"Eli Manor" LEGEND Found 3" X 3" concrete monument (NO ID) ———— Found 1/2" iron rod (# 5098) A Minor Subdivision in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County Florida. Found 1" iron pipe (NO ID) Found 3" X 3" concrete monument (P.R.M. 2714)— Set 3" X 3" concrete monument (P.R.M. 4012) CERTIFICATE OF TITLE AND ENCUMBRANCE Found 1/2" iron rod (LB 4012) I nereby certify that the title to the land described in the caption hereon is vested in the name of Bradford SUBDIVIDER Property Investments, LLC. and that there are no encumbrances thereon. BRADFORD PROPERTY Fence—X——X INVESTMENTS, LLC. Right of way = R/W P.R.M. = Permanent Reference Monument ZONING INFORMATION AGRICULTURAL (A-2) Minimum Lot Width : 125.00 Feet Proposed Water Supply: Private wells Proposed Septic Systems: Individual septic tanks or other approved system Building Setbacks: Front — 30; Side — 25; Rear — 25 LANDS OF NW1/4 - SE 1/4NW CORNER OF SW1/4 OF SE1/4 MILTON SUMPTER 02295-0-00500 18.12 ACRES N88'56'44"E 379.25 N88'56'20"E 568.47' LANDS OF 315.88 100' FLORIDA POWER JOHNNY & CHELSEA HERNANDEZ 02299-0-00000 AND LIGHT RIGHT OF WAY 3.95 ACRES 100' FLORIDA POWER AND LIGHT R/W N00"15'26"E LOT 1 LANDS OF AREA = 1.82 AC.JOHNNY & CHELSEA HERNANDEZ 02299-0-00100 S88*56'08"W 3.96 ACRES 349.25 D&L FARMING, LLC. 3.03 ACRES SE1/4 - SE 1/4UNPLATTED UNPLATTED LOT 2 AREA = 1.00 AC.LANDS OF GREGORY JACKSON S88*56'08"W 02299-0-00201 1.01 ACRES 349.25 LANDS OF FLOOD X D&L FARMING, LLC. POWER POLE IS #02296-0-00000 LOT 3 1.02 acres 7.95 ACRES AREA = 1.00 AC.LANDS OF FREDERICK MACK 02299-0-00300 N88'56'08"E 4.01 ACRES 349.25 LOT 4 AREA = 1.00 AC.1.04 acres S88'56'08"W GAD TYSON 02299-0-00400 349.25 3.99 ACRES LOT 5 AREA = 1.00 AC.LANDS OF Date of Last Plat Revision is October 9, 2020 N88*56'08"E 1.00 acres FREDERICK MACK 02299-0-00500 No Streams, Lakes or Swamps Exist on said property. 4.00 ACRES LOT 6 Acerages of surrounding parcels provided by the Bradford County property appriaser's office. AREA = 1.00 AC.LANDS OF There are no covenants and restrictions as described by Chapter CYNTHIA TYSON 02299-0-00600 177.09 (28) of the Florida Statutes. S88'56'08"W 379.25 1.18 acres 4.01 ACRES Bearings based on N.A.D. 1983 Florida State Plane North Zone Coordinates as derived using Network RTK GPS. THE THE PARTY OF T POINT OF BEGINNING 1.02 acres LANDS OF ANNA LYNN VAN INGEN 02296-0-00807 SHIRLEY MARSHALL 02299-0-00700 4.02 ACRES 1.23 acres NW 55TH AVENUE 1 02 acres 50'± R/₩ 20'± DIRT ROAD SECTION 7 SECTION 1 CLINTON KELLY 02299-0-00800 4.03 ACRES 1.04 acres 1.02 acres MAGGIE TYSON 02299-0-00900 POWER LINE IS 7,2' WEST 18 4.04 ACRES SECTION 13 1327.98°± S 88'39'28" W 281.09 \122.08' 124.35 20 19 30.08 LANDS OF ALTON B & MARLENE R COLEMAN 02302-0-00100 LANDS OF ALTON B & LANDS OF SECTION 20 MARLENE R COLEMAN DAVID E LAWSON 02302-0-00000 3.00 ACRES SECTION 19 02300-0-00300 9.50 ACRES GRAPHIC SCALE ELI MANOR 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. 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.

(IN FEET)

1 inch = 100 ft.

TOTAL AREA = 7.43 AC.

6 LOTS

1" = 2000'

DESCRIPTION

A parcel of land lying in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Southeast corner of said Southwest ¼ of Southeast ¼ and run North 00 degrees, 15 minutes 26 seconds East, along the Easterly boundary thereof, 474.43 feet to a set ½" iron rod (LB 4012) for the Point of Beginning. From Point of Beginning thus described run South 88 degrees 56 minutes 08 seconds West, along the Northerly boundaries of Lots 5 and 7 of Pine Acres, Unit 2, as per plat recorded in Plat Book 3, Page 92 of the public records of said county; a distance of 379.25 feet to a concrete monument at the Northwesterly corner of said Lot 5; thence North 00 degrees 15 minutes 26 seconds East, parallel with said Easterly boundary, 853.30 feet to an iron rod set on the Northerly boundary of said SW1/4 of SE1/4; thence North 88 degrees 56 minutes 44 seconds East, along said Northerly boundary, 379.25 feet to a concrete monument located at the Northeast corner thereof; thence South 00 degrees 15 minutes 26 seconds West, along the Easterly boundary thereof, 853.24 feet to the Point of Beginning.

Subject to an easement to Florida Power and Light over the North 100 feet thereof and subject to an existing roadway along the Easterly boundary thereof.

Contains 7.43 acres, more or less, including easements and roadway.

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Board of Cour	ity Commis	sioners for Br	dford County,	Florida.	the foregoing	piat was a	pproved by	, tile	
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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 last plat revision = October 9, 2020.

CARL PROJ. 04-20-31 ELI MANOF