

INDIAN LAKE RANCH - PHASE 1

A MINOR SUBDIVISION IN
SECTION 23, TOWNSHIP 08 SOUTH, RANGE 22 EAST
BRADFORD COUNTY, FLORIDA

DEDICATION and ADOPTION

This is to certify that Melrose Land Group, LLC is the lawful owner of the lands described as INDIAN LAKE RANCH - PHASE 1 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.

Melrose Land Group, LLC, A Florida Limited Liability Company

Signed Lee Saunders Lee Saunders, President
 Witness [Signature]
 Witness Pamela Channey Pamela Channey
 Witness [Signature]
 Witness Pamela Channey Pamela Channey
 Witness Patricia C Lewis Patricia C Lewis
 Witness Pamela Channey Pamela Channey

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 14 day of June, 2021, by Lee Saunders as President of Melrose Land Group, LLC, on behalf of the company. Said person is personally known to me or has produced [Signature] as identification.

[Signature]
Notary Public - State of Florida

COUNTY ATTORNEY'S REVIEW

Examined on 06/07/2021

AND

Approved as to Legal Form and Sufficiency by William E. Sexton, County Attorney

Signed [Signature]
William E. 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 14 day of June, A.D., 2021.

Signed [Signature]
Patrick B. Welch, PLS, Florida Certificate No. 2714

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

THIS IS TO CERTIFY, that on 06/07/2021 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed [Signature]
Joseph C. Dougherty, Chairman of the Board of County Commissioners

Attest: [Signature]
Denny Thompson, Clerk of the Circuit Court

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 27 day of May, A.D., 2021

Signed [Signature]
Sallye Ford, Environmental Specialist

LEGAL DESCRIPTION

A parcel of land lying within Section 23, Township 8 South, Range 22 East, Bradford County, Florida and being more particularly described as follows:

COMMENCE at a 6"x 6" concrete monument marking the Northwest corner of the Northeast 1/4 of said Section 23; thence S.01 degrees 25'23"E., on the West line of the Northeast 1/4 of said Section 23, a distance of 7.35 feet to a point on the South right of way line of SE County Road No. 21B (SE 50th Street); thence N.88 degrees 16'59"E., on the South right of way line of said SE County Road No. 21B (SE 50th Street), a distance of 630.01 feet; thence S.01 degrees 25'23"E., departing the South right of way line of said SE County Road No. 21B (SE 50th Street), a distance of 220.00 feet; thence S.88 degrees 16'59"W., a distance of 630.01 feet to a point on the West line of the Northeast 1/4 of said Section 23; thence N.01 degrees 25'23"W., on the West line of the Northeast 1/4 of said Section 23, a distance of 220.00 feet to the POINT OF BEGINNING.

Parcel contains 3.18 acres, more or less.

A parcel of land lying within Section 23, Township 8 South, Range 22 East, Bradford County, Florida and being more particularly described as follows:

COMMENCE at a 6"x 6" concrete monument marking the Northwest corner of the Northeast 1/4 of said Section 23; thence S.01 degrees 25'23"E., on the West line of the Northeast 1/4 of said Section 23, a distance of 7.35 feet to a point on the South right of way line of SE County Road No. 21B (SE 50th Street); thence N.88 degrees 16'59"E., on the South right of way line of said SE County Road No. 21B (SE 50th Street), a distance of 630.01 feet; thence N.88 degrees 16'59"E., continuing on the South right of way line of said SE County Road No. 21B (SE 50th Street), a distance of 232.23 feet to POINT OF BEGINNING "A"; thence N.88 degrees 16'59"E., continuing on the South right of way line of said SE County Road No. 21B (SE 50th Street), a distance of 450.00 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 23; thence S.01 degrees 37'12"E., on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 23, a distance of 220.00 feet; thence S.88 degrees 16'59"W., departing the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 23, a distance of 449.63 feet; thence N.01 degrees 43'01"W., a distance of 220.00 feet to POINT OF BEGINNING "A".

Parcel contains 2.27 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 Plat Book Page of the public records of Bradford County, Florida, this day of , A.D., 2021.

Signed [Signature] Clerk of Circuit Court
 Signed [Signature] Chair

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that all payable and apportionable taxes have been paid, and that all sales taxes applicable to the described platted lands hereon have been redeemed.

Signed [Signature] Tax Collector
 Tereza G. Phillips

CERTIFICATE OF TITLE AND ENCUMBRANCE

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

This 14th day of June, 2021.

Signed [Signature] for and mark Title This Agent
 Witness [Signature]

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

- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land 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.
- Subject property is located within Flood Zone(s) "X" and "A" according to Flood Insurance Rate Map 12007C0290F, prepared by the Federal Emergency Management Agency, last revised November 2, 2018.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Bradford County, Florida.
- Bearings and coordinates shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the North line of the Northeast 1/4 of Section 23, Township 08 South, Range 22 East, Bradford County, Florida as being N.88 degrees 36'15"E.
- All platted utility easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Drainage easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, herbage and landscaping plants other than grass, except for landscaping of stormwater retention and retention ponds as required by the Bradford County Land Development Code.
- There are jurisdictional wetlands within the limits of the plat.
- Parcel numbers, owners name, address and zoning shown hereon obtained from the Bradford County Property Appraiser's web site.

ZONING INFORMATION

Residential, (Mixed) Single Family/Mobile Home (RSF/MH-1)
and Residential, (Conventional) Single Family 1 (RSF-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

5.234 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. Road access to the subdivision shall be limited to one access point from the state or county maintained road. The county may restrict access to a state or county road from lots within a minor subdivision, if the Board of County Commissioners determines that unrestricted access would create a safety hazard.

SURVEYOR'S CERTIFICATE

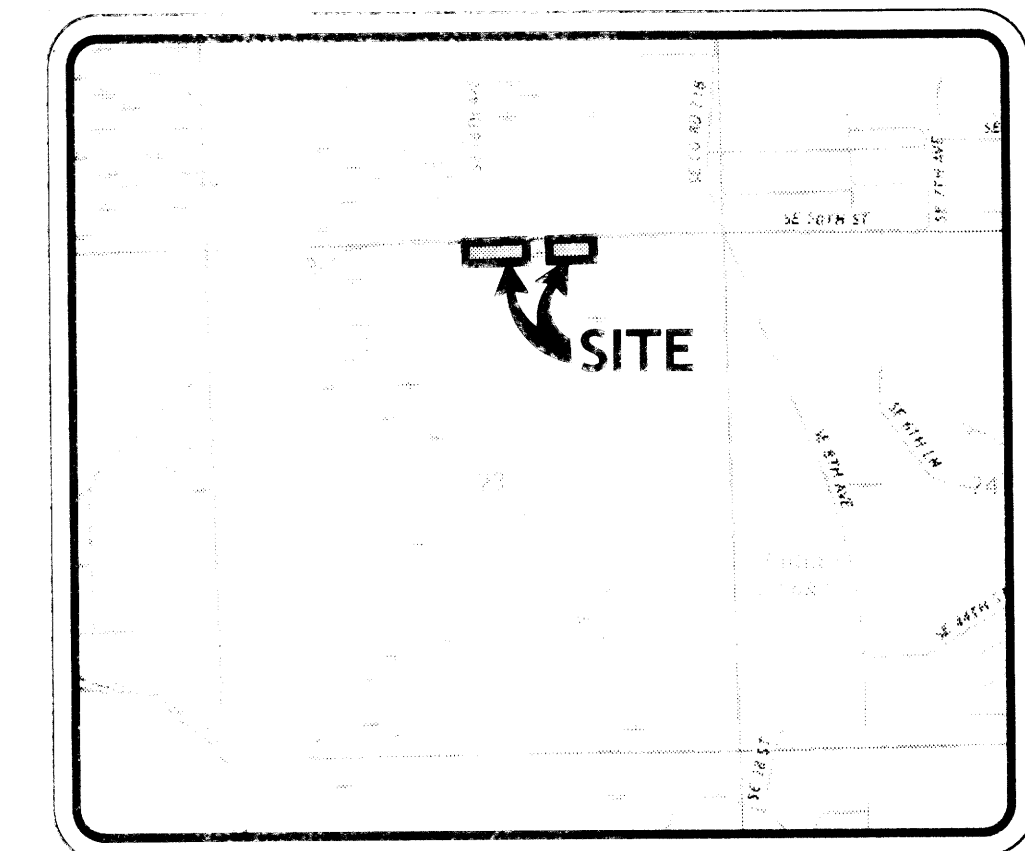
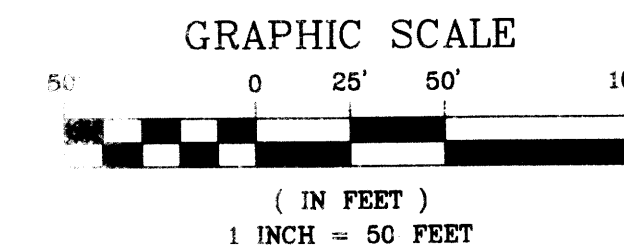
I, the undersigned Professional Surveyor and Mapper, hereby certify that this Subdivision Plat is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Bradford County Land Development Code; that permanent reference monuments (PRM's) were set on the day of , 2021 as shown hereon; and that lot corners will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: [Signature]
Steven E. Semple
Professional Surveyor and Mapper No. 5489
State of Florida

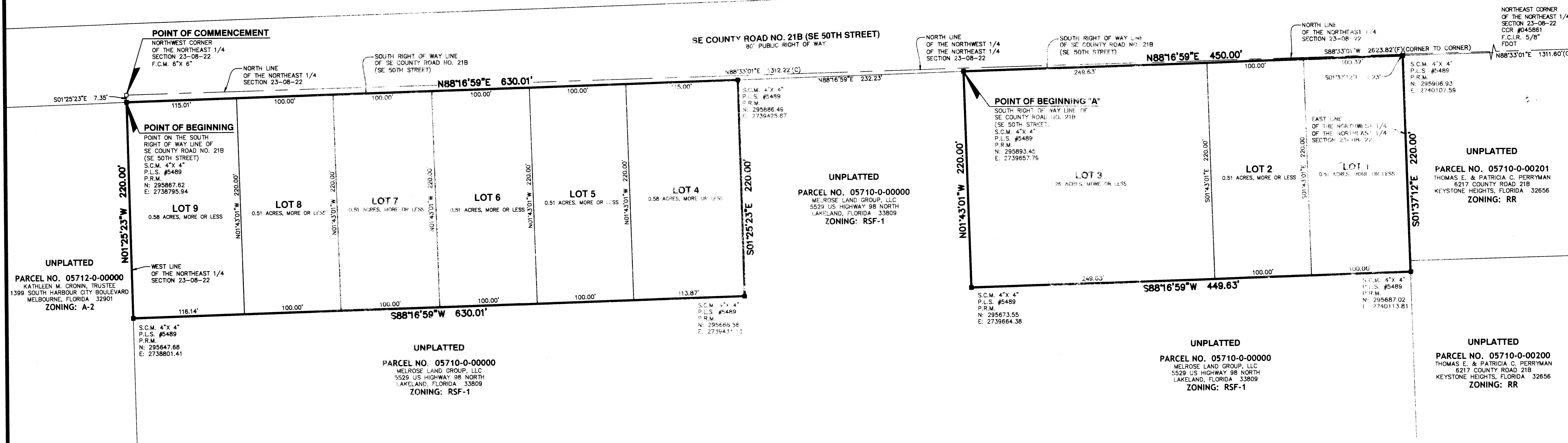
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (724)420-0999 * EMAIL: steve.semple@accuratesurveyfl.com
LICENSED BUSINESS NO. 8211

INDIAN LAKE RANCH - PHASE 1

A MINOR SUBDIVISION IN
SECTION 23, TOWNSHIP 08 SOUTH, RANGE 22 EAST
BRADFORD COUNTY, FLORIDA



VICINITY MAP
1" = 2000'



| LEGEND | |
|--------|---|
| F.C.M. | FOUND CONCRETE MONUMENT |
| P.K. | PARKER KALON |
| L.B. | LICENSED BUSINESS |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| S.C.M. | SET 4"X4" CONCRETE MONUMENT P.L.S. #5489 P.R.M. |
| P.L.S. | PROFESSIONAL LAND SURVEYOR |
| (O/A) | OVERALL |
| □ | FOUND CONCRETE MONUMENT |
| ■ | SET 4"X4" CONCRETE MONUMENT P.L.S. #5489 P.R.M. |
| ● | SET P.K. NAIL & DISK P.L.S. #5419 P.C.P. |
| ○ | FOUND IRON ROD |

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