

# GENEVA LAKE ESTATES

## BRADFORD COUNTY, FLORIDA

PLAT BOOK 3 PAGE 36-A  
 Sheet One of Two  
 For Covenants and Restrictions of Plat - See Page 533-535  
 123 Pages

**DESCRIPTION:**

A tract of land situated in Government Lot 4, Section 25, Township 8 South, Range 22 East, and 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 Northeast corner of said Section 36, and run S 00° 27' 23" E, along the East line of said Section 36, a distance of 244.32 feet to the point of beginning; thence continue S 00° 27' 23" E, along the East line of said Section 36, a distance of 50.00 feet; thence run S 89° 32' 48" W, 9.53 feet; thence run Westerly with a curve concave northerly, said curve having a central angle of 27° 15' 00", a radius of 236.28 feet, an arc length of 112.38 feet and a chord bearing and distance of N 76° 49' 42" W, 111.32 feet; thence run N 63° 12' 12" W, 146.00 feet; thence run Northwesterly with a curve concave Southwesterly said curve having a central angle of 02° 30' 00", a radius of 211.26 feet, an arc length of 135.29 feet, and a chord bearing and distance of N 67° 27' 12" W, 135.17 feet; thence run N 71° 42' 12" W, 250.00 feet; thence run Northwesterly with a curve concave Northeasterly, said curve having a central angle of 19° 30' 00", a radius of 437.33 feet, an arc length of 148.86 feet, and a chord bearing and distance of N 61° 57' 12" W, 148.14 feet; thence run N 52° 12' 12" W, 245.09 feet; thence run Northwesterly with a curve concave Southwesterly, said curve having a central angle of 48° 55' 28", a radius of 146.00 feet, an arc length of 119.57 feet, and a chord bearing and distance of N 72° 42' 25" W, 70.05 feet; thence run S 06° 20' 48" E, 311.95 feet; thence run S 68° 06' 30" E, 722.83 feet; thence run S 40° 36' 20" W, 236.65 feet; thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 146° 00' 00", a radius of 100.00 feet, an arc length of 71.57 feet, and a chord bearing and distance of N 72° 42' 25" W, 70.05 feet; thence run S 00° 27' 23" E, along the East line of said Section 36, a distance of 60.00 feet; thence run N 89° 15' 47" W, 3243.28 feet to the Easterly Right of way line of State Road No. 21; thence run Northwesterly along the easterly right of way line of said State Road with a curve concave Southeasterly, said curve having a central angle of 00° 56' 19", a radius of 3785.52 feet, an arc length of 62.01 feet and a chord of 62.01 feet; thence run S 89° 15' 47" E, 1140.96 feet; thence run N 12° 11' 58" E, 479.67 feet; thence run Northwesterly with a curve concave Southeasterly, said curve having a central angle of 40° 15' 55", a radius of 360.00 feet, an arc length of 309.54 feet, and a chord bearing and distance of N 36° 49' 55" E, 300.10 feet; thence run N 61° 27' 53" E, 270.46 feet; thence run Northwesterly with a curve concave Northwesterly, said curve having a central angle of 10° 30' 05", a radius of 700 feet, an arc length of 201.60 feet, and chord distance of 200.91 feet; thence run N 44° 57' 48" E, 497.88 feet; thence run Northwesterly, Northerly, Northeasterly and southerly along a curve concave Southeasterly, said curve having a central angle of 19° 30' 00", a radius of 173.58 feet and a chord of 173.58 feet; thence run S 52° 12' 12" E, 357.25 feet; thence run Southeasterly with a curve concave Northeasterly 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 S 61° 57' 12" E, 127.82 feet; thence run S 71° 42' 12" E, 250.00 feet; thence run Southeasterly with a curve concave Southwesterly, said curve having a central angle of 08° 30' 00", a radius of 271.26 feet, an arc length of 144.19 feet and a chord bearing and distance of S 67° 12' 12" E, 144.06 feet; thence run S 63° 12' 12" E, 140.00 feet; thence run Easterly with a curve concave Northerly, 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 of S 76° 49' 42" E, 83.05 feet; thence run N 89° 32' 48" E, 9.54 feet to the Point of beginning.

**ADOPTION AND DEDICATION**

This is to certify that GENEVA LAKE ESTATES, INC. a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the Caption hereon and that it has caused the same to be surveyed and subdivided and 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 on said plat are hereby irrevocably and without reservations dedicated to the County of Bradford and its Successors, subject to an easement for water system as per Plat. In witness whereof GENEVA LAKE ESTATES, INC. has caused these presents to be signed by its President and Secretary respectively, by and with the authority of its Board of Directors in its name and with its corporate seal affixed this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 1974.

GENEVA LAKE ESTATES, INC.

Witness \_\_\_\_\_ President  
 Witness \_\_\_\_\_ 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, W.C. Emery and Wary H. Emery, respectively President and Secretary of GENEVA LAKE ESTATES, 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 signature and Official Seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1974.

Notary Public, State of Florida at large \_\_\_\_\_ My commission expires: \_\_\_\_\_

**MORTGAGEE SUBORDINATION:**

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated the \_\_\_\_\_ day of \_\_\_\_\_, 1974, and recorded the \_\_\_\_\_ day of \_\_\_\_\_, 1974, in the Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, of the public records of Bradford County, Florida to the rights of the public roads and easements shown on this Plat dated this \_\_\_\_\_ day of \_\_\_\_\_, 1974, Signed, Sealed and delivered in the presence of:

GENEVA SHORES, LTD.

Witness: \_\_\_\_\_  
 Witness: Stephen L. Beckwith, General Partner

**STATE OF FLORIDA - COUNTY OF ALACHUA**

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 \_\_\_\_\_ day of \_\_\_\_\_, 1974.

Notary Public State of Fla. at large \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

**CLERK'S CERTIFICATE**

I hereby certify that this Plat has been examined and that it complies in form with Chapter No. 71-339, Laws of Fla., and is hereby filed for record and recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ and \_\_\_\_\_ of the public records of Bradford County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1974.

Signed: \_\_\_\_\_ Clerk Signed: \_\_\_\_\_ Deputy Clerk

**MORTGAGEE SUBORDINATION**

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated \_\_\_\_\_, 1974, and recorded \_\_\_\_\_, 1974, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Bradford County, Florida to the rights of the public roads and easements shown on this Plat Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1974, Signed, Sealed and delivered:

DOUBLE EAGLE, INC.

witness \_\_\_\_\_ President \_\_\_\_\_  
 witness \_\_\_\_\_ Secretary \_\_\_\_\_

**STATE OF FLORIDA - COUNTY OF ALACHUA**

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, Rudolf P. Arndt 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 \_\_\_\_\_ day of \_\_\_\_\_, 1974.  
 Notary Public State of Fla. at large \_\_\_\_\_ My commission expires: \_\_\_\_\_

**MORTGAGEE SUBORDINATION**

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated \_\_\_\_\_, 1974, and recorded \_\_\_\_\_, 1974, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Bradford County, Florida to the rights of the public roads and easements shown on this Plat dated this \_\_\_\_\_ day of \_\_\_\_\_, 1974. Signed, Sealed and Delivered in the presence of:

AMERICAN GUARANTY INC.

Witness \_\_\_\_\_ By: \_\_\_\_\_ Title: Vice President  
 Witness \_\_\_\_\_ Attest: \_\_\_\_\_ Title: Secy

**STATE OF FLORIDA COUNTY OF ALACHUA**

I hereby certify that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, \_\_\_\_\_ and \_\_\_\_\_ respectively \_\_\_\_\_ and \_\_\_\_\_ 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 use and purposes therein expressed and that they affixed hereto the Official Seal of said corporation. Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1974.

Notary Public State of Fla. at large \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

**BRADFORD COUNTY ZONING BOARD APPROVAL**

Approved by the Bradford County Zoning Board this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1974.

Signed: \_\_\_\_\_ Chairman

**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 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1974.

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_

**COUNTY SURVEYOR'S APPROVAL**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

**COUNTY ATTORNEY'S APPROVAL**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_ County Attorney

# GENEVA LAKE ESTATES

BRADFORD COUNTY, FLORIDA

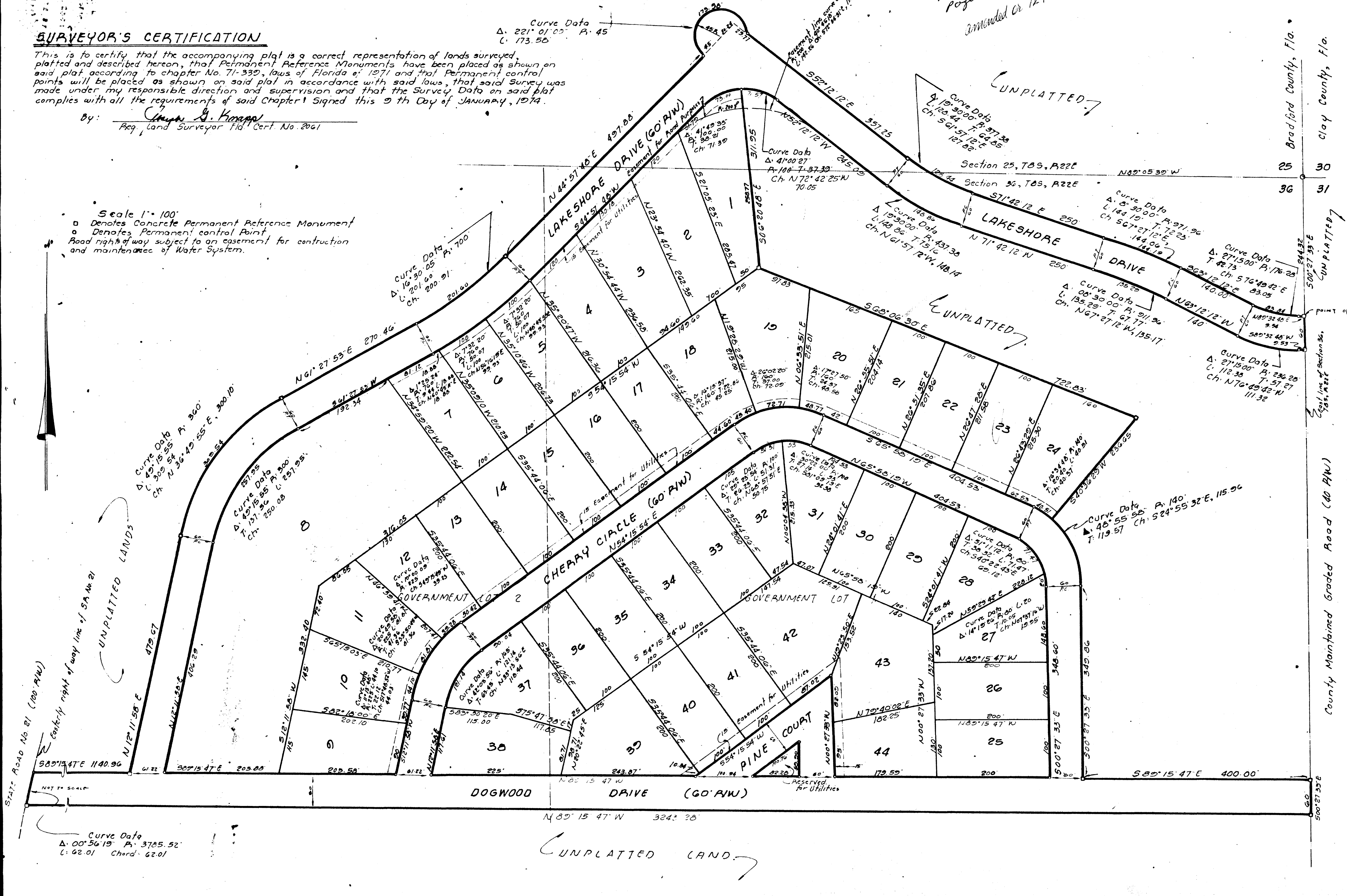
For Correction  
and Restoring  
Plat. see O. B. Plat 123  
Pages 533-535  
Amended on 12-4-219

## SURVEYOR'S CERTIFICATION

This is to certify that the accompanying plat is a correct representation of lands surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat according to Chapter No. 71-330, 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 9th Day of JANUARY, 1974.

By: James G. Kinross  
Reg. Land Surveyor Fla. Cert. No. 2061

Scale 1" = 100'  
 □ Denotes Concrete Permanent Reference Monument  
 ○ Denotes Permanent Control Point  
 Road rights of way subject to an easement for construction and maintenance of Water System.



State Road No 21 (100' RW)  
 Centerly right of way line of SA No 21

UNPLATTED LANDS

UNPLATTED LAND

Bradford County, Fla.

25 30

30 31

UNPLATTED

POINT OF BEGINNING

County Maintained Graded Road (40' RW)

500' 27' 35" E