

"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 description continues 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 thence 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 thence 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 44 degrees 42 minutes 06 seconds East for a chord distance of 488.52 feet to a found 1/2" iron rod located at the end of a curve thence run North 00 degrees 20 minutes 36 seconds East along said East line for a distance of 804.90 feet to a found 1/2" iron rod, thence run South 00 degrees 20 minutes 36 seconds East along said East line for a distance of 63.95 feet to a found 1/2" iron rod, thence run South 00 degrees 20 minutes 36 seconds East along said East line for a distance of 405.00 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 North 15 degrees 41 minutes 16 seconds West for a chord distance 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 North 15 degrees 41 minutes 16 seconds West for a distance of 405.00 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 North 15 degrees 41 minutes 16 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 16 seconds East along said East line for a distance of 1.849.00 feet, more or less, to a point, 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, 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 West for a chord distance of 30.65 feet to a set 1/2" iron rod located in 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 18th day of July, A.D. 2002.

Vitness: Stephen F. Smith Signed

Vitness: Jeff Doby Signed

MORTGAGE SUBORDINATION
The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated the 18th day of July, A.D. 2002, to the public records of Bradford County, Florida, to the right of the public easements, and Roads shown on this Plat dated this 18th day of July, A.D. 2002. See Official Records Book 434 Page 34 (Sub. # 2003150641)

Vitness: Jeff Doby, President Signed

Vitness: Ray Adams 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 18th day of July, A.D. 2002.

Signed: Ray Adams Clerk of Circuit Court

Signed: Ray Adams Chairman

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 18th day of July, A.D. 2002

BRADFORD COUNTY ATTORNEY'S CERTIFICATION

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

BOARD OF COUNTY COMMISSIONERS' CERTIFICATION

This is to certify that on this 18th day of July, A.D. 2002 the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.

Signed: Ray Adams Chairman

Attest: Ray Adams Clerk of the Circuit Court

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that on this 18th 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: Eric Pano Tax Collector

SURVEYOR'S REVIEW

I hereby certify on this 15th 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 15th day of July, A.D. 2002

Signed: Stephen F. Smith My commission expires 3/27/05

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 18th day of July, A.D. 2002

Signed: Stephen F. Smith My commission expires 3/27/05

Signed: Ray Adams Property Appraiser

Signed: Ray Adams Notary Public, State of Florida

Signed: Ray Adams My commission expires 3/27/05

BRADFORD COUNTY PROPERTY APPRAISER CERTIFICATION

Approved by the Bradford County Property Appraiser this 18th day of July, A.D. 2002

Signed: Ray Adams Property Appraiser

CERTIFICATE OF THE SUBDIVIDER'S ENGINEER

This is to certify that on the 16th 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 16th day of July, A.D. 2002

Signed: H. James Kelly H. JAMES KELLEY, P.E.
FLORIDA ENGINEER, No. 16536
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 18th 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 Chapter 472, Florida Statutes, and that said land is located in Section 23, Township 7 South, Range 21 East, Bradford County, Florida.

Signed this 18th day of July, A.D. 2002

Signed: Ray Adams GERALD RAY DAUGHERTY, P.L.S.
Ray Daugherty & Associates, Inc.
Florida Certificate No. LS 5048
Certificate of Authorization: LB 6525
405 S. W. 12th Street, Suite B
Gainesville, Florida 32609
Phone: (800) 984-9708

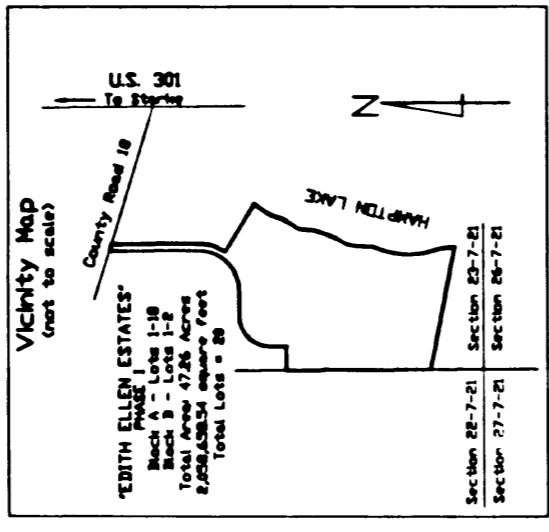
NOTES

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. The lands described herein are zoned RSF. The subdivision is shown in its graphic form on the official Plat of 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.

PLAT BOOK 3 PAGE 77
SHEET 1 OF 2

Least Date of Field Work: July 10, 2002
Date of Map: July 11, 2002

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

