

"SOUTHERN CROSS ESTATES"

A MINOR SUBDIVISION IN THE NW1/4 OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA

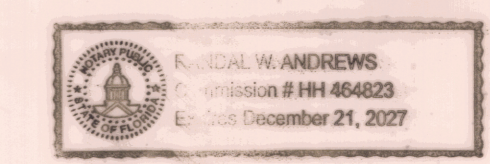
A parcel of land lying in the NW1/4 of NW1/4 of Section 26, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Northwest corner of said Section 26 and run North 88 degrees 33 minutes 42 seconds East, along the Northernly boundary thereof, 663.75 feet to a found iron rod; thence South 01 degree 18 minutes 56 seconds East, 193.37 feet to a set 3" X 3" Permanent Reference Monument (LB-4012) (P.R.M.) on the Southernly boundary of the right of way of State Road 16 for the Point of Beginning. From Point of Beginning thus described run North 71 degrees 55 minutes 33 seconds East, along the Northernly boundary thereof, 386.92 feet to a 1/2" iron rod (D.O.T.) found at the beginning of a curve, concave to the South and having a Radius of 11399.16 feet; thence Northeasterly, along said Southernly boundary and along the arc of said curve, 303.47 feet as measured along a chord having a bearing of North 73 degrees 46 minutes 35 seconds East, to a P.R.M. set on the Easterly boundary of said NW1/4 of NW1/4; thence South 01 degree 18 minutes 18 seconds East, along said Easterly boundary, 1330.66 to a P.R.M. set at the Southeast corner of the NW1/4 of NW1/4; thence South 88 degrees 51 minutes 50 seconds West, along the Southernly boundary thereof, 663.50 feet to a set PRM; thence North 01 degree 18 minutes 56 seconds West, 1138.95 feet to the Point of Beginning. Containing 18.86 acres, more or less.

COUNTY APPROVAL

Examined and administratively approved pursuant to Sec. 177.071, Fla. Stat. (2025) this 19th day of December, A.D. 2025 by Bradford County, Florida.

Signed [Signature] Administrative Official



COUNTY ATTORNEY'S REVIEW

Examined on Dec. 18, 2025

Approved as to Legal Form and Sufficiency by Rob Bradley (County Attorney).

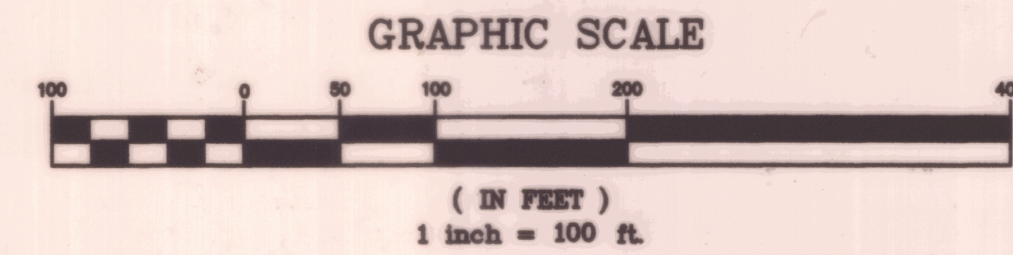
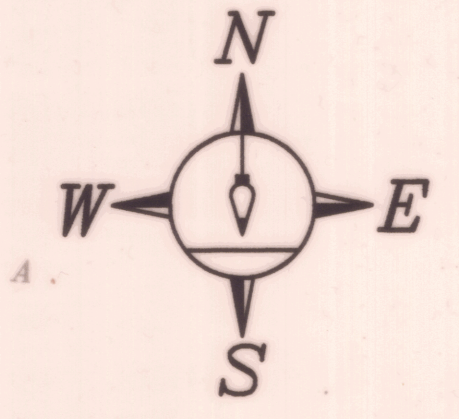
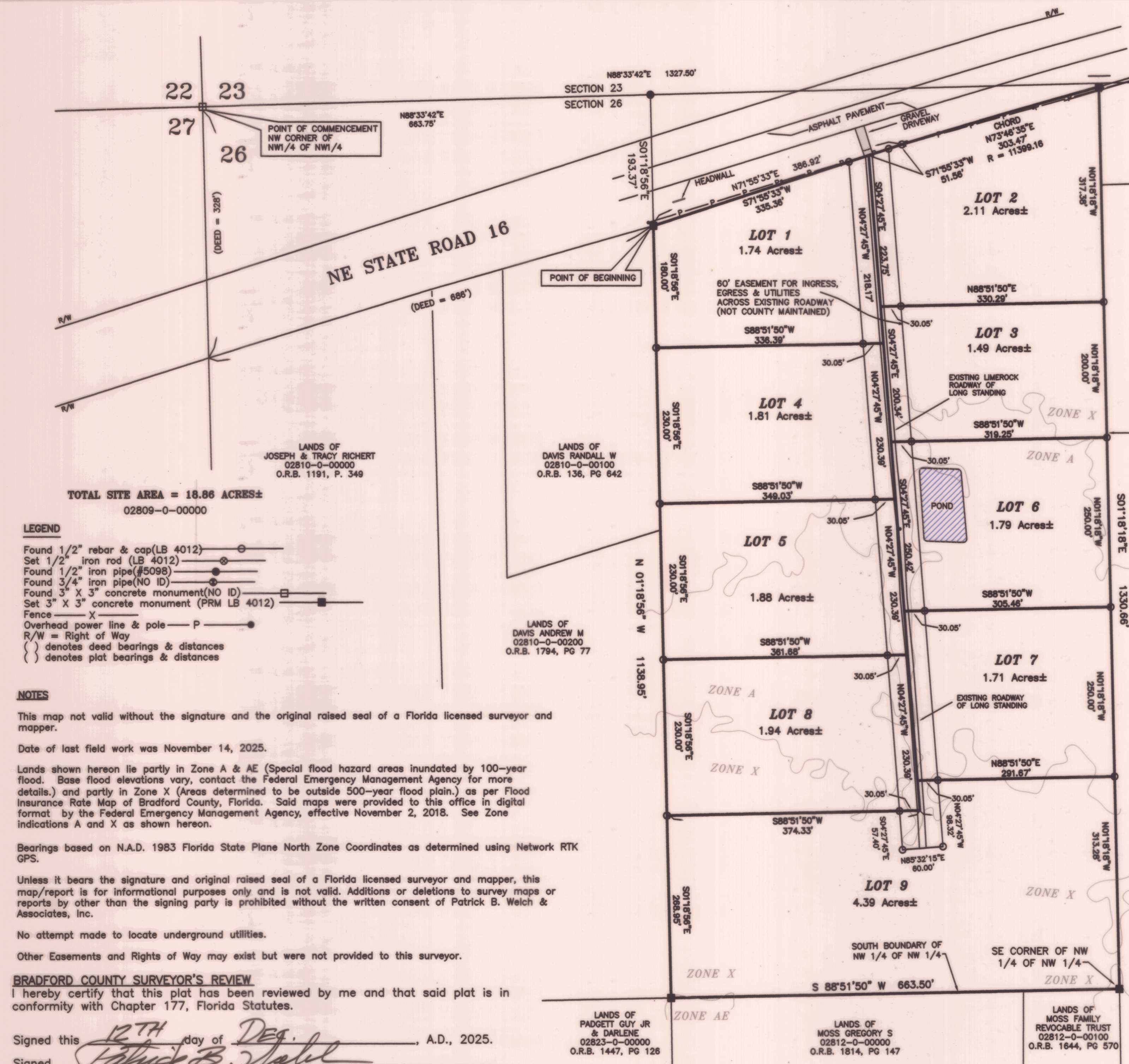
Signed [Signature] Rob Bradley, County Attorney

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 25 of the public records of Bradford County, Florida, this 18th day of December, A.D., 2025.

Signed [Signature] Clerk of Circuit Court

Signed [Signature] Chair



- LEGEND: Found 1/2" rebar & cap (LB 4012), Set 1/2" iron rod (LB 4012), Found 1/2" iron pipe (#5098), Found 3/4" iron pipe (NO ID), Found 3" X 3" concrete monument (NO ID), Set 3" X 3" concrete monument (PRM LB 4012), Fence X, Overhead power line & pole P, R/W = Right of Way, () denotes dead bearings & distances, () denotes plat bearings & distances.

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 November 14, 2025. Lands shown hereon lie partly in Zone A & AE (Special flood hazard areas inundated by 100-year flood. Base flood elevations vary, contact the Federal Emergency Management Agency for more details.) 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 November 2, 2018. See Zone indications A and X as shown hereon.

Bearings based on N.A.D. 1983 Florida State Plane North Zone Coordinates as determined 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.

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 12th day of Dec, A.D., 2025. Signed [Signature] Patrick B. Welch, PLS, Florida Certificate No. 2714

DEDICATION and ADOPTION: This is to certify that Michael Dwayne Hardee and Phillip Wade Kennedy are the lawful owners of the lands described as "Southern Cross 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 [Signature] Michael D. Hardee this 19th day of December, 2025. Witness [Signature]. Signed [Signature] Phillip Wade Kennedy this 19th day of December, 2025. 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, Michael D. Hardee & Phillip Wade Kennedy, 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 December, A.D., 2025.

Notary Signature: [Signature] Randal W. Andrews. Printed Name of Notary: Randal W. Andrews.

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION: Examined and Approved this 17th day of December, A.D., 2025. 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 redeemed. Signed [Signature] Teresa Phillips, Tax Collector, 12-17-25

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 14th day of October, 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 12th day of DECEMBER, A.D. 2025. [Signature] Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

