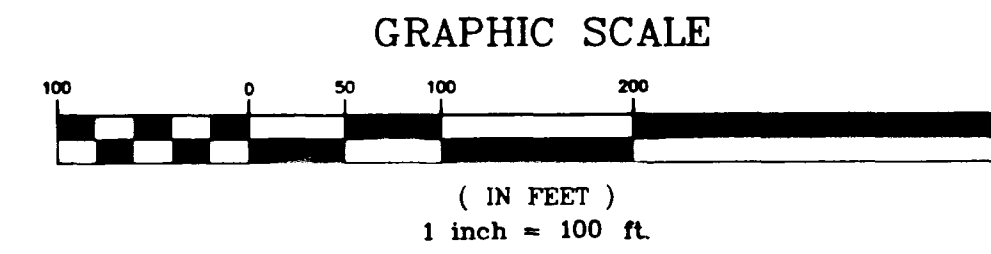


"Northwest Pines"

A Minor Subdivision in the SW1/4 of Section 10, Township 6 South, Range 21 East, Bradford County Florida.

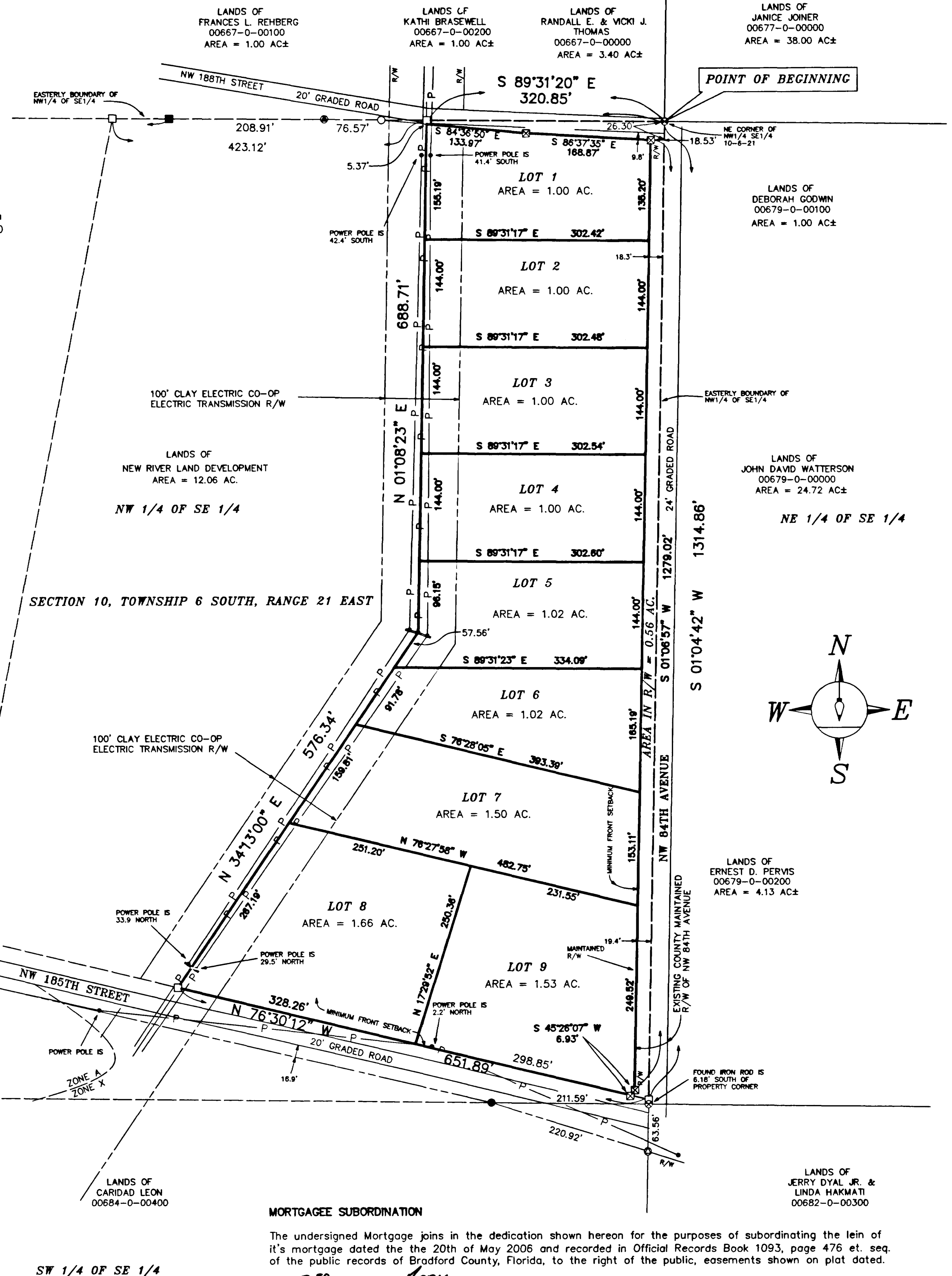


CAPTION

A parcel of land lying in the NW1/4 of the SE1/4 of Section 10, Township 6 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at the Northeast corner of said NW1/4 of SE1/4 for the Point of Beginning and run South 01 degree 04 minutes 42 seconds West, along the Easterly boundary thereof, 1314.86 feet to a concrete monument set on the Northerly boundary of the right of way of NW 185th Street; thence North 76 degrees 30 minutes 12 seconds East, along said Northerly boundary, 651.89 feet to a concrete monument set at an intersection with the Centerline of a Clay Electric Co-Op transmission Easement; thence North 34 degrees 13 minutes 00 seconds East, along said centerline, 576.34 feet; thence North 01 degree 08 minutes 23 seconds East, along said centerline, 688.71 feet to a concrete monument set on the Northerly boundary of said NW1/4 of SE1/4; thence South 89 degrees 31 minutes 20 seconds East, along said Northerly boundary, 320.85 feet to the Point of Beginning.

Excepting that part lying within the right of way of NW 84th Avenue.



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.

THIS IS TO CERTIFY, that on on MARCH 30 2006 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: [Signature] Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined on April 11, 2006
AND
Approved as to Legal Form and Sufficiency by Terence M. Brown (County Attorney).

Signed [Signature] Terence M. Brown, County Attorney

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 30th day of April, A.D., 2006.
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 3, Page 85 of the public records of Bradford County, Florida, this 28th day of March, A.D., 2006.

Signed [Signature] Clerk of Circuit Court
Signed [Signature] Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 31st day of March, A.D., 2006

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 platted lands hereon have been redeemed.

Signed [Signature] Tax Collector

DEDICATION and ADOPTION

This is to certify that New River Land Development, Inc. is the lawful owner of the lands described as "Northwest Pines" 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 11 day of April, 2006 Witness [Signature]
Susan Faulkner-O'Neal, President
Signed [Signature] this 11 day of April, 2006 Witness [Signature]
Greg Griffiths, Secretary

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, Susan Faulkner-O'Neal and Greg Griffiths, 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 11th day of April, A.D., 2006.
[Signature]
Notary Signature
Matthew T. Barksdale
Printed Name of Notary

Notary Rubber Stamp Seal:



LEGEND

- Found 4" X 4" concrete monument (NO ID)
- Found 3" X 3" concrete monument (NO ID)
- Found 1/2" iron rod (LB #12)
- Found 1/2" iron rod (# 509b)
- Found 3/4" iron pipe (NO ID)
- Found 1/2" iron rod (NO ID)
- Found 1" iron pipe (NO ID)
- Set 3" X 3" concrete monument (P.R.M. 2714)
- Found lightwood post
- Overhead power line and pole
- Fence
- Right of way = R/W

FLOOD ZONE INFORMATION

Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 150 of 245, Map Number 12007C00150 D, effective date November 15, 1989. (Zone X is an area determined to be outside the 500- year flood plain.)

All finished floor elevations in Zone X areas are to be at a minimum of 1.0 foot above highest adjacent grade.

NOTES

- Date of Last Plat Revision is February 6, 2006.
- No Streams, Lakes or Swamps Exist on said property.
- Acerages of surrounding parcels provided by the Bradford County property appraiser's office.
- There are no covenants and restrictions as described by Chapter 177.09 (28) of the Florida Statutes.

SURVEYOR : Patrick B. Welch, PSM
Florida Certificate No. 2714
Business No. LB 4012
P.O. Box 809
870 W. MacMahon Street
Starke, Florida 32091
Phone (904) 964-8292

ZONING INFORMATION

AGRICULTURAL (A-2)
Minimum Lot Width : 125.00 Feet
Proposed Water Supply : Private wells
Proposed Septic Systems : Individual septic tanks or other approved system
Building Setbacks : Front - 30'; Side - 25'; Rear - 25'

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 28th day of October, A.D. 2006, he completed the survey of the lands as shown in 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 31st day of March, A.D. 2006
[Signature]
Patrick B. Welch, PLS, Florida Certificate No. 2714; Business No. LB 4012

SUBDIVIDER
New River Land Development, Inc.
405 West Georgia Street
Starke, FL 32091

MORTGAGEE SUBORDINATION

The undersigned Mortgagee joins in the dedication shown hereon for the purposes of subordinating the lien of its mortgage dated the 20th of May 2006 and recorded in Official Records Book 1093, page 476 et. seq. of the public records of Bradford County, Florida, to the right of the public, easements shown on plat dated.

this 30th day of April, 2006.

Signed [Signature] Oody, President ~ Capital City Bank
Witness [Signature]

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 = February 6, 2006.