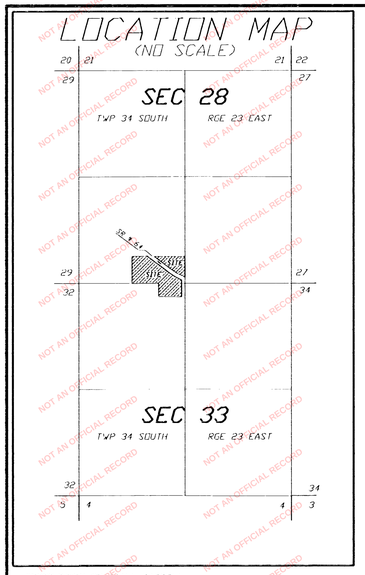
NOT AN OFFICIAL RECORD

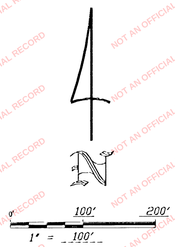
NEW ZION SCRUB

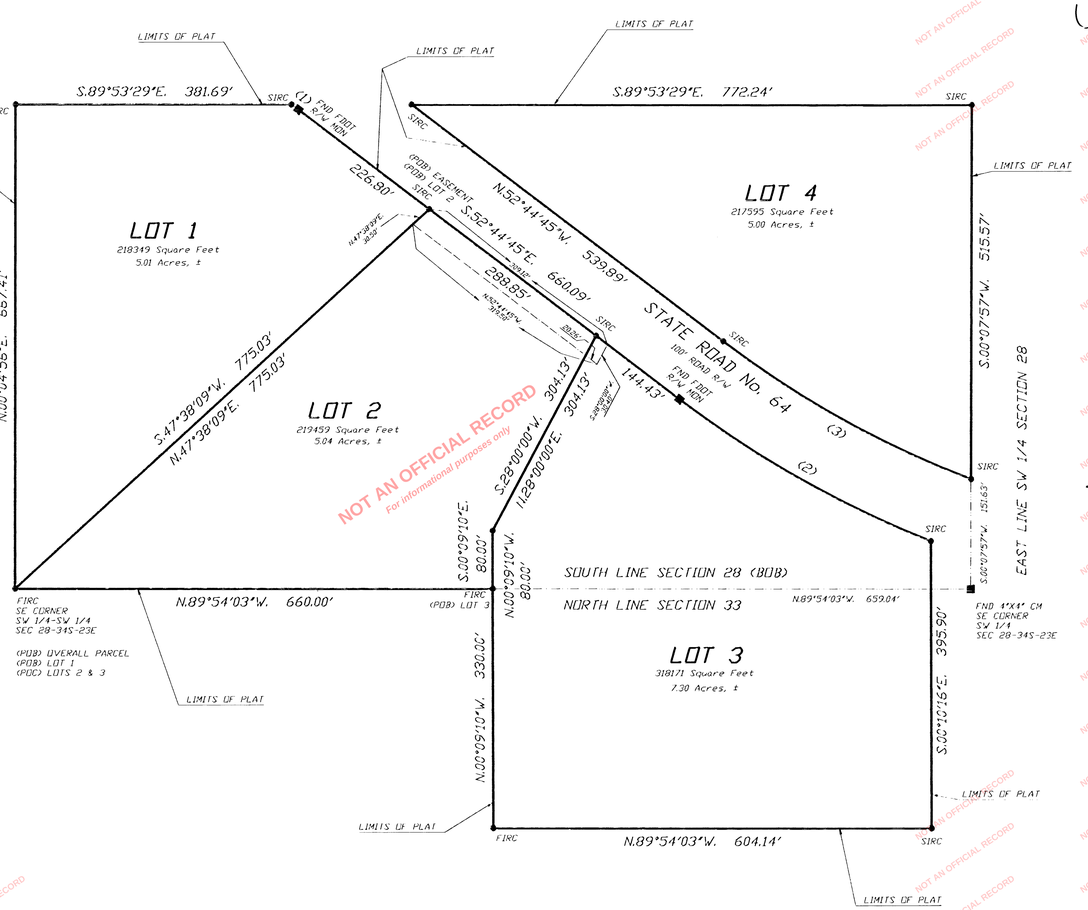
LOCATED IN SECTIONS 28 AND 33, TOWNSHIP 34 S., RANGE 23 E., HARDEE COUNTY, FLORIDA

PLAT BAR B-48, PAGE 1

LOCATION MAP
(NO SCALE)







CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1382.40'	00°29'31"	11.87'	5.94'	11.87'	S.52°59'31"E.
2	1482.40'	15°25'52"	399.25'	200.84'	398.04'	S.60°27'41"E.
3	1382.40'	16°14'57"	392.03'	197.35'	390.74'	N.60°52'14"W.

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

NOTE:
BEARING SYSTEM BASED ON ASSUMED DATA FOR CALCULATION PURPOSES ONLY, WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 BEARING S. 89°54'03" E.

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

Inst:200600009979 Date:11/09/2006 Time:14:36
DC,B. Hugh Bradley,Hardee County B:714 P:781

DESCRIPTION (OVERALL PARCEL):

A portion of Sections 28 and 33, Township 34 South, Range 23 East, Hardee County, Florida and being more particularly described as Follows: Begin at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 28; thence North 00°04'56" East along the West line of the South half of the Southeast quarter of said Section 28, a distance of 667.41 Feet to the Northwest corner of the South half of the Southeast quarter of the Southwest quarter of said Section 28; thence South 89°53'29" East along the North line of the South half of the Southeast quarter of the Southwest quarter of said Section 28, a distance of 381.69 Feet to a point on the Southerly Right of Way line of State Road #64, said point being on a curve concave to the Southeast and having for its elements a radius of 1382.40 Feet and a central angle of 00°29'31", thence Southeasterly along the arc of said curve and still along said Southerly Right of Way, an arc distance of 11.87 Feet to the Point of Tangency; thence South 52°44'45" East along said Southerly Right of Way, a distance of 660.09 Feet to the Point of Curvature of a curve concave to the Northeast, having for its elements a radius of 1482.40 Feet and a central angle of 15°25'52", thence Southeasterly along the arc of said curve and still along said Southerly Right of Way an arc distance of 399.25 Feet; thence South 00°10'16" East, a distance of 395.90 Feet; thence North 89°54'03" West, a distance of 604.14 Feet; thence North 00°09'10" West, a distance of 330.00 Feet to a point on the South line of said Section 18; thence North 89°54'03" West along said South line, a distance of 660.00 Feet to the Point of Beginning. Subject to a 30 Foot easement For ingress & egress along the Southerly right of way line along State Road No. 64 beginning at a point 226.80 Feet South 52°44'45" East From the aforementioned Point of Tangency; thence South 52°44'45" East along said Southerly right of way line a distance of 309.13 Feet; thence South 28°00'00" West a distance of 30.40 Feet; thence North 52°44'45" West and parallel to the Southerly right of way of SR No. 64 a distance of 309.50 Feet; thence North 47°38'09" East a distance of 30.50 Feet to the Point of Beginning. Subject to easements, reservations and restrictions of record.

AND: The South half of the Southeast quarter of the Southwest quarter of Section 28, Township 34 South, Range 23 East, Hardee County, Florida lying North and East of State Road #64.

Containing 22.35 acres, more or less.

DESCRIPTION (LOT 1):

A portion of Section 28, Township 34 South, Range 23 East, Hardee County, Florida and being more particularly described as Follows: Begin at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 28; thence North 00°04'56" East along the West line of the South half of the Southeast quarter of the Southwest quarter of said Section 28, a distance of 667.41 Feet to the Northwest corner of the South half of the Southeast quarter of the Southwest quarter of said Section 28; thence South 89°53'29" East along the North line of the South half of the Southeast quarter of the Southwest quarter of said Section 28, a distance of 381.69 Feet to a point on the Southerly Right of Way line of State Road #64, said point being on a curve concave to the Southeast and having for its elements a radius of 1382.40 Feet and a central angle of 00°29'31", thence Southeasterly along the arc of said curve and still along said Southerly Right of Way, an arc distance of 11.87 Feet to the Point of Tangency; thence South 52°44'45" East along said Southerly Right of Way, a distance of 226.80 Feet; thence South 47°38'09" West a distance of 775.03 Feet to the Point of Beginning. Subject to easements, reservations and restrictions of record.

Containing 5.01 acres, more or less.

DESCRIPTION (LOT 2):

A portion of Section 28, Township 34 South, Range 23 East, Hardee County, Florida and being more particularly described as Follows: Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 28; thence North 00°04'56" East along the West line of the South half of the Southeast quarter of the Southwest quarter of said Section 28, a distance of 667.41 Feet to the Northwest corner of the South half of the Southeast quarter of the Southwest quarter of said Section 28; thence South 89°53'29" East along the North line of the South half of the Southeast quarter of the Southwest quarter of said Section 28, a distance of 381.69 Feet to a point on the Southerly Right of Way line of State Road #64, said point being on a curve concave to the Southeast and having for its elements a radius of 1382.40 Feet and a central angle of 00°29'31", thence Southeasterly along the arc of said curve and still along said Southerly Right of Way, an arc distance of 11.87 Feet to the Point of Tangency; thence South 52°44'45" East along said Southerly Right of Way, a distance of 226.80 Feet to the Point of Beginning; thence continue South 52°44'45" East along said Southerly Right of Way line a distance of 288.95 Feet; thence South 28°00'00" West a distance of 304.13 Feet; thence South 00°09'10" East a distance of 80.00 Feet to a point on the South line of the Southwest quarter of said Section 28; thence North 89°54'03" West along said South line a distance of 660.00 Feet; thence North 47°38'09" East a distance of 775.03 Feet to the Point of Beginning.Subject to a 30 Foot easement For ingress & egress along the Southerly right of way line along State Road No. 64. Subject to easements, reservations and restrictions of record.

Containing 5.04 acres, more or less.

DESCRIPTION (LOT 3):

A portion of Sections 28 and 33, Township 34 South, Range 23 East, Hardee County, Florida and being more particularly described as Follows: Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 28; thence South 89°54'03" West along the South line of the Southwest quarter of said Section 28 a distance of 660.00 Feet to the Point of Beginning; thence North 00°09'10" West a distance of 80.00 Feet; thence North 28°00'00" East a distance of 304.13 Feet to a point on the Southerly Right of Way line of State Road #64, thence South 52°44'45" East along said Southerly Right of Way, a distance of 144.43 Feet to the Point of Curvature of a curve concave to the Northeast, having for its elements a radius of 1482.40 Feet and a central angle of 15°25'52", thence Southeasterly along the arc of said curve and still along said Southerly Right of Way an arc distance of 399.25 Feet; thence South 00°10'16" East, a distance of 395.90 Feet; thence North 89°54'03" West, a distance of 604.14 Feet; thence North 00°09'10" West, a distance of 330.00 Feet to the Point of Beginning.Subject to a 30 Foot easement For ingress & egress along the Southerly right of way line along State Road No. 64 being 200.0 Feet as measured From the Northeast corner of property Southeasterly along said Southerly right of way line. Subject to easements, reservations and restrictions of record.

Containing 7.3 acres, more or less.

DESCRIPTION (LOT 4):

The South half of the Southeast quarter of the Southwest quarter of Section 28, Township 34 South, Range 23 East, Hardee County, Florida lying North and East of State Road #64.

Containing 5.00 acres, more or less.

CERTIFICATION OF OWNERSHIP AND LOCATION:

STATE OF FLORIDA

COUNTY OF HARDEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT MELVIN H. TAYLOR & MARLENE H. TAYLOR THE OWNERS OF THAT PROPERTY ENTITLED NEW ZION SCRUB 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 PURPUSES HEREON EXPRESSED.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 19th DAY OF Oct. 2006 A.D.

Regina M. Mossey
WITNESS

Melvin H. Taylor
OWNER

Michelle M. Bryant
WITNESS

Marlene H. Taylor
OWNER

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED Melvin H. Taylor & Marlene H. Taylor, 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 19th DAY OF Oct, 2006 A.D.

THOMAS MICHAEL CASSIDY
Notary Public, State of Florida
My comm. exp. June 26, 2008
Comm. No. DD 309428

SIGNATURE OF NOTARY PUBLIC

CERTIFICATION OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 2nd DAY OF November, 2006 A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

B. Hugh Bradley
ATTESTED CLERK TO THE BOARD OF COUNTY COMMISSIONERS 11/9/2006

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 9 DAY OF NOVEMBER, 2006, A.D.

B. Hugh Bradley
CLERK TO THE CIRCUIT COURT

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 23rd DAY OF AUGUST, 2006 A.D.

LAWRENCE E. DOUGLAS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE #4410

4085 NE DIANNE TERRACE
ARCADIA, FLORIDA 34266
863-993-3863

APPROVAL

12/20/06
ZONING DIRECTOR-
PLANNING & DEVELOPMENT DIRECTOR