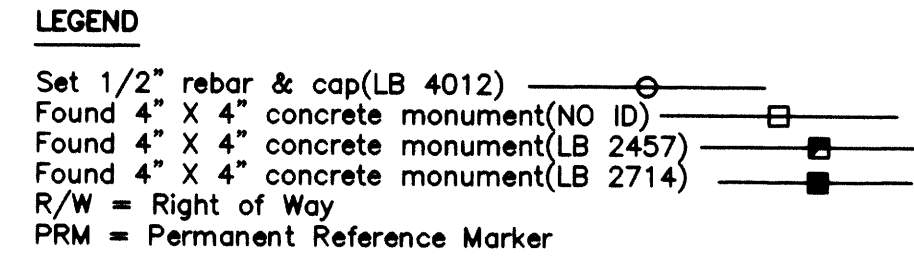
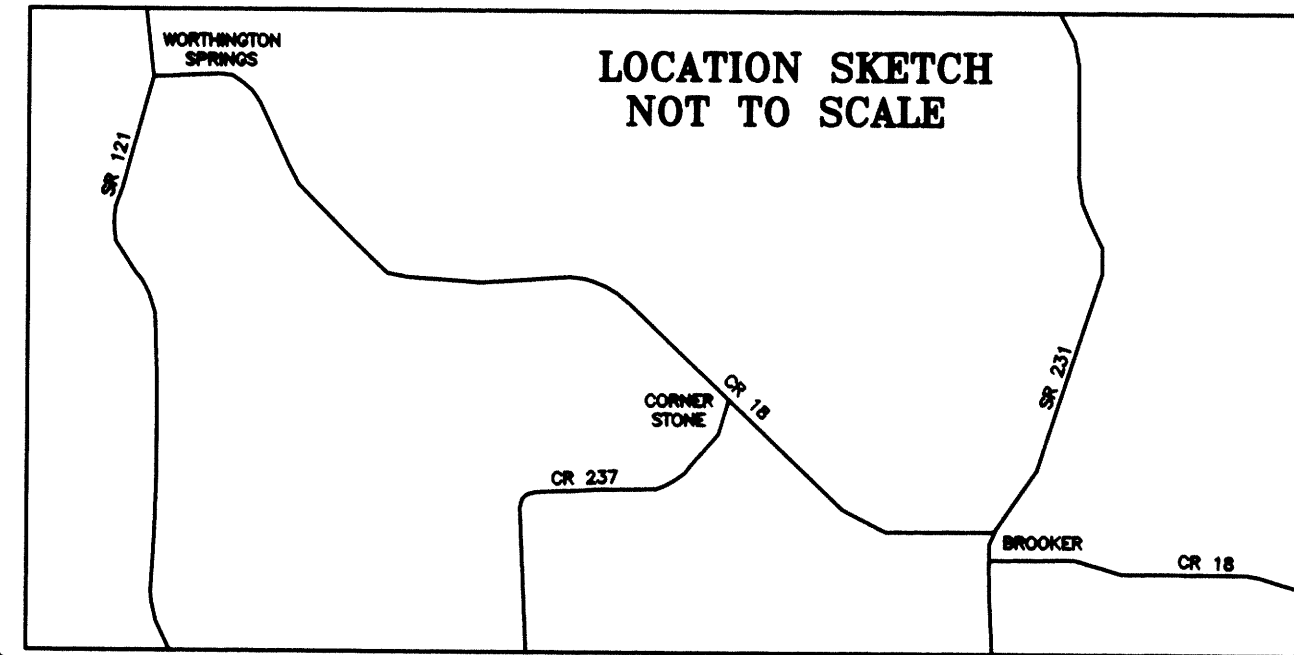


# "CORNER STONE"

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



### 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 October 1, 2025.

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 the 0.2% annual chance floodplain.) 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 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.

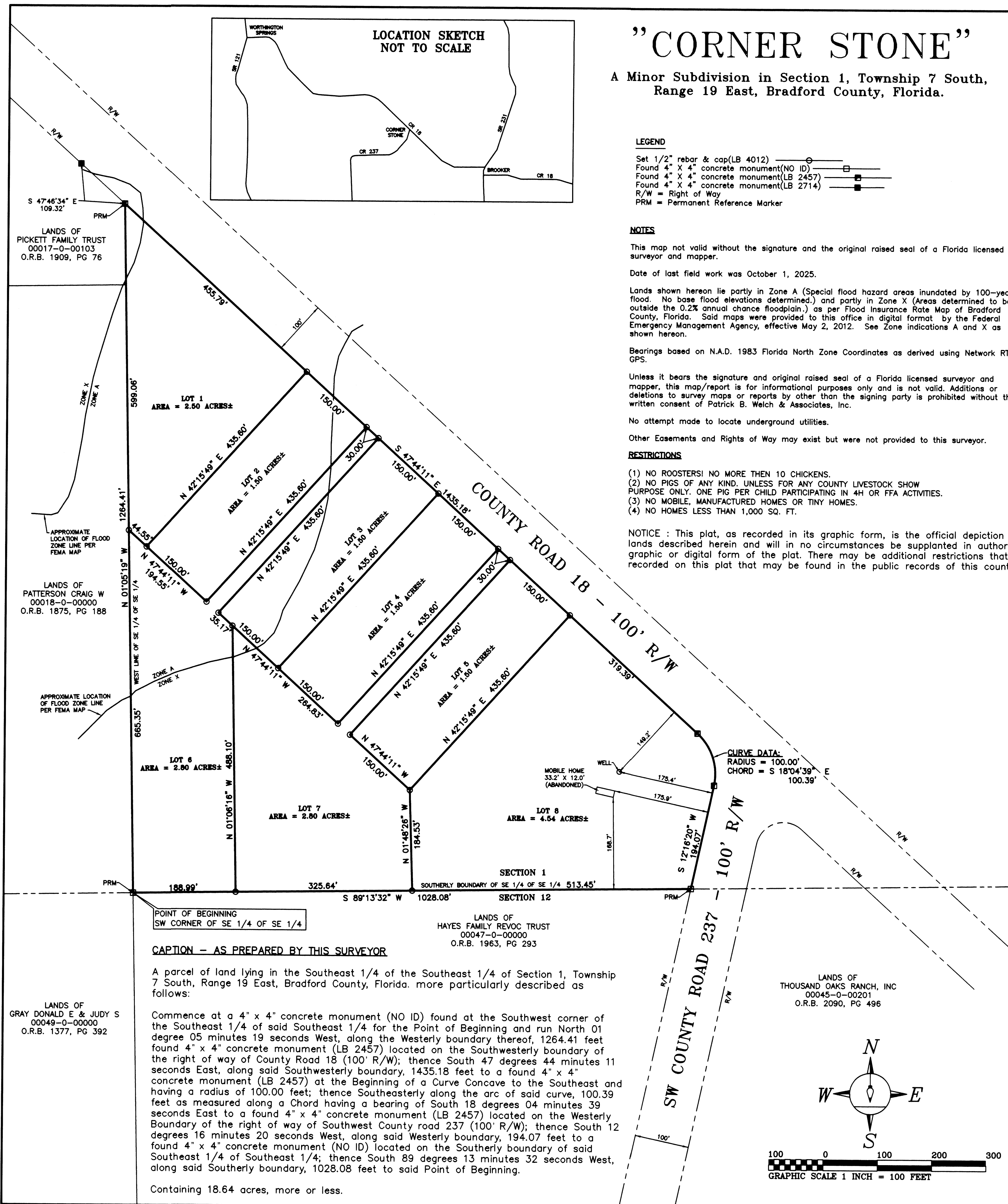
No attempt made to locate underground utilities.

Other Easements and Rights of Way may exist but were not provided to this surveyor.

### RESTRICTIONS

- (1) NO ROOSTERS! NO MORE THAN 10 CHICKENS.
- (2) NO PIGS OF ANY KIND, UNLESS FOR ANY COUNTY LIVESTOCK SHOW PURPOSE ONLY. ONE PIG PER CHILD PARTICIPATING IN 4H OR FFA ACTIVITIES.
- (3) NO MOBILE, MANUFACTURED HOMES OR TINY HOMES.
- (4) NO HOMES LESS THAN 1,000 SQ. FT.

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.



### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.

THIS IS TO CERTIFY, that on November 24<sup>th</sup> 2025 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed [Signature]  
Chairman of the Board of County Commissioners

Attest:  
Signed [Signature]  
Denny Thompson, Clerk of the Circuit Court

### COUNTY ATTORNEY'S REVIEW

Examined on Nov. 18, 2025

AND

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

Signed [Signature]  
Rob 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 12<sup>th</sup> day of NOVEMBER, A.D., 2025.

Signed [Signature]  
Patrick B. Welch, PLS, Florida Certificate No. 2714

### 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 24 of the public records of Bradford County, Florida, this 25<sup>th</sup> day of November, A.D., 2025.

Signed [Signature] Clerk of Circuit Court

Signed [Signature] Chair  
Daniel Riddick, Cavalon Spooner

### BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 17 day of November, 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] Tax Collector  
Teresa Phillips

### DEDICATION AND ADOPTION

This is to certify that Curtis Copeland is the lawful owner of the lands described as "Corner Stone" 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] this 25<sup>th</sup> day of November, 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, Curtis Copeland, 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 25<sup>th</sup> day of November, A.D., 2025.

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

Notary Rubber Stamp Seal:

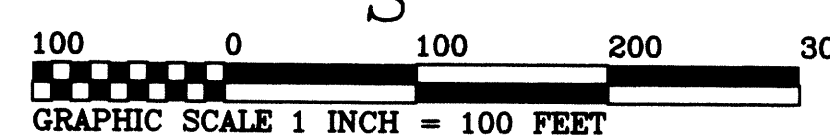
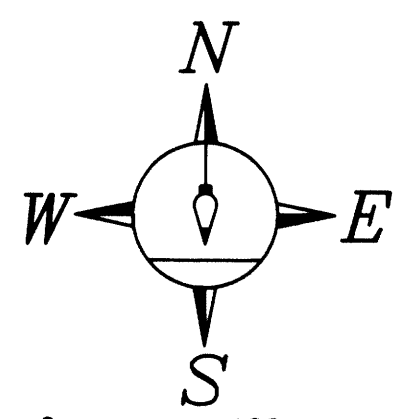


### SURVEYOR'S CERTIFICATION

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 15th day of October 1, 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 12<sup>th</sup> day of NOVEMBER, A.D. 2025

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



POINT OF BEGINNING  
SW CORNER OF SE 1/4 OF SE 1/4

### CAPTION - AS PREPARED BY THIS SURVEYOR

A parcel of land lying in the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 7 South, Range 19 East, Bradford County, Florida, more particularly described as follows:

Commence at a 4" x 4" concrete monument (NO ID) found at the Southwest corner of the Southeast 1/4 of said Southeast 1/4 for the Point of Beginning and run North 01 degree 05 minutes 19 seconds West, along the Westerly boundary thereof, 1264.41 feet found 4" x 4" concrete monument (LB 2457) located on the Southwesterly boundary of the right of way of County Road 18 (100' R/W); thence South 47 degrees 44 minutes 11 seconds East, along said Southwesterly boundary, 1435.18 feet to a found 4" x 4" concrete monument (LB 2457) at the Beginning of a Curve Concave to the Southeast and having a radius of 100.00 feet; thence Southeasterly along the arc of said curve, 100.39 feet as measured along a Chord having a bearing of South 18 degrees 04 minutes 39 seconds East to a found 4" x 4" concrete monument (LB 2457) located on the Westerly Boundary of the right of way of Southwest County road 237 (100' R/W); thence South 12 degrees 16 minutes 20 seconds West, along said Westerly boundary, 194.07 feet to a found 4" x 4" concrete monument (NO ID) located on the Southerly boundary of said Southeast 1/4 of Southeast 1/4; thence South 89 degrees 13 minutes 32 seconds West, along said Southerly boundary, 1028.08 feet to said Point of Beginning.

Containing 18.64 acres, more or less.

LANDS OF PICKETT FAMILY TRUST  
00017-0-00103  
O.R.B. 1909, PG 76

LANDS OF PATTERSON CRAIG W  
00018-0-00000  
O.R.B. 1875, PG 188

LANDS OF GRAY DONALD E & JUDY S  
00049-0-00000  
O.R.B. 1377, PG 392

LANDS OF HAYES FAMILY REVOC TRUST  
00047-0-00000  
O.R.B. 1963, PG 293

LANDS OF THOUSAND OAKS RANCH, INC  
00045-0-00201  
O.R.B. 2090, PG 496