

BEDFORD WOODS

WATER SUPPLY: PRIVATE WELLS
 SEWAGE DISPOSAL: PRIVATE SEPTIC TANK
 DRAINAGE: NATURAL

SUBDIVIDERS NAME:
 Martin Dawey
 P.O. Box 811
 Middleburg, Florida 32050
 (904) 282-1055

Denotes Set 1/2" Iron Rod cap 2061
 Permanent Control Point
 Denotes Set 4"x4" Concrete Monument
 #2061 Permanent Reference Monument

LANDS IN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST,
 BRADFORD COUNTY, FLORIDA

A MINOR PLAT
 DATED: April 5, 1999

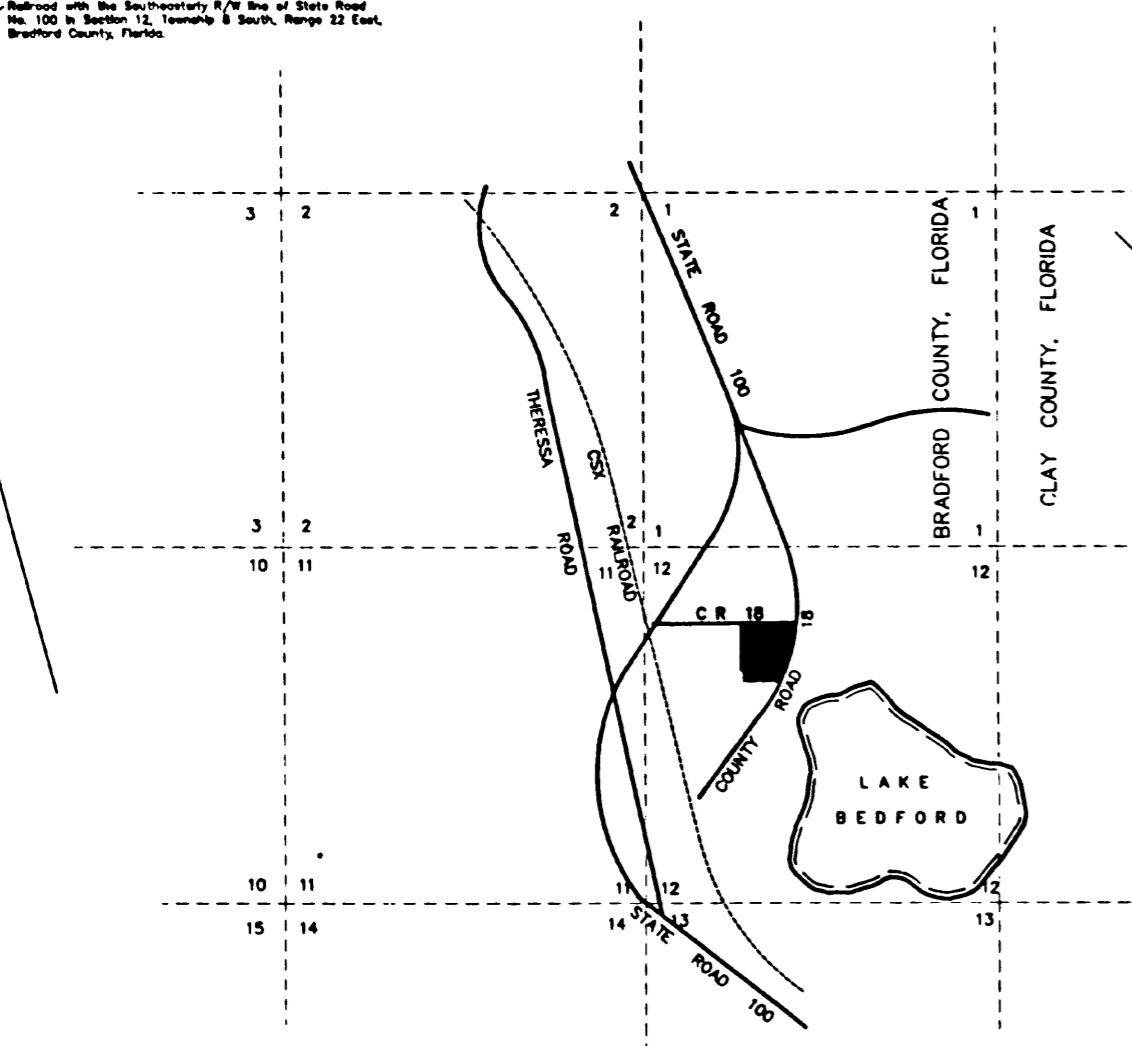
Found Railroad Station in Payment of the
 Northwest corner of the Southwest 1/4 of
 the Northwest 1/4 of Section 12, Township
 8 South, Range 22 East, Bradford County,
 Florida

BUILDING SETBACK REQUIREMENTS
 FRONT 30 Ft
 REAR 15 Ft
 SIDE 15 Ft

Current Zoning = RSF-1

COUNTY ROAD NO. 18 (80' R/W)

"LOCATION MAP"
 SCALE 1" = 2000'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3712.80	162.86	81.44	162.85	N 107°24'43" E	02°30'48"
C2	3712.80	25.67	12.83	25.67	N 115°20'00" E	00°23'48"
C3	3712.80	125.00	62.50	124.99	N 130°14'46" E	01°55'45"
C4	3712.80	170.71	85.37	170.70	N 151°18'40" E	02°38'05"
C5	3712.80	110.00	55.00	110.00	N 172°28'38" E	01°41'51"
C6	3712.80	110.00	55.00	110.00	N 191°10'30" E	01°41'51"
C7	3712.80	110.00	55.00	110.00	N 205°22'21" E	01°41'51"
C8	3712.80	110.00	55.00	110.00	N 223°34'12" E	01°41'51"
C9	3712.80	32.85	16.43	32.85	N 234°02'21" E	00°30'25"
C10	3712.80	794.23	398.64	792.12	N 174°47'50" E	12°15'26"

COUNTY SURVEYOR'S APPROVAL
 Date 4/7/99 Signed Patrick B. Hill

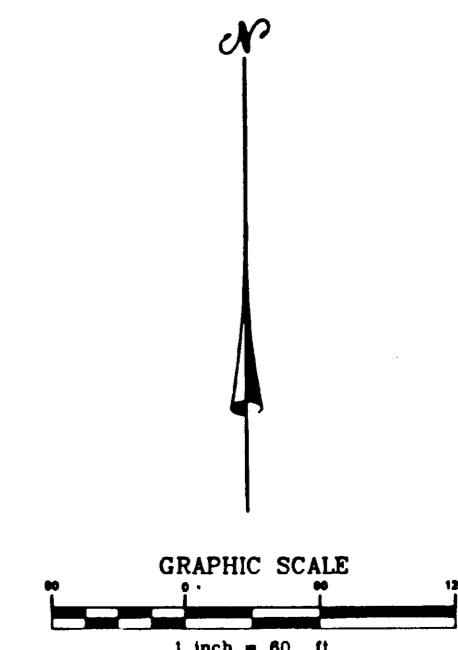
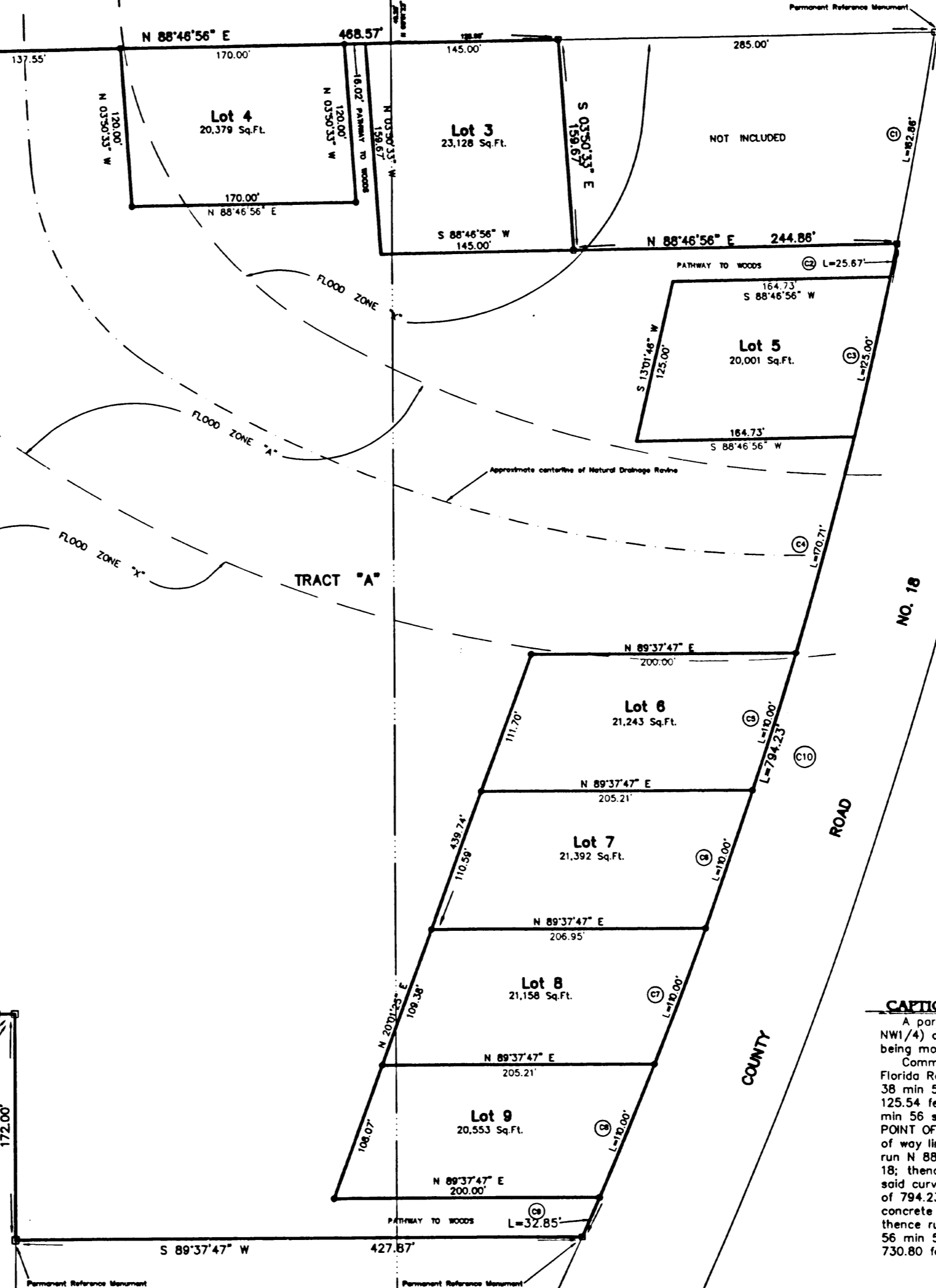
CLERK'S CERTIFICATE
 I hereby certify that this plat has been examined and it complies in form with Chapter 177 of the Florida Statutes and is filed for record in
 Plat Book 3 Page 68 of the public records of Bradford County, Florida, this 24th day of
 May, 1999.
 Signed Ray Anderson Clerk

COUNTY ATTORNEY'S APPROVAL
 Date 4/30/99 Signed Judy P. Hardy County Attorney

COUNTY HEALTH DEPARTMENT
 Approved this 14th Day of April, 1999 Signed Edward Roush

APPROVED FOR RECORD
 This is to certify that this Plat has been examined and is hereby accepted by the Board of County Commissioners of Bradford County, Florida.
 Signed this 24th Day of May, 1999.
 Signed Ray Anderson Clerk Signed Ed J. G... Chairman

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.



Denotes Iron Corner
 Denotes Concrete Monument
 Denotes Power Line
 Denotes Fence Line
 Denotes Centerline
 Denotes Not to Scale
 TOTAL ACREAGE SUBDIVIDED 11,780 ac.±
 TOTAL NUMBER OF LOTS 8

SURVEYOR'S CERTIFICATION
 KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, being a licensed and registered Land Surveyor, as provided under Chapter 472, Florida Statutes and in good standing with the Board of Land Surveyors, does hereby certify that on this 14th day of April, 1999, have completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands therein described and plotted or subdivided; and that Permanent Reference Monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes, as amended; and that said lands is located in Section 25 Township 8 South, Range 22 East, Bradford County, Florida.
 Signed: Joseph G. Knapp Date: April 14, 1999
 Date of Boundary Survey: Feb. 2, 1999
 Revised: _____
 Revised: _____

ADOPTION AND DEDICATION
 This is to certify that Martin Dawey is the lawful owner of the lands described in the caption hereon and that he has caused the same to be surveyed and subdivided and this plat, made in accordance with said survey and is hereby adopted as the true and correct plat of said lands, and that all easements for drainage and utilities shown hereon are hereby irrevocably and without reservation dedicated to Bradford County, and its successors forever.
 In witness thereof and signed this 24th day of April, A.D. 1999
 Witness: Gladys & Williamson Martin Dawey
 Witness: _____

CAPTION
 A parcel of land situated in the South one half of the Northwest One Quarter (S1/2 of the NW1/4) of Section 12, Township 8 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:
 Commence at the intersection of the Easterly right of way line of the Georgia Southern and Florida Railroad with the Southeastery right of way line of State Road No. 100 and run N 32 deg 38 min 56 sec E, along the Southeastery right of way line of said State Road, a distance of 125.54 feet to the Southerly right of way line of County Road No. 18; thence run N 88 deg 46 min 56 sec E, along said Southerly right of way line 838.94 feet to a concrete monument and the POINT OF BEGINNING; thence continue N 88 deg 46 min 56 sec E, along said southerly right of way line a distance of 468.57 feet; thence run S 03 deg 50 min 33 sec E, 159.67 feet; thence run N 88 deg 46 min 56 sec E, 244.86 feet to the Westerly right of way line of County Road No. 18; thence run Southwestery along said Westerly right of way line with a curve concave Westerly said curve having a central angle of 12 deg 15 min 26 sec, a radius of 3712.60 feet, an arc length of 794.23 feet, and a chord bearing and distance of S 77 deg 47 min 50 sec W, 792.72 feet to a concrete monument; thence run S 89 deg 37 min 47 sec W, 427.87 feet to a concrete monument; thence run N 00 deg 01 min 23 sec E, 172.00 feet to a concrete monument; thence run S 89 deg 56 min 55 sec W, 13.96 feet to a concrete monument; thence run N 03 deg 07 min 53 sec W, 730.80 feet to the Point of Beginning.

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, Martin Dawey 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 as such owner for the uses and purposes therein expressed.
 Made my signature and official seal this 14th day of April, A.D. 1999
 Notary Public, State of Florida at Large

CONSENT OF MORTGAGE
 We, the undersigned holders of that certain mortgage as recorded in Official Records Book 751, Page 413, of the public records of Bradford County, Florida, do hereby consent to this plat and join in the dedication as shown hereon.
 R.M. Hersey, Jr. Jackie Hersey
 STATE OF FLORIDA COUNTY OF CLAY
 The foregoing instrument was acknowledged before me this day of April, A.D. 1999 by R.M. Hersey, Jr. and Jackie Hersey, who is personally known to me or who has produced _____ as identification.
 Witnesses: Gladys & Williamson

JOSEPH G. KNAPP
 Land Surveying and Drafting Services
 (352)473-3168 (904)282-9320
 270 Southeast Palmalla Avenue
 P.O. Box 388 Kaituma, Florida 32056
 JOB NUMBER: F 98-023 RLM