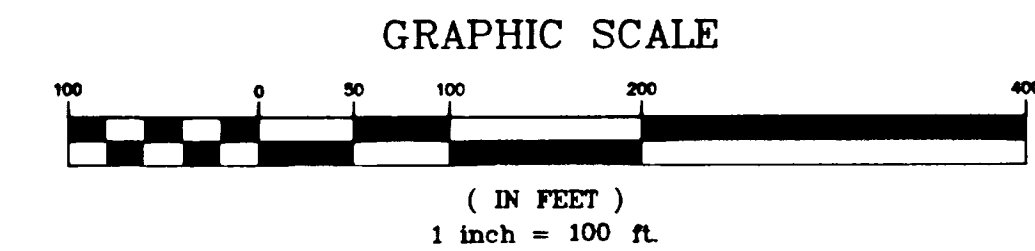
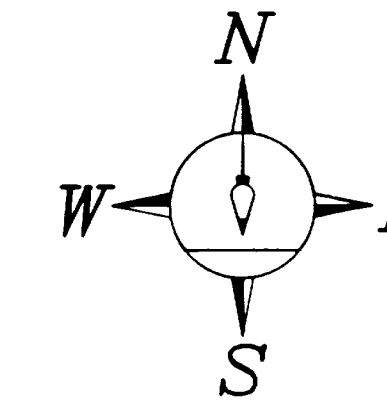


# "Golfer's Village"

A Minor Subdivision in Section 24, Township 8 South, Range 22 East, Bradford County Florida.



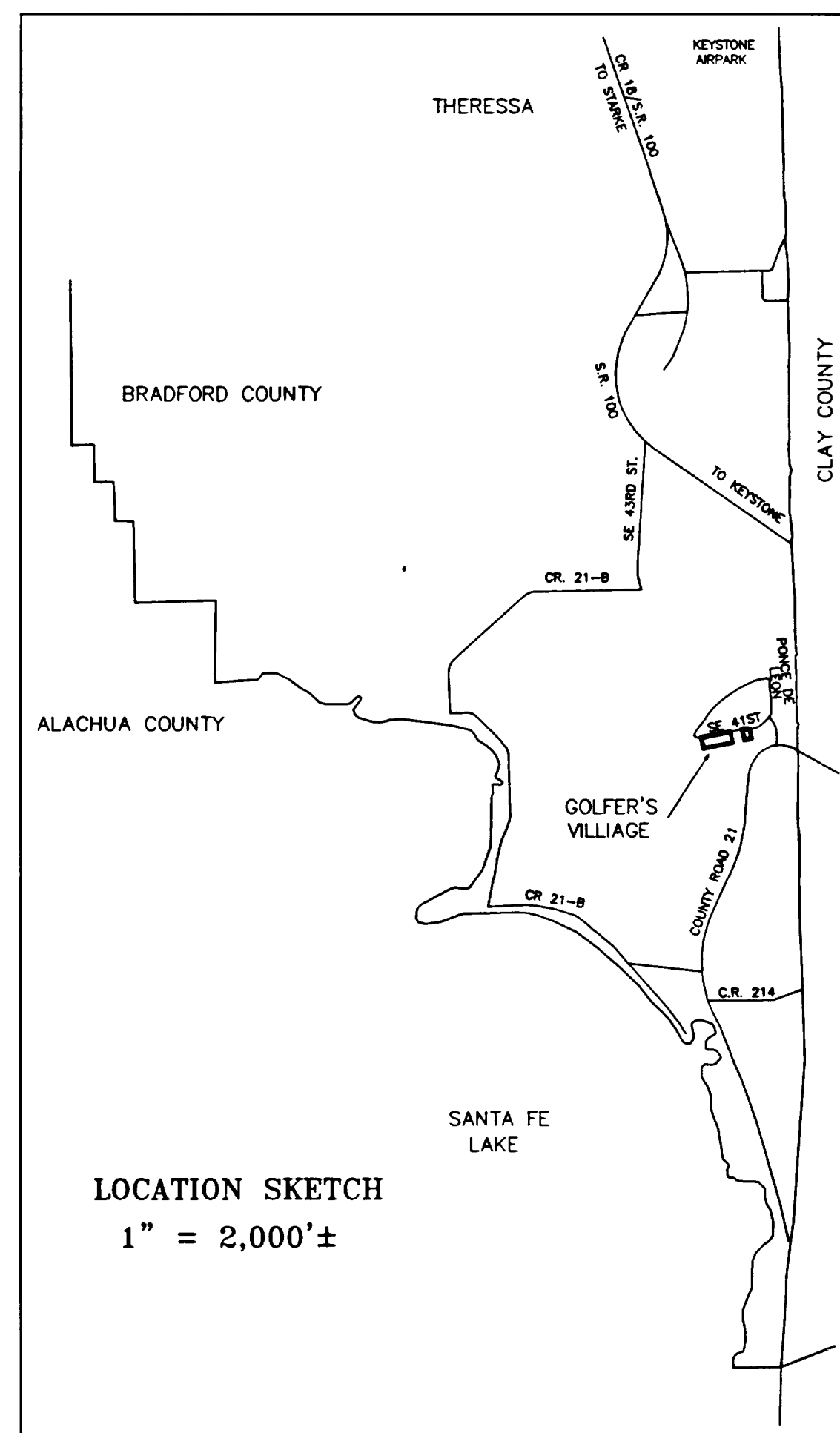
**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.**

THIS IS TO CERTIFY, that on on March 30<sup>th</sup> the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

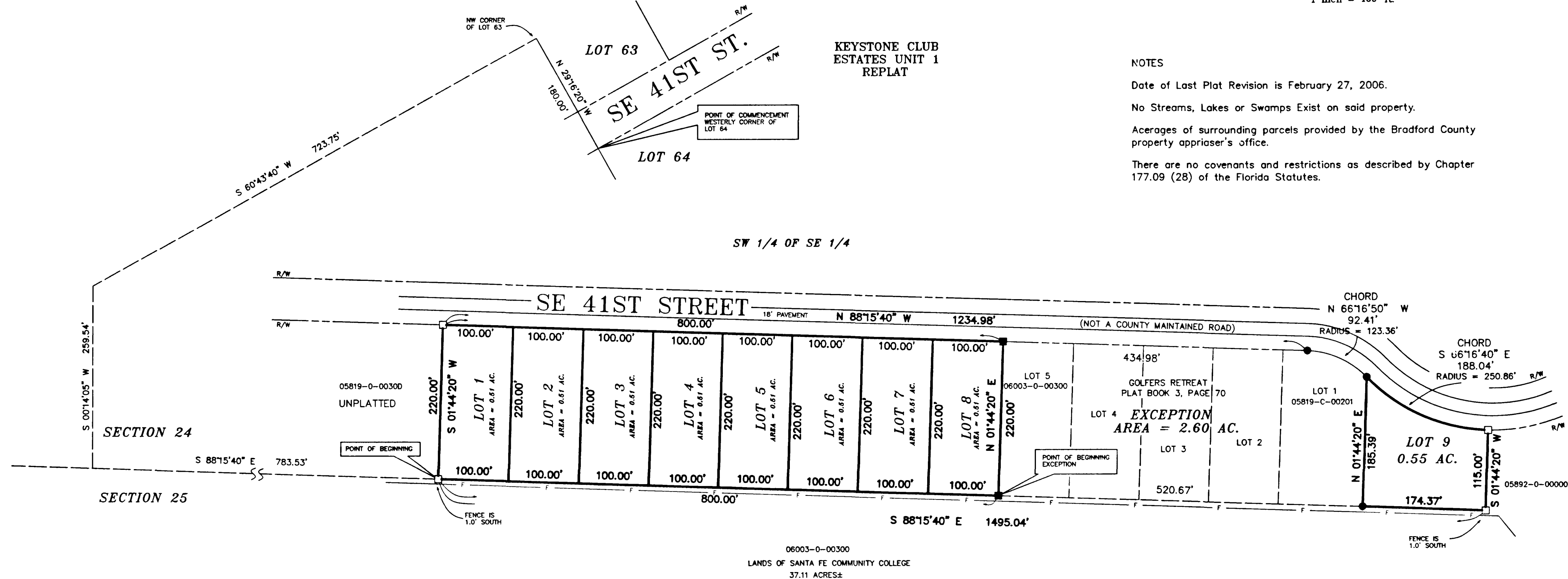
Signed [Signature]  
Chairman of the Board of County Commissioners

Attest: [Signature]  
Clerk of the Circuit Court

Signed [Signature]  
Clerk of the Circuit Court



LOCATION SKETCH  
1" = 2,000'±



**NOTES**

- Date of Last Plat Revision is February 27, 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.

**COUNTY ATTORNEY'S REVIEW**

Examined on Apr 14, 2006  
AND  
Approved as to Legal Form and Sufficiency by Terrance M. Brown (County Attorney).

Signed [Signature]  
Terrance 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 30<sup>th</sup> day of March, 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 86 of the public records of Bradford County, Florida, this 28<sup>th</sup> day of March, A.D., 2006.  
Signed [Signature] Clerk of Circuit Court  
Signed [Signature] Chair

**BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION**

Examined and Approved this 31<sup>st</sup> 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 JOHN W. & WANDA M. JACKSON are the lawful owners of the lands described hereon and that they have 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.  
In witness thereof and signed this 28<sup>th</sup> day of March, A.D., 2006  
Witness [Signature] JOHN W. JACKSON  
Witness [Signature] WANDA M. JACKSON

**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, JOHN W. & WANDA M. JACKSON, 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 28<sup>th</sup> day of March, A.D., 2006.

Notary Public [Signature]  
Matthew T. Barksdale  
Expires: Dec 07, 2007  
Athletic Bowling Co. Inc.

[Signature]  
Notary Signature  
Matthew T. Barksdale  
Printed Name of Notary

**SUBDIVIDER**  
John W. & Wanda M. Jackson  
4854 SE 6th Lane  
Keystone Heights, FL 32656

**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**  
RESIDENTIAL SINGLE FAMILY (RSF-1)  
Minimum Lot Width : 100.00 Feet  
Proposed Water Supply : Private wells  
Proposed Septic Systems : Individual septic tanks or other approved system  
Building Setbacks : Front - 30'; Side - 15'; Rear - 15'

**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 10th day of December, A.D. 2004, 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 27<sup>th</sup> day of MARCH, A.D. 2006  
[Signature]  
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

**CAPTION**

A tract of land situated in Section 24, Township 8 South, Range 22 East, Bradford County, Florida; said tract being more particularly described as follows:

Commence at the most Westerly corner of Lot 64 of "KEYSTONE CLUB ESTATES UNIT ONE REPLAT," as shown on plat thereof recorded in Plat Book 3, Page 51 of the public records of Bradford County, Florida and run North 29°16'20" West along the Westerly line of said replat, a distance 180.00 feet to the most Westerly corner of Lot 63 as shown on said replat; thence run South 60°43'40" West, 723.75 feet; thence run South 00°14'05" West, 259.54 feet to the South line of said Section 24; thence run South 88°15'40" East, 783.53 feet to the Point of Beginning; thence continue South 88°15'40" East along said South line, 1495.04 feet; thence run North 01°44'20" East, 115.00 feet to the South right of way line of a 60 foot road; thence run Northwesterly with a curve concave Northeastly, said curve having a central angle of 44°01'19", a radius of 250.86 feet, an arc length of 192.74 feet and a chord bearing and distance of North 66°16'40" West, 188.04' feet; thence run Northwesterly with a curve concave Southwesterly, said curve having a central angle of 43°59'40", a radius of 123.36 feet, an arc length of 94.72 feet, and a chord bearing and distance of North 66°15'50" West, 92.42 feet; thence run North 88°15'40" West, 1234.98 feet; thence run South 01°44'20" West, 220.00 feet to the Point of Beginning.

**EXCEPTING FROM THE FOREGOING THE FOLLOWING DESCRIBED PROPERTY:**

Commence at the most Westerly corner of Lot 64 of "KEYSTONE CLUB ESTATES UNIT ONE REPLAT," as shown on plat thereof recorded in Plat Book 3, Page 51 of the public records of Bradford County, Florida, and run North 29°16'20" West along the Westerly line of said replat, a distance 180.00 feet to the most Westerly corner of Lot 63 as shown on said replat; thence run South 60°43'40" West, 723.75 feet; thence run South 00°14'05" West, 259.54 feet to the South line of said Section 24; thence run South 88°15'40" East, 1583.53 feet to the Point of Beginning; thence continue South 88°15'40" East, along said South line, 520.67 feet; thence run North 01°44'20" East, 185.39 feet to the Southerly right of way line of a 60 foot road; thence run Northwesterly with a curve concave Southwesterly, said curve having a central angle of 43°59'40", a radius of 123.36 feet, an arc length of 94.72 feet and a chord bearing and distance of North 66°15'50" West, 92.41 feet; thence run North 88°15'40" West, 434.98 feet; thence South 01°44'20" West, 220.00 feet to the Point of Beginning.

**FLOOD ZONE INFORMATION**

Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 245 of 245, Map Number 12007C00245 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.

**LEGEND**

- Found 1/2" iron rod (NO ID) —●—
- Found 3" x 3" concrete monument (NO ID) —■—
- Set Permanent Reference Monument (LB 4012) —□—
- Fence —F—
- R/W = Right of Way

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.