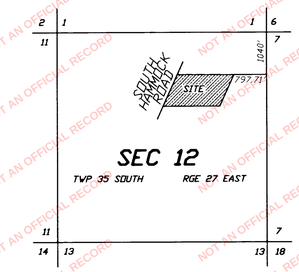
SOUTH HAMMOCK ESTATES

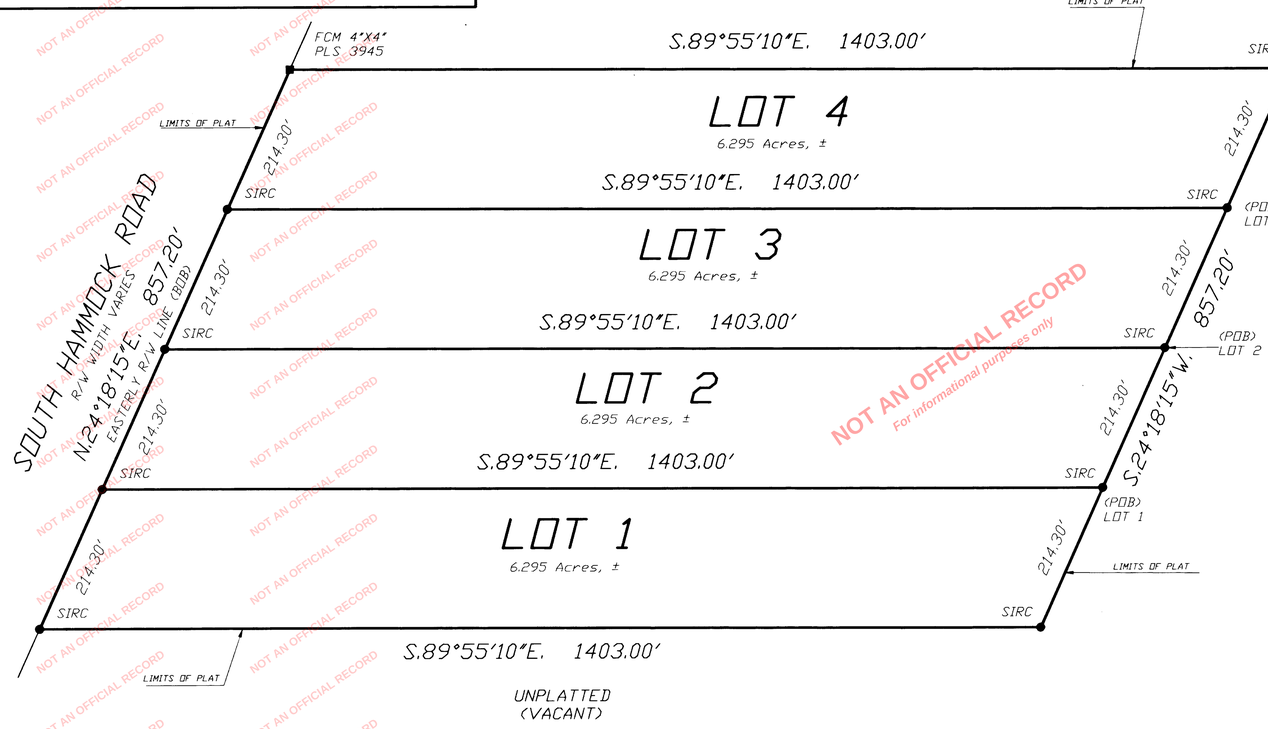
"PHASE ONE"

LOCATED IN SECTION 12,
TOWNSHIP 35 S., RANGE 27 E.,
HARDEE COUNTY, FLORIDA

PLAT BAR B-35, PAGE 2.

LOCATION MAP
(NO SCALE)





NOT AN OFFICIAL RECORD
For informational purposes only

CERTIFICATION OF OWNERSHIP AND LOCATION

STATE OF FLORIDA

COUNTY OF HARDEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT W. JAMES KELLY THE OWNER OF THAT PROPERTY ENTITLED SOUTH HAMMOCK PHASE ONE 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 9th DAY OF May 2005 A.D.

WITNESS Jaime L Platt — OWNER W. James Kelly

WITNESS Ann Wyckoff — OWNER

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED W. James Kelly, 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 9th DAY OF May, 2005 A.D.

2-8-06
MY COMMISSION EXPIRES

Ann Wyckoff
SIGNATURE OF NOTARY PUBLIC
Ann Wyckoff

ANN WYCKOFF
MY COMMISSION # DD 106678
EXPIRES: July 8, 2006
1-800-3NOTARY FL Notary Service & Bonding, Inc.

CERTIFICATION OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 9th DAY OF May 2005 A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

ATTESTED: B. Hugh Bradley
CLERK TO THE BOARD

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 20 DAY OF May, 2005, A.D.

B. Hugh Bradley
CLERK OF CIRCUIT COURT
To the

CLERK CIRCUIT COURT SEAL HARDEE COUNTY, FLORIDA

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 14TH DAY OF MARCH, 2005 A.D.

Lawrence E. Douglas
LAWRENCE E. DOUGLAS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE #4410

205 EAST MAPLE STREET
ARCADIA, FLORIDA 34266
863-993-9231

REGISTERED LAND SURVEYOR LAWRENCE E. DOUGLAS STATE OF FLORIDA CERTIFICATE NO. 4410

APPROVAL

ZONING DIRECTOR

DESCRIPTION (OVERALL PARCEL)

A portion of Section 12, Township 35 South, Range 27 East, Hardee County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 12; thence South 00°13'35" West along the East line of the Northeast quarter of said Section 12 a distance of 1040.00 Feet; thence North 89°55'10" West a distance of 797.71 Feet to the Point of Beginning; thence South 24°18'15" West a distance of 857.20 Feet; thence North 89°55'10" West a distance of 1403.00 Feet to a point on the Easterly right of way line of South Hamnock Road; thence North 24°18'15" East along said Easterly right of way line a distance of 857.20 Feet; thence South 89°55'10" East a distance of 1403.00 Feet to the Point of Beginning.

Containing 25.18 Acres, more or less.

DESCRIPTION (LOT 1)

A portion of Section 12, Township 35 South, Range 27 East, Hardee County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 12; thence South 00°13'35" West along the East line of the Northeast quarter of said Section 12 a distance of 1040.00 Feet; thence North 89°55'10" West a distance of 797.71 Feet; thence South 24°18'15" West a distance of 642.90 Feet to the Point of Beginning; thence continue South 24°18'15" West a distance of 214.30 Feet; thence North 89°55'10" West a distance of 1403.00 Feet to a point on the Easterly right of way line of South Hamnock Road; thence North 24°18'15" East along said Easterly right of way line a distance of 214.30 Feet; thence South 89°55'10" East a distance of 1403.00 Feet to the Point of Beginning.

Containing 6.295 Acres, more or less.

DESCRIPTION (LOT 2)

A portion of Section 12, Township 35 South, Range 27 East, Hardee County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 12; thence South 00°13'35" West along the East line of the Northeast quarter of said Section 12 a distance of 1040.00 Feet; thence North 89°55'10" West a distance of 797.71 Feet; thence South 24°18'15" West a distance of 428.60 Feet to the Point of Beginning; thence continue South 24°18'15" West a distance of 214.30 Feet; thence North 89°55'10" West a distance of 1403.00 Feet to a point on the Easterly right of way line of South Hamnock Road; thence North 24°18'15" East along said Easterly right of way line a distance of 214.30 Feet; thence South 89°55'10" East a distance of 1403.00 Feet to the Point of Beginning.

Containing 6.295 Acres, more or less.

DESCRIPTION (LOT 3)

A portion of Section 12, Township 35 South, Range 27 East, Hardee County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 12; thence South 00°13'35" West along the East line of the Northeast quarter of said Section 12 a distance of 1040.00 Feet; thence North 89°55'10" West a distance of 797.71 Feet; thence South 24°18'15" West a distance of 214.30 Feet to the Point of Beginning; thence continue South 24°18'15" West a distance of 214.30 Feet; thence North 89°55'10" West a distance of 1403.00 Feet to a point on the Easterly right of way line of South Hamnock Road; thence North 24°18'15" East along said Easterly right of way line a distance of 214.30 Feet; thence South 89°55'10" East a distance of 1403.00 Feet to the Point of Beginning.

Containing 6.295 Acres, more or less.

DESCRIPTION (LOT 4)

A portion of Section 12, Township 35 South, Range 27 East, Hardee County, Florida, more particularly described as follows: Commence at the Northeast corner of said Section 12; thence South 00°13'35" West along the East line of the Northeast quarter of said Section 12 a distance of 1040.00 Feet; thence North 89°55'10" West a distance of 797.71 Feet to the Point of Beginning; thence South 24°18'15" West a distance of 214.30 Feet; thence North 89°55'10" West a distance of 1403.00 Feet to a point on the Easterly right of way line of South Hamnock Road; thence North 24°18'15" East along said Easterly right of way line a distance of 214.30 Feet; thence South 89°55'10" East a distance of 1403.00 Feet to the Point of Beginning.

Containing 6.295 Acres, more or less.

K26Trst:2005004958 Date:05/20/2005 Time:13:46
TB DC,B. Hugh Bradley,Hardee County B:682 P:1257

NOTE:
BEARING SYSTEM BASED ON ASSUMED DATA FOR CALCULATION PURPOSES ONLY, WITH THE EASTERLY LINE OF SOUTH HAMMOCK ROAD BEARING NORTH 24°18'15" EAST.

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

LEGEND
N = NORTH
S = SOUTH
E = EAST
W = WEST
° = DEGREE
' = MINUTE
" = SECONDS
' = FEET
W/C = WITH CAP
# = NUMBER
SIRC = SET IRON ROD WITH CAP PLS #4410
PK/D = PARKER KALON FASTENER AND DISC
CONC. = CONCRETE
(P.O.B.) = POINT OF BEGINNING
(P.O.C.) = POINT OF COMMENCEMENT
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
R.R.S. = RAIL ROAD SPIKE
FND = FOUND
FCM = FOUND CONCRETE MONUMENT
(B.O.B.) = BASIS OF BEARINGS
(SEC) = SECTION