

"THE REFUGE"

A Minor Subdivision in Section 1, Township 7 South, Range 19 East, Bradford County, Florida.

DESCRIPTION AS PREPARED BY THIS SURVEY (PARCEL 4)
A parcel of land lying in Section 1, Township 7 South, Range 19 East, Bradford County Florida Said Parcel being more particularly described as follows

Commence at a 4"x4" concrete monument (NO ID) located at the Northwest corner of 51/2 of NW1/4 and run North 87 degrees 55 minutes 47 seconds East, along the Northern Boundary thereof 1983.28 feet to a set 1/2" iron rod (LB 4012) for the Point of Beginning. From the Point of Beginning this described, continue North 87 degrees 49 minutes 14 seconds East, 237.91 feet to a found 3"x3" concrete monument (LB 4012); thence North 87 degrees 49 minutes 14 seconds East, along said Northern Boundary 420.36 feet to a found 1/2" iron rod (LB 4012); thence South 01 degree 45 minutes 09 seconds East, 1231.07 feet to a found 1/2" iron rod (LB 4012) at the northeast corner of a parcel described in O.R.B. 1475, page 304 of the public records of said County; thence South 88 degrees 26 minutes 28 seconds West, along the Northern Boundary of said parcel 104.92 feet to a found 1/2" iron rod (LB 4012) at the Northwest corner thereof; thence South 01 degree 36 minutes 06 seconds East, along the Western Boundary thereof 105.54 feet to a 1/2" iron rod (LB 4012); at the Southeast corner of said parcel thence South 88 degrees 24 minutes 11 seconds West, 168.64 feet to a found 1/2" iron rod (LB 4012); thence South 01 degree 06 minutes 08 seconds East, 894.71 feet to a 1/2" iron rod (LB 4012) set on the Northeastly Boundary of the Right of Way of County Road 18 (100' Right of Way); thence North 47 degree 44 minutes 58 seconds West, along said Northeastly Boundary 549.70 feet to a set 1/2" iron rod (LB 4012); thence North 01 degree 06 minutes 08 seconds West, 1547.30 feet to the Point of Beginning.

Containing 26.63 Acres, more or less.

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
THIS IS TO CERTIFY that on _____ the foregoing plat was approved by the County Commissioners of Bradford County, Florida
Signed: *Richard Barnes* Chairman of the Board of County Commissioners

NOTES:
Date of Plat is January 4, 2024.
Ownership of surrounding parcels provided by the Bradford County property appraiser's office.
There are no covenants and restrictions as described by Chapter 177.06 (29) of the Florida Statutes.

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 *Richard Barnes + Brandee Barnes* and that there are no encumbrances thereon.
Signed: *Richard Barnes + Brandee Barnes*
Date: *14th day of April, 2024.*

Witness: *Stephan P.* Title Appraiser Agent

COUNTY ATTORNEY'S REVIEW
Examined on *02/05/2024*
AND
Approved as to Legal Form and Sufficiency by *Rich Kinmons* (County Attorney)

Signed: *Pat Bradley* 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 *19th* day of *April*, 2024.
Signed: *Patrick B. Welch* Bradford County Surveyor

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 *5th* of the public records of Bradford County, Florida, this *5th* day of *April*, A.D., 2024.

Signed: *Denny Thompson* Clerk of Circuit Court

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this *27* day of *March*, A.D., 2024
Signed: *Richard Barnes*

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION
I am hereby certifying that all applicable taxes have been paid, and that all sales taxes applicable to the signed parcels herein have been paid.
Signed: *Teresa Phillips* Tax Collector

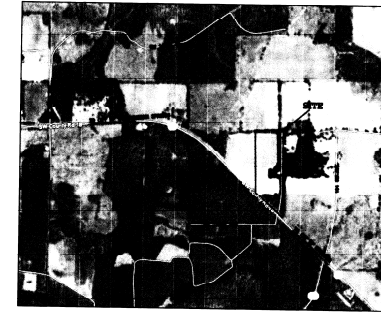
DEDICATION AND ADOPTION
This is to certify that Owner's Name is the lawful owner of the lands described on "The Refuge" in the Description with said survey is adopted as true and correct plat of said lands, and all Streets, Roadways, and Cul de Sacs shown are hereby irrevocably and without reservation dedicated to Bradford County and its successors in witness thereof and signed.
Signed: *Richard Barnes* this *19th* day of *April*, 2024. Witness: *Richard Barnes*

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 oaths and who executed the foregoing dedication and who acknowledged before me that he executed the same freely and in witness by signature and official seal this *19th* day of *April*, A.D., 2024.
Signed: *Richard Barnes*

Notary Public Seal: *RANDALL W. ANDREWS* Notary Public, State of Florida, Commission Expires 04/01/2027
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 in good standing with the Board of Land Surveyors, does hereby certify that on the 28th day of October, A.D. 2006, 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 plotted 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 *29th* day of *February*, A.D. 2024.
Signed: *Patrick B. Welch*
Patrick B. Welch, PLS, Florida Certificate No. 2714; Business No. LB 4012

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. Call 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.



LOCATION SKETCH (NOT TO SCALE)

- LEGEND
- Found 4" x 4" concrete monument (NO ID) —
 - Found 4" x 6" concrete monument (R/W) —
 - Found 4" x 4" concrete monument (#2115) —
 - Set 3" x 3" concrete monument (LB 4012) —
 - Found 1/2" iron rod (NO ID) —
 - Found 1/2" iron rod (LB 4012) —
 - Found 5/8" iron rod (#2115) —
 - Found 1/2" iron rod (LB 4012) —
 - Set 1/2" P.K. Nail&Disc (NO ID) —
 - Found 5/8" iron rod (#7099) —
 - Found 5/8" iron rod (NO ID) —
 - R/W = Right of Way
 - Overhead Power Line — P —
 - Fence — F —

