

# "EDITH ELLEN ESTATES" PHASE I

A portion of Section 23, Township 7 South,  
Range 21 East, Bradford County, Florida.

## Caption

A parcel of land lying in Section 23, Township 7 South, Range 21 East, Bradford County, Florida, said parcel being more particularly described as follows:

Commence at a found 4' x 4' concrete monument located at the SW corner of Section 23 and run North 00 degrees 20 minutes 36 seconds West along the West line of the SV 1/4 of Section 23 for a distance of 923.12 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning the described East line North 00 degrees 20 minutes 36 seconds West along said West line for a distance of 1038.91 feet to a found 1/2" iron rod. thence run North 89 degrees 47 seconds West parallel with the West line of the SV 1/4 of Section 23 for a distance of 210.00 feet to a found 1/2" iron rod. thence run North 00 degrees 20 minutes 36 seconds West parallel with the West line of the SV 1/4 of Section 23 for a distance of 149.58 feet to a found 1/2" iron rod located at the beginning of a curve concave to the Southeast having a radius of 270.00 feet, thence run in a Northwesterly direction along the arc of said curve as measured along a chord having a bearing of North 44 degrees 42 minutes 06 seconds East for a chord distance of 382.14 feet to a found 1/2" iron rod located at the beginning of a curve concave to the Northwest having a radius of 345.00 feet, thence run in a Northwesterly direction along the arc of said curve as measured along a chord having a bearing of North 12 degrees 47 minutes 47 seconds East parallel with the North line of said NV 1/4 of Section 23 for a distance of 224.57 feet to a found 1/2" iron rod located at the end of a curve concave to the Northwest having a radius of 488.52 feet to a found 1/2" iron rod located at the end of a curve concave to the Northwest having a radius of 405.00 feet, thence run in a Southwesterly direction along the arc of said curve as measured along a chord having a bearing of North 72 degrees 32 minutes 12 seconds East along a found 1/2" iron rod located at the beginning of a curve concave to the Northwest having a radius of 235.93 feet to a found 1/2" iron rod, thence run in a Southwesterly direction along the arc of said curve as measured along a chord having a bearing of South 16 degrees 32 minutes 12 seconds West for a distance of 35.04 feet, more or less, to a point, thence leaving waters edge run North 78 degrees 54 minutes 47 seconds East along a found 1/2" iron rod, thence continue North 78 degrees 54 minutes 06 seconds West for a distance of 866.14 feet to a set 1/2" iron rod, thence run North 47 degrees 23 minutes 19 seconds West for a distance of 43.66 feet, more or less, to a set 1/2" iron rod, thence continue North 78 degrees 54 minutes 06 seconds West for a distance of 317.36 feet to a set 1/2" iron rod located at the beginning of a curve concave to the Northwest having a radius of 50.00 feet, thence run in a Northwesterly direction along the arc of said curve as measured along a chord having a bearing of North 76 degrees 17 minutes 03 seconds West for a chord distance of 92.38 feet to a set 1/2" iron rod located in a curve concave to the Northwest having a radius of 377.56 feet, thence run in a Northwesterly direction along the arc of said curve as measured along a chord having a bearing of North 15 degrees 41 minutes 16 seconds West for a chord distance of 194.61 feet to the end of said curve and the Point of Beginning. Together with any riparian rights thereunto appertaining.

### DEDICATION AND ADOPTION

This is to certify that Stephen F. Smith is the lawful owner of the lands described as "EDITH ELLEN ESTATES PHASE I" in the caption hereon and he has 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 Roads and easements shown upon this Plat are hereby irrevocably and without reservation dedicated to Bradford County, Florida. In Witness Whereof and signed this 19<sup>th</sup> day of July, A.D. 2002.

Vitness: Steph F. Smith Signed: Stephen F. Smith

### MORTGAGE SUBORDINATION

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated the 19<sup>th</sup> day of July, A.D. 2002, and recorded in Official Record Book         , Page          of the public records of Bradford County, Florida, to the right of the public easements, and Roads shown on this Plat dated this 19<sup>th</sup> day of July, A.D. 2002. See Official Records Book 434 Page 34 (Sub. # 2003150641)

Vitness: Jeff Doby, President Signed:         

### 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, Pages 11 and 12 of the public records of Bradford County, Florida, this 19<sup>th</sup> day of July, A.D. 2002.

Signed: Roy Adams Clerk of Circuit Court  
Signed:          Chairman

### BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 16<sup>th</sup> day of July, A.D. 2002

### BRADFORD COUNTY ATTORNEY'S CERTIFICATION

Examined and Approved as to Legal Form and Sufficiency this 18<sup>th</sup> day of July, A.D. 2002

### BOARD OF COUNTY COMMISSIONERS'S CERTIFICATION

This is to certify that on this 16<sup>th</sup> day of July, A.D. 2002 the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.

Signed:          Chairman  
Attest: Roy Adams Clerk of the Circuit Court

### BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that on this 16<sup>th</sup> day of July, A.D. 2002, that all payable and applicable taxes have been paid, and that all sales taxes applicable to the above described platted lands have been remitted.

Signed: Lois Pano Tax Collector

### SURVEYOR'S REVIEW

I hereby certify on this 15<sup>th</sup> day of July, A.D. 2002, that this Plat has been reviewed by me and that said Plat is in conformity with Chapter 177, Florida Statutes. Signed this 15<sup>th</sup> day of July, A.D. 2002

### 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, STEPHEN F. SMITH, to be well known to be the person described in and who executed the foregoing dedication and who severally acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my signature and official seal in the State and County last aforesaid this 19<sup>th</sup> day of July, A.D. 2002  
Notary Public, State of Florida  
Matthew L. Shepard My commission expires 3/27/05

BRADFORD COUNTY PROPERTY APPRAISER CERTIFICATION  
Approved by the Bradford County Property Appraiser this 12<sup>th</sup> day of July, A.D. 2002

Signed:          Property Appraiser

### CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

This is to certify that on the 16<sup>th</sup> day of July, A.D. 2002, H.J. Kelley, P.E., Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 16536, does hereby certify that all required improvements have been installed in compliance with the approved construction plans.

Signed this 16<sup>th</sup> day of July, A.D. 2002  
H. Jerome Kelley  
H. JEROME KELLEY, P.E.  
FLORIDA ENGINEER, P.E.  
16918  
2202 NW 12th Street  
GAINESVILLE, FLORIDA 32609  
Phone: (352) 371-2741

### SURVEYOR'S CERTIFICATION

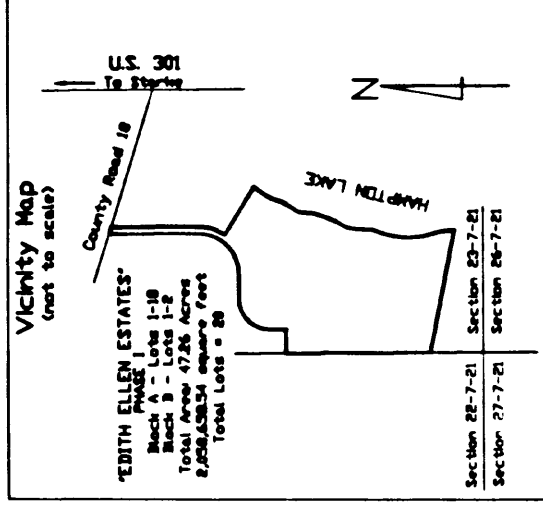
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor, as provided under Chapter 472, Florida Statutes, and is in good standing with the Board of Land Surveyors, does hereby certify that on the 16<sup>th</sup> day of July, A.D. 2002 he completed the survey of the lands as shown in the foregoing Plat, that said Plat complies with the provisions of the Florida Statutes and that the same is in accordance with Part I Chapter 177, Florida Statutes, and that said land is located in Section 23, Township 7 South, Range 21 East, Bradford County, Florida.

Signed this 16<sup>th</sup> day of July, A.D. 2002

By: Ray Douglas  
GERALD RAY DOUGLASS, P.L.S.  
Ray Douglas Surveying, Inc.  
Florida Certificate No. 15 5048  
Certificate of Authorization: LB 6525  
405 S. GARDNER STREET, Suite B  
GAINESVILLE, FLORIDA 32609  
Phone: (804) 984-9708

### NOTES

- 1) The bearings shown hereon are based on the West line of the SV 1/4 of Section 23 said bearing being N 00°20'36" W (assumed).
- 2) Lands shown hereon lie partially in Flood Zone X (area outside 500 - year flood plain) and partially in Flood Zone A (area inside 100 - year flood plain) according to this surveyor's interpretation of Flood Insurance Rate Map No. 12007C0210 D of Bradford County, Florida, dated November 15, 1989 (lines shown hereon are approximate - scaled from flood map).
- 3) The Drainary High water line of Hampton Lake was not surveyed.
- 4) No filling, digging, dredging, or any construction allowed in the area designated as "This is a drainage easement" without proper permitting.



SUBDIVIDER  
STEPHEN F. SMITH  
12876 SV CR 231  
Brooker, Florida 32622

ZONING INFORMATION  
The lands shown hereon are zoned RSF.  
Minimum Lot Area: 0.50 ac (20,000 sq. ft.)  
Minimum Lot Width: 100.00 Feet  
Yard Setbacks: Front - 30.00 Feet  
Side - 15.00 Feet  
Back - 15.00 Feet  
Proposed water supply: Individual wells  
Proposed sewer systems: Individual septic tanks

### COVENANTS AND RESTRICTIONS

See Official Record Book 91L Pages 405-462.

NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivision described herein. It is to be used in lieu of the plat as shown on this Plat. It is to be used in lieu of the plat as shown on this Plat. There may be additional restrictions that are not recorded on this Plat that may be found in the public records of this County.

DRAWN BY: Michael J. Gammeter - CHECKED BY: G.R.D.  
FIELDBOOK # 82 PAGE # 22 MAP # D281  
JOB # 01-1-4

