

GENEVA CREEK

BRADFORD COUNTY, FLORIDA

Cor. & Sect. Plat
Attest: Gilbert S. Brown
Clerk Circuit Court
By: *[Signature]*

DESCRIPTION

A tract of land situated in Government Lot 4 and the SW/4 of Section 25, Township 8 South, Range 22 East and situated in Government Lots 1, 2 and 3 of Section 36, Township 8 South, Range 22 East, Bradford County, Florida; said tract being more particularly described as follows:
Commence at the Southeast corner of said Section 25 and 300° 27' 33" E along the East line of said Section 36, a distance of 244.92 feet to the Northeastly right of way line of Lakeshore Drive as shown on a plat of "Geneva Lake Estates", a subdivision as recorded in Plat Book 3, Pages 36A and 36B of the public records of Bradford County, Florida; thence run S 89° 32' 48" W, along said Northeastly right of way line 2.54 feet; thence run Northwestly along said Northeastly right of way line, with a curve concave Northeastly, said curve having a central angle of 27° 15' 00", a radius of 176.28 feet, an arc length of 83.84 feet and a chord bearing and distance N 76° 49' 42" W, 83.05 feet; thence run N 63° 12' 12" W, along said Northeastly right of way line, 140.00 feet; thence run Northwestly along said Northeastly right of way line with a curve concave Southwestly, said curve having a central angle of 08° 30' 00", a radius of 271.96 feet, an arc length of 144.19 feet and a chord bearing and distance of N 67° 27' 12" W, 144.06 feet; thence run N 71° 42' 12" W, along said Northeastly right of way line, 250.00 feet; thence run Northwestly along said Northeastly right of way line with a curve concave Northeastly, said curve having a central angle of 19° 30' 00", a radius of 377.38 feet, an arc length of 128.44 feet, and a chord bearing and distance of N 61° 57' 12" W, 127.82 feet; thence run N 52° 12' 12" W, along said Northeastly right of way line, 357.25 feet; thence run Northwestly, Westerly, Southwestly, Southerly and Southeastly along the Northernly right of way line of said Lakeshore Drive, with a curve concave Southeastly, said curve having a central angle of 21° 01' 00", a radius of 45.0 feet, an arc length of 173.58 feet, and a chord bearing and distance of S 65° 28' 28" W, 84.90 feet; thence run S 44° 51' 48" W, along the Northwestly right of way line of said Lakeshore Drive, 52.69 feet to the point of beginning; thence continue S 44° 51' 48" W, along said Northwestly right of way line, 449.19 feet; thence run Northwestly along said Northwestly right of way line, with a curve concave Northwestly, said curve having a central angle of 11° 34' 43", a radius of 360 feet, an arc length of 72.75 feet, and a chord bearing and distance of S 55° 40' 32" W, 72.03 feet; thence run N 46° 02' 00" W, 278.58 feet; thence run N 25° 54' 51" W, 305.79 feet; thence run N 86° 21' 39" W, 67.32 feet; thence run Westerly with a curve concave Southerly, said curve having a central angle of 16° 29' 35", a radius of 385 feet, an arc length of 110.83 feet, and a chord bearing and distance of S 85° 23' 34" W, 110.44 feet; thence run S 77° 08' 46" W, 55.66 feet; thence run Northwestly with a curve concave Northerly, said curve having a central angle of 45° 21' 39", a radius of 130.00 feet, an arc length of 102.92 feet, and a chord bearing and distance of N 00° 10' 24" W, 100.25 feet; thence run N 57° 29' 35" W, 31.70 feet; thence run Northwestly with a curve concave Southwestly, said curve having a central angle of 14° 16' 35", a radius of 340.00 feet, an arc length of 84.72 feet, and a chord bearing and distance of N 64° 37' 42" W, 84.50 feet; thence run N 71° 46' 10" W, 54.47 feet to the Easterly right of way line of State Road No. 21; thence run N 25° 50' 16" E, along the Easterly right of way line of said State Road No. 21 a distance of 774.87 feet to a concrete monument at the Southwest corner of the J.C. Spink property; thence run N 70° 02' 43" E, along the Southerly boundary line of said J.C. Spink's property, 1130.25 feet; thence run S 82° 55' 06" E, 70.78 feet; thence run S 45° 02' 12" E, 502.17 feet to the point of beginning.

ADOPTION AND DEDICATION

This is to certify that the undersigned is the lawful owner of the land described in the Caption hereon, that the undersigned has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey adopted as the true and correct plat of said lands, that roads shown on this plat are not dedicated to the public at this time.

In witness whereof the presents were signed this 16th day of September 1975.
In the presence of:
Witness *[Signature]* W. R. Emery Seal
M. R. EMERY

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, M. R. EMERY, to me well known to be the person described in and who executed the foregoing dedication and who severally acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

Witness my signature and Official Seal this 16th day of September, A. D. 1975.
[Signature] My commission expires: _____
Notary Public, State of Florida at large

MORTGAGEE SUBORDINATION

The undersigned mortgagee joins in the above dedication for purposes of subordinating the lien of its mortgage dated the 24th day of July, 1971, and recorded the 24th day of July, 1971, in the Official Record Book 92, Page 150, of the public records of Bradford County, Florida to the rights of Emery Lane and easements shown on this Plat dated this day of _____ 1975. Signed, sealed and delivered in the presence of:

Witness _____
Witness _____
Stephen L. Beckwith, General Partner

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 L. BECKWITH, General Partner of GENEVA SHORES, LTD. under the laws of the State of Florida to me well known to be the person described in and who executed the foregoing dedication and who severally acknowledged before me he executed the same freely and voluntarily as such officer for the uses and purposes therein expressed and that he affixed hereto the Official Seal of said Partnership.

Witness my hand and Official Seal this 26th day of May, 1975.
Notary Public State of Florida at large *[Signature]* My commission Expires: _____

CLERK'S CERTIFICATE

I here certify that this Plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Fla., 1971 and is filed for record and recorded in Plat Book 3, Pages 44 and _____ of the public records of Bradford County, Florida, this 6 day of OCTOBER A.D. 1975.

Signed: *[Signature]* Clerk Signed: _____ Deputy Clerk

COUNTY SURVEYOR'S APPROVAL

Date: July 23, 1975 Signed: *[Signature]* M.G. McMillan, M.G. McMillan

COUNTY ATTORNEY'S APPROVAL

Date: October 6, 1975 Signed: *[Signature]* County Attorney

BRADFORD COUNTY ZONING BOARD APPROVAL

Approved by the Bradford County Zoning Board this 27 day of MAY A.D. 1975.

Signed: *[Signature]* Chairman

MORTGAGEE SUBORDINATION

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated 31st day of December, 1973 and recorded December 31, 1973, in Official Records Book 121, Page 621 of the Public Records of Bradford County, Florida to the rights of Emery Lane and easements shown on this Plat dated this 12th day of March, 1974. Signed, sealed and delivered in the presence of:

Witness *[Signature]* President DOUBLE EAGLE, INC.
Witness *[Signature]* 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, Rudolf P. Arnold and Edwin Simmons, respectively President and Secretary of DOUBLE EAGLE, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing dedication and who severally acknowledged before me that they executed the same freely and voluntarily as such officers for the use and purposes therein expressed and that they affixed hereto the Official Seal of said corporation. Witness my hand and Official Seal this 28th day of May, 1975.

Notary Public, State of Florida at large: *[Signature]* My Commission expires: _____

MORTGAGEE SUBORDINATION

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated December 31, 1973, and recorded December 31, 1973 in Official Records Book 121, Page 615 of the public records of Bradford County, Florida to the rights of Emery Lane and easements shown on this Plat dated this 11th day of September, 1975. Signed, sealed and delivered in the presence of:

Witness: *[Signature]* By: *[Signature]* Title: Vice President
Witness: *[Signature]* Attest: *[Signature]* Title: Secretary
AMERICAN GUARANTY, INC.

STATE OF FLORIDA - COUNTY OF PINELLAS

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Robert A. Puchel and Elizabeth G. Gully, respectively Vice President and Secretary of AMERICAN GUARANTY, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing dedication and who severally acknowledged before me that they executed the same freely and voluntarily as such officers for the purposes and use therein expressed and that they affixed hereto the Official Seal of said corporation. Witness my hand and Official Seal this 11th day of September, 1975.

Notary Public - State of Florida at large: *[Signature]* My commission expires: _____

SURVEYOR'S CERTIFICATION

This is to certify that this plat is a correct representation of land surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat according to chapter No. 71-339, laws of Florida of 1971 and that Permanent Control Points will be placed as shown on said plat in accordance with said laws, that said survey was made under my responsible direction and supervision and that the survey data on said plat complies with all the requirements of said chapter. Signed this 25 day of July 1975.

Signed: *[Signature]* JOSEPH G. KNAPP
Reg. Land Surveyor Fla. Cert No. 2061

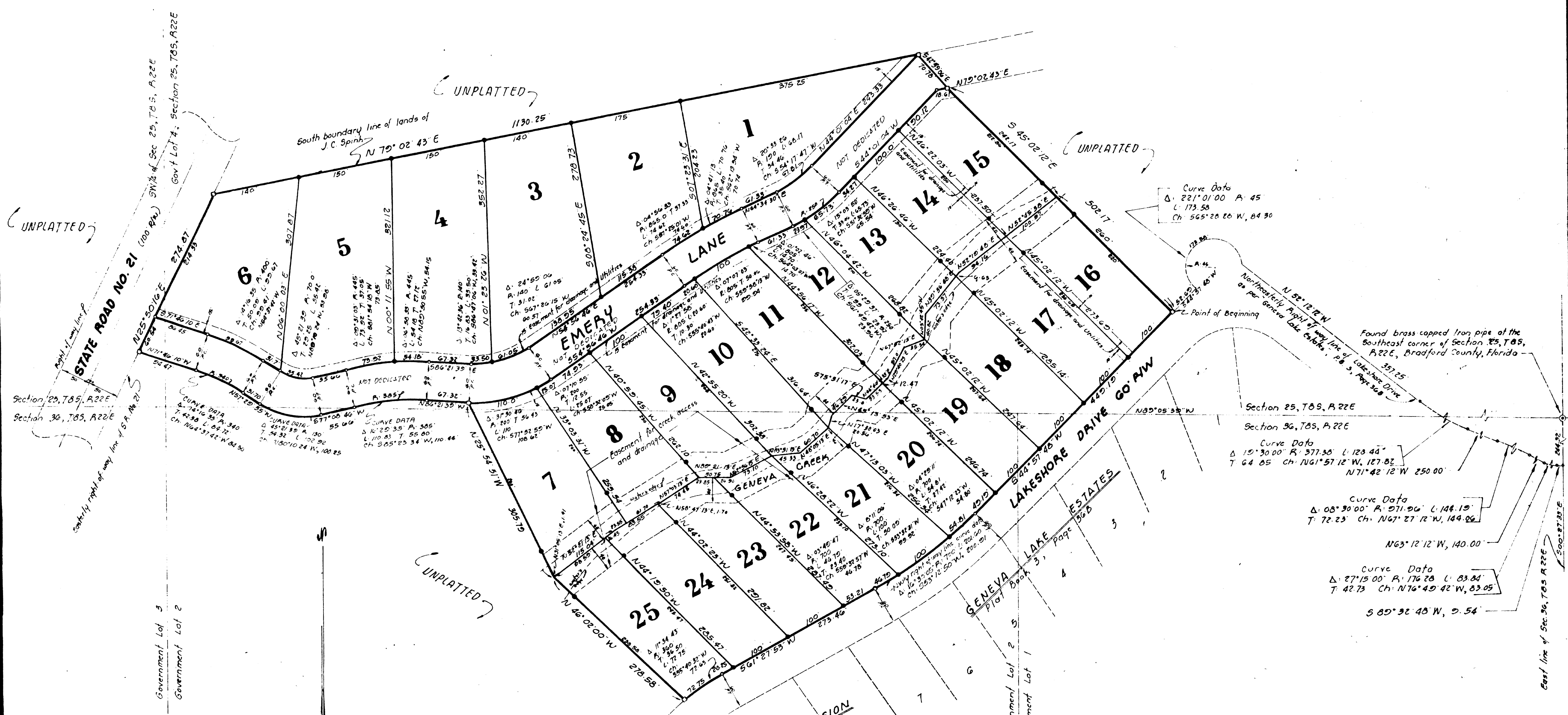
APPROVED FOR RECORD

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 6 day of OCTOBER A.D., 1975.

Signed: *[Signature]* : Clerk
Signed: *[Signature]* : Chairman

GENEVA CREEK

BRADFORD COUNTY, FLORIDA



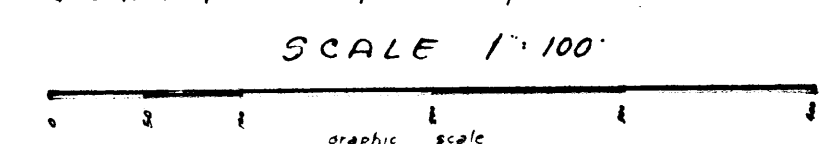
Curve Data
 $\Delta: 221^{\circ}01'00''$ R: 45
 $L: 173.58$
 $Ch: 565^{\circ}28'20'' W, 84.30$

Section 25, T8S, R22E
 Section 36, T8S, R22E
 Curve Data
 $\Delta: 150^{\circ}30'00''$ R: 377.35 L: 128.44
 $T: 64.05$ Ch: $N61^{\circ}57'12'' W, 127.82$
 $N71^{\circ}42'12'' W, 250.00$

Curve Data
 $\Delta: 08^{\circ}30'00''$ R: 271.26 L: 144.19
 $T: 72.23$ Ch: $N67^{\circ}27'12'' W, 144.86$

Curve Data
 $\Delta: 27^{\circ}15'00''$ R: 176.28 L: 83.84
 $T: 42.73$ Ch: $N76^{\circ}49'42'' W, 83.05$
 $S 85^{\circ}32'48'' W, 9.54$

Denotes Concrete Permanent Reference Monument
 Denotes Permanent Control Point (Concrete Monument)
 Denotes Iron Pipe Set
 Note: Road rights of way subject to an easement for construction and maintenance of Water System.



UNPLATTED

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BOYKIN'S SUBDIVISION
 Plat Book 3, Page 37

STATE ROAD NO. 21
 Govt Lot 4, Section 25, T8S, R22E
 Govt Lot 3
 Govt Lot 2

Found brass capped iron pipe at the Southeast corner of Section 25, T8S, R22E, Bradford County, Florida