



"SANCTUARY"

A Minor Subdivision in the SW 1/4 of Section 35, Township 6 South, Range 22 East, Bradford County, Florida.

CAPTION
A parcel of land lying in the SW 1/4 of Section 35, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at an iron pipe (1 NO ID) found at the NW corner of said SW 1/4 and run North 80 degrees 08 minutes 20 seconds East, along the Northern Boundary thereof 816.32 feet to a found 1/2" iron rod. Thence South 02 degrees 26 minutes 12 seconds East, 650.31 feet to a found 1/2" iron rod for the Point of Beginning. From Point of Beginning, thence South 02 degrees 53 minutes 23 seconds East, 218.47 feet to a set 1/2" iron rod (LB 4012). Thence South 89 degrees 09 minutes 34 seconds West, 91.52 feet to a set 1/2" iron rod (LB 4012). Thence South 02 degrees 30 minutes 37 seconds East, 267.10 feet to a 1/2" iron rod (LB 4012) set on the Northern Boundary of a parcel described in O.R.B. 1799 P. 62 of the public records of said county, thence South 89 degrees 10 minutes 50 seconds West, along said Northern boundary, 326.50 feet to an iron rod at the Northwest corner thereof, thence South 02 degrees 30 minutes 37 seconds East, along the Western boundary of said parcel, 230.71 feet to a found concrete monument, thence North 03 degrees 38 minutes 10 seconds West, 193.85 feet to a found iron rod, thence South 88 degrees 55 minutes 02 seconds West, 162.08 feet, to a concrete monument found on the Eastern boundary of the right of way of County Road #230A, said Eastern boundary being on a curve concave to the West and having a radius of 376.58 feet; thence Northernly along said Eastern boundary and along the arc of said curve, 42.11 feet as measured along a chord having a bearing of North 02 degrees 04 minutes 04 seconds West, to a set 1/2" iron rod (LB 4012); thence continue along said Eastern boundary and along the arc of said curve, 105.98 feet as measured along a chord having a bearing of North 02 degrees 27 minutes 07 seconds West to an iron rod found at the end of said curve, thence North 03 degrees 47 minutes 19 seconds West, along said Eastern boundary, 342.40 feet to a set 1/2" iron rod (LB 4012); thence North 89 degrees 09 minutes 34 seconds East, 165.00 feet to a set 1/2" iron rod (LB 4012); thence South 44 degrees 34 minutes 55 seconds East, 252.11 feet to a set 1/2" iron rod (LB 4012); thence North 89 degrees 09 minutes 34 seconds East, 107.18 feet to a set 1/2" iron rod (LB 4012); thence North 02 degrees 52 minutes 48 seconds West, 218.40 feet to a set 1/2" iron rod (LB 4012); thence North 89 degrees 09 minutes 34 seconds East, 220.79 feet to the Point of Beginning.

- LEGEND**
- Set 1/2" Iron rod (LB 4012)
 - Found 1/2" Iron rod (#3743)
 - Found 1" Iron rod (NO ID)
 - Found 1/2" Iron rod (NO ID)
 - Found 3" x 3" concrete monument (NO ID)
 - Overhead power line and pole
 - Fence
 - R/W = Right of Way
 - P.R.M. = Permanent Reference Monument

LANDS OF MELANIE J. EVANS
O.R.B. 657, P. 132

SITE ADDRESS:
14661 SE CR 230A,
STARKE FL 32091

NOTES:
Date of Plat is January 3, 2024.
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.

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 Geraldine Roos, and that there are no encumbrances thereon.

This is the 22 day of March, 2024.
Signed Wolonia R Owens
Witness Henry

COUNTY ATTORNEY'S REVIEW
Examined on 6 Feb 2024
Approved as to Form and Sufficiency by Rich Komando (County Attorney).
Signed Rich Komando, County Attorney

BRADFORD COUNTY SURVEYOR'S REVIEW
I hereby certify that this Plat has been reviewed by me and that said Plat conforms with Chapter 177, Florida Statutes. Signed this 22 day of March, A.D., 2024.
Signed Petrick B. Welch
Petrick B. Welch, PSM - Bradford County Surveyor

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 of the public records of Bradford County, Florida, this 22 day of March, A.D., 2024.
Signed Denny Tompson
Denny Tompson, Clerk of the Circuit Court.

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this 22 day of January, A.D., 2024.
Signed Michelle

FLOOD ZONE INFORMATION
Lands shown herein 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 November 2, 2018. See Zone Indicators A and X as shown hereon.

LANDS OF LOPPHOUSE LLC (DEED = 6 013738 E)
G.A.S. 206, P. 78
Signed Denny Tompson

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 recited on this plat that may be found in the public records of this county. Date of plat = January 3, 2024.

CERTIFICATE OF APPROVAL BY THE COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
THIS IS TO CERTIFY, that on March 22, 2024 the foregoing plat was approved by the County Commission of Bradford County, Florida.
Signed Caroline Adams
Chairman of the Bradford County Commissioners

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION
This is to certify that all taxes and applicable taxes have been paid, and that all sales taxes applicable to the described lands hereon have been redempted.
Signed Teresa Phillips
Teresa Phillips, Tax Collector

DEDICATION AND ACCEPTANCE
I, the undersigned, Owner's Name is the lawful owner of the lands described as "Sanctuary" 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, and all Streets, Roadways, and Out de Sacs shown are hereby irrevocably and without reservation dedicated to Bradford County and its successors in whole thereof and Signed:
Signed Amanda Ginn this 22 day of Feb, 2024 Witness Richard Owens
Geraldine Roos

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, Owner's Name, as agent of Geraldine Roos, 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 22 day of Feb, A.D., 2024
Notary Rubber Stamp Seal: Kimberly S. Morrow
Notary Signature: Kimberly S. Morrow
Printed Name of Notary: Kimberly S. Morrow

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 as in good standing with the Board of Land Surveyors, does hereby certify that on the 28th day of October, A.D., 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 plotted 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 Petrick B. Welch this 22 day of January, A.D., 2024
Petrick B. Welch, PSM Florida Certificate No. 2714; Business No. LB 4012



LOCATION SKETCH (NOT TO SCALE)

COUNTY ROAD S-100 A

(FORMERLY STATE ROAD 100-A)

TOTAL AREA = 7.16 Acres