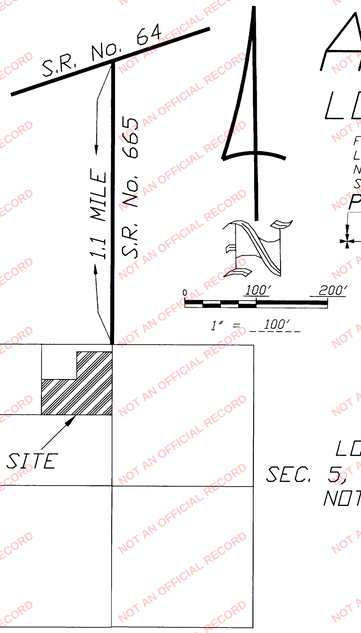
ALLEN COUNTRY ESTATES

PLAT BAR B-12, PAGE 2.

LOCATED IN SECTION 5, TOWNSHIP 35 S., RANGE 23 E., HARDEE COUNTY, FLORIDA



LOCATION MAP OF SEC. 5, TWP. 35S., RGE. 23E. NOT TO SCALE

FND AXLE & LIGHTERWOOD POST NW. CORNER OF SEC. 5, TWP. 35S., RGE. 23E. P.O.C. OVERALL & (PARCEL 2)

FND 4"X4" C.M. @ NE. CORNER OF THE NW. 1/4 OF THE NW. 1/4 SEC. 5, TWP. 35S., RGE. 23E.

S.89°55'55"E. 1327.83' NORTH LINE SECTION 5

N. E. CORNER N. W. 1/4 SEC. 5

FIRC 5/8" AIM ENGINEERING

P.O.C. (PARCEL 1)

S.89°55'55"E. 1327.83'

LIMITS OF PLAT

FIRC 5/8" AIM ENGINEERING

S.89°55'55"E. 918.55'

FIRC 5/8" AIM ENGINEERING

P.O.B. OVERALL

86.00'

53.20'

N.89°55'55"W. 865.35'

P.O.B. (PARCEL 1)

LIMITS OF PLAT

N.00°44'10"W. 574.06'

S.00°44'10"E. 574.06'

UNPLATTED (OCCUPIED)

PARCEL 1
12.00 Acres, ±

WEST RIGHT OF WAY STATE ROAD No. 665

N.00°40'25"W. 619.30'

1234.09' (OVERALL)
1320.09' (PARCEL 2)

S.00°35'34"E.
S.00°35'34"E.

S.R.No. 665
(24+/- PAVEMENT)

FIRC 5/8" AIM ENGINEERING

FIRC 5/8" AIM ENGINEERING

S.89°55'55"E. 409.06

S.89°55'55"E. 283.50'

45.25'

S.00°35'34"E.

S.89°55'55"E. 692.56'

FIRC 5/8" AIM ENGINEERING

S.89°55'55"E. 581.29'

FIRC 5/8" RLS 1956

LIMITS OF PLAT

SIRC 5/8" PLS 4410

EAST LINE NW. 1/4 OF THE NW. 1/4

UNPLATTED (VACANT)

N.00°44'10"W. 660.07'

LIMITS OF PLAT

PARCEL 2
18.71 Acres, ±

FND FDOT MONUMENTS

S.00°40'25"E. 291.64'

S.89°19'38"E. 2.00'

S.00°40'25"E. 323.15'

EAST LINE NW. 1/4 SECTION 5

49.48'

FIRC 5/8" AIM ENGINEERING

FIRC 5/8" AIM ENGINEERING

P.O.B. (PARCEL 2)

N.89°55'55"W. 1275.05'

N.89°55'55"W. 1324.53'

LIMITS OF PLAT

UNPLATTED (VACANT)

DESCRIPTION: OVERALL PARCEL

Commence at a lighterwood post and axle found marking the NW corner of Section 5, Township 35 South, Range 23 East; thence run S 89°55'55" E along the North line of said Section 5 a distance of 1327.83 feet to a 4" x 4" concrete monument found marking the NE corner of the NW 1/4 of the NW 1/4 of said Section 5; thence continue S 89°55'55" E a distance of 1327.83 feet to the NE corner of the NW 1/4 of said Section 5; thence run S 00°35'34" E along the East line of said NW 1/4 a distance of 86.00 feet to the Point of Beginning; thence continue along said East line S 00°35'34" E a distance of 1234.09 feet; thence N 89°55'55" W along a line 1320.00 feet South of, and parallel with the North line of the NW 1/4 of said Section 5 a distance of 1324.53 feet to a point on the East line of the NW 1/4 of the NW 1/4 of said Section 5; thence run N 00°44'10" W along said East line a distance of 660.07 feet; thence run S 89°55'55" E a distance of 409.06 feet; thence run N 00°44'10" W a distance of 574.06 feet; thence run S 89°55'55" E along a line 86.00 feet South of, and parallel with the North line of the NW 1/4 of said Section 5, a distance of 918.55 feet to the Point of Beginning.

Subject to Reservation, Restrictions and Easements of Record.

DESCRIPTION: PARCEL 1

Commence at the NE corner of the NW 1/4 of Section 5, Township 35 South, Range 23 East, Hardee County, Florida. Thence S 00°35'34" E along the East line of the said NW 1/4 86.00 feet; thence N 89°55'55" W and parallel to the North line of said NW 1/4, 53.20 feet to the West Right of Way of State Road No. 665 for Point of Beginning; thence continue same line 865.35 feet; thence S 00°44'10" E. 574.06 feet; thence S 89°55'55" E, 283.50 feet; thence S 00°35'34" E, 45.25 feet; thence S 89°55'55" E, 581.29 feet to the West Right of Way of State Road No. 665; thence N 00°40'25" W along said West Right of Way 619.30 feet to Point of Beginning. Subject to reservations, restrictions and easements of record.

DESCRIPTION: PARCEL 2

Commence at a lighterwood post and axle found marking the NW corner of Section 5, Township 35 South, Range 23 East; thence run S 89°55'55" E along the North line of said Section 5 a distance of 1327.83 feet to a 4" x 4" concrete monument found marking the NE corner of the NW 1/4 of the NW 1/4 of said Section 5; thence continue S 89°55'55" E a distance of 1327.83 feet to the NE corner of the NW 1/4 of said Section 5; thence run S 00°35'34" E along the East line of said NW 1/4 a distance of 1320.09 feet; thence N 89°55'55" W and parallel to the North line of said NW 1/4 a distance of 49.48 feet to the West Right of Way of State Road No. 665 and the Point of Beginning; thence continue N 89°55'55" W parallel to the North line of the said NW 1/4 a distance of 1275.05 feet to a point on the East line of the NW 1/4 of the NW 1/4 of said Section 5; thence run N 00°44'10" W along said East line a distance of 660.07 feet; thence run S 89°55'55" E a distance of 692.56 feet; thence run S 00°35'34" E a distance of 45.25 feet; thence run S 89°55'55" E a distance of 581.29 feet to a point on the Westerly Right of Way line of State Road No. 665; thence S 00°40'25" E along said Westerly Right of Way line a distance of 291.64 feet; thence S 89°19'38" E along a Right of Way change a distance of 2.00 feet; thence S 00°40'25" E along said Westerly Right of Way line a distance of 323.15 feet to the Point of Beginning. Subject to reservations, restrictions, and easements of record.

LEGEND

N = NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREE
' = MINUTE
" = SECONDS
' = FEET
FIRC = FOUND IRON ROD & CAP
SIRC = SET 5/8" IRON ROD WITH CAP
# = NUMBER
FND = FIND
SEC. = SECTION
TWP. = TOWNSHIP
RGE. = RANGE
C.M. = CONCRETE MONUMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

NOTE:
BEARING SYSTEM BASED ON ASSUMED DATA FOR CACULATION PURPOSES ONLY, WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION FIVE BEARING S. 89°55'55" E.

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

#25 REST: 200206592 DATE: 09/24/2002 TIME: 14:31
O.R.B. HUGH BRADLEY, HARDEE COUNTY B:652 P:1239

CERTIFICATION OF OWNERSHIP AND LOCATION:

STATE OF FLORIDA

COUNTY OF HARDEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT DANNY MARSHALL ALLEN THE OWNER OF THAT PROPERTY ENTITLED ALLEN COUNTRY ESTATES 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 1 DAY OF Aug. 2002 A.D.

WITNESS — OWNER

WITNESS — OWNER

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED DANNY MARSHALL ALLEN, 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 1 DAY OF August, 2002 A.D.

2-10-04
MY COMMISSION EXPIRES

Doris S. Lambert
MY COMMISSION # CC987565 EXPIRES February 10, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

SIGNATURE OF NOTARY PUBLIC

CERTIFICATION OF APPROVAL BOARD OF COUNTY COMMISSIONERS STATE

STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 5 DAY OF September, 2002 A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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 24TH DAY OF SEPTEMBER, 2002, A.D.

B. Hugh Bradley
CLERK OF CIRCUIT COURT

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 26TH DAY OF JULY, 2002 A.D.

LAWRENCE E. DOUGLAS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE #4410

3231 N.E. APPALOOSA STREET
ARCADIA, FLORIDA 34266
863-993-9231

APPROVAL

ZONING DIRECTOR

COUNTY ENGINEER