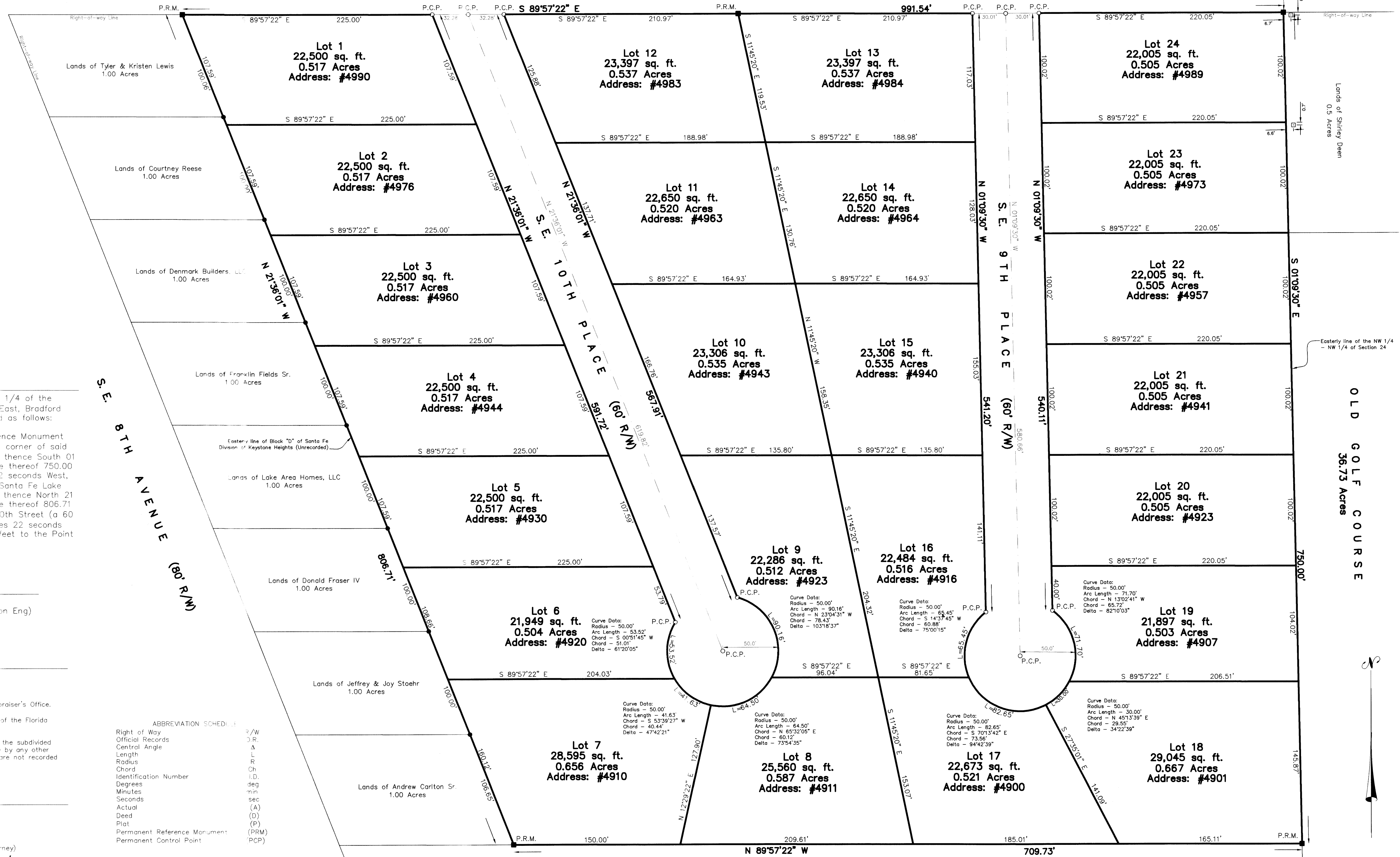
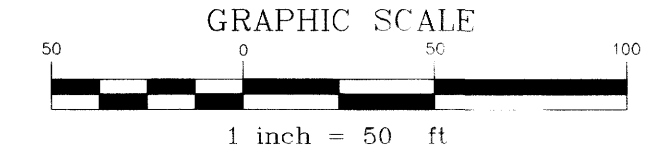
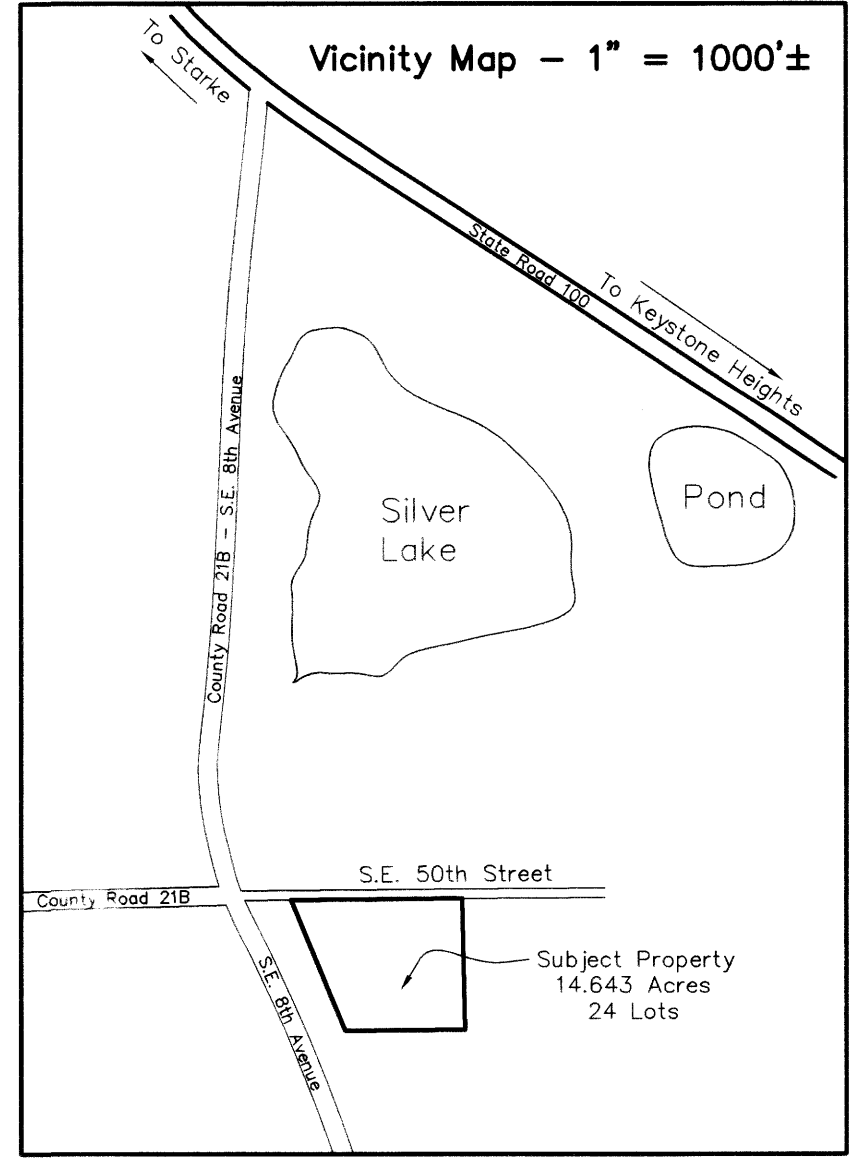


"Southern Oaks"

A Minor Subdivision of Land lying in Santa Fe Lake Division of Keystone Estates, an Unrecorded Subdivision in Section 24, Township 8 South, Range 22 East, Bradford County, Florida.

S. E. 50TH STREET (60' R/W)



CAPTION
A portion of land lying in and being a part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 8 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

For point of Beginning, Commence at a Permanent Reference Monument (hereinafter referred to as a PRM) located at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 24 and run thence South 01 degrees 19 minutes 30 seconds East, along the Easterly line thereof 750.00 feet to a PRM; run thence North 89 degrees 57 minutes 22 seconds West, 709.73 feet to a PRM on the Easterly line of Block "D" of Santa Fe Lake Division of Keystone Heights, an unrecorded subdivision; run thence North 21 degrees 16 minutes 01 seconds West, along the Easterly line thereof 806.71 feet to a PRM on the Southerly right-of-way line of S.E. 50th Street (a 60 foot right-of-way); run thence South 89 degrees 57 minutes 22 seconds East, along the Southerly right-of-way line thereof 991.54 feet to the Point of Beginning and to close.

- LEGEND**
- - Denotes Set 4"x4" Concrete Monument (PRM)
 - - Denotes Found 3"x3" Concrete Monument (Main Eng)
 - - Denotes Found 1/2" Iron Rod (#2061)
 - - Denotes Set 1/2" Iron Rod (PCP)

NOTES
Date of Last Plat Revision is June 13, 2022.
No Streams or Lakes exist on this property.
Acreages surrounding parcels provided by the Bradford County Property Appraiser's Office.
There are no covenants and restrictions as described in Chapter 177.09 of the Florida Statutes.

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.

COUNTY ATTORNEY'S REVIEW
Examined August 1st 2022.
Approved Legal Form and Sufficiency by William E. Saxton, County Attorney.

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 Denmark Builders, LLC and that there are no encumbrances other than the mortgage listed hereon.
Signed: *[Signature]*
Witness: *[Signature]*

CERTIFICATION OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA
THIS SUBDIVISION, that on August 1st 2022, the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.
Signed: *[Signature]*
Attest: *[Signature]*
Clerk of the Circuit Court

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 1st day of August, 2022, 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.
BY: *[Signature]* Date Signed: August 1st 2022
JOSEPH G. KNAPP/Registered Land Surveyor, Florida Certificate No. 2061
KNAPP SURVEYING, INC. LB No. 7627

ABBREVIATION SCHEDULE

Right of Way	R/W
Official Records	O.R.
Central Angle	CA
Length	L
Radius	R
Chord	Ch
Identification Number	I.D.
Degrees	deg
Minutes	min
Seconds	sec
Actual	(A)
Dead	(D)
Plot	(P)
Permanent Reference Monument	(PRM)
Permanent Control Point	(PCP)

SURVEYOR
JOSEPH G. KNAPP
Land Surveying and Drafting Services
Phone: (352) 473-1122
270 Southeast Palmetto Avenue
P.O. Box 386, Keystone Heights, Florida 32656

SUBDIVIDER
LANCE F. DENMARK
Denmark Builders, LLC
6930 Winterberry, Suite 100
Keystone Heights, Florida 32656

ZONING INFORMATION
Residential Single Family 1 (RSF-1)
Lot Width - 100 feet
Lot Area - 21,780 square feet (0.50 Acres)
Proposed Water Supply: Private Wells
Building Setbacks: Front/Road - 30', Side/Rear - 15'
Proposed Septic Systems - Individual Septic Tanks or Other Approved Systems.

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 No. 177, Florida Statutes.
Signed: *[Signature]* Patrick B. Welch, PLS, Florida Certificate No. 2714

MORTGAGE SUBORDINATION
The undersigned Mortgagee joins in the dedication shown hereon for the purposes of subordinating the lien of its mortgage dated 20th day of May, 2022 and recorded in Official Records Book 1972, page 71 et. seq. of the Public Records of Bradford County, Florida, to the right of the public, easements shown on plat dated this 1st day of August, 2022.
Signed: *[Signature]*
Witness: *[Signature]*

OLD GOLF COURSE
16.43 Acres

FLOOD ZONE INFORMATION
Lands shown hereon lie in Flood Insurance Rate Maps, Flood Zone "X" as per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps Bradford County, Florida Community Panel Number 120015 0295 F, effective date November 2, 2018. Zone "X" is an area determined to be outside the 500 year flood plain.
All Finished Floor Elevations in Zone "X" areas are to be at a minimum of 1.0 foot above the highest adjacent grade.

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this 18th day of July, 2022
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 herein have been redeemed.
Signed: *[Signature]* Tax Collector

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 hereon recorded in Plat Book 4, Page 13 of the Public Records of Bradford County, Florida, this 13th day of August, 2022.
Signed: *[Signature]* Clerk of the Circuit Court

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, Lance F. Denmark, Principle Owner of Denmark Builders, 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 13th day of August, A.D. 2022.
Notary Signature: *[Signature]*
Notary Rubber Stamp: *[Stamp]*
Printed Name of Notary: *[Name]*

DEDICATION AND ADOPTION
This is to certify that Lance F. Denmark, Principle Owner of Denmark Builders, LLC, is the lawful owner of the lands described as "SOUTHERN OAKS" 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 the true and correct plat of said lands.
In witness thereof and Signed this 13th day of August, 2022.
Witness: *[Signature]*