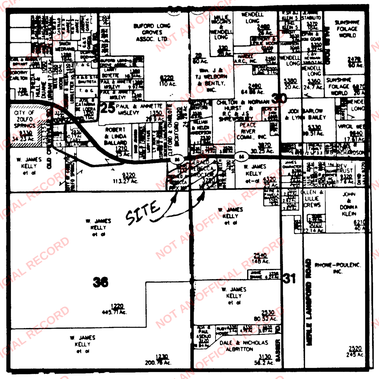
MINOR S/D PLAT

J. AND K. JOHNSON SUBDIVISION

LOCATED IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 25 EAST AND IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 26 EAST

HARDEE COUNTY, FLORIDA

PLAT BAR 15 , PAGE 2



LOCATION MAP,
SCALE 1"=2000

LEGEND

N = NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREE
' = MINUTES
" = SECONDS
' = FEET
W/C = WITH CAP
# = NUMBER
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
C.L. = CENTERLINE
O = SET 5/8" IRON ROD WITH CAP STAMPED #1956
● = FOUND IRON ROD, PIPE OR NAIL
⊡ = FOUND CONCRETE MONUMENT
△ = FOUND RAILROAD SPIKE

FILED AND RECORDED
DATE 07/15/1999 TM 09:36

B. HUGH BRADLEY CLERK
CO:HARDEE ST:FL

RECORD VERIFIED
BY B Baumer DC

FL# 9904865 B 573 P 181
REC NO. 01919603056

DESCRIPTION OF PARCEL 1:

BEGIN AT THE SW CORNER OF E½ OF SE¼ OF SE¼ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA FOR POINT OF BEGINNING; THENCE N 00°21'25"E ALONG WEST LINE OF SAID TRACT, 858.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 66; THENCE N 86°10'00" E ALONG SAID RIGHT-OF-WAY, 200.00 FEET; THENCE S 00°21'25" W AND PARALLEL TO WEST LINE OF SAID TRACT, 673.39 FEET; THENCE S 89°35'32" E AND PARALLEL TO SOUTH LINE OF SAID TRACT, 225.42 FEET; THENCE S 00°21'25" W AND PARALLEL TO WEST LINE OF SAID TRACT, 200.00 FEET TO SOUTH LINE OF SAID TRACT; THENCE N 89°35'32" W ALONG SAID SOUTH LINE, 424.89 FEET TO POINT OF BEGINNING. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

DESCRIPTION OF PARCEL 2:

BEGIN AT THE SW CORNER OF E½ OF SE¼ OF SE¼ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; THENCE S 89°35'32" E ALONG SOUTH LINE OF SAID TRACT, 424.89 FEET TO POINT OF BEGINNING; THENCE CONTINUE SAME LINE, 181.10 FEET; THENCE N 00°21'25" E AND PARALLEL TO WEST LINE OF SAID TRACT, 400.00 FEET; THENCE N 89°35'32" W AND PARALLEL TO SOUTH LINE OF SAID TRACT, 198.08 FEET; THENCE N 00°21'25" E AND PARALLEL TO WEST LINE OF SAID TRACT, 488.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 66; THENCE S 86°10'00" W ALONG SAID RIGHT-OF-WAY, 209.00 FEET; THENCE S 00°21'25" W AND PARALLEL TO WEST LINE OF SAID TRACT, 673.39 FEET; THENCE S 89°35'32" E AND PARALLEL TO SOUTH LINE OF SAID TRACT, 225.42 FEET; THENCE S 00°21'25" W AND PARALLEL TO WEST LINE OF SAID TRACT, 200.00 FEET TO POINT OF BEGINNING. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

DESCRIPTION OF PARCEL 3:

BEGIN AT THE SW CORNER OF E½ OF SE¼ OF SE¼ OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; THENCE S 89°35'32" E ALONG SOUTH LINE OF SAID TRACT, 605.99 FEET TO POINT OF BEGINNING; THENCE CONTINUE SAME LINE, 57.95 FEET TO SW CORNER OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 26 EAST; THENCE S 89°39'30" E ALONG SOUTH LINE OF SAID SECTION 30, 309.36 FEET; THENCE N 00°25'39" E AND PARALLEL TO WEST LINE OF SAID SECTION 30, 930.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 66; THENCE S 86°10'00" W ALONG SAID RIGHT-OF-WAY, 310.21 FEET TO WEST LINE OF SAID SECTION 30; THENCE CONTINUE S 86°10'00" W ALONG SAID RIGHT-OF-WAY, 257.84 FEET; THENCE S 00°21'25" W AND PARALLEL TO WEST LINE OF E½ OF SE¼ OF SE¼ OF SAID SECTION 25, 488.85 FEET; THENCE S 89°35'32" E AND PARALLEL TO SOUTH LINE OF SAID E½ OF SE¼ OF SE¼, 198.08 FEET; THENCE S 00°21'25" W AND PARALLEL TO WEST LINE OF SAID E½ OF SE¼ OF SE¼, 400.00 FEET TO POINT OF BEGINNING, SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

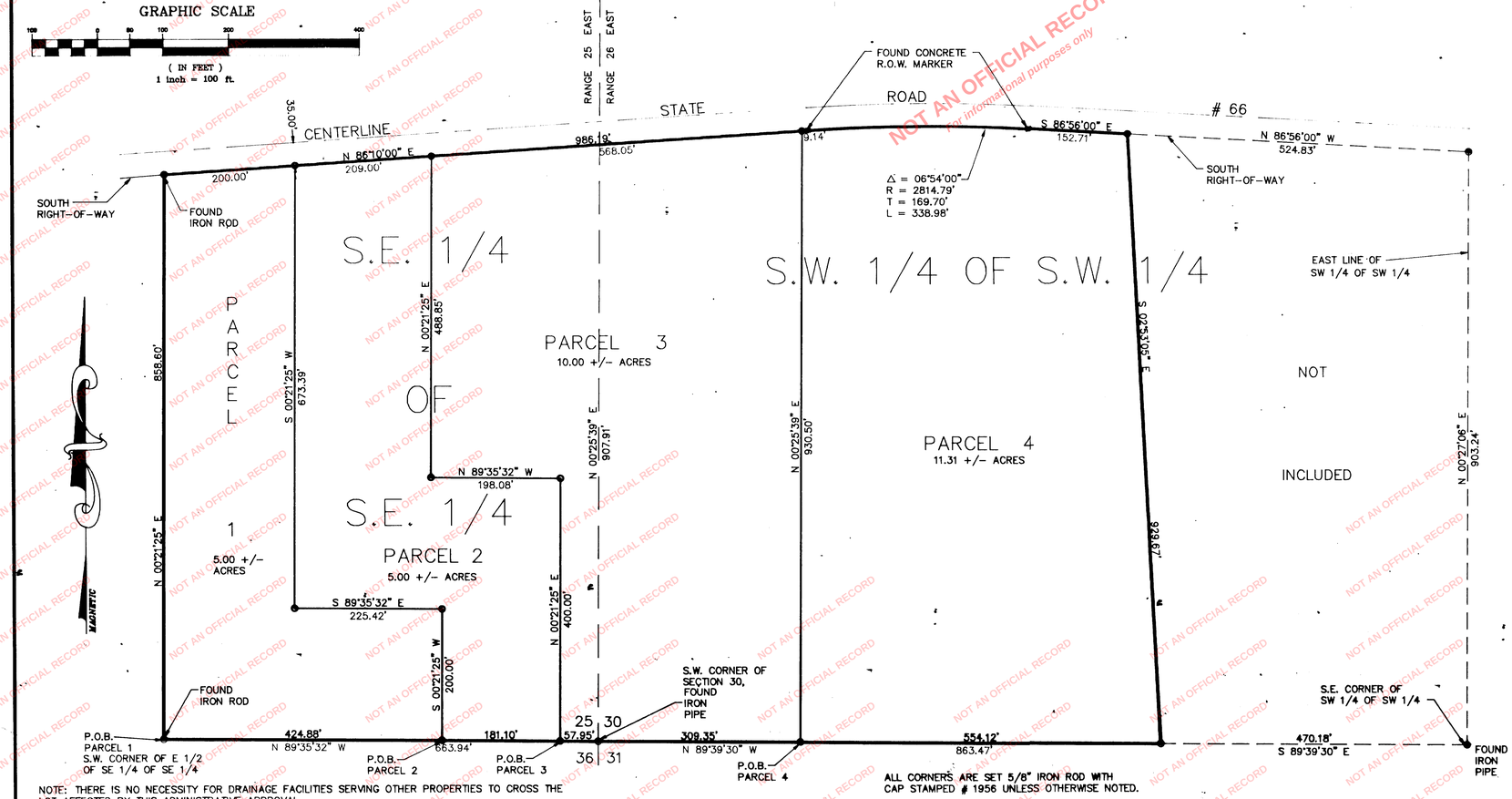
DESCRIPTION OF PARCEL 4:

BEGIN AT THE SW CORNER OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 26 EAST, HARDEE COUNTY, FLORIDA; THENCE S 89°39'30" E ALONG SOUTH LINE OF SAID SECTION 30, 309.36 FEET TO POINT OF BEGINNING; THENCE CONTINUE SAME LINE, 554.11 FEET; THENCE N 02° 53'05" W, 929.67 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 66; THENCE N 86°56'00" W ALONG SAID RIGHT-OF-WAY, 152.71 FEET TO P.C. OF CURVE HAVING AN ARC DISTANCE OF 338.98 FEET A RADIUS OF 2814.79 FEET AND A DELTA ANGLE OF 06°54'00"; THENCE WESTERLY ALONG ARC OF SAID CURVE ON SAID RIGHT-OF-WAY, 338.98 FEET TO P.C. OF SAID CURVE; THENCE S 86°10'00" W ALONG SAID RIGHT-OF-WAY, 9.14 FEET; THENCE S 00°25'39" W AND PARALLEL TO WEST LINE OF SAID SECTION 30, 930.50 FEET TO POINT OF BEGINNING. SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

NOT AN OFFICIAL RECORD
For informational purposes only

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



NOTE: THERE IS NO NECESSITY FOR DRAINAGE FACILITIES SERVING OTHER PROPERTIES TO CROSS THE LOT AFFECTED BY THIS ADMINISTRATIVE APPROVAL.

ALL CORNERS ARE SET 5/8" IRON ROD WITH CAP STAMPED # 1956 UNLESS OTHERWISE NOTED.

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA

COUNTY OF HARDEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT JAMES R. & KITTRICK A. JOHNSON THE OWNER OF THAT PROPERTY ENTITLED J. AND K. JOHNSON SUBDIVISION HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND MAPPED AND CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 04 DAY OF June 1999 A.D.

Betty Jo T. Haney
WITNESS

Malcolm Green
WITNESS

James R. Johnson
OWNER

Kittrick A. Johnson
OWNER

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED James R. & Kittrick A. Johnson OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND TO BE WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER(S) AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 04 DAY OF June, 1999 A.D.

BETTY JO T. HANEY
Notary Public, State of Florida
My Comm. Expires Dec 10, 2000
Comm. No. CC 601805

MY COMMISSION EXPIRES:

Betty Jo T. Haney
SIGNATURE OF NOTARY PUBLIC

CERTIFICATION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 01 DAY OF July, 1999 A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

Gordon B. Norris
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

B. Hugh Bradley
ATTESTED: CLERK OF THE CIRCUIT COURT

CERTIFICATION OF APPROVAL OF CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I, B. HUGH BRADLEY CLERK OF THE CIRCUIT COURT OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 1st DAY OF July, 1999 A.D.

B. Hugh Bradley
CLERK OF THE CIRCUIT COURT

APPROVAL

Ron Stowe
COUNTY ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I, THE SURVEYOR WHO MADE THIS PLAT, DO HEREBY CERTIFY THAT THE SAME IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS CALLED FOR BY THE LAWS OF THE STATE OF FLORIDA REGULATING THE MAKING OF MAPS AND PLATS. SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

WITNESS MY HAND AND SEAL THIS 17 DAY OF May, 1999 A.D.

Kermit E. Roan
KERMIT E. ROAN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE # 1956

15 NORTH BREVARD AVENUE
ARCADIA, FLORIDA 34266
~~941-494-3389~~