

# PLAT OF HAMPTON SHORES

BEING A SUBDIVISION OF LOTS 3, 4, 6; AND THAT PART OF LOT 5 LYING NORTH OF THE COUNTY HIGHWAY; AND THE WEST HALF OF LOT 7; ALL IN SECTION 23, TOWNSHIP 7 SOUTH, RANGE 21 EAST, BRADFORD COUNTY, FLORIDA.

For a period of forty years from the date hereof this property is subjected to the following restrictions: that only one single, private dwelling shall be placed on each lot which dwelling shall be erected prior to any garage or appurtenant thereto and shall not be a combination bungalow-garage, and shall cost not less than \$3000.00, and is to be used for residential purposes only, garages shall be placed only in the back part of lots, and all such garages, bath-houses and appurtenant buildings shall be similar in design, construction, and finish to the dwelling; the property shall not be conveyed to other than Caucasians: that no building shall be erected any portion of which shall be nearer than 20 feet to any street line indicated on this plat: for a violation of these restrictions the property shall revert to the grantor, his heirs, and assigns; the above restrictions may be altered or changed at the option of the Dedicator; said changes to be previously agreed upon in writing.

We, the undersigned, Arthur W. Tobey and Margaret L. Tobey, the owners of the above described property, do herein and hereby dedicate the streets and alleys in said property, as shown by this plat, to public use forever; and we hereby certify that this subdivision is permanently marked on the ground and is connected with land division corners as shown on this plat, and we reserve an easement strip 3 feet wide along the rear line of each lot for any future installation of civic improvements.

*M. Carlos Zetrower* Witness  
*Arthur W. Tobey* Seal  
*Margaret L. Tobey* Seal

State of Florida  
County of Alachua

I hereby certify that on this 28th day of January, A.D. 1926, before me, an officer duly authorized to administer oaths and to take acknowledgements, personally appeared Arthur W. Tobey and Margaret L. Tobey to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me the execution of the above dedication to be their free act and deed for the uses and purposes therein expressed; and the said Margaret L. Tobey, the wife of the said Arthur W. Tobey, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said dedication for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said dedication freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

Witness my signature and official seal at Gainesville in the County of Alachua and State of Florida the day and year last aforesaid.

My commission expires  
February 9th, 1929

*M. Carlos Zetrower*  
Notary Public.

I hereby certify that the above described property has been surveyed and monuments set as indicated on this plat and that the dimensions, angles and lengths together with connections to land division corners are correct.

*John A. Stewart*  
Civil Engineer, Gainesville, Fla.  
Certificate No 804.

Accepted and Approved for the Board of County Commissioners  
of Bradford County, Florida.

Date: Feb 4th 1926

*J. M. [Signature]*  
Chairman

Accepted - Approved and Filed for Record  
this 4th day of February, A.D. 1926.  
County Clerk.

