

# INDIAN LAKE RANCH - PHASE 2

## A MAJOR SUBDIVISION IN

### SECTION 24, TOWNSHIP 08 SOUTH, RANGE 22 EAST

#### BRADFORD COUNTY, FLORIDA

### DEDICATION and ADOPTION

This is to certify that Melrose Land Group, L.L.C. is the lawful owner of the lands described as INDIAN LAKE RANCH - PHASE 2 in the description shown hereon and that the owner has caused the same to be surveyed and subdivided and that this plat has been made in accordance with said survey is adopted as true and correct plat of said lands and is hereby dedicated for record. Owner hereby reserves the 15.00 Non-Exclusive Electric Utility Easement for the construction, installation, operation and maintenance of electric facilities to benefit the lot owners of this plat.

Melrose Land Group, L.L.C., A Florida Limited Liability Company

Signed Lee Saunders Witness Tom Chumley  
Lee Saunders, President Tom Chumley, Signature

Signed Tanya D. Harris Witness Pam Chances  
Tanya D. Harris, Printed Name Pam Chances, Printed Name

### ACKNOWLEDGMENT TO DEDICATION

STATE OF FLORIDA  
COUNTY OF Bradford

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of February, 2022, by Lee Saunders as President of Melrose Land Group, L.L.C., on behalf of the company. Said person  is personally known to me or  has produced as identification.

Pamela G. Chancy  
Notary Public - State of Florida



### COUNTY ATTORNEY'S REVIEW

Examined on 03-02-2022

AND

Approved as to form, content, and sufficiency by E. Sexton, County Attorney.

Signed William E. Sexton  
William E. Sexton, County Attorney

### BRADFORD COUNTY SURVEYOR'S REVIEW

I hereby certify that this plat has been examined by me and that said plat is in conformity with Chapter 177, Florida Statutes. Signed this 28 day of February, A.D., 2022.

Signed Patrick B. Welch  
Patrick B. Welch, P.L.S., Florida Certificate No. 2714

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.

THIS IS TO CERTIFY that on February, the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed Joseph C. Daugherty Chairman of the Board of County Commissioners  
Attest: Denny Thompson Clerk of the Board of County Commissioners  
Signed Denny Thompson Clerk of the Circuit Court

### BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 28 day of February, A.D., 2022

Signed Anthony Dennis Environmental Specialist  
Anthony Dennis

### LEGAL DESCRIPTION

A parcel of land lying in Section 24, Township 8 South, Range 22 East, Bradford County, Florida and being more particularly described as follows:

**PART "A"**  
COMMENCE at a found 4"x 4" concrete monument marking the Southwest corner of the Southwest 1/4 of said Section 24; thence N.89 degrees 37'13"E., on the South line of the Southwest 1/4 of said Section 24, a distance of 1081.25 feet, to the POINT OF BEGINNING; thence N.01 degrees 58'47"W., departing the South line of the Southwest 1/4 of said Section 24, a distance of 920.51 feet to a point on a curve to the left having a radius of 3986.00 feet, a central angle of 4 degrees 45'52", a chord length of 331.36 feet and a chord bearing N.04 degrees 14'25"W., thence on the arc of said curve, an arc length of 331.46 feet to a point on a compound curve to the left having a radius of 5407.78 feet, a central angle of 5 degrees 48'57", a chord length of 548.91 feet and a chord bearing of N.09 degrees 56'59"W., thence on the arc of said curve, an arc length of 548.91 feet to the end of said curve; thence N.81 degrees 51'51"E., a distance of 220.82 feet to the West line of SE 8th Avenue (Speedville Road); thence on the West right of way line of said SE 8th Avenue (Speedville Road) the following three (3) courses, (1) on a curve to the right having a radius of 5627.78 feet, a central angle of 5 degrees 38'44", a chord length of 554.31 feet and a chord bearing of S.09 degrees 31'28"E., thence on the arc of said curve, an arc length of 554.54 feet to the end of said curve, (2) on a curve to the right having a radius of 4206.00 feet, a central angle of 4 degrees 45'48", a chord length of 349.57 feet and a chord bearing of S.04 degrees 14'35"E., thence on the arc of said curve, an arc length of 349.67 feet to the end of said curve and (3) S.01 degrees 58'7"E., a distance of 926.43 feet to a point on the South line of the Southwest 1/4 of said Section 24; thence N.89 degrees 37'13"E., on the South line of the Southwest 1/4 of said Section 24, a distance of 220.09 feet to the POINT OF BEGINNING.

Parcel contains 9.17 acres, more or less.

**PART "B"**  
COMMENCE at a found 4"x 4" concrete monument marking the Southwest corner of the Southwest 1/4 of said Section 24; thence N.89 degrees 37'13"E., on the South line of the Southwest 1/4 of said Section 24, a distance of 1081.25 feet, thence N.01 degrees 58'47"W., departing the South line of the Southwest 1/4 of said Section 24, a distance of 920.51 feet to a point on a curve to the left having a radius of 3986.00 feet, a central angle of 4 degrees 45'52", a chord length of 331.36 feet and a chord bearing N.04 degrees 14'25"W., thence on the arc of said curve, an arc length of 331.46 feet to a point on a compound curve to the left having a radius of 5407.78 feet, a central angle of 5 degrees 48'57", a chord length of 548.91 feet and a chord bearing of N.09 degrees 56'59"W., thence on the arc of said curve, an arc length of 548.91 feet to the end of said curve; thence on the arc of said curve, an arc length of 548.91 feet to the end of said curve; thence N.12 degrees 50'16"W., thence on the arc of said curve, an arc length of 60.20 feet to the POINT OF BEGINNING and a point on a compound curve to the left having a radius of 5407.78 feet, a central angle of 8 degrees 53'33", a chord length of 838.46 feet and a chord bearing of N.17 degrees 36'10"W., thence on the arc of said curve, an arc length of 839.30 feet to the end of said curve; thence N.22 degrees 05'39"W., a distance of 604.11 feet; thence N.81 degrees 39'48"E., a distance of 226.50 feet to a point on the West right of way line of SE 8th Avenue (Speedville Road); thence on the West right of way line of said SE 8th Avenue (Speedville Road) the following two (2) courses, (1) S.22 degrees 05'39"W., a distance of 450.00 feet to the end of said curve and (2) on a curve to the right having a radius of 891.92 feet and a chord bearing of S.17 degrees 05'24", a central angle of 9 degrees 05'24", a chord length of 891.92 feet and a chord bearing of S.17 degrees 05'24", thence on the arc of said curve, an arc length of 892.85 feet to the end of said curve; thence S.81 degrees 51'51"W., departing the West right of way line of said SE 8th Avenue (Speedville Road), a distance of 220.81 feet to the POINT OF BEGINNING.

Parcel contains 7.29 acres, more or less.

Overall parcel contains 16.46 acres, more or less.

### 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 Book 10, Page 10, A.D., 2022.

Signed Denny Thompson Clerk of Circuit Court  
Signed Joseph C. Daugherty Chair

### 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 unencumbered lands hereon have been redeemed.

Signed Teresa S. Phillips Tax Collector

### CERTIFICATE OF TITLE AND ENCUMBRANCE

I hereby certify that the title to the land described in this caption header is vested in the name of Melrose Land Group, L.L.C., and that there are no encumbrances other than the lien of real estate taxes which are not yet due and payable.

This 17th day of March, 2022.

Signed Leandro T. Tellez, LLC The Agent  
A. Salt Attorney in Law - President  
Witness Abelton Anachel

### 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.

### GENERAL NOTES

1. Subdivision plats by no means represent a determination on whether properties will or will not be within the boundaries of this plat, may or may not be subject to flooding, the Bradford County Building Department has information regarding flooding and restrictions on development.
2. Subject property is located within Flood Zone "X" according to Flood Insurance Rate Map 12007C0290F, prepared by the Federal Emergency Management Agency, last revised November 2, 2018.
3. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Bradford County, Florida.
4. Bearings and coordinates shown hereon are relative to the Florida State Plane Coordinate System, North Zone, 1983-2011 adjustment, holding the South line of the Southwest 1/4 of Section 23, Township 08 South, Range 22 East, Bradford County, Florida as being N. 89 degrees 37'13"E.
5. All platted utility easements will also be easements for the construction, installation, operation, maintenance and use of electric, telephone, gas, or other public utility. Construction, installation, operation, maintenance and use of electric, telephone, gas, or other public utility will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
6. Drainage easements shall not contain permanent improvements, including but not limited to utility sheds, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, water lawn grates, except for landscaping of stormwater detention and retention ponds as required by the Bradford County Land Development Code.
7. There are no jurisdictional wetlands within the limits of the plat.
8. Parcel numbers, owners name, address and zoning shown hereon obtained from the Bradford County Property Appraiser's web site.

### ZONING INFORMATION

- Residential, (Conventional) Single Family 1 (RSF-1)  
Residential, (Mixed) Single Family/Mobile Home (RSF/MH-1)
- Minimum Lot Area = 21,780 square feet (0.50 acres)  
Minimum Lot Width = 100 feet
- Building setbacks:  
Front = 30'  
Side = 15' for each side yard  
Rear = 15'
- Maximum lot coverage by all buildings = 40%  
Maximum height of structures = 35'
- Width of curb break:  
Minimum 12'  
Maximum 24'
- Proposed Water Supply: Private Well  
Proposed Sanitary Sewer Supply: Private Septic Tank
- 5.23.4 Access: Lots, within minor subdivisions, may derive access to a state or county maintained road. Lots within major subdivisions, may not derive access to a state or county maintained road. Flood access to the state or county maintained road, for the purpose of this subdivision, shall be provided by the state or county. The County may restrict access to a state or county maintained road with the approval of the Board of County Commissioners determines that unrestricted access would create a safety hazard.

### SURVEYOR'S CERTIFICATE

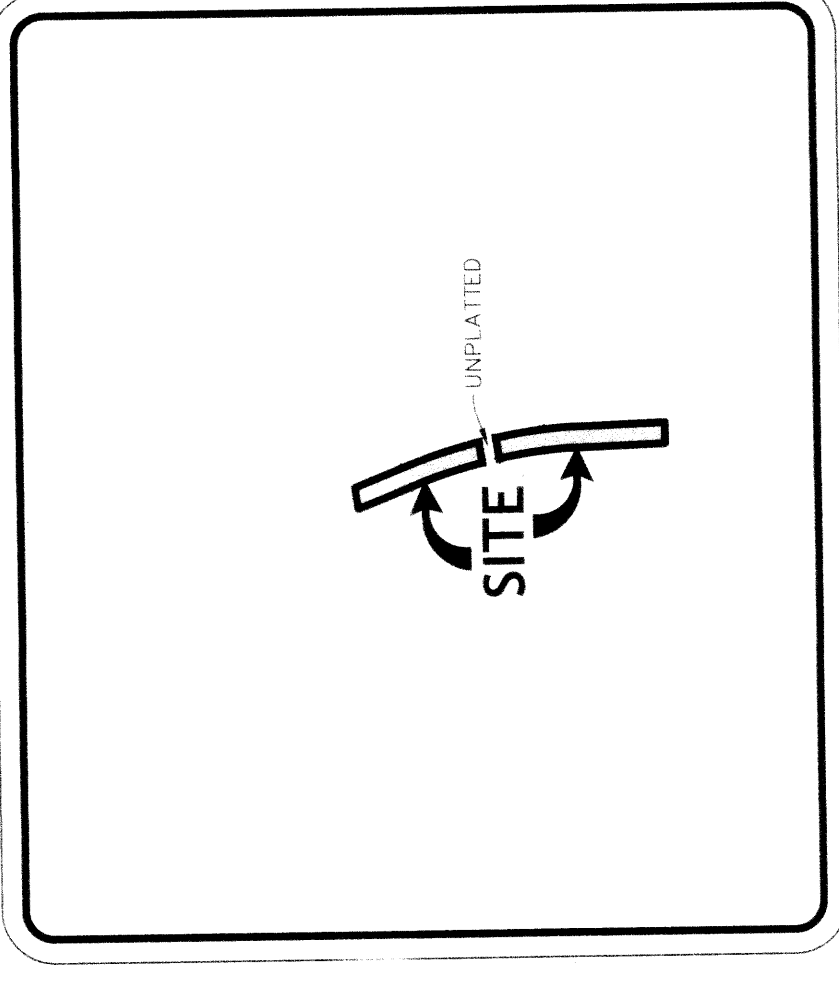
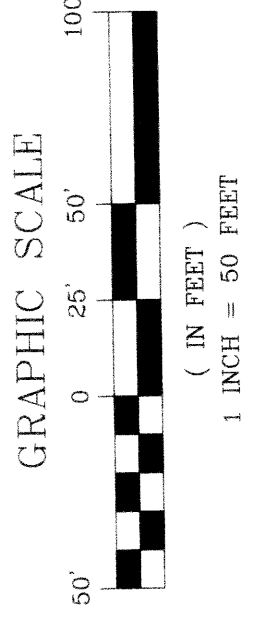
I, the undersigned Professional Surveyor and Mapper, hereby certify that this Subdivision Plat is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Bradford County Land Development Code; that permanent reference monuments (PRM's) were set on the 2 day of February, 2022 as shown hereon; and that lot corners will be set per requirements of Florida Statute or in accordance with conditions of bonding.

Signed Steve Semple  
Steve E. Semple  
Professional Surveyor and Mapper No. 5489  
State of Florida

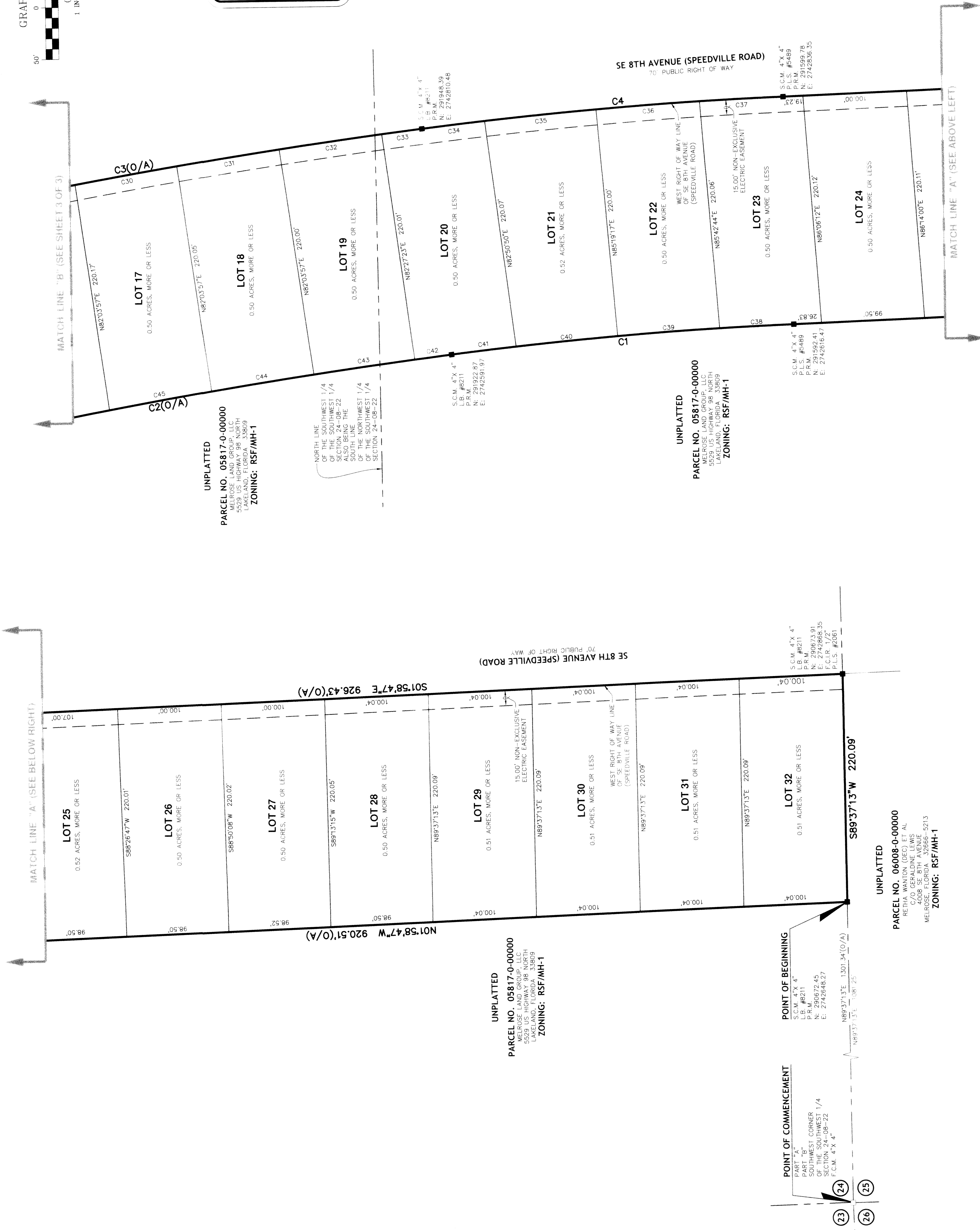
ACCURATE SURVEY OF FLORIDA, INC.  
4206 NATIONAL GUARD DRIVE \* PLANT CITY, FLORIDA 33563  
TELEPHONE: (724)420-0999 \* EMAIL: steve.semple@accuratesurveyfl.com  
LICENSED BUSINESS NO. 8211

# INDIAN LAKE RANCH - PHASE 2

A MAJOR SUBDIVISION IN  
SECTION 24, TOWNSHIP 08 SOUTH, RANGE 22 EAST  
BRADFORD COUNTY, FLORIDA



VICINITY MAP  
1" = 2000'



**LEGEND**

- S.C.M. SET 4" X 4" CONCRETE MONUMENT (SIZE & ID AS NOTED)
- F.C.M. FOUND CONCRETE MONUMENT (SIZE & ID AS NOTED)
- F.C.I.R. FOUND CAPPED IRON ROD (SIZE & ID AS NOTED)
- LICENSED BUSINESS
- L.B. LICENSED BUSINESS
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.R.M. PROFESSIONAL REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- (O/A) OVERALL
- C1 CURVE NUMBER (CORRESPONDS WITH CURVE TABLE)

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	3996.00'	04°45'52"	1004.65'	N02°04'25"W	331.46'
C2	5407.78'	05°48'57"	1498.16'	N02°06'59"W	548.91'
C3	5627.78'	05°38'44"	1594.31'	N02°03'28"E	554.54'
C4	4206.00'	04°45'48"	1199.57'	N04°14'15"E	349.67'
C5	5627.78'	10°10'07"	1600.04'	N09°48'43"W	100.05'
C6	5627.78'	10°10'05"	1600.00'	N09°37'37"W	100.01'
C7	5627.78'	10°10'05"	1600.00'	N07°46'31"W	100.00'
C8	5627.78'	07°23'53"	1600.00'	N08°54'02"W	39.11'
C9	4206.00'	04°45'48"	1199.57'	N08°12'36"W	60.90'
C10	4206.00'	04°45'48"	1199.57'	N05°03'34"W	108.00'
C11	4206.00'	12°14'44"	1281.77'	N03°38'34"W	100.00'
C12	4206.00'	10°06'01"	1260.00'	N02°24'42"W	91.77'
C13	3996.00'	10°14'49"	1167.67'	N02°22'24"W	98.67'
C14	3996.00'	12°45'57"	98.50'	N03°35'47"W	96.51'
C15	3996.00'	05°40'09"	62.78'	N05°00'44"W	95.91'
C16	3996.00'	05°40'09"	62.78'	N06°10'17"W	95.78'
C17	3996.00'	05°40'09"	62.78'	N06°53'32"W	95.73'
C18	3996.00'	05°40'09"	62.78'	N07°36'12"W	96.50'
C19	3996.00'	05°40'09"	62.78'	N07°58'12"W	100.01'
C20	3996.00'	05°40'09"	62.78'	N08°42'53"W	100.05'

KEY MAP  
1" = 500'

UNPLATTED  
PARCEL NO. 05817-0-00000  
MELROSE LAND GROUP, LLC  
5529 US HIGHWAY 99 NORTH  
LAKELAND, FLORIDA 33809  
ZONING: RSF/AH-1

UNPLATTED  
PARCEL NO. 05817-0-00000  
MELROSE LAND GROUP, LLC  
5529 US HIGHWAY 99 NORTH  
LAKELAND, FLORIDA 33809  
ZONING: RSF/AH-1

UNPLATTED  
PARCEL NO. 06008-0-00000  
REBEA WATSON (DEC. ET AL.  
C/O GERALDINE LEWIS  
4008 SE 8TH AVENUE  
LAKELAND, FLORIDA 33809  
ZONING: RSF/AH-1

UNPLATTED  
PARCEL NO. 05817-0-00000  
MELROSE LAND GROUP, LLC  
5529 US HIGHWAY 99 NORTH  
LAKELAND, FLORIDA 33809  
ZONING: RSF/AH-1

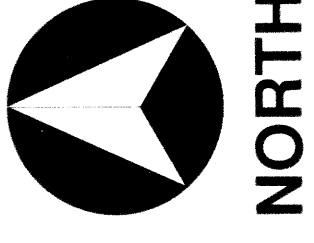
POINT OF BEGINNING  
PART "A"  
S.C.M. 4" X 4"  
L.B. #8211  
P.R.M. #5469  
N: 290673.91  
E: 274286.27  
SECTION 24-08-22  
SOUTHWEST 1/4  
F.C.M. 4" X 4"

POINT OF COMMENCEMENT  
PART "B"  
S.C.M. 4" X 4"  
L.B. #8211  
P.R.M. #5469  
N: 290672.45  
E: 274286.27  
SECTION 24-08-22  
SOUTHWEST 1/4  
F.C.M. 4" X 4"

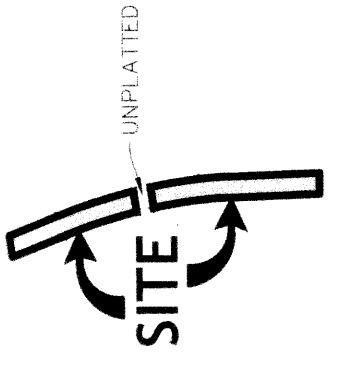


# INDIAN LAKE RANCH - PHASE 2

A MAJOR SUBDIVISION IN  
SECTION 24, TOWNSHIP 08 SOUTH, RANGE 22 EAST  
BRADFORD COUNTY, FLORIDA

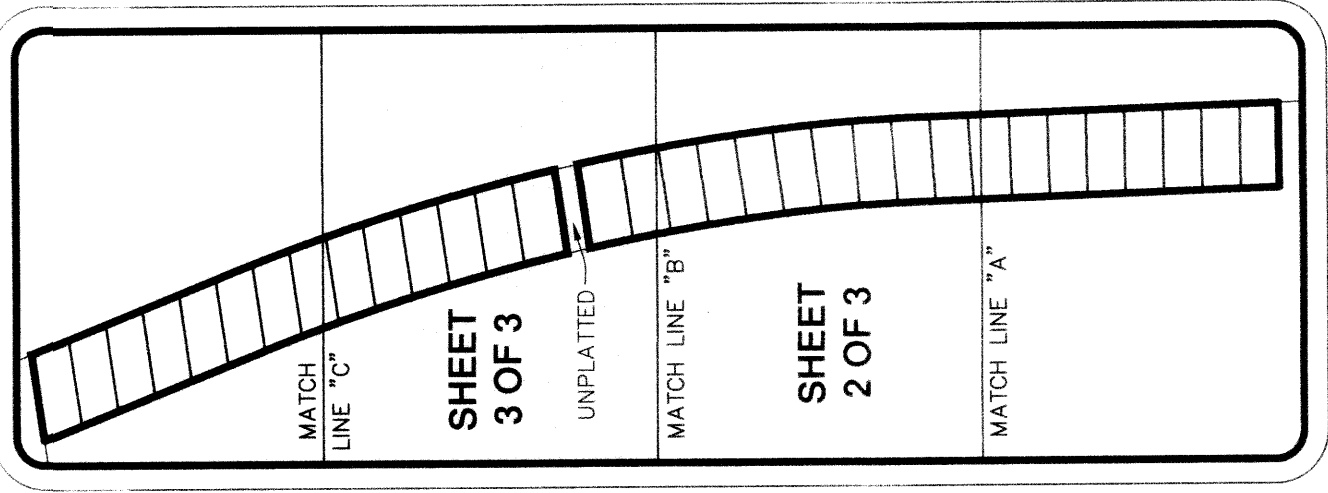


VICINITY MAP  
1" = 2000'



**LEGEND**

- S.C.M. SET 4" X 4" CONCRETE MONUMENT (L.B. #8211)
- F.C.M. FOUND CONCRETE MONUMENT (SIZE & ID AS NOTED)
- F.C.I.R. FOUND CAPPED IRON ROD (SIZE & ID AS NOTED)
- LICENSED BUSINESS
- PROFESSIONAL LAND SURVEYOR
- PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- (O/A) OVERALL
- C1 CURVE NUMBER (CORRESPONDS WITH CURVE TABLE)



KEY MAP  
1" = 300'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C5	5407.78	00°38'16"	60.20	N12°50'16"W	60.20
C6	5407.78	08°53'33"	81.36	N17°36'10"W	83.92
C7	5827.78	09°05'24"	891.92	S17°30'18"E	892.85
C8	5827.78	00°36'46"	60.19	N12°39'13"W	60.19
C9	5827.78	0°41'06"	67.28	N21°42'27"W	67.28
C10	5827.78	1°02'34"	102.43	N20°50'37"W	102.43
C11	5827.78	1°02'07"	101.66	N19°48'10"W	101.66
C12	5827.78	1°01'55"	101.36	N18°45'57"W	101.36
C13	5827.78	1°01'45"	101.08	N17°43'56"W	101.08
C14	5827.78	1°01'35"	100.83	N16°42'06"W	100.83
C15	5827.78	1°01'28"	100.61	N15°40'26"W	100.61
C16	5827.78	1°01'20"	100.41	N14°38'54"W	100.41
C17	5827.78	1°01'10"	100.21	N13°37'53"W	100.21
C18	5827.78	1°01'00"	100.01	N12°37'11"W	100.01
C19	5407.78	1°12'59"	114.81	N13°45'54"W	114.81
C20	5407.78	1°03'59"	100.66	N14°54'23"W	100.66
C21	5407.78	1°04'08"	100.90	N15°58'27"W	100.90
C22	5407.78	1°04'19"	101.17	N17°02'41"W	101.17
C23	5407.78	1°04'31"	101.48	N18°07'05"W	101.48
C24	5407.78	1°04'44"	101.82	N19°11'42"W	101.82
C25	5407.78	1°04'59"	102.21	N20°16'34"W	102.21
C26	5407.78	1°05'15"	102.64	N21°21'40"W	102.64
C27	5407.78	0°08'19"	13.60	N21°58'37"W	13.61
C28	5827.78	1°10'24"	112.26	N11°45'38"W	112.26
C29	5827.78	1°10'09"	100.11	N10°39'51"W	100.11
C46	5407.78	1°03'59"	100.12	N10°46'31"W	100.12
C47	5407.78	1°12'47"	114.50	N11°54'44"W	114.50

