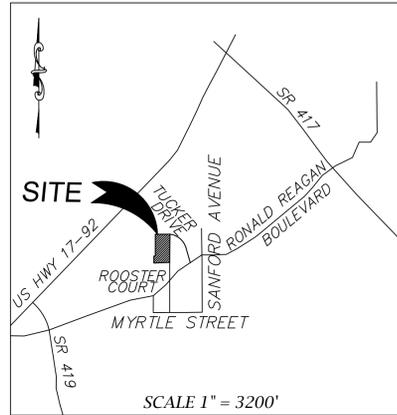


LOCATION MAP



BRADBURY ESTATES

SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

PROPERTY DESCRIPTION:

PARCEL 1:

THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 2:

THE N 150 FT OF THE E 396 FT OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 3:

THAT PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4, OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, THENCE S 0°16'13" E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S 0°16'13" E, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE S 89°44'11" W, A DISTANCE OF 397.50 FEET; THENCE N 0°14'41" W, A DISTANCE OF 30.00 FEET; THENCE N 89°44'11" E, A DISTANCE OF 397.50 FEET TO THE POINT OF BEGINNING.

OVERALL MEETS AND BOUNDS DESCRIPTION WRITTEN BY SURVEYOR TO CONFORM TO F.S. CHAPTER 177, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S 0°16'13" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, A DISTANCE OF 180.00 FEET; THENCE DEPARTING SAID EAST LINE RUN S 89°46'23" W, A DISTANCE OF 397.51 FEET; THENCE RUN N 0°14'41" W, A DISTANCE OF 180.00 FEET, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 14, AND THE SOUTH LINE OF SUNLAND ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 16-22, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA; THENCE RUN N 89°44'11" E, ALONG SAID SOUTH LINE, A DISTANCE OF 66.71 FEET, TO THE EAST LINE OF SAID PLAT OF SUNLAND ESTATES; THENCE RUN N 0°21'26" W, ALONG SAID EAST LINE OF SUNLAND ESTATES, A DISTANCE OF 659.41 FEET, TO THE SOUTH LINE OF SUNLAND ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 97-98, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89°44'39" E, ALONG SAID SOUTH LINE, A DISTANCE OF 330.40 FEET, TO THE EAST LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 14; THENCE RUN S 0°23'04" E, ALONG SAID EAST LINE, A DISTANCE OF 659.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.65 ACRES MORE OR LESS

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3

SECTION 14, TOWNSHIP 20 S., RANGE 30 E.

BRADBURY ESTATES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SFPR SUNLAND, LLC, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, HEREBY DEDICATES THE STREETS (BRADBURY WAY) AND (ROOSTER COURT) TO SEMINOLE COUNTY AND THE PERPETUAL USE OF THE PUBLIC. THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO SEMINOLE COUNTY AND TO THE PROVIDERS OF THE PUBLIC UTILITIES.

TRACT "A", A DRAINAGE AND RETENTION TRACT IS DEDICATED TO BE OWNED AND MAINTAINED BY THE BRADBURY ESTATES HOMEOWNERS ASSOCIATION.

TRACT "B", A OPEN SPACE TRACT IS DEDICATED TO BE OWNED AND MAINTAINED BY THE BRADBURY ESTATES HOMEOWNERS ASSOCIATION.

TRACT "C", A LANDSCAPE BUFFER TRACT IS DEDICATED TO BE OWNED AND MAINTAINED BY THE BRADBURY ESTATES HOMEOWNERS ASSOCIATION.

TRACT "D", ACCESS TRACT (PER OFFICIAL RECORDS BOOK 6679, PAGES 1524 -1525) IS FOR THE PURPOSE OF ACCESS AND IS TO BE OWNED AND MAINTAINED BY SFPR SUNLAND, LLC.

DRAINAGE AND LANDSCAPE EASEMENTS ARE DEDICATED TO THE BRADBURY ESTATES HOMEOWNERS ASSOCIATION.

THE UTILITY EASEMENTS DESCRIBED AND SHOWN HEREON ARE TO BE DEDICATED TO SEMINOLE COUNTY. THE UTILITIES ARE TO BE OWNED AND MAINTAINED BY THE UTILITY PROVIDER. THE PURPOSE OF THE UTILITY EASEMENTS SHOWN ARE AS FOLLOWS: INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, POWER LINES, TELEPHONE LINES, AND CABLEVISION LINES.

THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE DRAINAGE AND STORM-WATER SYSTEM AND OVER ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SEMINOLE COUNTY FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE PRIVATE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE COUNTY TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE & STORM-WATER SYSTEM.

IN WITNESS WHEREOF the undersigned owners has caused these presents to be signed this _____ day of _____, 2025.

Zachary R. Miller, Manager SFPR SUNLAND, LLC.

By: _____

Witness _____ (printed name)

Witness _____ (printed name)

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY, that on _____ before me the individual duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Zachary R. Miller, as Manager of the above named corporation and is known to me or have produced the following identification _____ and he/she did/did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized; and that said Dedication is the acts and deeds of said corporation.

NOTARY PUBLIC _____ My Commission Expires _____

Printed Name _____ Commission Number _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners for Seminole County, Florida

CHAIRMAN OF THE BOARD _____ CLERK OF THE BOARD _____

Printed Name _____ Printed Name _____

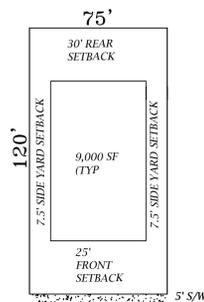
CERTIFICATE OF PLATTING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Professional Surveyor and Mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of Chapter 177 and that said land is located in Seminole County, Florida.

RALPH THOMAS SNOW _____ Date _____
Florida Registration Number 5561 RALPH THOMAS SNOW
2624 BENT HICKORY CIRCLE
LONGWOOD, FLORIDA, 32779

NOTES:

- BEARINGS BASED ON ASSUMED DATUM, HOLDING THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST, AS BEING S 0°16'13" E.
- GPS TIES BASED ON FLORIDA EAST ZONE NAD 83.
- COORDINATE VALUES ARE NOT THE SAME AS THE PLAT BEARING AND DISTANCE CALLS.
- THE GRANTING OF EASEMENTS TO SEMINOLE COUNTY DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON SEMINOLE COUNTY FLORIDA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE SYSTEM UNLESS OTHERWISE STATED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE IS A 10.00' UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL RIGHT OF WAY LINES
- THERE IS A 5.00' DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES.
- ALL LINES SHOWN HEREON ARE RADIAL UNLESS NOTED OTHERWISE.



TYPICAL LOT PLAN

LINE TABLE:

- SECTION LINE
- BOUNDARY LINE
- - - - - EASEMENT LINE
- LOT LINE
- - - - - CENTERLINE

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: 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.

LEGEND:

- - SET NAIL AND DISK PCP LS #5561,
- - SET NAIL AND DISK PRM LS #5561,
- - SET 4"x4" CM PRM LS #5561,
- ε - INDICATES CENTERLINE
- # - NUMBER
- CCR - CERTIFIED CORNER RECORD
- CM - CONCRETE MONUMENT
- LB - LICENSED BUSINESS CERTIFICATION
- NE - NORTHEAST
- NTS - NOT TO SCALE
- NW - NORTHWEST
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- R/W - RIGHT-OF-WAY
- SE - SOUTHEAST
- SW - SOUTHWEST
- ③ - STATE PLANE COORDINATES
- POB - POINT OF BEGINNING
- NAD - NORTH AMERICAN DATUM

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on _____

at _____ Date _____

CLERK OF THE COURT _____ File No. _____
in and for Seminole County, Florida

BY: _____ D.C.

CERTIFICATE OF COUNTY SURVEYOR

I have reviewed this plat and find it to be in substantial conformity with Chapter 177 Part 1, Florida Statutes.

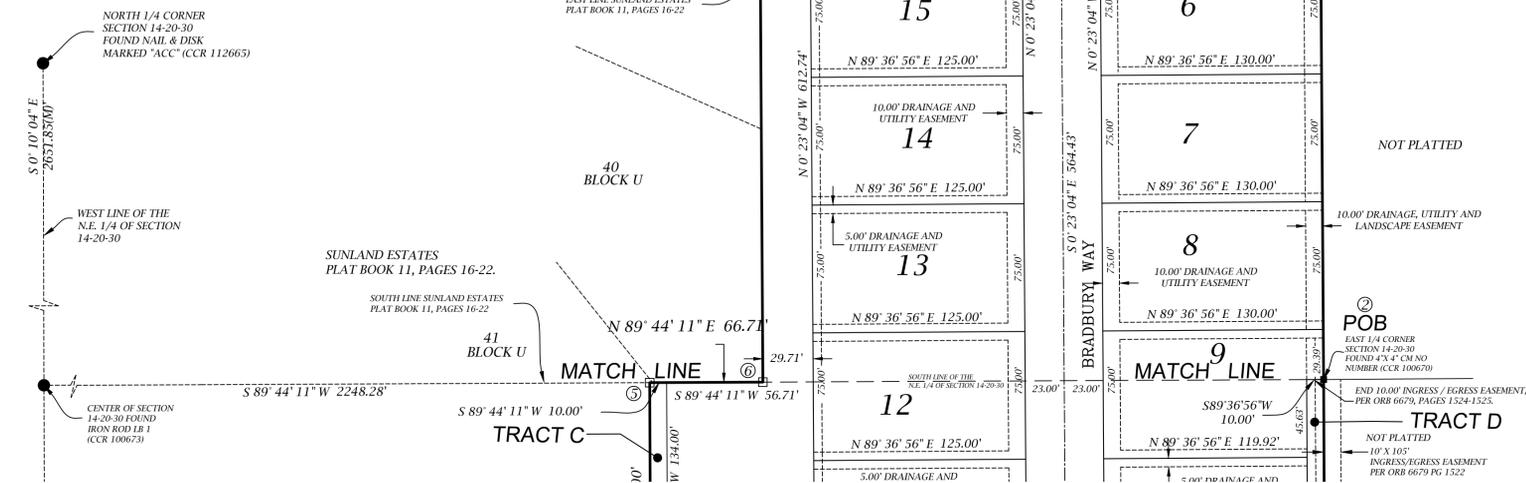
RAYMOND F. PHILLIPS, P.S.M. _____ Date _____
License Number LS7015 RALPH THOMAS SNOW
Seminole County Surveyor. 2624 BENT HICKORY CIRCLE

BRADBURY ESTATES

SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA

STATE PLANE COORDINATES		
NUMBER	NORTHING	EASTING
①	1605868.179	566157.911
②	1605208.833	566162.337
③	1605028.839	566163.183
④	1605027.008	565765.681
⑤	1605207.004	565794.915
⑥	1605207.311	565831.627
⑦	1605866.704	565827.514

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DISTANCE	CHORD BEARING
C1	R=100.00'	L=13.26'	Δ=007°35'41"	CH=13.25'	CB=N03°24'46"E
C2	R=77.00'	L=10.21'	Δ=007°35'41"	CH=10.20'	CB=N03°24'46"E
C3	R=54.00'	L=7.16'	Δ=007°35'41"	CH=7.15'	CB=N03°24'46"E
C4	R=146.00'	L=19.35'	Δ=007°35'41"	CH=19.34'	CB=S03°24'46"W
C5	R=123.00'	L=16.30'	Δ=007°35'41"	CH=16.29'	CB=S03°24'46"W
C6	R=100.00'	L=13.26'	Δ=007°35'41"	CH=13.25'	CB=S03°24'46"W

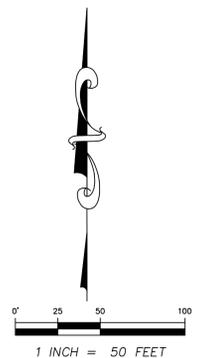


- LEGEND:**
- SET NAIL AND DISK PCP LS #5561,
 - SET NAIL AND DISK PRM LS #5561,
 - SET 4"x4" CM PRM LS #5561,
 - INDICATES CENTERLINE
 - # - NUMBER
 - CCR - CERTIFIED CORNER RECORD
 - CM - CONCRETE MONUMENT
 - LB - LICENSED BUSINESS CERTIFICATION
 - NE - NORTHEAST
 - NTS - NOT TO SCALE
 - NW - NORTHWEST
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - R/W - RIGHT-OF-WAY
 - SE - SOUTHEAST
 - SW - SOUTHWEST
 - ③ STATE PLANE COORDINATES
 - POB - POINT OF BEGINNING
 - NAD - NORTH AMERICAN DATUM

RALPH THOMAS SNOW, PSM
2624 BENT HICKORY CIRCLE LONGWOOD, FL. 32779
407-701-6101 rsnobbbq@gmail.com
FLORIDA REGISTRATION NUMBER 5561

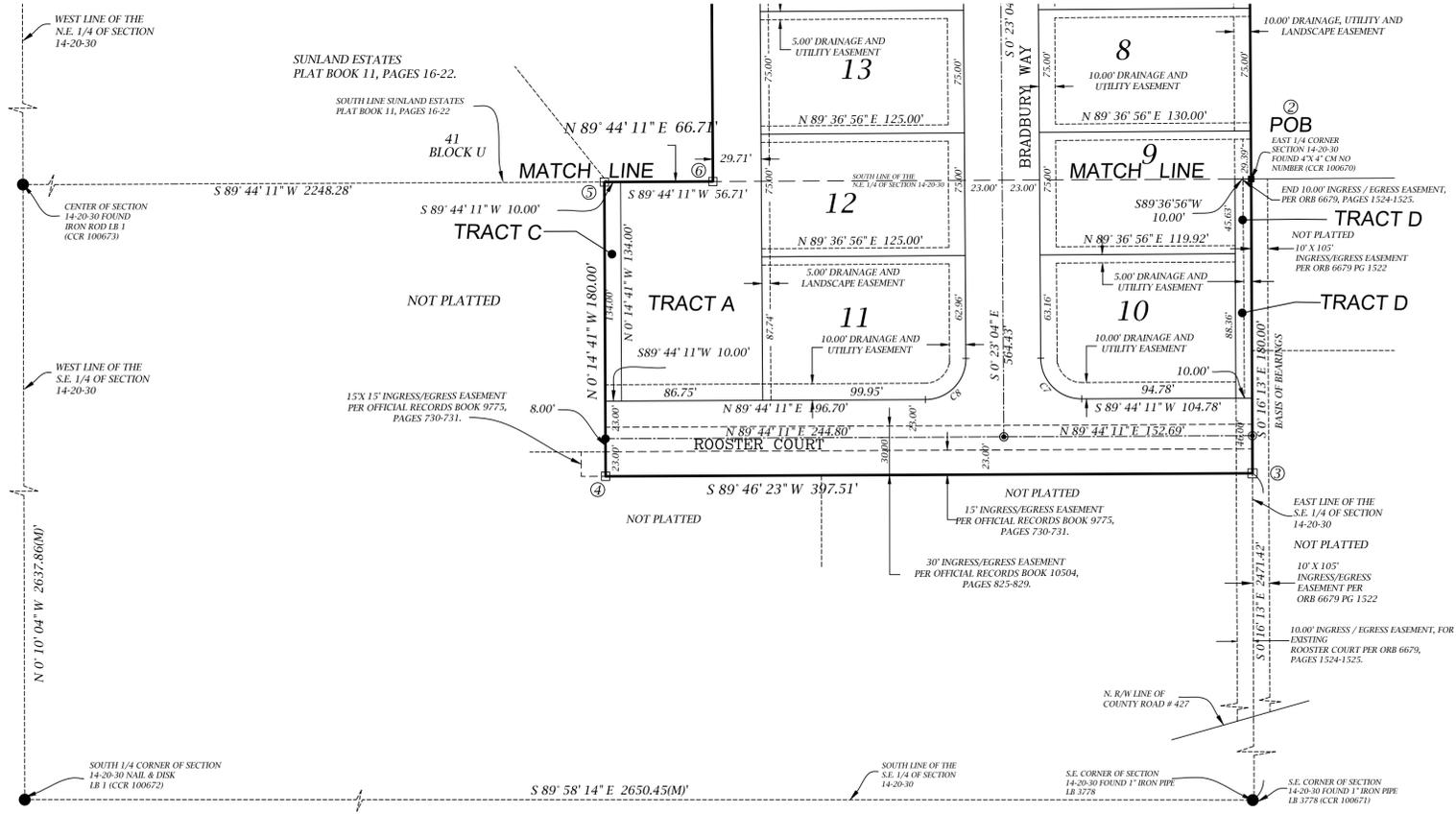
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: 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.



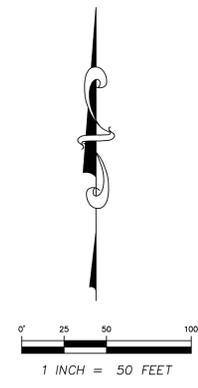
BRADBURY ESTATES

SECTION 14, TOWNSHIP 20 SOUTH, RANGE 30 EAST,
SEMINOLE COUNTY, FLORIDA



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DISTANCE	CHORD BEARING
C7	R=25.00'	L=39.22'	Δ=089°52'45"	CH=35.32'	CB=S45°19'27"E
C8	R=25.00'	L=39.32'	Δ=090°07'15"	CH=35.39'	CB=N44°40'33"E

STATE PLANE COORDINATES		
NUMBER	NORTHING	EASTING
①	1605868.179	566157.911
②	1605208.833	566162.337
③	1605028.839	566163.183
④	1605027.008	565765.681
⑤	1605207.004	565794.915
⑥	1605207.311	565831.627
⑦	1605866.704	565827.514



RALPH THOMAS SNOW, PSM
2624 BENT HICKORY CIRCLE LONGWOOD, FL. 32779
407-701-6101 rsnowbbq@gmail.com
FLORIDA REGISTRATION NUMBER 5561

NOTICE 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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- LEGEND:**
- SET NAIL AND DISK PCP LS #5561.
 - SET NAIL AND DISK PRM LS #5561
 - SET 4"x4" CM PRM LS #5561,
 - ε - INDICATES CENTERLINE
 - # - NUMBER
 - CCR - CERTIFIED CORNER RECORD
 - CM - CONCRETE MONUMENT
 - LB - LICENSED BUSINESS CERTIFICATION
 - NE - NORTHEAST
 - NTS - NOT TO SCALE
 - NW - NORTHWEST
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - R/W - RIGHT-OF-WAY
 - SE - SOUTHEAST
 - SW - SOUTHWEST
 - ① STATE PLANE COORDINATES
 - POB - POINT OF BEGINNING
 - NAD - NORTH AMERICAN DATUM