

"B&H FARMS"

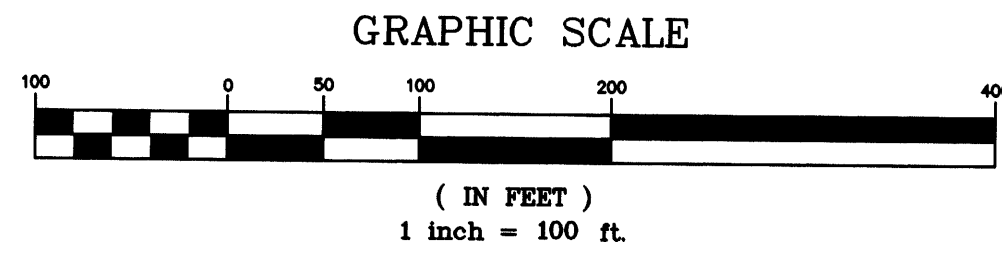
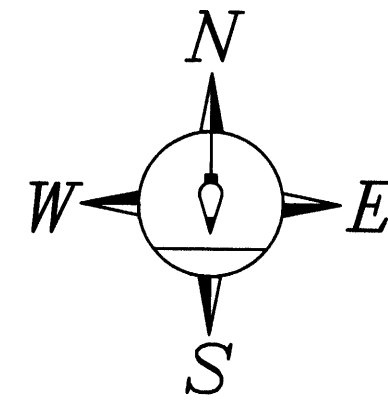
A Subdivision lying in Section 31, Township 6 South, Range 22 East, Bradford County, Florida.

OWNER:
QUAD 4 INVESTMENTS, LLC
20490 NW 120TH WAY
LAKE BUTLER, FL 32054
(904) 796-7176

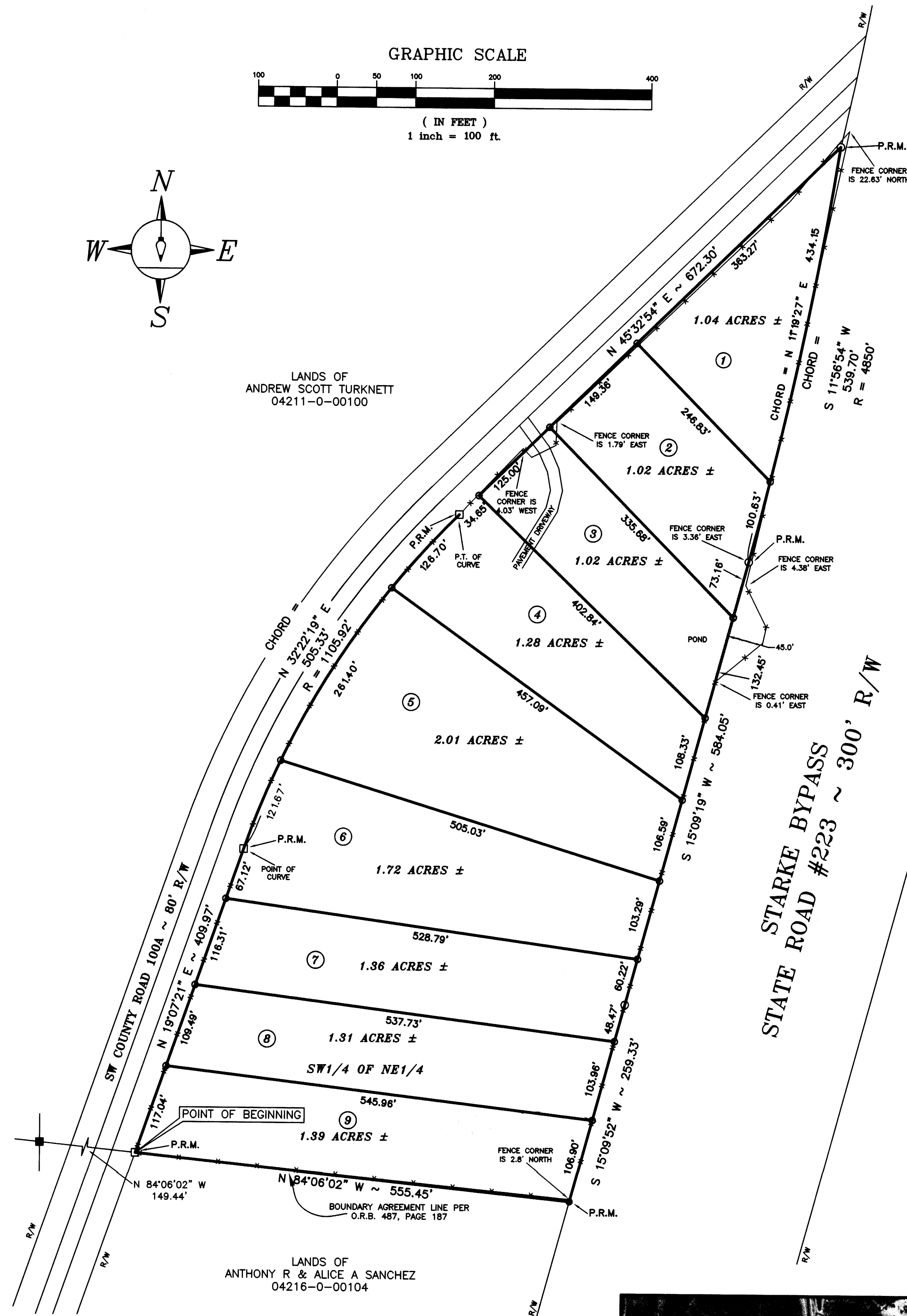
SURVEYOR:
PATRICK B. WELCH & ASSOCIATES, INC.
870 W. MACMAHON ST.
STARKE, FL 32091
(904) 964-8292

LEGEND

- Found 5/8" iron rod (2648)
- Found 1/2" iron rod (LB 4012)
- Found 3"x3" concrete monument (NO ID)
- Found 6"x6" concrete monument (NO ID)
- Fence
- R/W = Right of Way
- P.R.M. = Permanent Reference Marker
- () denotes deed bearings & distances



LANDS OF
ANDREW SCOTT TURKNETT
04211-0-00100



LANDS OF
ANTHONY R & ALICE A SANCHEZ
04216-0-00104

PLAT REVISIONS

Date	Reason
01/22/2024	Preliminary plat revisions.
02/06/2024	Final revisions for recording



CAPTION

A Parcel of land lying in Section 31, Township 6 South, Range 22 East, Bradford County, Florida and being more particularly described as follows:

Commence at a concrete monument (6"x6" NO ID) found on the Easterly Boundary of the Right of Way of SW County Road 100A at an intersection with a boundary agreement line as described in O.R.B. 487, Page 187 of the public records of said county for the Point of Beginning and run North 19 degrees 07 minutes 21 seconds East, along said Easterly Boundary 409.97 feet to a found 6"x6" concrete monument located at the beginning of a curve concave to the Southeast and having a radius of 1105.92 feet; thence Northeasterly along said Easterly Boundary and along the arc of said curve 505.33 feet as measured along a chord having a bearing of North 32 degrees 22 minutes 19 seconds East to a 6"x6" concrete monument located at the end of said curve; thence North 45 degrees 32 minutes 54 seconds East, along said Easterly Boundary, 672.30 feet, to an intersection with the Westerly Boundary of State Road 223 (Starke Bypass) as marked by a found 5/8" iron rod (2648); said 5/8" iron rod being on a curve concave to the West and having a radius of 4850.00 feet, thence Southwesterly along said Westerly Boundary and along the arc of said curve 539.70 feet as measured along a chord having a bearing of South 11 degrees 56 minutes 54 seconds West to a found 5/8" iron rod (2648) at the end of said curve; thence South 15 degrees 09 minutes 19 seconds West, along said Westerly Boundary 584.05 feet to a found 5/8" iron rod (2648); thence South 15 degrees 09 minutes 52 seconds West, along said Westerly Boundary 259.33 feet to a found 1/2" iron rod (LB 4012) found on aforesaid boundary agreement line; thence North 84 degrees 06 minutes 02 seconds West, along said line 555.45 feet to the Point of Beginning.

Containing 12.15 Acres, more or less.

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 August 31, 2023.

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 Approximate Zone indications A and X as shown hereon.

Bearings based on N.A.D. 1983 Florida North Zone Coordinates as derived 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 HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 27 day of March, A.D., 2024

Signed [Signature]

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 Quad 4 Investments, LLC, and that there are no encumbrances thereon.

this 29 day of April, 2024

Signed [Signature] Title Attorney

Witness [Signature]

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 plat = January 22, 2024.

NOTES

Ownership of surrounding parcels provided by the Bradford County property appraiser's office.

Any covenants and restrictions applicable to this plat will be filed as a separate document in the public records, of Bradford County, Florida.

The minimum setback requirements for RSF-1 zoning district: Front 30 feet; Side 15 feet each; and Rear: 15 feet.

No lakes, streams or ponds exist on site other than those shown hereon.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY

THIS IS TO CERTIFY, that on 03/27/2024 the foregoing plat was approved by the Bradford County Board of County Commissioners.

Signed [Signature] Chair of County Commission

Attest: [Signature] County Manager

COUNTY ATTORNEY'S REVIEW

Examined on 03/05/2024

AND

Approved as to Legal Form and Sufficiency by Rich Komando (County Attorney).

Signed [Signature] 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 5 day of FEB, A.D., 2024.

Signed [Signature] Patrick B. Welch, PSM - 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 4, Page 16 of the public records of Bradford County, Florida, this 27 day of March, A.D., 2024.

Signed [Signature] Clerk of Circuit Court

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 plat lands hereon have been determined.

Signed [Signature] Tax Collector

DEDICATION AND ADOPTION

This is to certify that Quad 4 Investments, LLC is the lawful owner of the lands described as "B&H FARMS" 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.

Signed [Signature] this 9th day of April, 2024 Witness [Signature]

Lynn Schmidt - Agent of Quad 4 Investments, 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, Lynn Schmidt, as agent of Quad 4 Investments, 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 9th day of April, A.D., 2024

Notary Public Signature Seal: [Signature] JULIANNE HICKS
Commission # FH1 455836
Expires May 17 2028

Notary Signature [Signature]
Printed Name of Notary Julianne Hicks

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 31st day of August, A.D. 2023, 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 8th day of FEB, A.D. 2024

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