



SUBDIVIDER
ROMULOUS ALDERMAN
14539 BEACH BLVD.
JACKSONVILLE, FL 32250

"Sunset Lakes"

A Minor Subdivision in Section 25, Township 7 South, Range 21 East, Bradford County Florida.

ZONING INFORMATION
Residential Single Family (RSF-MH1)
Minimum Lot Width : 100.00 Feet
Proposed Water Supply : Private wells
Building Setbacks : Front - 30'; Side - 15'; Rear - 15'
Proposed Septic Systems : Individual septic tanks or other approved system

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NOTES
Date of Last Plat Revision is January 28, 2008.
No Streams, Lakes or Swamps Exist on said property.
Acreages of surrounding parcels provided by the Bradford County property appraiser's office.
Covenants and restrictions as described by Chapter 177.09 (28) of the Florida Statutes are recorded in O.R.B. Page _____ of the public records of Bradford County, Florida.

COUNTY ATTORNEY'S REVIEW
Examined on 2-4-08
AND
Approved as to Legal Form and Sufficiency by Terence M. Brown (County Attorney).
Signed Terence M. Brown
Terence M. Brown, 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 28th day of JANUARY, A.D., 2008.
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 3, Page 94 of the public records of Bradford County, Florida, this 28th day of January, A.D., 2008.
Signed Lay Norman Clerk of Circuit Court
Signed Rita Chumley Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this 21st day of January, A.D., 2008.
Signed Edward Roushagen

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 platted lands hereon have been redeemed.
Signed Thomas Jay Cole Tax Collector

DEDICATION AND ADOPTION
This is to certify that Romulous Alderman is the lawful owner of the lands described as "Sunset Lakes" 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 true and correct plat of said lands in witness whereof and signed
Signed Romulous Alderman this 28 day of JANUARY, 2008 Witness Amanda Welch

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, Romulous Alderman 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 28th day of January, A.D., 2008.

Notary Rubber Stamp Seal
Matthew T. Barksdale
Commission # DD741893
Expires: DEC. 13, 2011

CAPTION
A parcel of land lying partly in the NW 1/4 and partly in the NE 1/4 of Section 25, Township 7 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:
Commence at the Southeast corner of said NW 1/4 of said Section 25 and run South 88 degrees 48 minutes 35 seconds West, along the South line of said NW 1/4 a distance of 17.88 feet to an iron rod found on the Westerly boundary of the right of way of State Road 200 (U.S. Highway 301), said point being on a curve, concave to the West and having a radius of 6756.50 feet; thence run Northeasterly, along said Westerly boundary and along the arc of said curve, 337.48 feet as measured along a chord having a bearing of North 13 degrees 23 minutes 46 seconds East to an iron rod; thence run North 79 degrees 39 minutes 41 seconds West, 315.00 feet to a set concrete monument for the Point of Beginning. From Point of Beginning thus described run South 01 degree 11 minutes 25 seconds East, 202.96 feet to a set concrete monument; thence South 88 degrees 48 minutes 35 seconds West, 1011.66 feet to a set concrete monument; thence North 01 degree 11 minutes 25 seconds West, 92.67 feet to a set concrete monument; thence North 29 degrees 12 minutes 35 seconds East, 64.13 feet to a set concrete monument; thence North 89 degrees 00 minutes 51 seconds West, 377.81 feet to a set concrete monument; thence North 88 degrees 48 minutes 35 seconds East, 170.04 feet to a set concrete monument; thence North 01 degree 11 minutes 25 seconds West, 60.00 feet to a set concrete monument; thence run North 88 degrees 48 minutes 35 seconds East, 503.95 feet, a distance of 677.08 feet to a set concrete monument; thence South 89 degrees 00 minutes 51 seconds East, 132.17 feet to the Point of Beginning.

Subject to an Easement for Ingress and Egress, being more particularly described as follows:
Commence at the Southeast corner of said NW 1/4 of said Section 25 and run South 88 degrees 48 minutes 35 seconds West, along the South line of said NW 1/4 a distance of 17.88 feet to an iron rod on the Westerly right of way line of U.S. Highway 301 (State Road No.200), said point being on a curve, concave to the West and having a radius of 6756.50 feet; thence run Northeasterly, along said westerly boundary and along the arc of said curve, 337.48 feet as measured along a chord having a bearing of North 13 degrees 23 minutes 46 seconds East to an iron rod for the Point of Beginning. From Point of Beginning thus described run North 79 degrees 39 minutes 41 seconds West, 315.00 feet; thence run North 89 degrees 00 minutes 51 seconds West, 377.81 feet to a set concrete monument; thence run South 01 degree 11 minutes 25 seconds East, 202.96 feet to a set concrete monument; thence South 88 degrees 48 minutes 35 seconds West, 1011.66 feet to a set concrete monument; thence North 01 degree 11 minutes 25 seconds West, 92.67 feet to a set concrete monument; thence North 29 degrees 12 minutes 35 seconds East, 64.13 feet to a set concrete monument; thence North 89 degrees 00 minutes 51 seconds West, 377.81 feet to a set concrete monument; thence North 88 degrees 48 minutes 35 seconds East, 170.04 feet to a set concrete monument; thence North 01 degree 11 minutes 25 seconds West, 60.00 feet to a set concrete monument; thence run North 88 degrees 48 minutes 35 seconds East, 503.95 feet; thence run South 79 degrees 39 minutes 41 seconds East, 306.61 feet to the westerly right of way line of U.S. Highway 301 (State Road No.200), said point being in a curve, concave to the West and having a radius of 6756.50 feet; thence run Northeasterly, along said Westerly boundary and along the arc of said curve 60.10 feet as measured along a chord having a bearing of North 13 degrees 23 minutes 46 seconds East to the Point of Beginning.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
THIS IS TO CERTIFY, that on JAN 29th 2008 the foregoing plat was approved by the Board of County Commissioners, for Bradford County, Florida.
Signed Rita Chumley
Chairman of the Board of County Commissioners
Attest:
Signed Lay Norman
Clerk of the Circuit Court

FLOOD ZONE INFORMATION
Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 210 of 245, Map Number 12007C00 210 D, effective date November 15, 1989. (Zone X is an area determined to be outside the 500-year flood plain.)
LEGEND
Found 3" X 3" concrete monument (NO ID)
Set 3" X 3" concrete monument (P.R.M. 2714)
Found 1/2" iron rod (#5500)
Set 1/2" iron rod (LB 4012)
Fence
Right of way = R/W

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 in good standing with the Board of Land Surveyors, does hereby certify that on the 28th day of October, A.D. 2007, 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 I, Chapter 177, Florida Statutes.
Signed this 28th day of JANUARY, A.D. 2008
Patrick B. Welch
Patrick B. Welch, PLS, Florida Certificate No. 2714; Business No. LB 4012

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 Romulous Alderman and that there are no encumbrances.
this 6th day of February, 2008.
Signed [Signature]
Witness Jurich D. Murray

MORTGAGE SUBORDINATION
The undersigned Mortgagee joins in the dedication shown hereon for the purposes of subordinating the lien of its mortgage dated the 27th of FEB, 2003 and recorded in Official Records Book 264 page 267 et. seq. of the public records of Bradford County, Florida, to the right of the public, easements shown on plat dated.
this 29th day of Jan., 2008.
Signed Kirsty Crosley Signed Alice Crosley
Kirsty Crosley Alice Crosley
Witness [Signature] Witness [Signature]

MORTGAGE SUBORDINATION
The undersigned Mortgagee joins in the dedication shown hereon for the purposes of subordinating the lien of its mortgage dated the 19th of DEC., 2007 and recorded in Official Records Book 180 page 273 et. seq. of the public records of Bradford County, Florida, to the right of the public, easements shown on plat dated.
this 21st day of January, 2008.
Signed [Signature] Agent of Marion Bank
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.