

"EDITH ELLEN ESTATES" PHASE II

A portion of Sections 23 & 26, Township 7 South,
Range 21 East, Bradford County, Florida.

Caption

A parcel of land lying partly in Section 23 and partly in Section 26, 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 said Section 23 for the Point of Beginning. From the Point of Beginning thus described run North 00 degrees 20 minutes 36 seconds West along the West line of the SW 1/4 of said Section 23 for a distance of 923.12 feet to a set 1/2" iron rod located at the beginning of a curve concave to the Northeast having a radius of 377.56 feet; thence run in a Southeasterly direction along the arc of said curve as measured along a chord having a bearing of South 15 degrees 16 minutes 41 seconds East for a chord distance of 194.61 feet to a set 1/2" iron rod located at the beginning of a curve concave to the Northeast having a radius of 50.00 feet; thence run in a Southeasterly direction along the arc of said curve as measured along a chord having a bearing of South 76 degrees 17 minutes 03 seconds East for a chord distance of 92.38 feet to a set 1/2" iron rod located in a curve concave to the Northeast having a radius of 317.56 feet; thence run in a Southeasterly direction along the arc of said curve as measured along a chord having a bearing of South 44 degrees 37 minutes 21 seconds East for a chord distance of 306.55 feet to a set 1/2" iron rod located at the end of said curve; thence run South 47 degrees 23 minutes 19 seconds East for a distance of 22.43 feet to a set 1/2" iron rod; thence run South 78 degrees 54 minutes 06 seconds East for a distance of 43.66 feet, more or less, to the waters edge of Hampton Lake; thence run in a Southerly direction along said waters edge of Hampton Lake following the meanderings thereof for a distance of 2091.45 feet, more or less, to a point; thence leaving waters edge run South 89 degrees 39 minutes 57 seconds West parallel with the North line of said Section 26 for a distance of 24.57 feet, more or less, to a set 1/2" X 4" concrete monument; thence continue South 89 degrees 39 minutes 57 seconds West along said line for a distance of 1167.29 feet to a set 4" X 4" concrete monument located on the West line of the NW 1/4 of said Section 26; thence run North 00 degrees 35 minutes 04 seconds West 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 II" 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 Avenues and easements shown upon this Plat are hereby irrevocably and without reservation dedicated to Bradford County, Florida. In Witness thereof and signed this 15th day of March, A.D. 2005

Witness: Steph F. Smith Signed: Steph F. Smith
Steph F. Smith Signed: Steph F. Smith

MORTGAGE SUBORDINATION

The undersigned mortgagee joins in this above dedication for the purposes of subordinating the lien of its mortgage dated the 20th day of September, A.D. 2004 and recorded in Official Record Book 418, Page 163, of the public records of Bradford County, Florida, to the right of the public easements, and Avenues shown on this Plat dated this 15th day of March, A.D. 2005.

Witness: John R. Johnson Farm Credit of North Florida, ACA Signed: J.R. Davern, Vice President

BRADFORD COUNTY CLERK'S CERTIFICATION

I hereby certify that the foregoing plat was examined and that it complies in form with Chapter No. 177, Florida Statutes, and is filed for record in Plat Book 31, Pages 15 and 16 of the public records of Bradford County, Florida, this 15th day of March, A.D. 2005.

Signed: Ray Johnson Clerk of Circuit Court
 Signed: Ray Johnson Chairman

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 30th day of March, A.D. 2005

Signed: Edward Roushager

BRADFORD COUNTY ATTORNEY'S CERTIFICATION

Examined and Approved as to Legal Form and Sufficiency this 21st day of April, A.D. 2005

Signed: James M. Ben

BOARD OF COUNTY COMMISSIONERS' CERTIFICATION

This is to certify that on this 30th day of April, A.D. 2005 the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.

Signed: Ray Johnson Chairman
 Attest: Ray Johnson Clerk of the Circuit Court

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that on this 30th day of March, A.D. 2005, that all payable and applicable taxes have been paid, and that all sales taxes applicable to the above described platted lands have been redeemed.

Signed: David R. Rouse Tax Collector

SURVEYOR'S REVIEW

I hereby certify on this 31st day of March, A.D. 2005, that this Plat has been reviewed by me and that said Plat is in conformity with Chapter 177, Florida Statutes. Signed this 31st day of March, A.D. 2005

Signed: Victor B. Welch

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 me 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 15th day of April, A.D. 2005

Wood D. Hall My commission expires 4-7-2008
 Notary Public, State of Florida

Bradford County Property Appraiser Certification

Approved by the Bradford County Property Appraiser the 27th day of April, A.D. 2005.

Ray Johnson

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

This is to certify that on the 29th day of March, A.D. 2005, H.J. Kelley, P.E., Registered Florida Engineer, as specified within Chapter 471, Florida Statutes, License No. 16958, does hereby certify that all required improvements have been installed in compliance with the approved construction plans.

Signed this 29th day of March, A.D. 2005
H. Jerome Kelly
 H. JEROME KELLY, P.E.
 KELLY ENGINEERING, INC.
 12000 Luau Road, 16956
 2200 S.W. 11th Street
 GAINESVILLE, FLORIDA 32609
 Phone: (352) 371-2741

SURVEYOR'S CERTIFICATION

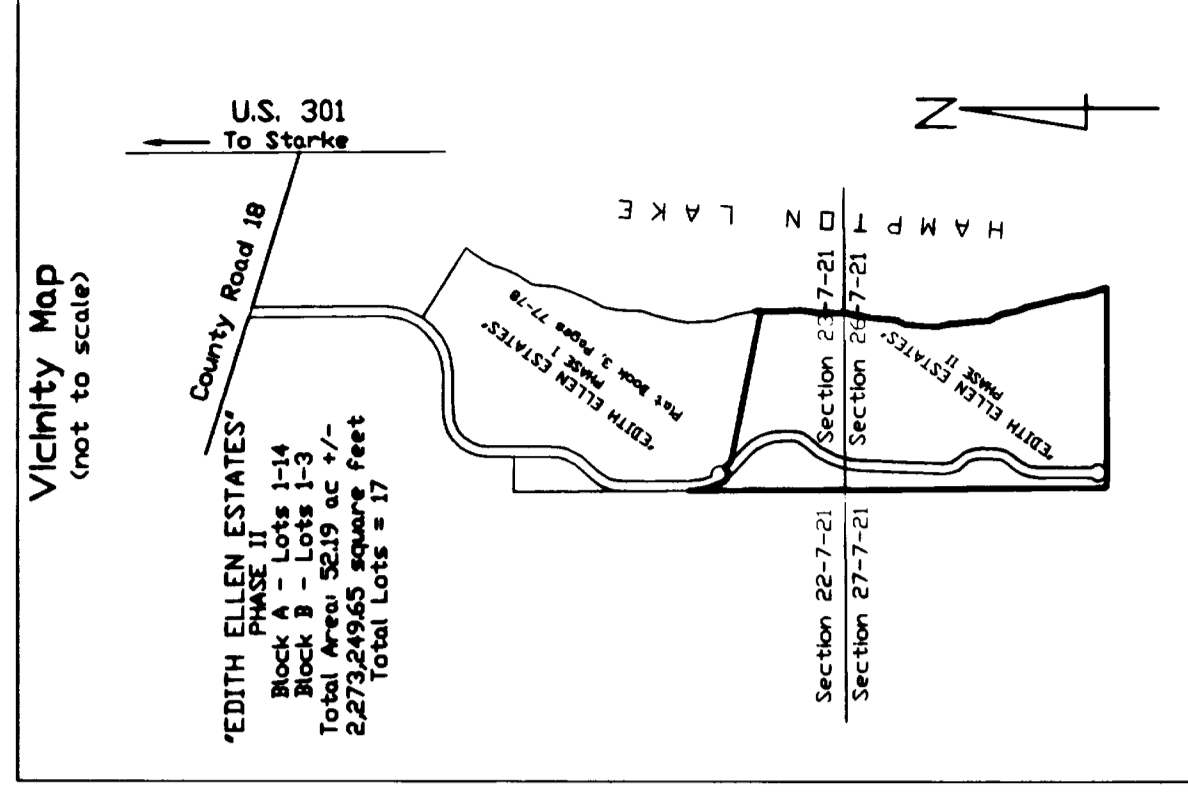
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor, as provided under Chapter 472, Florida Statutes, are in good standing with the Board of Land Surveyors, does hereby certify that on the 22nd day of February, A.D. 2005, he completed the survey of the above described lands and that the same are in accordance with the Plat of said lands and that the same are in accordance with the Plat of said lands under his direction and supervision; that Permanent Reference Monuments have been placed as shown hereon and comply with all survey requirements of Part I Chapter 177, Florida Statutes; and that said land is located in Sections 23 & 26, Township 7 South, Range 21 East, Bradford County, Florida.

Signed this 22nd day of February, A.D. 2005

Gerald Ray Vaught
 GERALD RAY VAUGHT, P.S.
 Ray Vaught Land Surveyor, Inc.
 Florida Certificate: LS 5088
 Certificate of Authorization: LB 6525
 405 STARBUCK ROAD, Suite B
 STARBUCK, FLORIDA 32099
 Phone: (904) 964-6708

NOTES

- 1) The bearings shown hereon are based on the West line of the SW 1/4 of Section 23-7-21, said bearing being N 00°20'36" W (assumed).
- 2) Lands shown hereon lie partially in Flood Zone X (areas outside 500 - year flood plain) and partially in Flood Zone A (areas inside 100 - year flood plain) according to this surveyors interpretation of Flood Insurance Rate Map No. 1200700210 D of Bradford County, Florida, dated November 15, 1989. Lines shown hereon are approximate - scaled from flood map.
- 3) The Ordinary high water line of Hampton Lake was not surveyed.
- 4) No filling, digging, dredging, or any construction allowed in the areas designated as "Conservation and drainage easement" without proper permitting.



SUBDIVIDER
 STEPHEN F. SMITH
 12876 SW CR 231
 Brookier, Florida, 32622
 Phone: (352) 485-2458

COVENANTS AND RESTRICTIONS
 See Official Record Book 911, Pages 405-469.

ZONING INFORMATION
 The lands shown hereon are zoned
 RE - Minimum Lot Area: 100 ac (43,560 sq. ft.)
 (Section 26-7-21)
 RSF1 - Minimum Lot Area: 0.30 ac (20,000 sq. ft.)
 (Section 23-7-21)
 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

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 these county.

