

NE1/4 OF NE1/4 "SANDCASTLE PINES" A Subdivision in the NE1/4 of Section 29, Township 7 South, Range 22 East, in the City of Starke, Bradford County, Florida

OWNER: SANDCASTLES FOUNDATION, INC. 700 N. WICKHAM RD. - UNIT 205 MELBORNE, FL 32955 (386) 214-5562 SURVEYOR: PATRICK B. WELCH & ASSOCIATES, INC. 870 W. MACMORAN ST. STARKE, FL 32084 (904) 964-8292

LEGEND Found 5/8" iron rod (NO ID) Found 1/2" iron rod (LB 4012) Found 1/2" iron pipe (NO ID) Found 5/8" iron rod (p906) Found 2" iron pipe (NO ID) Found 3" x 3" concrete monument (NO ID) Set 3" x 3" concrete monument (P.R.M.) Overhead power line and pole P.R.W. = Right of Way P.R.M. = Permanent Reference Monument

CITY ATTORNEY'S REVIEW Examined on April 16, 2024 Approved as to Legal Form and Sufficiency by Clay Martin (City Attorney) BRADFORD COUNTY SURVEYOR'S REVIEW I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes and in substance with the public records of Bradford County, Florida.

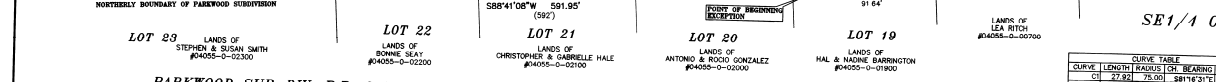
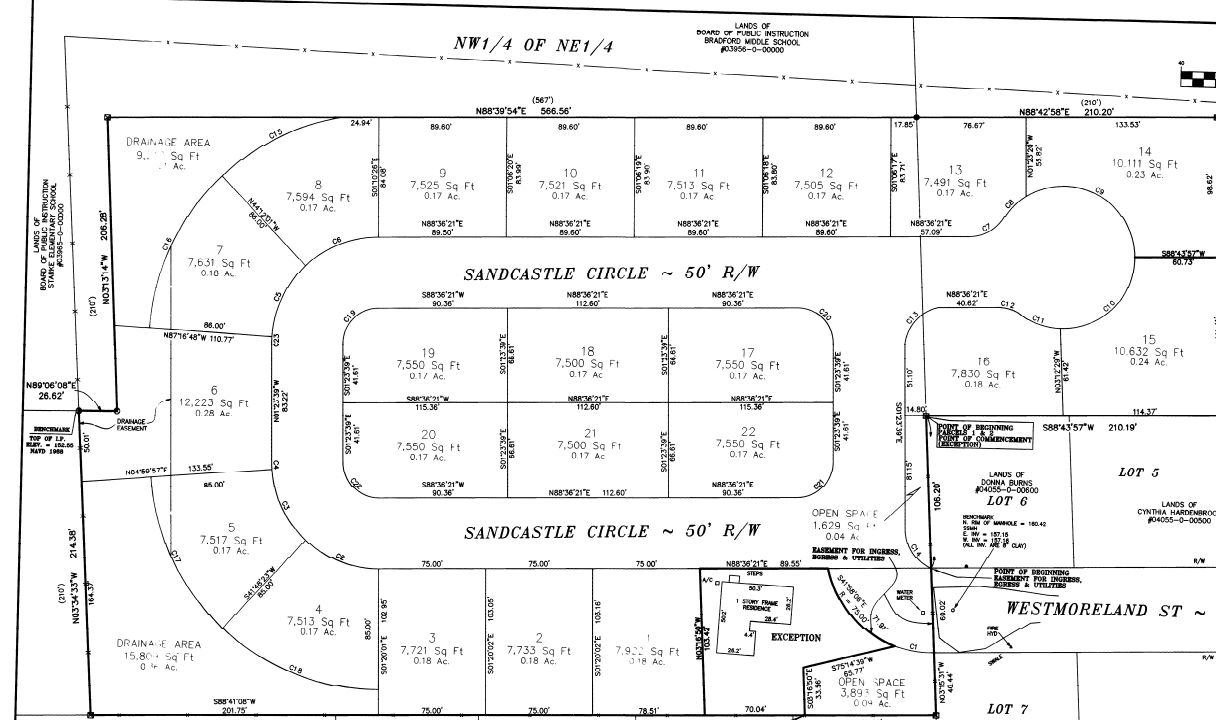
BRADFORD COUNTY CLERK'S CERTIFICATION I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes and in substance with the public records of Bradford County, Florida. Signed: Denny Hooper, Clerk of Circuit Court

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 parcel herein have been kept/reinstated. Signed: Teresa Phillips - Bradford County Tax Collector

STATE OF FLORIDA - COUNTY OF BRADFORD I hereby certify that on this 17th day of April, 2024, I, an officer duly authorized to administer oaths and take acknowledgments, have caused the copy of the plat of Sandcastles Foundation, Inc., to be well known to be the person described by the signature and official seal expressed and who acknowledged herein that he executed the same freely and voluntarily for the purposes therein expressed.

SURVEYOR'S CERTIFICATION I hereby certify that on this 17th day of April, 2024, I, an officer duly authorized to administer oaths and take acknowledgments, have caused the copy of the plat of Sandcastles Foundation, Inc., to be well known to be the person described by the signature and official seal expressed and who acknowledged herein that he executed the same freely and voluntarily for the purposes therein expressed.

NOTICE This plat, as recorded in its graphic form, is the official depiction of the subdivided land described herein and will not be considered as a substitute for any other original or copy of the plat. There may be additional notices that are not recorded on this plat that may be found in the public records of this county.



CURVE TABLE with columns: CURVE LENGTH (FOOT), POINT OF BEGINNING (CHORD), CURVE BEARING, CHORD BEARING, CHORD DISTANCE. Includes curves C1 through C23.

CAPTION PARCEL 1 FROM THE POINT OF BEGINNING START AT THE NORTHEAST CORNER (NE) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 7 SOUTH (S), RANGE 22 EAST (E), RUN SOUTH WEST (W) 592 FEET, THENCE WEST (W) 592 FEET, THENCE NORTH (N) 210 FEET, THENCE EAST (E) 592 FEET TO POINT OF BEGINNING. ALSO COMMENCE AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 6 SOUTH (S), RANGE 22 EAST (E), RUN BEGINNING BEING A PORTION OF LAND CONVEYED BY THAT CERTAIN DEED DATED OCTOBER 11, 1962, RECORDED AT O.R. BOOK 31, PAGE 101, PUBLIC RECORDS OF BRADFORD COUNTY, FLORIDA.

LESS AND EXCEPT A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 6 SOUTH (S), RANGE 22 EAST (E), IN THE CITY OF STARKE, BRADFORD COUNTY, FLORIDA. SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON ROD FOUND AT THE NORTHEAST (NE) CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 6 SOUTH (S), RANGE 22 EAST (E), ALONG THE EASTERLY BOUNDARY THEREOF 210 FEET TO AN IRON PIPE FOUND AT THE NORTHEAST (NE) CORNER OF LOT 19 OF SAID PARKWOOD SUBDIVISION, AND RUN SOUTH (S) 01 DEG 43 MIN 30 SEC EAST (E) SAID PARKWOOD SUBDIVISION; THENCE RUN NORTH (N) 89 DEG 51 MIN 32 SEC WEST (W), ALONG THE NORTHERLY BOUNDARY THEREOF 51.64 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, THENCE CONTINUE NORTH (N) 89 DEG 51 MIN 32 SEC WEST (W), ALONG SAID NORTHERLY BOUNDARY; AND ALONG THE NORTHERLY BOUNDARY DESCRIBED CONTINUE NORTH (N) 89 DEG 51 MIN 32 SEC WEST (W) NORTH (N) 01 DEG 43 MIN 30 SEC WEST (W), 103.42 FEET; THENCE RUN SOUTH (S) 89 DEG 51 MIN 32 SEC EAST (E), PARALLEL WITH SAID NORTHERLY BOUNDARY, 89.50 FEET TO A WESTERLY PROLONGATION OF SOUTHERLY BOUNDARY OF WESTMORELAND STREET; AND THE BEGINNING OF A CURVE CONCAVE NORTHEAST (NE) AND HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF 75.00 FEET; THENCE RUN EAST (E), 71.91 FEET; THENCE RUN SOUTH (S) 76 DEG 46 MIN 46 SEC WEST (W), 60.79 FEET; THENCE RUN SOUTH (S) 01 DEG 44 MIN 43 SEC EAST (E), 33.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL, COMMENCE AT AN IRON ROD FOUND AT THE NORTHEAST (NE) CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 6 SOUTH (S), RANGE 22 EAST (E), IN THE CITY OF STARKE, BRADFORD COUNTY, FLORIDA. SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 6 SOUTH (S), RANGE 22 EAST (E), ALONG THE EASTERLY BOUNDARY THEREOF, 108.20 FEET TO THE NORTHERLY BOUNDARY OF THE RIGHT (R) OF WAY OF WESTMORELAND STREET FOR THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, THENCE CONTINUE SOUTH (S) 01 DEG 43 MIN 30 SEC EAST (E), ALONG LAST SAID EASTERLY BOUNDARY; AND HAVING A RADIUS OF 75.00 FEET, THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE NORTHEAST (NE) AND HAVING A RADIUS OF 75.00 FEET, THENCE CHORD BEARING AND DISTANCE OF NORTH (N) 51 DEG 05 MIN 29 SEC WEST (W), ALONG SAID WESTERLY PROLONGATION OF SOUTHERLY BOUNDARY OF WESTMORELAND STREET, 95.00 FEET TO A WESTERLY PROLONGATION OF SAID NORTHERLY BOUNDARY; AND SAID 55 MIN 20 SEC EAST (E), ALONG LAST SAID PROLONGATION, 22.11 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF TITLE AND ENCUMBRANCE I hereby certify that the title to the land described in the caption herein is clear and that there are no encumbrances thereon. Date: 01/04/23

PLAT REVISIONS table with columns: Date, Reason. Includes a revision on 01/04/23 for Preliminary plat revisions.

