

# "DOUGLAS ESTATES"

CITY OF STARKE  
BRADFORD COUNTY, FLORIDA

DEVELOPER : WAYNE DOUGLAS  
RT. 2, BOX 1805  
STARKE, FLORIDA 32091  
(904) 964-6593

### DESCRIPTION

A parcel of land containing 14.86 acres lying in the NW1/4 of the NE1/4 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 an iron pipe found at the Northwest corner of said NW1/4 of NE1/4 and run South 02 degrees, 00 minutes and 00 seconds West, along the Westerly boundary thereof, 170.00 feet to a Permanent Reference Monument (hereinafter referred to as a P.R.M.) for the Point of Beginning. From Point of Beginning thus described run North 88 degrees, 24 minutes and 00 seconds East, 668.94 feet to a P.R.M.; thence South 24 degrees, 50 minutes and 54 seconds East, 217.23 feet to a P.R.M.; thence North 88 degrees, 24 minutes and 00 seconds East, 238.16 feet to a P.R.M. on the Westerly boundary of the right of way of State Road 16; thence South 21 degrees, 15 minutes and 00 seconds East, along last said Westerly boundary, 185.82 feet to a P.R.M.; thence South 88 degrees, 24 minutes and 00 seconds West, 155.00 feet to a P.R.M.; thence South 01 degree, 36 minutes and 00 seconds East, 366.17 feet to a P.R.M.; thence South 88 degrees, 30 minutes and 00 seconds West, 946.83 feet to a P.R.M. on the Westerly boundary of said NW1/4 of NE1/4; thence North 02 degrees, 00 minutes and 00 seconds East, along last said Westerly boundary, 311.87 feet to a P.R.M.; thence South 88 degrees, 00 minutes and 00 seconds East, 151.18 feet to a P.R.M.; thence North 02 degrees, 00 minutes and 00 seconds East, parallel with last said Westerly boundary, 132.36 feet to a P.R.M.; thence North 88 degrees, 00 minutes and 00 seconds West, 151.18 feet to a P.R.M. on said Westerly boundary of NW1/4 of NE1/4; thence North 02 degrees, 00 minutes and 00 seconds East, along last said Westerly boundary, 296.34 feet to the Point of Beginning.

Less and except the following described parcel:

Commence at an iron pipe found at the Northwest corner of said NW1/4 of NE1/4 and run South 02 degrees, 00 minutes and 00 seconds West, along the Westerly boundary thereof, 750.57 feet to an iron rod; thence North 76 degrees, 03 minutes and 39 seconds East, 146.94 feet to a P.R.M. for the Point of Beginning. From Point of Beginning thus described continue North 76 degrees, 03 minutes and 39 seconds East, 27.22 feet to a P.R.M. on the Westerly boundary of the right of way of a proposed 60 foot road, said P.R.M. being on a curve concave to the Northeast and having a radius of 90.00 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 16.46 feet as measured along a chord having a bearing of South 38 degrees, 15 minutes and 33 seconds East to a P.R.M.; thence South 76 degrees, 03 minutes and 39 seconds West, 34.00 feet to a P.R.M.; thence North 13 degrees, 56 minutes and 21 seconds West, 15.00 feet to the Point of Beginning. Containing 455 square feet or 0.01 of an acre.

### OWNERS CERTIFICATION AND DEDICATION

This is to certify that WAYNE E. DOUGLAS and SHIRLEY H. DOUGLAS are the lawful owners of the lands described hereon and that they have caused the same to be surveyed and subdivided, and that this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and all streets and easements shown hereon are dedicated to the City of Starke, Florida.  
In witness whereof these presents are signed this 27 day of April 1994.

Witness James P. O'Brien Signed Wayne E. Douglas  
Witness Wilma Clair Roberts Signed Shirley H. Douglas

### 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 acknowledgements, WAYNE E. DOUGLAS and SHIRLEY H. DOUGLAS, to me well known to be the persons described in and who executed the foregoing dedication and who severally acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.  
Witness my hand and official seal this 27<sup>th</sup> day of April 1994.

Notary Public Valaria D. Shuford My Commission Expires Feb. 1, 1998

VALARIA D. SHUFORD  
MY COMMISSION # CC342281 EXPIRES  
February 1, 1998  
BONDED THROUGH FARM INSURANCE, INC.

### APPROVED FOR RECORD

This is to certify that this plat has been examined and is hereby accepted by the Starke City Commission of Starke, Florida.

Signed \_\_\_\_\_ Clerk Signed P. Steven Futch Mayor

### CLERK'S CERTIFICATION

I hereby certify that this plat has been examined and that it complies in form with Chapter Number 177 of the Florida Statutes and is filed for record and recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ of the public records of Bradford County, Florida, this 28<sup>th</sup> day of May 1994.

Signed Ray Johnson Clerk Signed \_\_\_\_\_ Deputy Clerk

### STARKE ZONING AND PLANNING COMMISSION APPROVAL

Date 4-27-94 Signed Wayne M. Hoff Chairman

### CITY ATTORNEY'S APPROVAL

Date 5-2-94 Signed James M. Brown

### COUNTY SURVEYOR'S APPROVAL

Date 4/26/94 Signed Patrick B. Welch

### CITY SURVEYOR'S APPROVAL

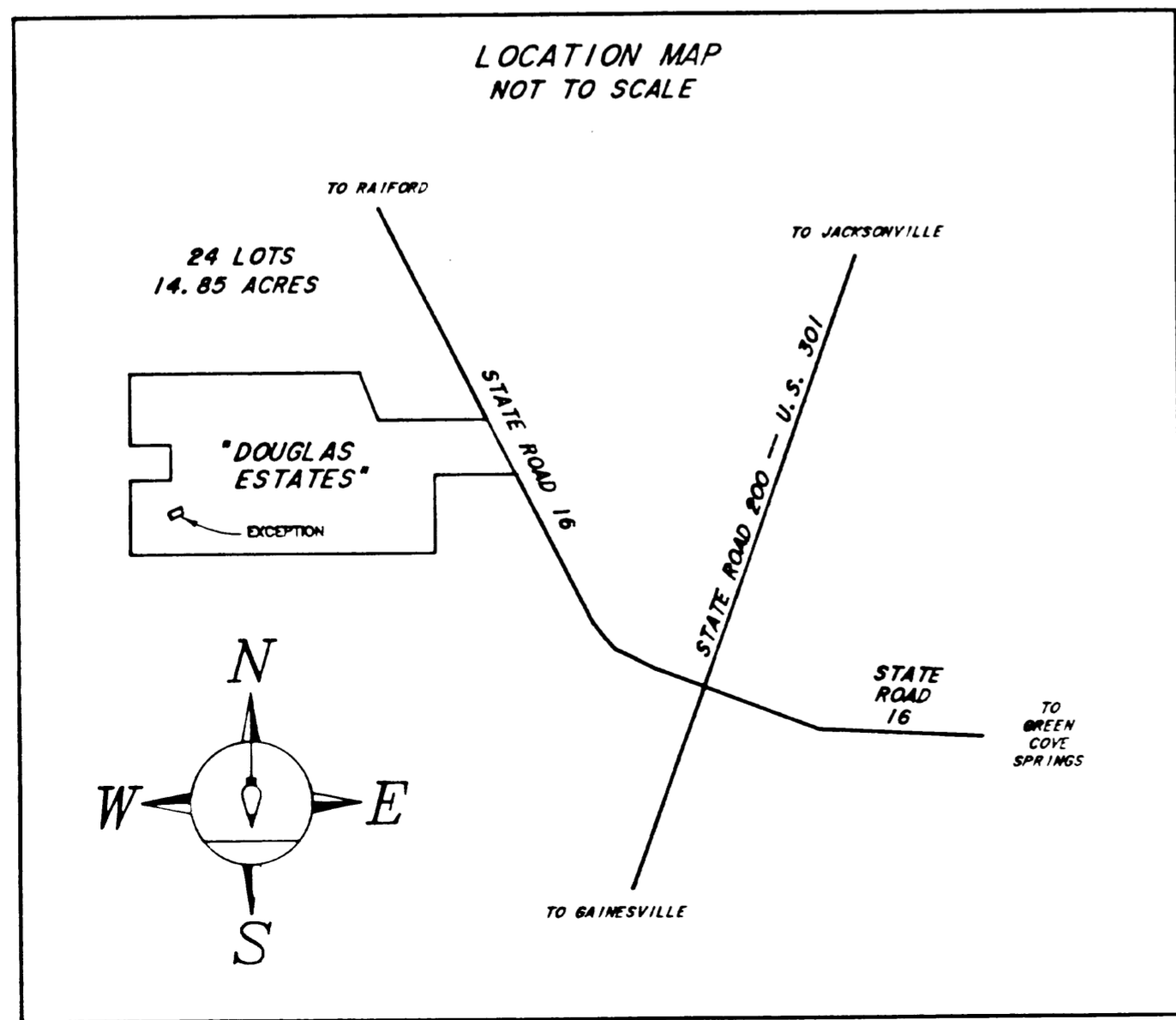
Date 4/26/94 Signed Patrick B. Welch

### SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on \_\_\_\_\_ he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said land is located in Section 20, Township 6 South, Range 22 East, Bradford County, Florida.

Date 4/26/94 Signed Patrick B. Welch

PATRICK B. WELCH, PLS  
FLORIDA CERTIFICATE NO. 2714  
870 WEST MACMAHON STREET  
STARKE, FLORIDA 32091



65B

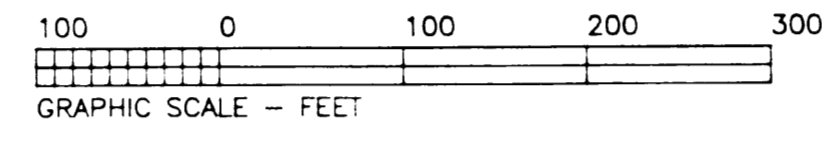
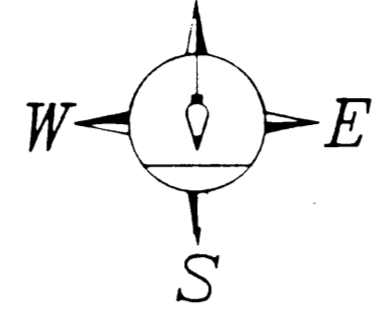
C & R - OR 583-47  
Easements - OR 573-316; 575-370

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BRADFORD COUNTY, FLORIDA

NOTES

Lands shown hereon lie partly in Flood Zone A and partly in Flood Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 175 of 245, Map Number 12007C0175 D, effective date November 15, 1989. (Flood Zone A is an area with no base flood elevation determined. Flood Zone X is an area determined to be outside the 500-year flood plain.) ( See Flood Zone A and X indications as shown hereon.)



CURVE TABLE

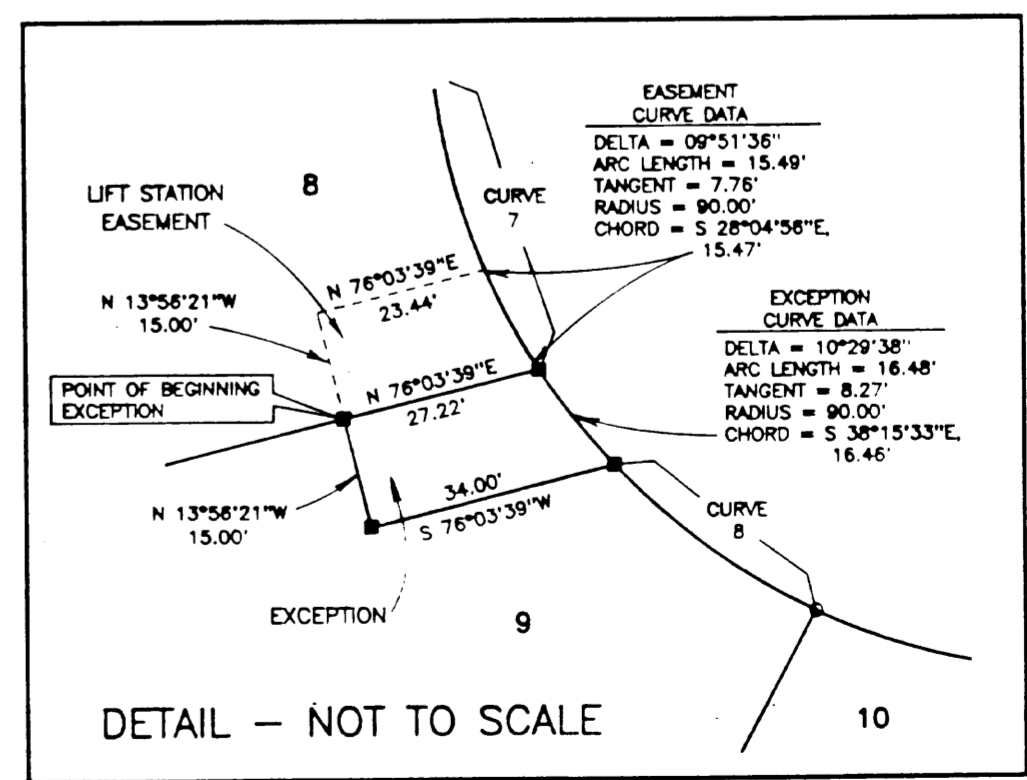
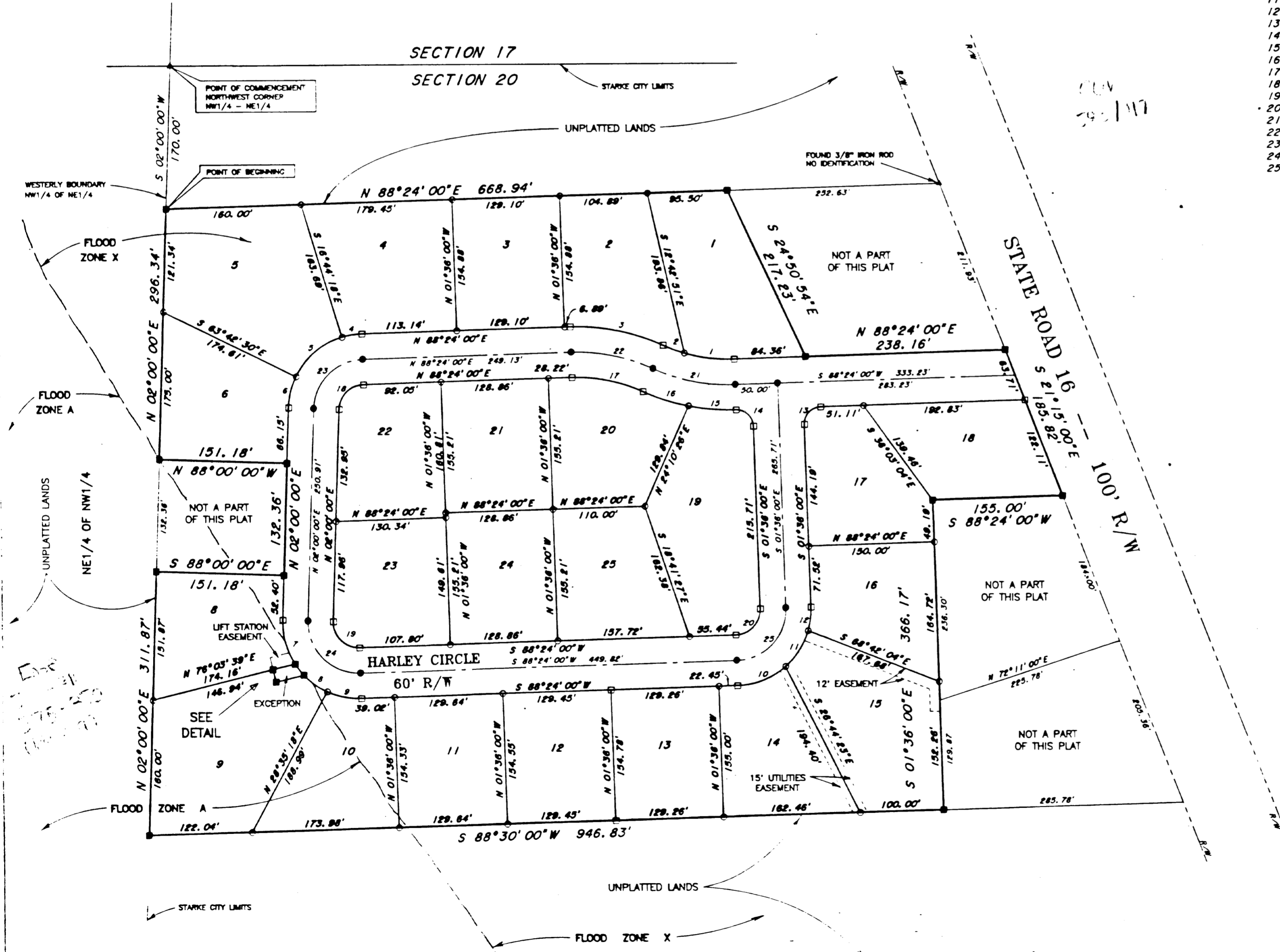
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
1	193.68'	30.50'	60.49'	17°53'44"	60.25'	N 82°39'08"W
2	193.68'	13.44'	26.83'	07°56'18"	26.81'	N 69°44'07"W
3	253.68'	58.18'	114.38'	25°50'02"	113.41'	N 78°40'59"W
4	90.00'	11.96'	23.78'	15°08'18"	23.71'	S 80°49'51"W
5	90.00'	39.11'	73.78'	46°58'12"	71.73'	S 49°46'36"W
6	90.00'	19.37'	38.16'	24°17'30"	37.87'	S 14°08'45"W
7	90.00'	28.39'	55.00'	35°00'44"	54.15'	S 15°30'22"E
8	90.00'	17.30'	34.18'	21°45'41"	33.98'	S 54°23'12"E
9	90.00'	21.05'	41.36'	26°19'57"	41.00'	S 78°26'01"E
10	90.00'	32.44'	62.27'	39°38'49"	61.04'	N 68°34'36"E
11	90.00'	26.02'	50.67'	32°15'19"	50.00'	N 32°37'32"E
12	90.00'	14.33'	28.43'	18°05'52"	28.31'	N 07°26'36"E
13	20.00'	20.00'	31.42'	90°00'00"	28.28'	N 43°24'00"E
14	20.00'	20.00'	31.42'	90°00'00"	28.28'	N 46°36'00"W
15	253.68'	28.72'	57.19'	12°55'01"	57.07'	N 85°08'30"W
16	253.68'	28.72'	57.19'	12°55'01"	57.07'	N 72°13'29"W
17	193.68'	44.42'	87.33'	25°50'02"	86.59'	N 78°40'59"W
18	30.00'	28.17'	45.24'	86°24'00"	41.07'	S 45°12'00"W
19	30.00'	31.95'	49.01'	93°36'00"	43.74'	S 44°48'00"E
20	30.00'	47.12'	90.00'00"	90°00'00"	42.43'	N 43°24'00"E
21	223.68'	51.30'	100.85'	25°50'02"	100.00'	N 78°40'59"W
22	223.68'	51.30'	100.85'	25°50'02"	100.00'	N 78°40'59"W
23	60.00'	56.34'	90.48'	86°24'00"	82.15'	S 45°12'00"W
24	60.00'	63.89'	98.02'	93°36'00"	87.48'	S 44°48'00"E
25	60.00'	60.00'	94.25'	90°00'00"	84.85'	N 43°24'00"E

LEGEND

- Set 3" x 3" concrete monument with disc/PRM 2714
- Set 3" x 3" concrete monument with disc/RLS 2714
- Set 1/4" PK nail with disc/PCP 2714
- Set 1/2" iron rod with cap/RLS 2714
- Found 2" iron pipe (No Identification)
- PRM = Permanent Reference Monument
- PCP = Permanent Control Point
- R/W = Right of Way

ZONING INFORMATION

Subject property is zoned R-1A  
Minimum lot size = 15,000 square feet  
Minimum front and rear setback = 40'  
Minimum side setback = 20'



**PATRICK B. WELCH & ASSOCIATES, INC.**  
 LAND SURVEYING, PLANNING & DRAFTING SERVICES  
 P.O. BOX 809 870 WEST MACMAHON STREET  
 STARKE, FLORIDA 32091 (904) 964-8292