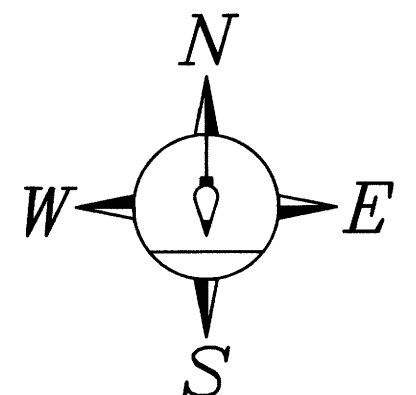
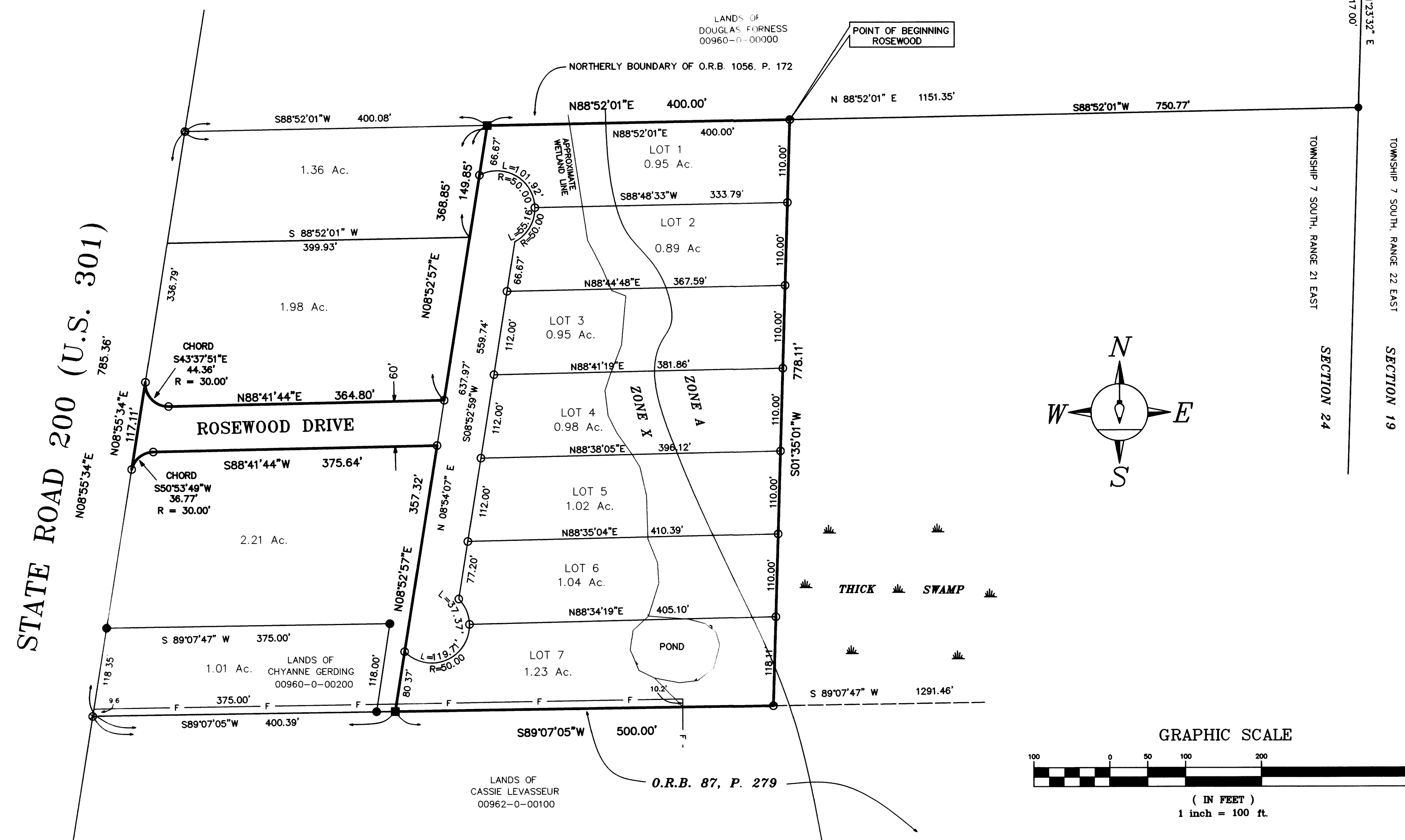


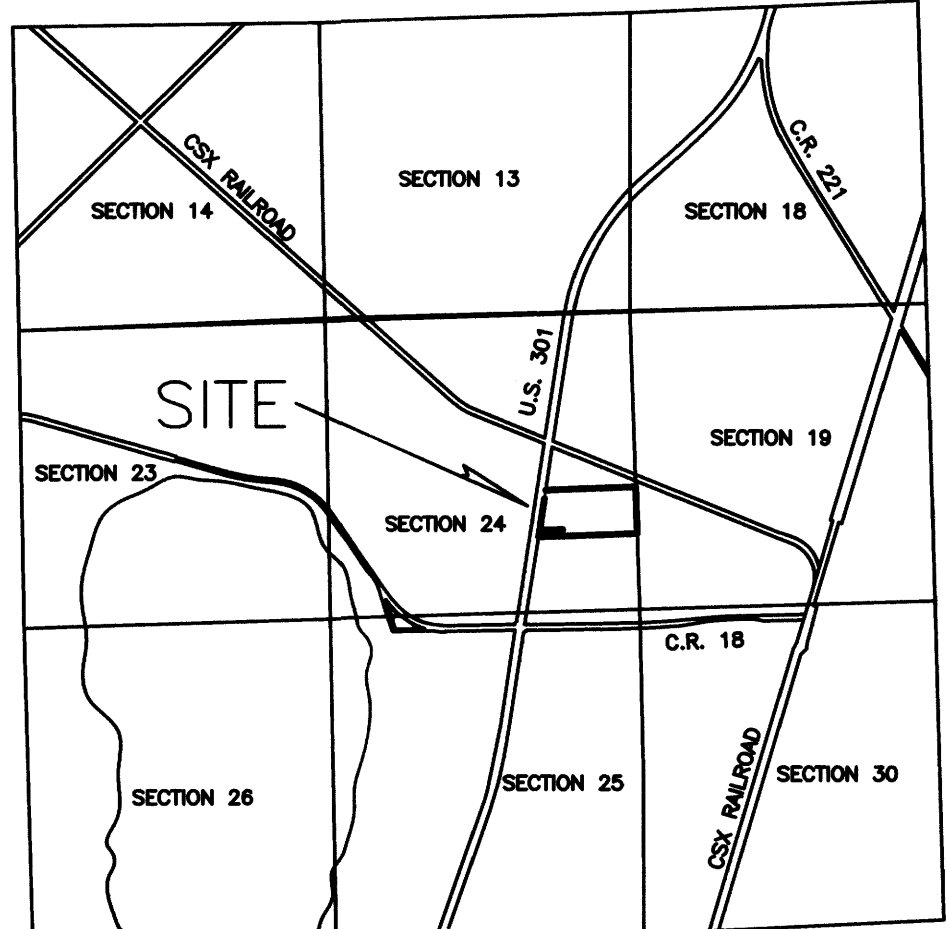
ZONING INFORMATION
 (RSF/MH-1)
 Minimum Lot Width : 100.00 Feet
 Proposed Water Supply : Private wells
 Proposed Septic Systems : Individual septic tanks or other approved system
 Building Setbacks : Front - 30'; Side - 15'; Rear - 15'

"ROSEWOOD"

A Minor Subdivision in the NE1/4 of SE1/4 of Section 24,
 Township 7 South, Range 21 East, Bradford County Florida.



"SKETCH LOCATION"



"ROSEWOOD"
 7 LOTS
 1" = 2000'

NOTE:

NO ROADWAY DEPICTED ON THIS PLAT, INCLUDING SPECIFICALLY "ROSEWOOD DRIVE" AND THE OTHER, ASSOCIATED ROADWAY, IS DEDICATED TO OR ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA AND INSTEAD, ALL ROADWAYS DEPICTED ON THIS PLAT SHALL REMAIN PRIVATE AND THE SOLE AND EXCLUSIVE RESPONSIBILITY OF ED ROSE, AS SUCCESSOR TRUSTEE OF ONE BRADFORD COUNTY STARKE FLORIDA TRUST, AND/OR THE OWNERS OF THE SEVERAL LOTS CONTAINED HEREIN.

FLOOD ZONE INFORMATION

Lands shown hereon lie partly in Zone A (Special flood hazard areas inundated by 100-year flood. No base flood elevations determined.) and partly in Zone X (Areas determined to be outside 500-year flood plain.) as per Flood Insurance Rate Map of Bradford County, Florida. Said maps were provided to this office in digital format by the Federal Emergency Management Agency, effective May 2, 2012. See Zone Indications A and X as shown hereon.

LEGEND

- Set 1" Iron pipe (PRM)
- Set 1/2" Iron rod (LB4012)
- Found 1/2" Iron rod (LB4012)
- Found 1/2" Iron rod (S098)
- Found Buggy Axle (NO ID)
- Fence
- R/W = Right of Way

NOTES

- Date of Last Plat Revision is December 13, 2021
- Ownership of surrounding parcels provided by the Bradford County property appraiser's office.
- There are no covenants and restrictions as described by Chapter 177.09 (28) of the Florida Statutes.
- Bearings Based on NAD 1983 Florida North Zone Datum.

CERTIFICATE OF TITLE AND ENCUMBRANCE

I hereby certify that the title to the land described in the caption hereon is vested in the name of One Bradford County Starke Trust, and that there are no encumbrances thereon.
 *Ed Rose as Successor Trustee of One Bradford County Starke Trust
 this 17th day of February, 2022.
 Signed: *William K. Gordon*
 Witness: *Patrick B. Welch*
 Title Attorney

CAPTION

A parcel of land lying in the NE1/4 of the SE1/4 of Section 24, Township 7 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at the Northeast corner of said NE1/4 of SE1/4 and run South 01 degrees 23 minutes 32 seconds East, along the Easterly boundary thereof, 317.00 feet to a found iron rod; thence South 88 degrees 52 minutes 01 second West, 750.77 feet to a set PRM for the Point of Beginning. From Point of Beginning thus described run South 01 degree 35 minutes 01 second West, 778.11 feet to a set PRM; thence South 89 degrees 07 minutes 05 seconds West, 500.00 feet to a set PRM; thence North 08 degrees 52 minutes 57 seconds East, 357.32 feet to a set 1/2" Iron rod (LB 4012); Thence South 88 degrees 41 minutes 44 seconds West, 375.64 feet to a 1/2" Iron rod (LB 4012) set at the beginning of a Curve Concave to the Southeast and having a Radius of 30.0 feet; Thence Southwesterly along the arc of said Curve 36.77 feet as measured along a Chord having a bearing of South 50 degrees 53 minutes 49 seconds West, to a 1/2" Iron rod (LB 4012) set on the Easterly Boundary of the Right of Way of State Road 200 (U.S. 301); Thence North 08 degrees 55 minutes 34 seconds East, along last said Easterly Boundary 117.11 feet to a Set 1/2" Iron rod (LB 4012) located at the beginning of a Curve Concave to the Northeast and having a Radius of 30.0 feet. Thence Southeasterly along the arc of said curve 44.36 feet as measured along a Chord having a bearing of South 43 degrees 37 minutes 51 seconds East, to a Set 1/2" Iron rod (LB 4012); Thence North 88 degrees 41 minutes 44 seconds East, 364.80 feet to a set iron rod; thence North 08 degrees 52 degrees 57 seconds East, 368.85 feet to a set PRM; thence North 88 degrees 52 minutes 01 second East, 400.00 feet to the Point of Beginning. Containing 8.58 acres, more or less.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
 THIS IS TO CERTIFY, that on December 16, 2021, the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida with the acknowledgment that no roads depicted in this plat dedication have been dedicated to or accepted by the Board of County Commissioners of Bradford County, Florida and instead that all roads depicted in this plat shall remain private and the sole and exclusive responsibility of the _____ and/or the owners of the several lots contained herein.

Signed: *J.C. Dwyer* 12-16-2021
 JOSEPH C. DWYER, Chairman of the Board of County Commissioners
 Attest: *Denny Thompson* 12-16-2021
 DENNY THOMPSON, Clerk to the Board and Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW
 Examined on 12-16-2021
 AND
 Approved as a Legal Form and Sufficiency by Will Sexton (County Attorney).
 Signed: *Will Sexton*
 Will Sexton, County Attorney

BRADFORD COUNTY SURVEYOR'S REVIEW
 I hereby certify that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes.
 Signed this 17th day of December, A.D., 2021.
 Signed: *Patrick B. Welch*
 Patrick B. Welch, PLS, Florida Certificate No. 2714

BRADFORD COUNTY CLERK'S CERTIFICATION
 I hereby certify that this Plat has been examined and that it complies in form with Chapter No. 177, Florida Statutes and is filed for record in Plat Book _____ Page _____ of the public records of Bradford County, Florida, this _____ day of _____, A.D., 2021.
 Signed: *Denny Thompson* Clerk of Circuit Court
 Signed: *J.C. Dwyer* Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
 Examined and Approved this 16th day of December, A.D., 2021
 Signed: *John D...*

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION
 This plat, including all applicable taxes have been paid, and that all sales taxes applicable to the described plat lands hereon have been received.
 Signed: *Russell D. Phillips* Tax Collector
 12-16-21

DEDICATION AND ADOPTION
 THIS IS TO CERTIFY that Ed Rose, as successor Trustee of ONE BRADFORD COUNTY STARKE FLORIDA TRUST, is the lawful owner of the lands described as "Rosewood" in the description herein and that they have caused the same to be surveyed and subdivision and that this plat, made in accordance with said survey is adopted as true and correct plat of said lands. In witness thereof and signed

THIS FURTHER CERTIFIES THAT Ed Rose, as successor Trustee of ONE BRADFORD COUNTY STARKE FLORIDA TRUST, acknowledges and agrees that no roads depicted in this plat dedication have been dedicated to or accepted by the Board of County Commissioners of Bradford County, Florida and instead that all roads depicted in this plat shall remain private and the sole and exclusive responsibility of Ed Rose, as successor Trustee of ONE BRADFORD COUNTY STARKE FLORIDA TRUST, and/or the owners of the several lots contained herein

IN WITNESS WHEREOF
 Ed Rose as Successor Trustee of One Bradford County Starke Florida Trust
 One Bradford County Starke Florida Trust
 Signed: _____ Witness: *William K. Gordon*
 Ed Rose, as Successor Trustee of ONE BRADFORD COUNTY STARKE FLORIDA TRUST,
 this 17th day of December 2021

STATE OF FLORIDA - COUNTY OF BRADFORD
 I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Ed Rose, as agent of One Bradford County Starke Trust, to me well known to be the person described in and who executed the foregoing dedication and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness by signature and official seal this 17th day of January, A.D., 2022
Kyle Macomber
 Notary Signature
 Notary Rubber Stamp Seal: *Kyle Macomber*
 Printed Name of Notary

SURVEYOR'S CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes, and is in good standing with the Board of Land Surveyors, does hereby certify that on the 10th day of November, A.D. 2021, he completed the survey of the lands as shown in the foregoing Plat; that said Plat is a correct representation of the lands therein described and platted or subdivided and was prepared under his direction and supervision; that Permanent Reference Monuments have been placed as shown hereon and complies with all survey requirements of Part 1, Chapter 177, Florida Statutes.
 Signed this 17th day of February, A.D. 2021
Patrick B. Welch
 Patrick B. Welch, PLS, Florida Certificate No. 2714; Business No. LB 4012

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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
 Date of last plat revision = December 1, 2021.