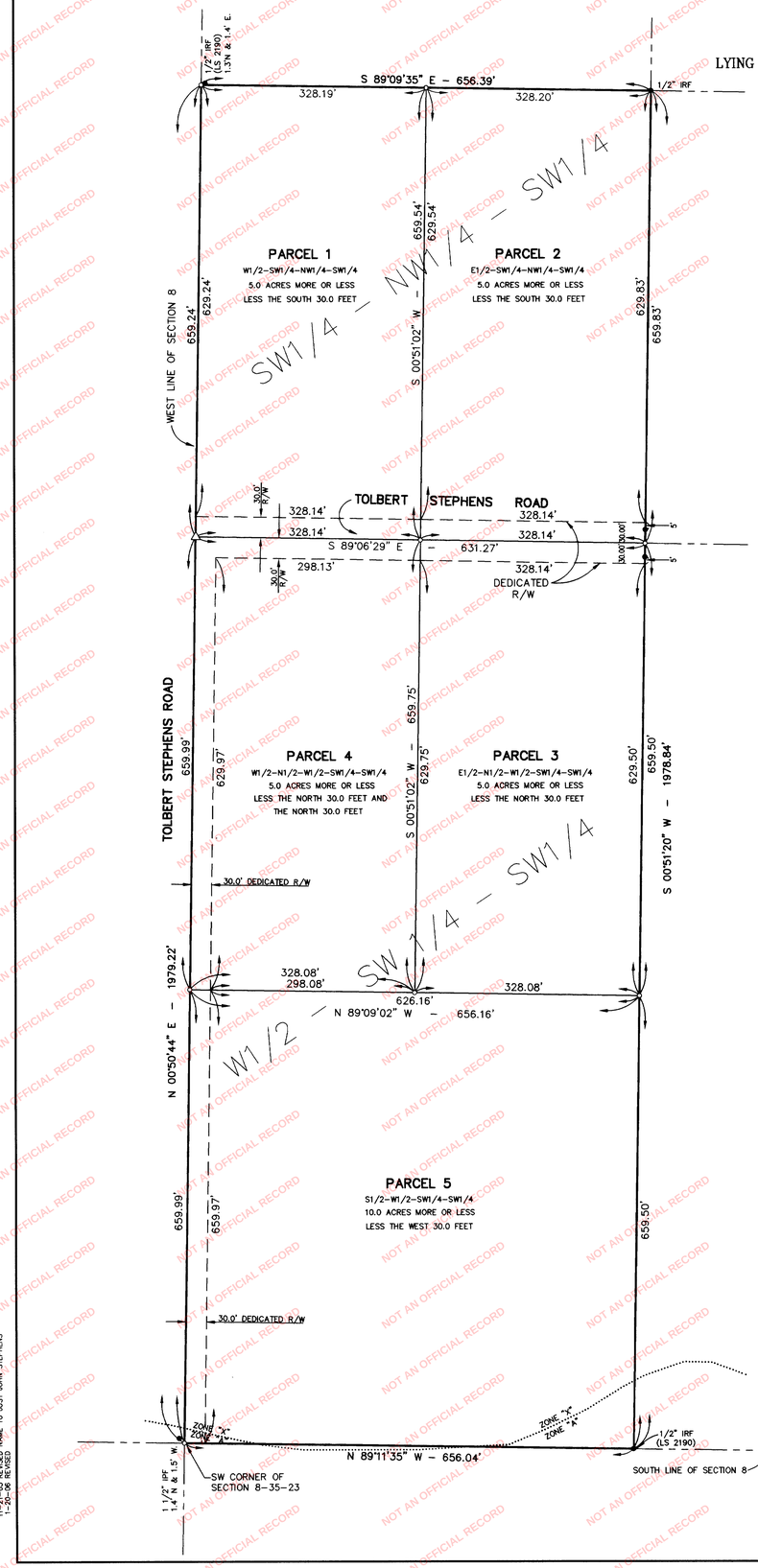
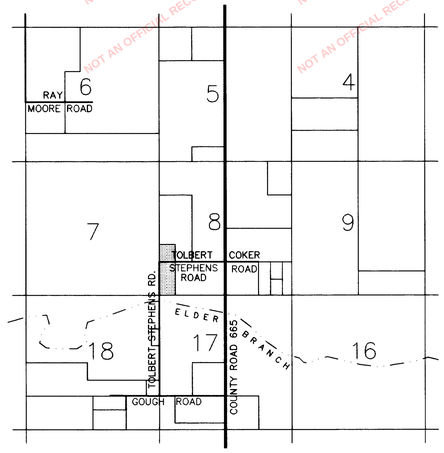
STEPHENS SUBDIVISION

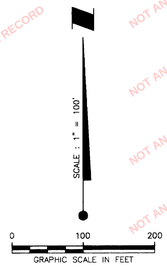
LYING AND BEING IN SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, COUNTY OF HARDEE, STATE OF FLORIDA.

PLAT BAR B-44, PAGE 3
SHEET 1 OF 1 SHEET





VICINITY MAP
(NO SCALE)



OVERALL DESCRIPTION:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, HARDEE COUNTY, FLORIDA.

CONTAINING 29.81 ACRES, MORE OR LESS.

SUBJECT TO RIGHT–OF–WAY FOR TOLBERT STEPHENS ROAD.

DESCRIPTION PARCEL 1:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, HARDEE COUNTY, FLORIDA.

5.0 ACRES, MORE OR LESS.

LESS THE SOUTH 30.0 FEET THEREOF.

DESCRIPTION PARCEL 2:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, HARDEE COUNTY, FLORIDA.

5.0 ACRES, MORE OR LESS.

LESS THE SOUTH 30.0 FEET THEREOF.

DESCRIPTION PARCEL 3:
THE EAST 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, HARDEE COUNTY, FLORIDA.

5.0 ACRES, MORE OR LESS.

LESS THE NORTH 30.0 FEET THEREOF.

DESCRIPTION PARCEL 4:
THE WEST 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, HARDEE COUNTY, FLORIDA.

5.0 ACRES, MORE OR LESS.

LESS THE NORTH 30.0 FEET AND THE WEST 30.0 FEET THEREOF.

DESCRIPTION PARCEL 5:
THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 23 EAST, HARDEE COUNTY, FLORIDA.

10.0 ACRES, MORE OR LESS.

LESS THE WEST 30.0 FEET THEREOF.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 8 ASSUMED AS N89°11'35"W.
2. 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.
3. THERE WILL BE NO NECESSITY FOR DRAINAGE FACILITIES SERVING OTHER PROPERTIES TO CROSS THE LOT AFFECTED BY THE ADMINISTRATIVE APPROVAL.
4. THE SUBJECT LAND LIES IN ZONE "X" WITH A SMALL PORTION AT THE SOUTHEAST AND SOUTHWEST CORNERS LYING IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY– PANEL NUMBER 120490C0275 C (MAP REVISION DATE 5/4/88). (FLOOD ZONE LINES SHOWN AS SCALED FROM REFERENCED MAP). SUBJECT TO VERIFICATION.

LEGEND:

△	= 1" AXLE FOUND
○	= 1/2" IRON ROD SET (LB 613)
•	= IRON ROD FOUND – (IRF) (SIZE & NUMBER AS SHOWN)
●	= IRON PIPE FOUND (IPF) – (SIZE & NUMBER AS SHOWN)
R/W	= RIGHT–OF–WAY
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
.....	= FLOOD ZONE LINE

Inst:200600244Z Date:03/20/2006 Time:15:48
DC,B. Hugh Bradley,Hardee County B:700 P:770

CERTIFICATION OF OWNERSHIP AND LOCATION:

STATE OF FLORIDA

COUNTY OF MANATEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN STEPHENS, AS PRESIDENT OF HARDEE LAND & CATTLE COMPANY, INC., A FLORIDA CORPORATION, THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND MAPPED AND CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 24 DAY JANUARY, 2006 A.D.

BY: _____
JOHN STEPHENS, PRESIDENT
HARDEE LAND & CATTLE COMPANY, INC.

WITNESSES AS TO JOHN STEPHENS:

Claudia Cahill
WITNESS

Kenneth R Chilton
WITNESS

ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF MANATEE S.S. IT IS HEREBY CERTIFIED THAT BEFORE ME TODAY PERSONALLY APPEARED JOHN STEPHENS, OWNER OF THE HEREON DESCRIBED PROPERTY AND TO BE WELL KNOW TO BE THE PERSON DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 24 DAY OF JANUARY, 2006 A.D.

NORRIS LEO MILLS, JR.
MY COMMISSION # DD 108565
MY COMMISSION EXPIRES

SIGNATURE OF NOTARY PUBLIC

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 16th DAY OF March, 2006 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 BOARD

CERTIFICATE OF APPROVAL OF THE 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 MARCH, 2006 A.D.

B. Hugh Bradley
CLERK OF CIRCUIT COURT

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA

COUNTY OF MANATEE S.S. I HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT "STEPHENS SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE UNDER MY SUPERVISION AND THAT IT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS DEFINED IN CHAPTER 61G17–6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND THAT IT COMPLIES WITH THE STANDARDS SET FORTH BY THE BUILDING AND ZONING DEPARTMENT OF HARDEE COUNTY THIS 24 DAY OF JANUARY, 2006 A.D.

LEO MILLS, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3513

(SURVEYOR'S SEAL)

CERTIFICATE OF APPROVAL BUILDING/ZONING OFFICIAL

THIS IS TO CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT.

BUILDING/ZONING OFFICIAL — DATE 3-3-2006

Leo Mills & Associates, Inc.
LICENSED BUSINESS #613
SURVEYING – LAND PLANNING
620 8TH AVENUE, PALMETTO, FL. 34221
22 NORTH POLK AVENUE, ARCADIA, FL. 34266

FILE: STEPHENS–JUST–JOHNLDWG COGO: D1667.COO
DATE DRAWN: 8–14–05 JOB NO. D1667
REVISIONS 9–15–05 ADDED OWNER NAMES
11–21–05 REVISED NAME TO JUST JOHN STEPHENS
1–20–06 REVISED

NOT AN OFFICIAL RECORD
For information purposes only