of the NW 1/4 of said Section 20, a distance of 267.48 feet to the Point of Beginning.  
SUBJECT TO: All Easements of record.

**BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION:**

Examined and approved this 13th day of November, 2000.  
Signed: Edward R. Rumbarger

**BRADFORD COUNTY ATTORNEY'S CERTIFICATION:**

Examined and approved as to Legal Form and Sufficiency this 16th day of November, 2000.  
Signed: [Signature]

**BOARD OF COUNTY COMMISSIONER'S CERTIFICATION:**

This is to certify that on this 21st day of November, 2000, the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.  
Signed: [Signature] Chairman  
Attest: [Signature] Clerk of the Circuit Court

**BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION:**

This is to certify that on this 12 day of November, 2000, that all payable and applicable taxes have been paid, and that all sales taxes applicable to the above described platted lands have been redeemed.  
Signed: [Signature]

**BRADFORD COUNTY SURVEYOR REVIEW:**

I hereby certify that on this 20th day of November, 2000, that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes.  
Signed: [Signature] Florida Certificate No. 2714

**BRADFORD COUNTY CLERK'S CERTIFICATION:**

I hereby certify that on this plat has been examined and that it complies in form with Chapter 177, Florida Statutes and is filed for a record in Plat Book 3, Page 75 of the Public Records of Bradford County, Florida, this 21st day of November, 2000.  
Signed: [Signature]  
Signed: [Signature]

**DEDICATION AND ADOPTION:**

This is to certify that Thomas A. Parker is the lawful owner of the lands described as "Parker Place" in the caption hereon and that he has caused the same 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 lands.  
In witness whereof and signed this 20 day of November, 2000.  
Witness: [Signature] Signed: Thomas A. Parker  
Witness: [Signature]

**STATE OF FLORIDA - COUNTY OF BRADFORD:**

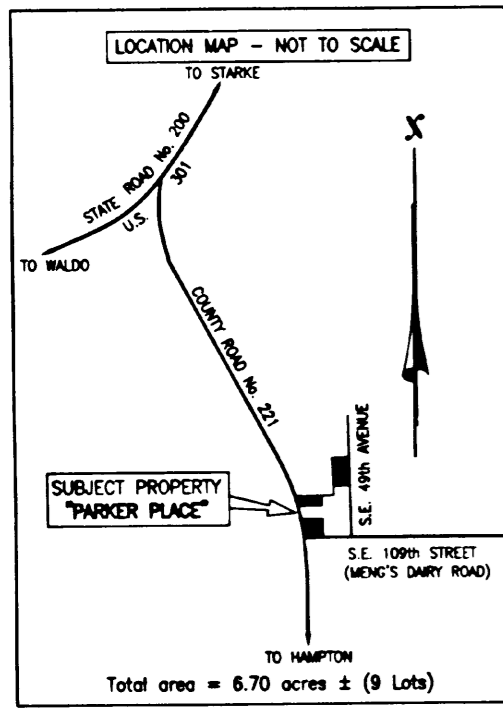
I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Thomas A. Parker, to me well known to be the person described in and who executed the foregoing dedication and who severally acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.  
Witness my hand and official seal in the State and County last aforesaid this 20th day of November, 2000.  
Signed: [Signature] (Notarial Seal)  
Notary Public, State of Florida at Large

**SURVEYOR'S CERTIFICATION:**

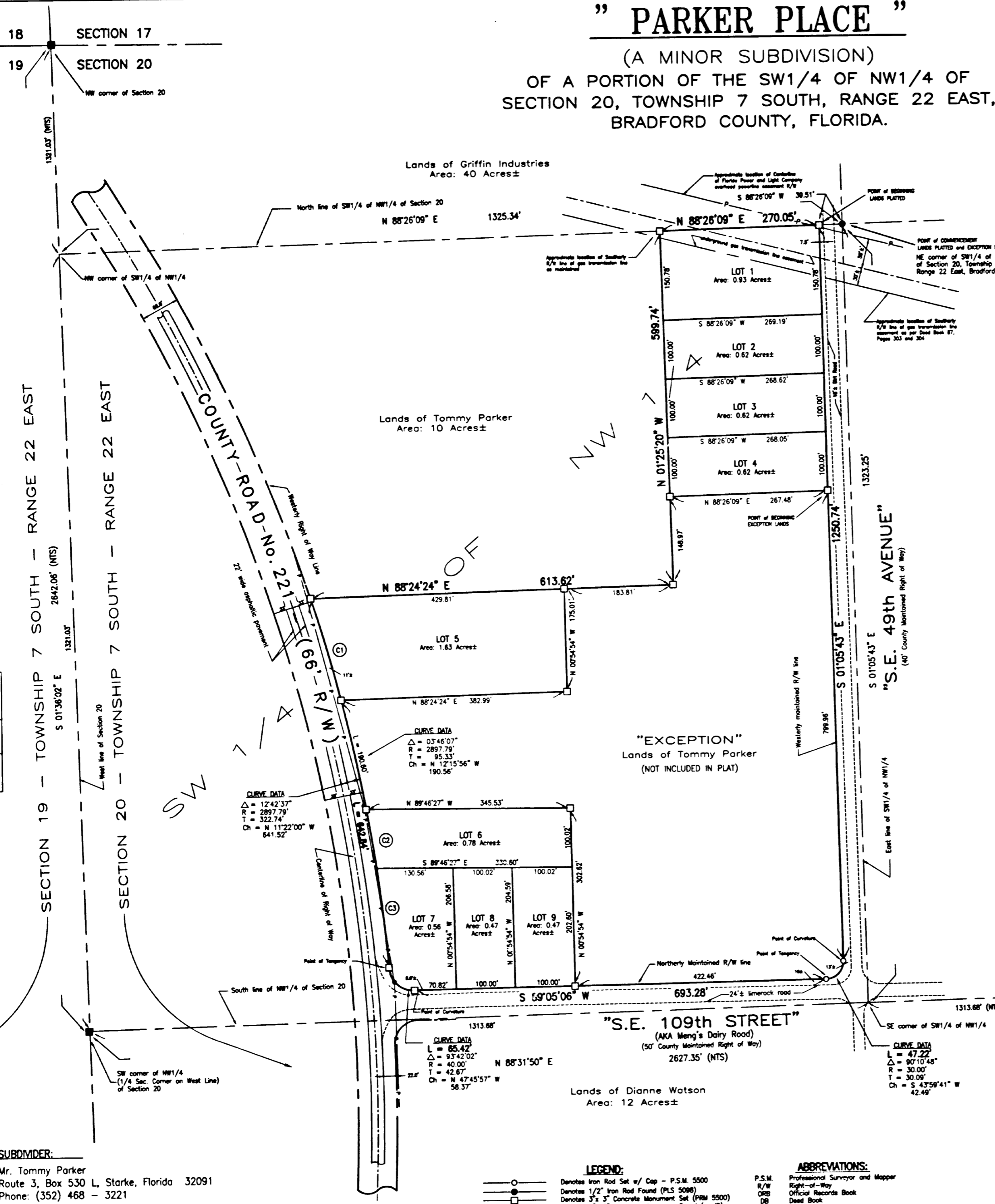
Know All Men By These Presents:  
I, A Licensed Professional Surveyor and Mapper, as provided under Chapter 472, Florida Statutes, being in good standing with the Board of Land Surveyors, do hereby certify that on October 24, 2000, I completed the survey of the lands as shown on the foregoing Plat; that said Plat is a correct representation of the lands therein described and platted or subdivided and was prepared under my direction and supervision; that Permanent Reference Monuments have been placed as shown hereon and said Survey and Plat complies with all survey requirements of Part 1, Chapter 177, Florida Statutes. Said land is located in Section 20, Township 7 South, Range 22 East, Bradford County, Florida.  
By: Mark E. Hardenbrook Signed this 1st day of November, 2000.  
Date of this map: October 24, 2000  
MARK E. HARDENBROOK, P.S.M.  
Florida Professional Surveyor and Mapper No. 5500

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.

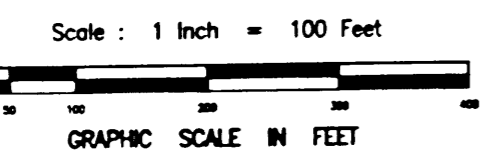
**MARK E. HARDENBROOK**  
PROFESSIONAL SURVEYOR AND MAPPER  
Florida Certificate: L.S. 5500  
P.O. Box 1028  
7467 SR 21 North - Suite "B"  
Keystone Heights, Florida 32656  
PHONE: (352)-473-8523 & (904)-964-5777



CURVE DATA TABLE						
CURVE 1 DATA	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
180.84'	2897.79'	90.36'	03°34'19"	180.83'	N 15°56'09" W	
CURVE 2 DATA	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
101.43'	2897.79'	50.72'	02°00'20"	101.42'	S 09°22'43" E	
CURVE 3 DATA	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
170.16'	2897.79'	85.10'	03°21'52"	170.13'	S 08°41'37" E	



**SUBDIVIDER:**  
Mr. Tommy Parker  
Route 3, Box 530 L, Starke, Florida 32091  
Phone: (352) 468 - 3221



- LEGEND:**
- Denotes Iron Rod Set w/ Cap - P.S.M. 5500
  - Denotes 1/2" Iron Rod Found (P.L.S. 5088)
  - Denotes 3" x 3" Concrete Monument Set (P.P.M. 5500)
  - Denotes 3" x 3" Concrete Monument Found (no ID)
  - Denotes 1-1/2" Iron Pipe Found (no ID)
- ABBREVIATIONS:**
- P.S.M. Professional Surveyor and Mapper
  - R/W Right-of-Way
  - ORB Official Records Book
  - DB Deed Book
  - N.T.S. Not To Scale
  - Deg. Degree
  - Min. Minutes
  - Sec. Seconds
  - ID Identification Number
  - L Curve Arc Length
  - R Curve Radius
  - ∠ Curve Central Angle (Delta)
  - Ch Curve Chord Data
  - P.M. Permanent Reference Monument

NORTH ARROW