

# "Green Acres - Unit 3"

A Subdivision in Sections 20 & 21, Township 6 South, Range 22 East, in the City of Starke, Bradford County, Florida.

DESCRIPTION - AS PREPARED BY THIS SURVEYOR

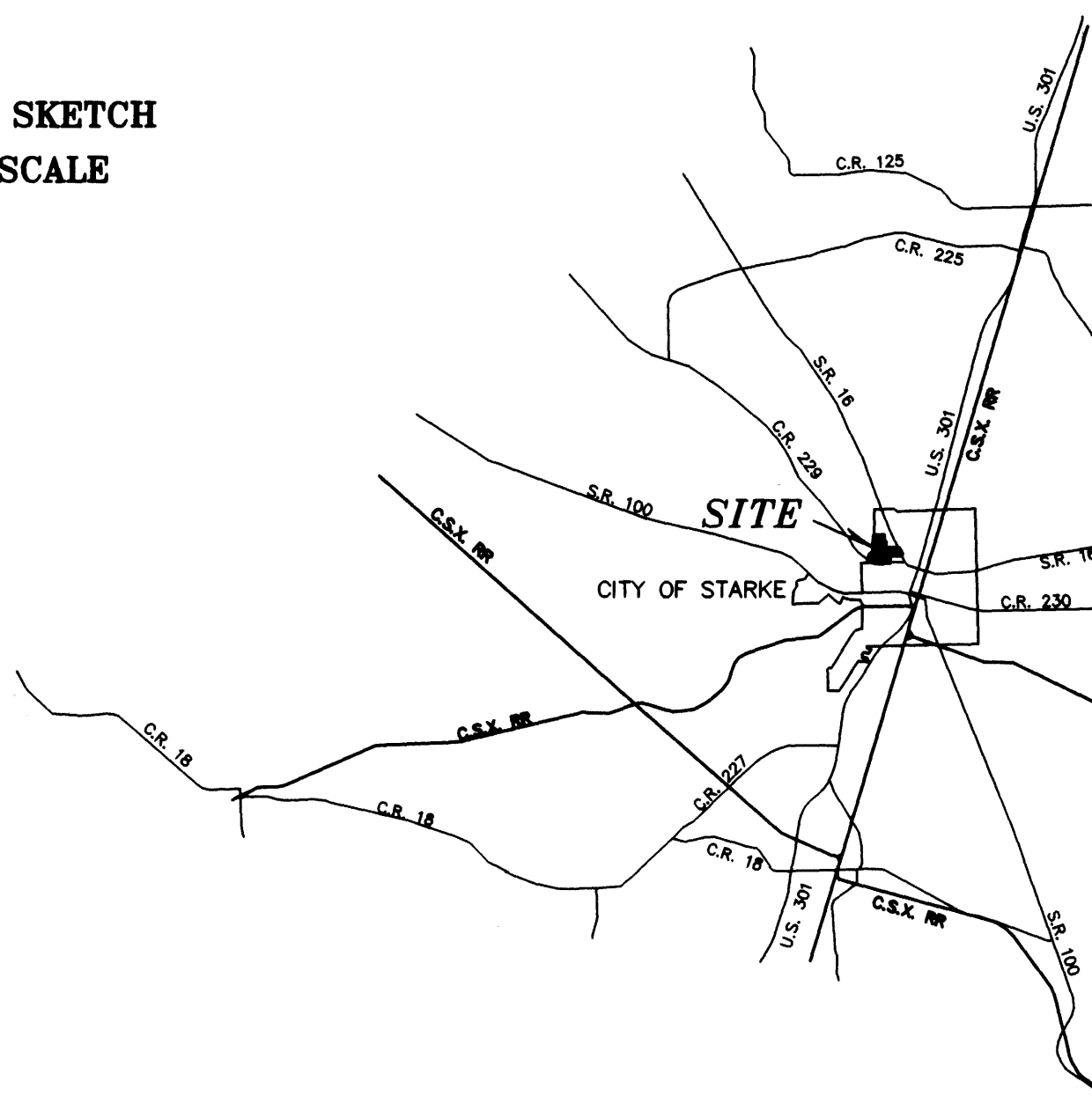
A parcel of land lying in the SE1/4 of Section 20, Township 6 South, Range 22 East, in the City of Starke, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of the NW1/4 of SE1/4 of said Section 20 and run North 00 degrees 32 minutes 45 seconds East, along the Easterly boundary thereof, 566.34 feet to a set concrete monument for the Point of Beginning.

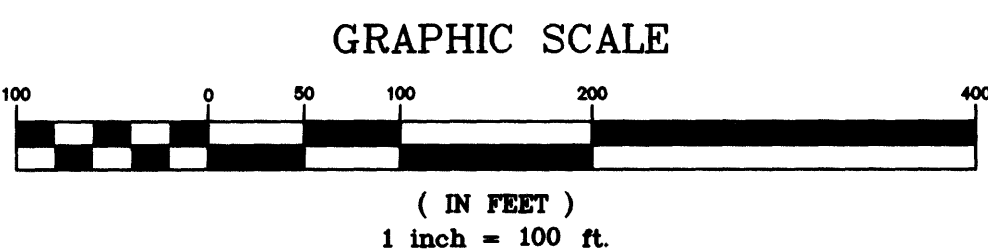
From Point of Beginning thus described run South 57 degrees 28 minutes 32 seconds West, 139.60 feet to a set iron rod; thence North 90 degrees West, 43.87 feet to the Beginning of a curve, concave to the Northwest and having a radius of 105.00 feet; thence Southwesterly, along the arc of said curve, 107.76 feet as measured along a chord having a bearing of South 58 degrees 01 minute 00 seconds West; thence South 88 degrees 53 minutes 24 seconds West, 469.13 feet to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet; thence Southwesterly, along the arc of said curve, 50.95 feet as measured along a chord having a bearing of South 67 degrees 32 minutes 59 seconds West to an iron rod set at a point of compound curve; said curve having a radius of 30.00 feet; thence Southwesterly, along the arc of said curve, 10.94 feet as measured along a chord having a bearing of South 35 degrees 42 minutes 24 seconds West to an iron rod set at the beginning of a curve, concave to the Northwest and having a radius of 55.00 feet; thence Southwesterly, along the arc of said curve, 18.66 feet as measured along a chord having a bearing of South 34 degrees 58 minutes 22 seconds West; thence South 01 degree 06 minutes 36 seconds East, 218.36 feet to a set iron rod; thence South 43 degrees 12 minutes 12 seconds West, 5.15 feet; thence South 12 degrees 38 minutes 33 seconds East, 134.25 feet; thence South 40 degrees 39 minutes 58 seconds West, 185.40 feet to a set iron rod; thence South 88 degrees 50 minutes 36 seconds West, 123.00 feet to a set concrete monument; thence North 01 degree 09 minutes 24 seconds West, 680.49 feet to a found concrete monument; thence North 88 degrees 31 minutes 25 seconds East, 100.41 feet to a found concrete monument; thence North 01 degree 29 minutes 16 seconds West, 561.22 feet to a set concrete monument; thence South 89 degrees 44 minutes 54 seconds East, 363.73 feet to a found iron rod; thence North 00 degrees 16 minutes 37 seconds East, 175.00 feet to a found iron rod; thence North 87 degrees 54 minutes 27 seconds East, 60.05 feet to a found iron rod; thence South 00 degrees 16 minutes 37 seconds West, 234.06 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 770.00 feet; thence Southwesterly, along the arc of said curve, 137.08 feet as measured along a chord having a bearing of South 04 degrees 42 minutes 59 seconds West to a found concrete monument; thence North 87 degrees 54 minutes 50 seconds East, 160.00 feet to a found concrete monument; thence South 00 degrees 25 minutes 40 seconds West, 199.87 feet to a found iron rod; thence North 87 degrees 58 minutes 09 seconds East, 149.31 feet to a found concrete monument; thence North 00 degrees 29 minutes 05 seconds East, 570.58 feet to a found nail in concrete; thence North 88 degrees 22 minutes 36 seconds East, 60.08 feet to a found iron pipe; thence South 00 degrees 30 minutes 18 seconds West, 560.08 feet to a found concrete monument; thence North 87 degrees 54 minutes 58 seconds East, 150.02 feet to a concrete monument found on the Easterly boundary of NW1/4 of SE1/4; thence South 00 degrees 32 minutes 38 seconds West, 196.79 feet to the Point of Beginning.

Containing 14.68 acres, more or less.

LOCATION SKETCH NOT TO SCALE



CURVE	LENGTH	RADIUS	CH. BEARING	CH. DIST.
C1	18.75	55.00	N34°58'22"E	18.66
C2	11.00	30.00	S35°42'24"W	10.94
C3	41.14	70.00	S63°02'44"W	40.55
C4	113.16	105.00	N58°01'00"E	107.76
C5	52.14	70.00	S67°32'59"W	50.95
C6	14.05	710.00	N00°08'56"E	14.05
C7	80.21	710.00	N03°57'07"E	80.16
C8	7.53	710.00	N07°29'32"E	7.53
C9	69.56	630.00	S04°02'11"W	69.51
C10	38.66	25.00	N44°35'01"E	34.92
C11	29.00	25.00	S57°53'02"E	27.40
C12	62.71	55.00	N57°19'09"W	59.36
C13	94.62	55.00	S40°44'12"W	83.37
C14	33.99	55.00	S26°15'07"E	33.45
C15	53.63	55.00	S71°53'26"E	51.53
C16	137.26	770.00	N04°42'59"E	137.08
C17	39.87	25.00	S45°24'59"E	35.78
C18	69.42	45.00	N44°41'51"E	62.74
C19	48.82	105.00	N13°49'27"E	48.38
C20	35.60	20.00	N50°43'17"W	31.09



CERTIFICATE OF APPROVAL BY CITY COMMISSIONERS OF THE CITY OF STARKE  
THIS IS TO CERTIFY, that on 9/19/24 the foregoing plat was approved by the Board of City Commissioners for the City of Starke.

Signed C. Scott Roberts Mayor

Attest: Jimmy Crosby Chief Administrative Officer

Signed Jimmy Crosby Chief Administrative Officer

CITY ATTORNEY'S REVIEW

Examined on September 18, 2024

AND Approved as to Legal Form and Sufficiency by Scott Walker, City Attorney.

Signed Scott Walker Scott Walker, City 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 18th day of September, A.D., 2024.

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 4, Page 20 of the public records of Bradford County, Florida, this 18th day of September, A.D., 2024.

Signed Debra Hanks Clerk of Circuit Court  
Signed Calvin Spooner Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 18th day of September, A.D., 2024

Signed Debra Hanks

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION  
This is to certify that all payable and applicable taxes have been paid, and that all sales taxes applicable to the described plat lands have been redeemed.

Signed Teresa Phillips Tax Collector

DEDICATION AND ADOPTION  
This is to certify that Oakridge Forest Partners, LLC, as represented by Lawrence R. Towers, Manager, is the lawful owner of the lands described as "Green Acres Unit 3" in the Description hereon and that they have caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey is adopted as the true and correct plat of said lands, and all streets and easements for drainage and utilities shown on said plat are hereby irrevocably and without reservation dedicated to the City of Starke and its successors.

In witness whereof and signed  
Signed Lawrence R. Towers this 18th day of September, 2024 Witness Debra Hanks  
Lawrence R. Towers, Manager - Oakridge Forest Partners, LLC.

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, Lawrence R. Towers, 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 18th day of September, A.D., 2024.

Notary Rubber Stamp Seal: Notary Signature  
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 15th day of December, 2024 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 15th day of DECEMBER, A.D. 2024  
Signed 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 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 = September 6, 2024.

FLOOD ZONE INFORMATION

Lands shown hereon lie partly in Zone AE (Special flood hazard areas inundated by 100-year flood. Base flood elevations vary.) 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

- Found 3" X 3" concrete monument (NO ID) — (unless otherwise shown)
- Found 1/2" iron rod (NO ID) — (unless otherwise shown)
- Found 1/2" iron rod (#509B)
- Overhead power line and pole — P — (unless otherwise shown)
- Fence — X
- W.M. = Water Meter
- Tele. Ped = Telephone Pedestal
- R/W = Right of Way