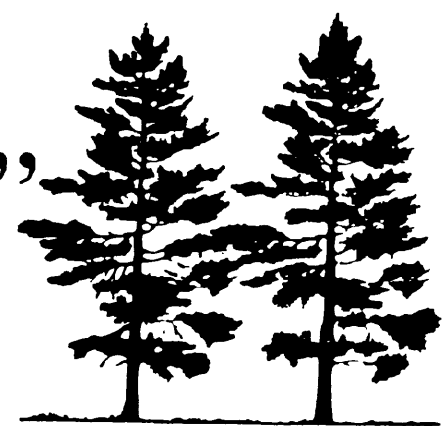


# "Pine Acres ~ Unit 1"



A Minor Subdivision in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County Florida.

### CAPTION

That part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 18, Township 6 South, Range 22 East, Bradford County, Florida, lying West of the Westerly boundary of the right of way of County Road 229 and North of the Northerly boundary of the right of way of NW 59th Loop.

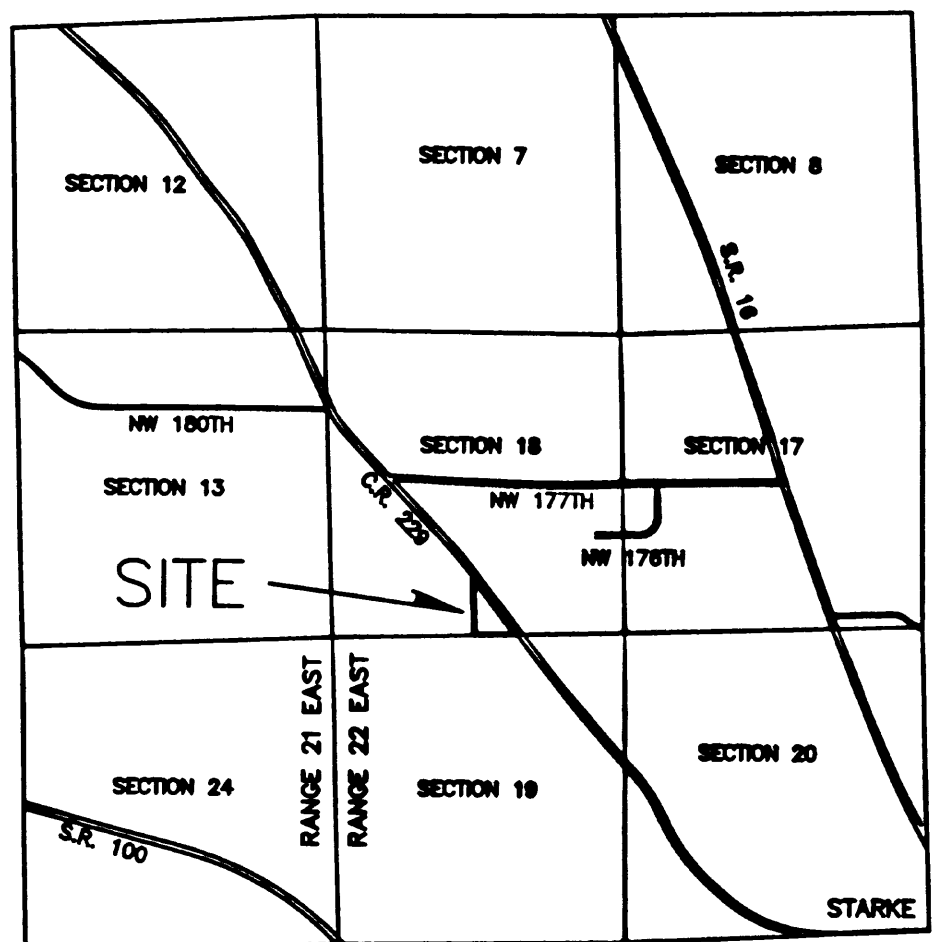
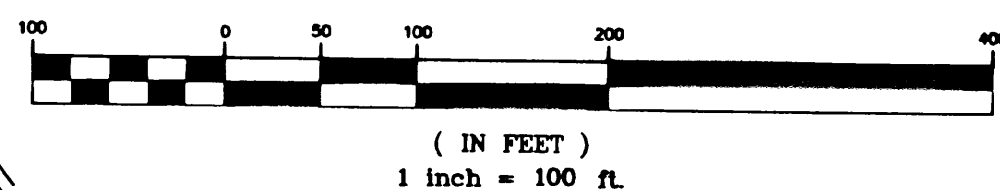
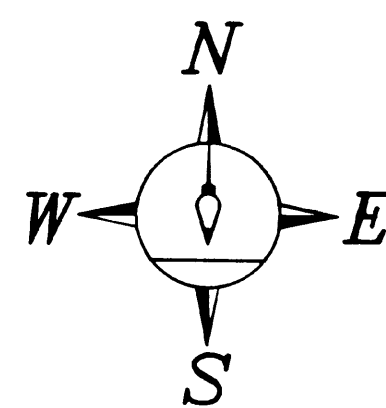
LANDS OF  
**FLEET FINANCE & MORTGAGE, INC**  
02293-0-00100

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

SUBDIVIDER  
**D & L FARMING, LLC**  
20391 NW 57TH PLACE  
STARKE, FL 32091

### ZONING INFORMATION

AGRICULTURAL (A-2)  
Minimum Lot Width : 125.00 Feet  
Proposed Water Supply : Private wells  
Proposed Septic Systems : Individual septic tanks or other approved system  
Building Setbacks : Front - 30'; Side - 25'; Rear - 25'



### PINE ACRES ~ UNIT ONE

TOTAL AREA = 7.73 AC.

7 LOTS  
1" = 2000'

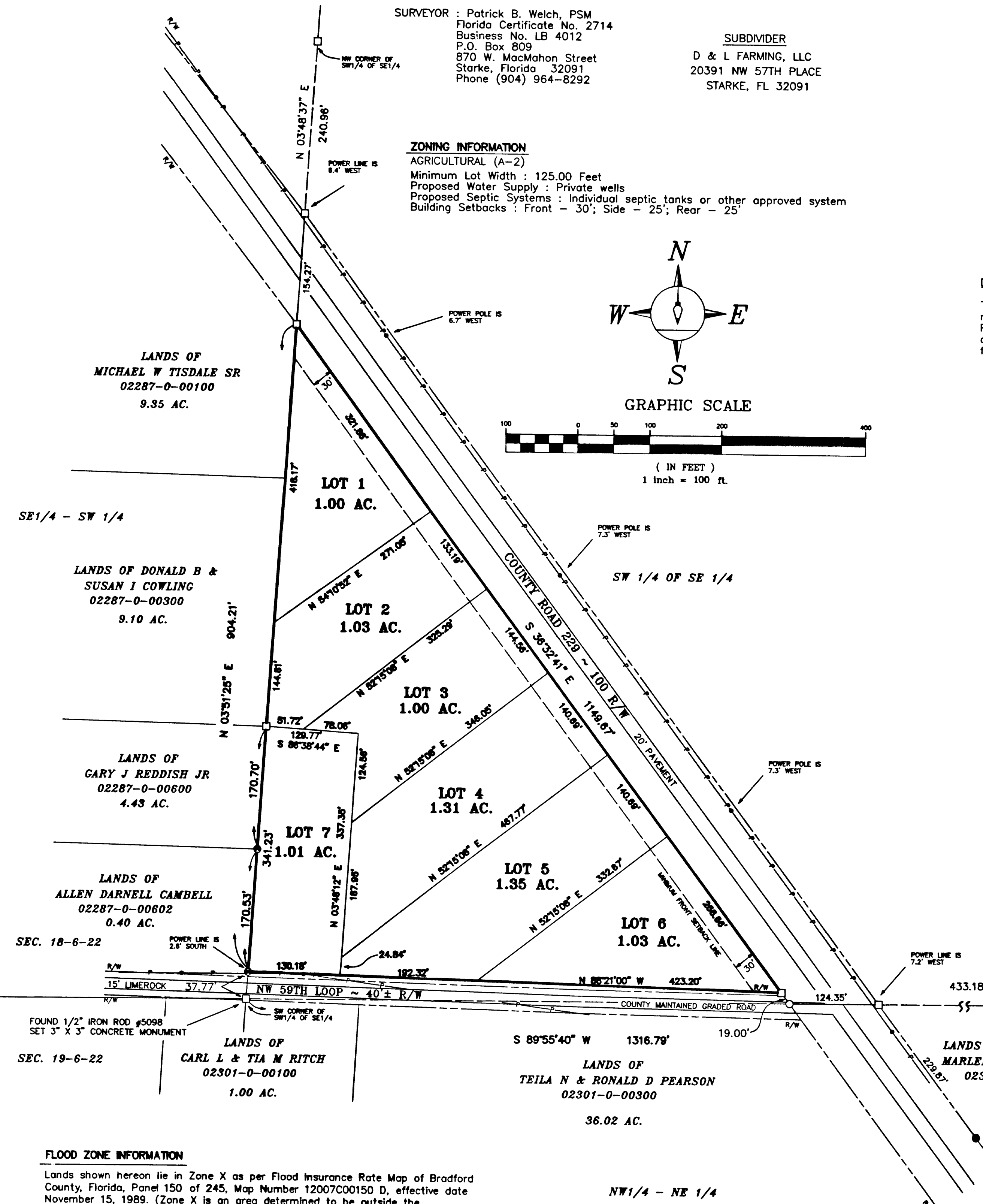
### DECLARATION OF SUBDIVISION COVENANTS AND RESTRICTIONS

That, D & L FARMING, LLC, owner of a subdivision of 7 lots, as shown on a plat recorded in Plat Book 3, Page 87 of the Official Records of Bradford County, Florida, more commonly known as Pine Acres Unit 1, do hereby impress all of the property included in such subdivision with the following restrictions:

- All lots shall be known and described as lots for single family residential purposes only. Only one, one-family residence may be erected, altered, placed or be permitted to remain on any lot. Said lots shall not be used for business purposes of any kind nor for any commercial, manufacturing or apartment house purposes.
- Double Wide Mobile or modular homes that are a minimum of 1200 square feet and no older than 2 years of age shall be allowed on the following lots only: lot 7.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No building shall be nearer than 25 feet to either side property line, and the minimum set back of all buildings from the front property line shall be 30 feet. The total floor area of the main structure exclusive of porches and garages shall not be less than 1200 square feet.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such trash, garbage or other waste shall not be kept except in sanitary containers with attached lids.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, before which time said covenants may be extended for successive periods of ten years as provided by law unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.
- Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

### LEGEND

- Found 4" x 4" concrete monument (NO ID) —■—
- Found 3" x 3" concrete monument (NO ID) —□—
- Found 1/2" iron rod (LB 4012) —●—
- Found 1/2" iron rod (# 5098) —○—
- Found 3/4" iron pipe (NO ID) —○—
- Found 1/2" iron rod (NO ID) —○—
- Found 1" iron pipe (NO ID) —○—
- Set 3" x 3" concrete monument (P.R.M. 2714) —■—
- Found lightwood post —○—
- Found overhead power line and pole —P—
- Fence —X—
- Right of way = R/W



### FLOOD ZONE INFORMATION

Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 150 of 245, Map Number 12007C00150 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 a minimum of 1.0 foot above highest adjacent grade.

### NOTES

- Date of Last Plat Revision is September 11, 2006.
- No Streams, Lakes or Swamps Exist on said property.
- Areas of surrounding parcels provided by the Bradford County property appraiser's office.

### CERTIFICATE OF TITLE AND ENCUMBRANCE

I hereby certify that the title to the land described in the caption hereon is vested in the name of D & L Farming, LLC, and that there are no encumbrances thereon.

this 3rd day of October, 2006.

Signed John Cooper, PA

Witness Amanda Walsh

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

THIS IS TO CERTIFY, that on OCT. 6th 2006 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed Shalayne Hester  
Chairman of the Board of County Commissioners

Attest: Ray Dorman  
Clerk of the Circuit Court

### COUNTY ATTORNEY'S REVIEW

Examined on Oct. 6, 2006

AND

Approved as to Legal Form and Sufficiency by Terence M. Brown (County Attorney).

Signed Terence M. Brown  
Terence M. Brown, County Attorney

### BRADFORD COUNTY 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 9th day of October, A.D., 2006.  
Signed Patrick B. Welch  
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 87 of the public records of Bradford County, Florida, this 6 day of October, A.D., 2006.

Signed Ray Dorman Clerk of Circuit Court  
Signed Shalayne Hester Chair

### BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 6th day of October, A.D., 2006.

Signed Edward Rumbarger

### 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 Tim Wynn Tax Collector

### ADOPTION and DEDICATION

This is to certify that D & L Farming, LLC are the lawful owners of the lands described as "Pine Acres ~ Unit 1" in the Description hereon and that they have caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey is adopted as true and correct plat of said lands in witness thereof and signed

Signed L. Dean Cassels this 4 day of September, 2006 Witness Markus J. Ford  
L. Dean Cassels (as representative of D & L Farming, LLC)

### 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, L. Dean Cassels as representative of D & L Farming, LLC, 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 and in witness whereof I have hereunto set my hand and official seal this 4th day of October, A.D., 2006.

Notary Public Matthew T. Barksdale  
Commission # 02372196  
Expires: Dec 01, 2007  
Bonded Title  
Automatic Bonding Co., Inc.

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

### 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 25th day of January, A.D. 2006, 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 3rd day of OCTOBER, A.D. 2006

Signed Patrick B. Welch  
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

NOTICE : This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon 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.

Date of last plat revision = September 11, 2006.