

"VIKTORY PARK"

A Subdivision in Section 4, Township 7 South,
Range 22 East, in the City of Starke, Bradford
County, Florida.

CAPTION

All of the N1/2 of the NW1/4 of Section 4, Township 7 South, Range 22 East, Bradford County, Florida.

Less and Except the Right of Way of State Road 100 (100'R/W) and the Right of Way of County Road SE 21st Ave. (66'R/W) and the Right of Way of County Road SE 140th Ave. (40'R/W) and County Road SE 139th St.

Also Excepting hat part of said N1/2 lying East of County Road SE 21st St.

Also Excepting therefrom, the following described parcels.

#1 Bradford County Tax Parcel (04676-0-00000) (5.00 Acres).

#2 Bradford County Tax Parcel (04676-0-00100) (1.00 Acres).

#3 Bradford County Tax Parcel (04676-0-00300) (4.62 Acres).

#4 Bradford County Tax Parcel (04676-0-00400) (2.30 Acres).

#5 Bradford County Tax Parcel (04676-0-00500) (2.30 Acres).

Containing in all an Area of 61.03 Acres More or Less.

NOTES

This map not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Date of last field work was Febuary 6, 2025.

Lands shown hereon 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 the 0.2% annual chance floodplain.) 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 indications A and X as shown hereon.

Bearings based on N.A.D. 1983 Florida North Zone Coordinates as derived using Network RTK GPS.

Unless it bears the signature and original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of Patrick B. Welch & Associates, Inc.

No attempt made to locate underground utilities.

Other Easements and Rights of Way may exist but were not provided to this surveyor.

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. Date of last plat revision = March 24, 2025.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.
THIS IS TO CERTIFY, that on May 15, 2025 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed [Signature]
Chairman of the Board of County Commissioners

Attest:

Signed [Signature]
Denny Thompson, Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined on May 15, 2025

AND

Approved as to Legal Form and Sufficiency by Rob Bradley (County Attorney).

Signed [Signature]
Rob Bradley, 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 APRIL, A.D., 2025.

Signed [Signature]
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 11, Page 22-23 of the public records of Bradford County, Florida, this 20 day of May, A.D., 2025.

Signed [Signature] Clerk of Circuit Court

Signed [Signature] Chair
Daniel Riddick,

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 4/30/2025 day of _____, A.D., 2025

Signed [Signature]

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 plat/lands hereon have been redeemed.

Signed [Signature] Tax Collector
Teresa Phillips

DEDICATION and ADOPTION

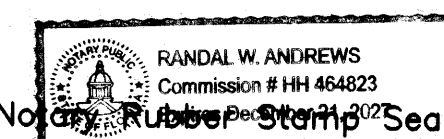
This is to certify that Viktor Land Development, LLC, as represented by Viktor Jiracek, Manager, is the lawful owner of the lands described as "Viktory Park" in the Description hereon and that they have caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey is adopted as true and correct plat of said lands.
In witness thereof and signed

Signed [Signature] this 20th day of May, 2025 Witness [Signature]
Viktor Jiracek, Manager - Viktory Land Development, LLC. Randal W. Andrews

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, Viktor Jiracek, 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 20th day of May, A.D., 2025.



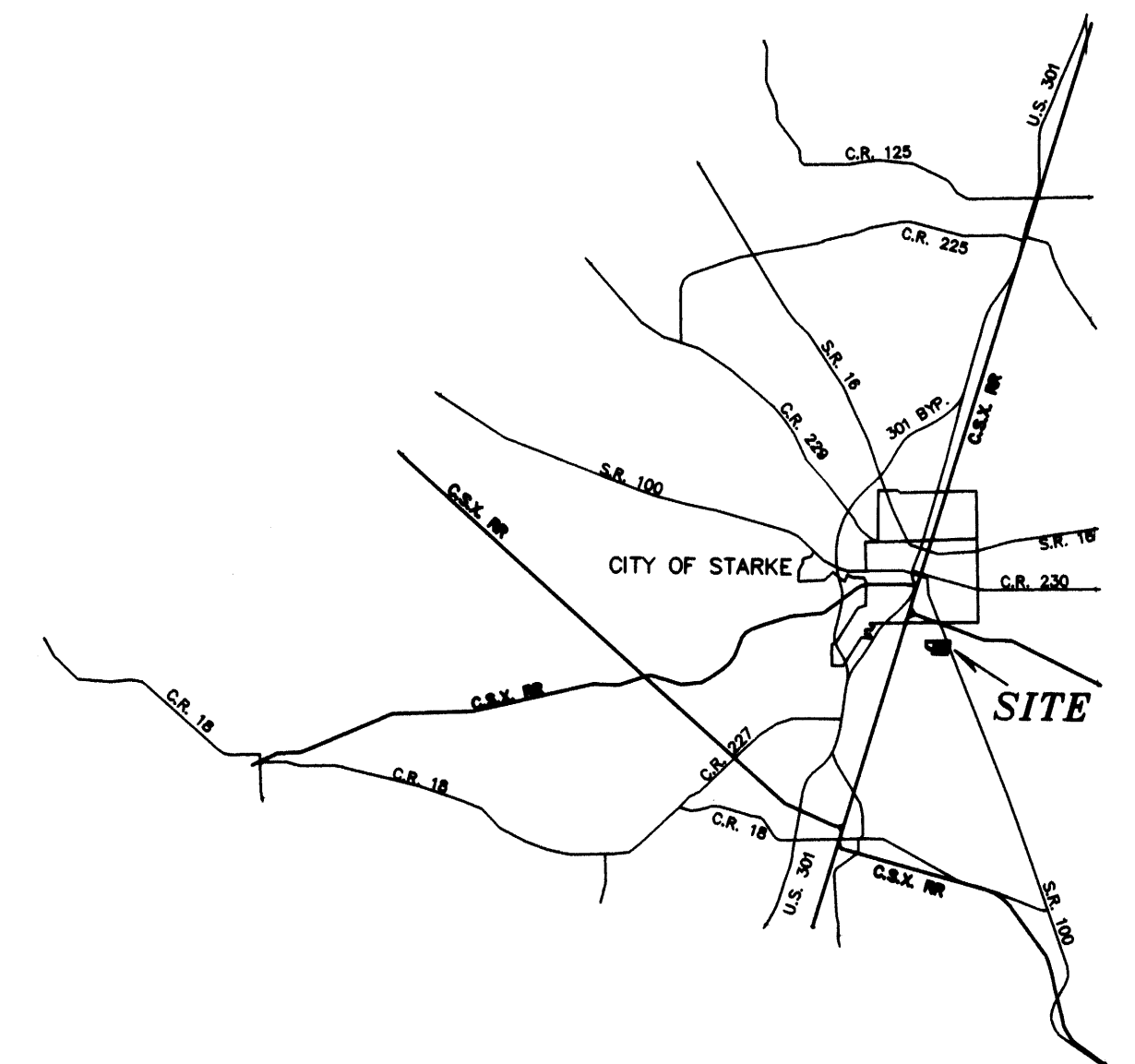
Notary Signature [Signature]
Printed Name of Notary Randal W. Andrews

SURVEYOR'S CERTIFICATION

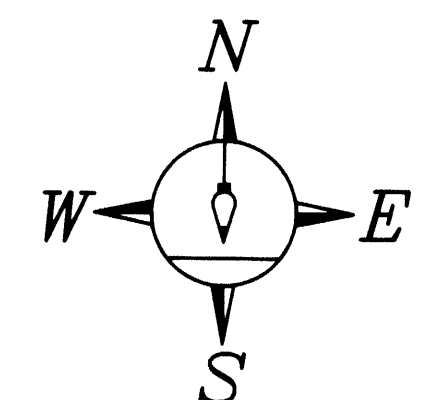
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 472, Florida Statutes, and is in good standing with the Board of Land Surveyors, does hereby certify that on the 15th day of December, 2020 he completed the survey of the lands as shown on 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 1, Chapter 177, Florida Statutes.

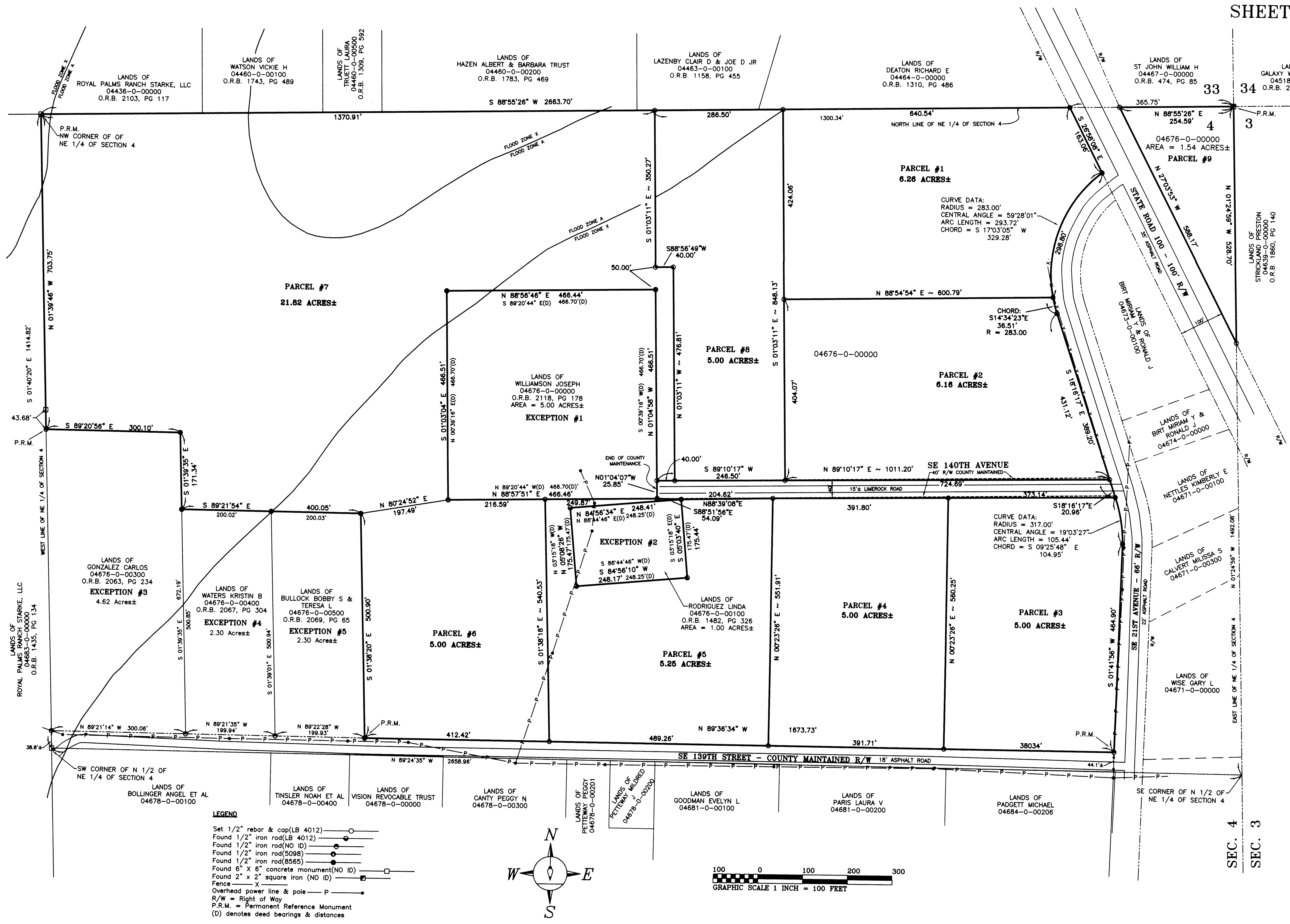
Signed this 28th day of APRIL, A.D. 2025

[Signature]
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012



LOCATION SKETCH
NOT TO SCALE





LEGEND

- Set 1/2" rebar & cap(LB 4012) ————○—————
 Found 1/2" iron rod(LB 4012) ————●—————
 Found 1/2" iron rod(NO ID) ————●—————
 Found 1/2" iron rod(5098) ————●—————
 Found 1/2" iron rod(8565) ————●—————
 Found 6" x 6" concrete monument(NO ID) ————□—————
 Found 2" x 2" square iron (NO ID) ————■—————
 Fence ————X—————
 Overhead power line & pole ————P—————●—————
 R/W = Right of Way
 P.R.M. = Permanent Reference Monument
 (D) denotes deed bearings & distances

