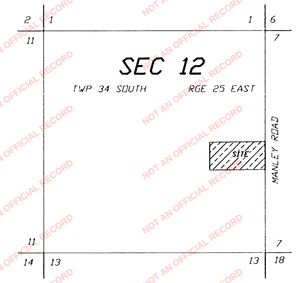
2007 MAY 18 PM 4 10
HARDEE COUNTY
CLERK OF COURTS

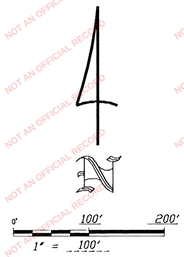
MANLEY RANCHES REPLAT

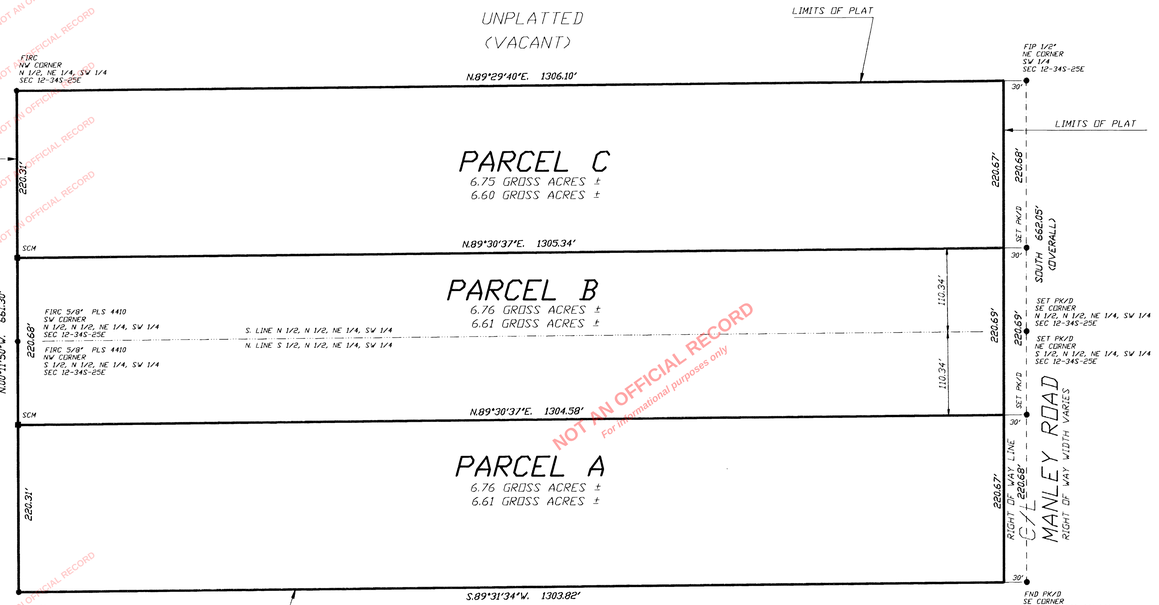
PLAT BAR B-50, PAGE 1

LOCATED IN SECTION 12,
TOWNSHIP 34 S., RANGE 25 E.,
HARDEE COUNTY, FLORIDA

LOCATION MAP
(NO SCALE)







NOT AN OFFICIAL RECORD
For informational purposes only

DESCRIPTION (OVERALL PARCEL):

A Replat of MANLEY RANCHES, a Minor Subdivision Plat as recorded in Plat Bar B-38 on Page 2, of the Public Records of Hardee County, Florida.

ALSO DESCRIBED AS: The North half of the Northeast quarter of the Southwest quarter of Section 12, Township 34 South, Range 25 East, Hardee County, Florida.
LESS Road Right of Way along the East side.

Containing 20.27 gross acres more or less, 19.82 net acres more or less.

DESCRIPTION (PARCEL A):

The South half of the North half of the Northeast quarter of the Southwest quarter of Section 12, Township 34 South, Range 25 East, Hardee County, Florida, less the North 110.34 Feet thereof.
LESS Road Right of Way along the East side.

Containing 6.76 gross acres more or less, 6.61 net acres more or less.

DESCRIPTION (PARCEL B):

The South 110.34 Feet of the North half of the North half of the Northeast quarter of the Southwest quarter of Section 12, Township 34 South, Range 25 East, Hardee County, Florida.

AND

The North 110.34 Feet of the South half of the North half of the Northeast quarter of the Southwest quarter of Section 12, Township 34 South, Range 25 East, Hardee County, Florida.

LESS Road Right of Way along the East side.

Containing 6.76 gross acres more or less, 6.61 net acres more or less.

DESCRIPTION (PARCEL C):

The North half of the North half of the Northeast quarter of the Southwest quarter of Section 12, Township 34 South, Range 25 East, Hardee County, Florida,
less the South 110.34 Feet thereof.
LESS Road Right of Way along the East side.

Containing 6.75 gross acres more or less, 6.60 acres more or less.

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
SCM = SET CONCRETE MONUMENT
(B.O.B.) = BASIS OF BEARINGS
(SEC) = SECTION

NOTE:
BEARING SYSTEM BASED ON ASSUMED DATA FOR CALCULATION PURPOSES ONLY, WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 12 BEARING SOUTH.

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

Inst:200705005S Date:05/31/2007 Time:09:50
DC,B. Hugh Bradley,Hardee County B:726 P:663

CERTIFICATION OF OWNERSHIP AND LOCATION:

STATE OF FLORIDA

COUNTY OF HARDEE S.S. KNOW ALL MEN BY THESE PRESENTS THAT HAMMOCK LAND AND CATTLE COMPANY, INC., ROBERT W. REDDING, III, & NANCY L. REDDING THE OWNERS OF THAT PROPERTY ENTITLED MANLEY RANCHES REPLAT 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 4th DAY OF May 2007 A.D.

Youngher Hensley
WITNESS YOUNGHER HENSLEY

Joe L Davis Jr
OWNER President of Hammock Land and Cattle Company, Inc.

Jaime L Platt
WITNESS Jaime L. Platt

Robert W. Redding III
OWNER Robert W. Redding III

WITNESS TOWN H. O'NEAL

Nancy Redding
OWNER Nancy Redding

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HARDEE S.S. I, HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED Hammock Land & Cattle Co. Inc. * Joe L. Davis, Jr. President Robert W. & Nancy Redding, 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 4th DAY OF May, 2007 A.D.

July 8, 2010
MY COMMISSION EXPIRES

Ann Wyckoff
SIGNATURE OF NOTARY PUBLIC
Ann Wyckoff

ANN WYCKOFF
MY COMMISSION # DD564501
EXPIRES: July 08, 2010
FL Notary Discount Assoc. Co.

CERTIFICATION OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA

COUNTY OF HARDEE S.S. THIS PLAT, APPROVED THIS 17 DAY OF May, 2007 A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

Bobby Ray Smith
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

B. Hugh Bradley
ATTESTED: CLERK TO THE BOARD OF COUNTY COMMISSIONERS 5/31/2007

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 31 DAY OF May, 2007, A.D.

B. Hugh Bradley
CLERK TO THE CIRCUIT COURT

CLERK CIRCUIT COURT
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 2ND DAY OF MAY, 2007 A.D.

Lawrence E. Douglas

LAWRENCE E. DOUGLAS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE #4410

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

APPROVAL

May 11, 2007 PLANNING/DEVELOPMENT DIRECTOR