

SANTA FE TRACE

A MINOR SUBDIVISION LYING IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA

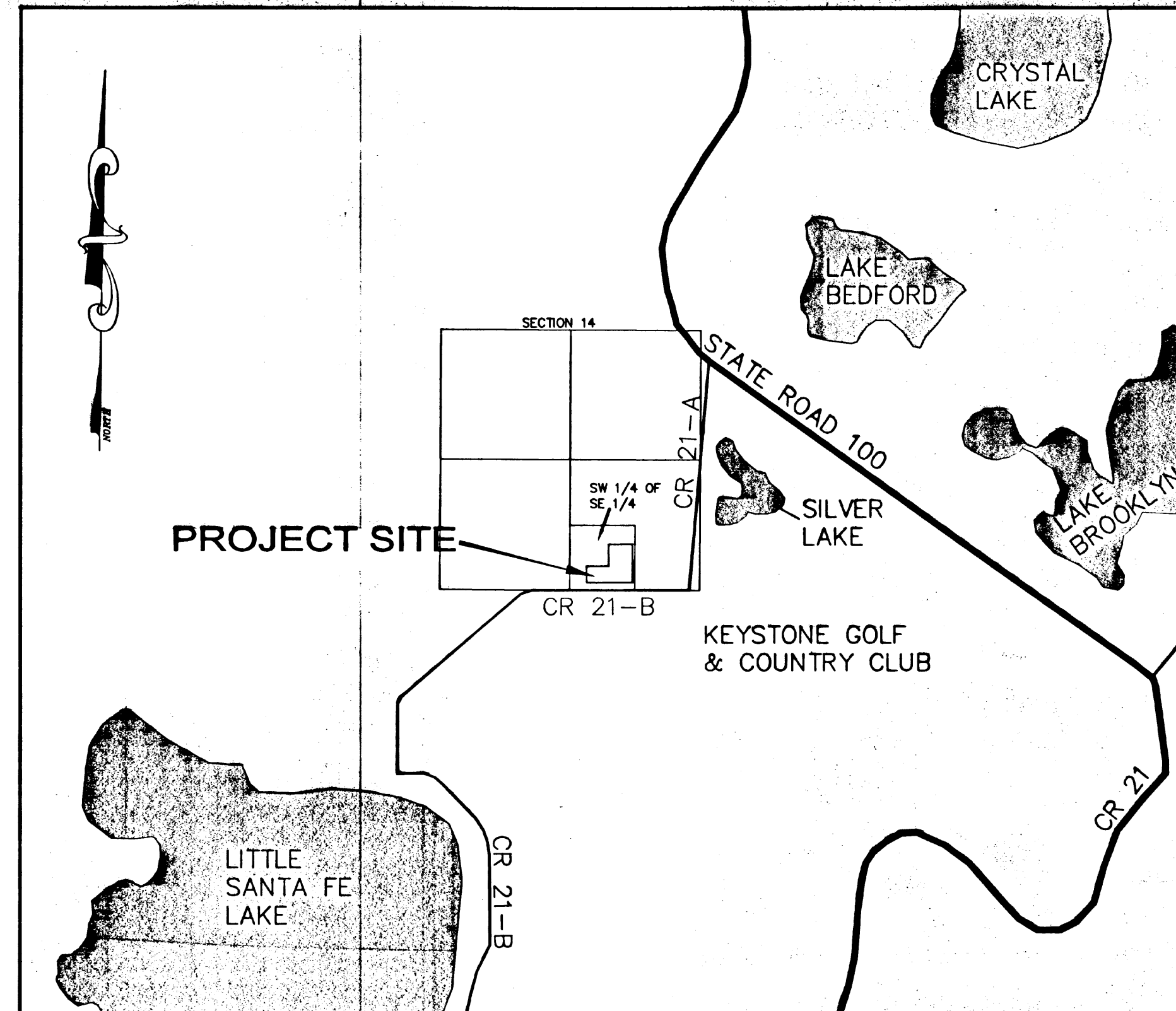
DEVELOPER / CONSULTANTS:

APPLICANT/DEVELOPER: MELROSE LAND GROUP, LLC
5529 U.S. 98 N
LAKELAND, FL 33809
OFFICE: (863) 858-5686
FAX: (863) 859-5822

CIVIL ENGINEER: REGIONAL CONSULTING ENGINEERS, LLC
7200 LAKE ELLENOR DR., SUITE 105
ORLANDO, FLORIDA 32809
PHONE: (407) 812-5480
FAX: (407) 812-5485
CONTACT: TUAN HUYNH, P.E.

SURVEYOR: ALPHA ENGINEERING & SURVEYING, INC.
625 COMMERCE DRIVE, SUITE 104
LAKELAND, FLORIDA 33813
PHONE: (863) 646-8571
FAX: (863) 646-4977
CONTACT: ROBERT LAZENBY III, P.S.M.

ENVIRONMENTAL: HORNER ENVIRONMENTAL PROFESSIONAL, INC.
4140 HAY ROAD
LUTZ, FL 33559
PHONE: (813) 907-1558
FAX: (813) 907-5899
CONTACT: JEFF BATTEN



LOCATION MAP

8 LOTS ON 14.97 ACRES

DESCRIPTION, WETLAND "A" and BUFFER

WETLAND "A" AND BUFFER SITUATED IN THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER (SW 1/4 OF THE SE 1/4) OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4, THENCE N00°41'37"W, ALONG THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 72.73 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 21-B, THENCE N89°28'32"E, ALONG THE SAID NORTH RIGHT OF WAY LINE 772.75 FEET TO THE POINT OF BEGINNING (AND THE 35 FEET WETLAND BUFFER LINE), RUN THENCE ALONG SAID 35 FEET WETLAND BUFFER LINE THE FOLLOWING SIX (6) COURSES; (1) N30°30'50"E 58.97 FEET; (2) N72°11'55"E 77.30 FEET; (3) S76°05'51"E 63.35; (4) S78°50'59"E 15.81 FEET; (5) N66°18'10"E 8.84 FEET; (6) S73°59'52"E 203.64 FEET; TO A POINT ON SAID NORTH RIGHT OF WAY OF COUNTY ROAD 21-B; RUN THENCE ALONG SAID NORTH RIGHT OF WAY S89°28'32"W 384.60 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PLATTED PROPERTY

A TRACT OF LAND SITUATED IN THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER (SW 1/4 OF THE SE 1/4) OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF THE SE 1/4 AND RUN N00°41'37"W, ALONG THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4 A DISTANCE OF 72.73 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 21-B; RUN THENCE N89°28'32"E, ALONG SAID NORTH RIGHT OF WAY LINE, 277.44 FEET TO THE POINT OF BEGINNING; RUN THENCE N00°26'05"W 375.00 FEET; RUN THENCE N89°28'32"E 500.00 FEET; RUN THENCE N00°26'05"W 491.90 FEET; RUN THENCE N89°31'18"E 535.02 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SW 1/4 OF SE 1/4; RUN THENCE ALONG SAID EAST BOUNDARY S00°26'03"E 869.27 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 21-B; RUN THENCE ALONG SAID NORTH RIGHT OF WAY S89°28'32"W 1035.00 FEET TO THE POINT OF BEGINNING.

WETLAND AREA AND BUFFER DEED RESTRICTIONS:

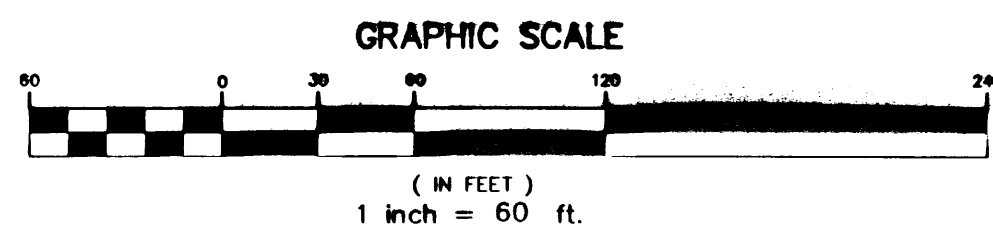
(A) THE OWNER OF ANY REAL PROPERTY COVERED BY THE RESTRICTIONS SHALL REFRAIN FROM OBSTRUCTING THE NATURAL DRAINAGE OF THE REAL PROPERTY HEREIN AND SHALL KEEP ANY NATURAL WAYS AS MAY EXIST ON SAID REAL PROPERTY CLEAR SO AS NOT TO INTERFERE WITH DRAINAGE PLANS APPROVED BY THE SUWANNEE RIVER WATER MANAGEMENT (HEREAFTER "SRWMD"). NO ACTIVITY OF ANY TYPE SHALL BE CONDUCTED WITHIN ANY AREA DESCRIBED AS A WETLAND (AS DEFINED IN 373.019(22), FLA. STAT. (2003) AND OTHER RELATED DEFINITIONS SET FORTH IN 408-400.021, F.A.C. (2003)) ON THE SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION. FURTHERMORE, THE OWNER OF ANY REAL PROPERTY COVERED BY THESE RESTRICTIONS SHALL REFRAIN FROM ANY ACTIVITY INCONSISTENT WITH THE PERMIT AND/OR EASEMENT ISSUED BY THE SRWMD, INCLUDING BUT NOT LIMITED TO:

- (1) CONSTRUCTING OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE ANY AREA DESCRIBED AS A WETLAND (AS DEFINED IN 373.019(22), FLA. STAT. (2003) AND OTHER RELATED DEFINITIONS SET FORTH IN 408-400.021, F.A.C. (2003)) ON THE SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION;
- (2) DUMPING OR PLACING SOIL OR OTHER SUBSTANCES OR MATERIAL AS LAND FILL OR DUMPING OR PLACING TRASH, WASTE OR UNSIGHTLY OR OFFENSIVE MATERIALS ON OR ABOVE ANY AREA DESCRIBED AS A WETLAND (AS DEFINED IN 373.019(22), FLA. STAT. (2003)) ON THE SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION;
- (3) REMOVING OR DESTROYING ANY TREES, SHRUBS OR OTHER VEGETATION ON OR ABOVE AND AREA DESCRIBED AS A WETLAND (AS DEFINED IN 373.019(22), FLA. STAT. (2003) AND OTHER RELATED DEFINITIONS SET FORTH IN 408-400.021, F.A.C. (2003)) ON SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION;
- (4) EXCAVATING, DREDGING OR REMOVING LOAM, PEAT, GRAVEL, SOIL ROCK, OR OTHER MATERIALS SUBSTANCES IN SUCH A MANNER AS TO EFFECT ANY AREA DESCRIBED AS A WETLAND (AS DEFINED BY 373.019(22), FLA. STAT. (2003) AND OTHER RELATED DEFINITIONS SET FORTH IN 408-400.021, F.A.C. (2003)) ON SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION;
- (5) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION OF ANY AREA DESCRIBED AS A WETLAND (AS DEFINED IN 373.019(22), FLA. STAT. (2003) AND OTHER RELATED DEFINITIONS SET FORTH IN 408-400.021, F.A.C. (2003)) ON THE SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION;
- (6) ACTS OR USES DETRIMENTAL TO THE RETENTION OF ANY AREA DESCRIBED AS A WETLAND (AS DEFINED IN 373.019(22), FLA. STAT. (2003) AND OTHER RELATED DEFINITIONS SET FORTH IN 408-400.021, F.A.C. (2003)) ON THE SUBDIVISION PLAT FOR SANTA FE TRACE A MINOR SUBDIVISION.

(B) IN ADDITION TO ANY AVAILABLE ADMINISTRATION REMEDIES, THE SRWMD SHALL RETAIN THE RIGHT TO INSTITUTE A CIVIL ACTION ON ANY COURT OF COMPETENT JURISDICTION TO ENFORCE RESTRICTIONS IN AN ACTION AT LAW OR IN EQUITY. THE PREVAILING PARTY IN ANY ADMINISTRATIVE OR OTHER CIVIL ACTION SHALL BE ENTITLED TO AN AWARD OF REASONABLE ATTORNEY'S FEE AND COST.

SANTA FE TRACE

A MINOR SUBDIVISION LYING IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, BRADFORD COUNTY, FLORIDA



- - INDICATES 1/2" IRON ROD WITH CAP STAMPED "LB 7467", UNLESS OTHERWISE INDICATED
- - INDICATES DISC IN PAVEMENT STAMPED "P.C.P. 7467", UNLESS OTHERWISE INDICATED
- - INDICATES SET 4"x4"x24" CONCRETE MARKER WITH DISC STAMPED "P.R.M. 7467", UNLESS OTHERWISE INDICATED

NOTES

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF COUNTRY ROAD (CR) 21-B, BEING S89°28'32"W AS SHOWN ON PLAT LABELED (BASIS OF BEARINGS)
2. 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.
3. COMPUTER ROUNDING MAY CAUSE A SLIGHT CUMULATIVE DIFFERENCE IN OVERALL LENGTHS VS. INDIVIDUAL LOT TOTALS AND IN CURVE DATA.
4. ALL LOT CORNERS ARE MARKED WITH A 1/2" CAPPED IRON ROD "LB 7467" UNLESS OTHERWISE NOTED.

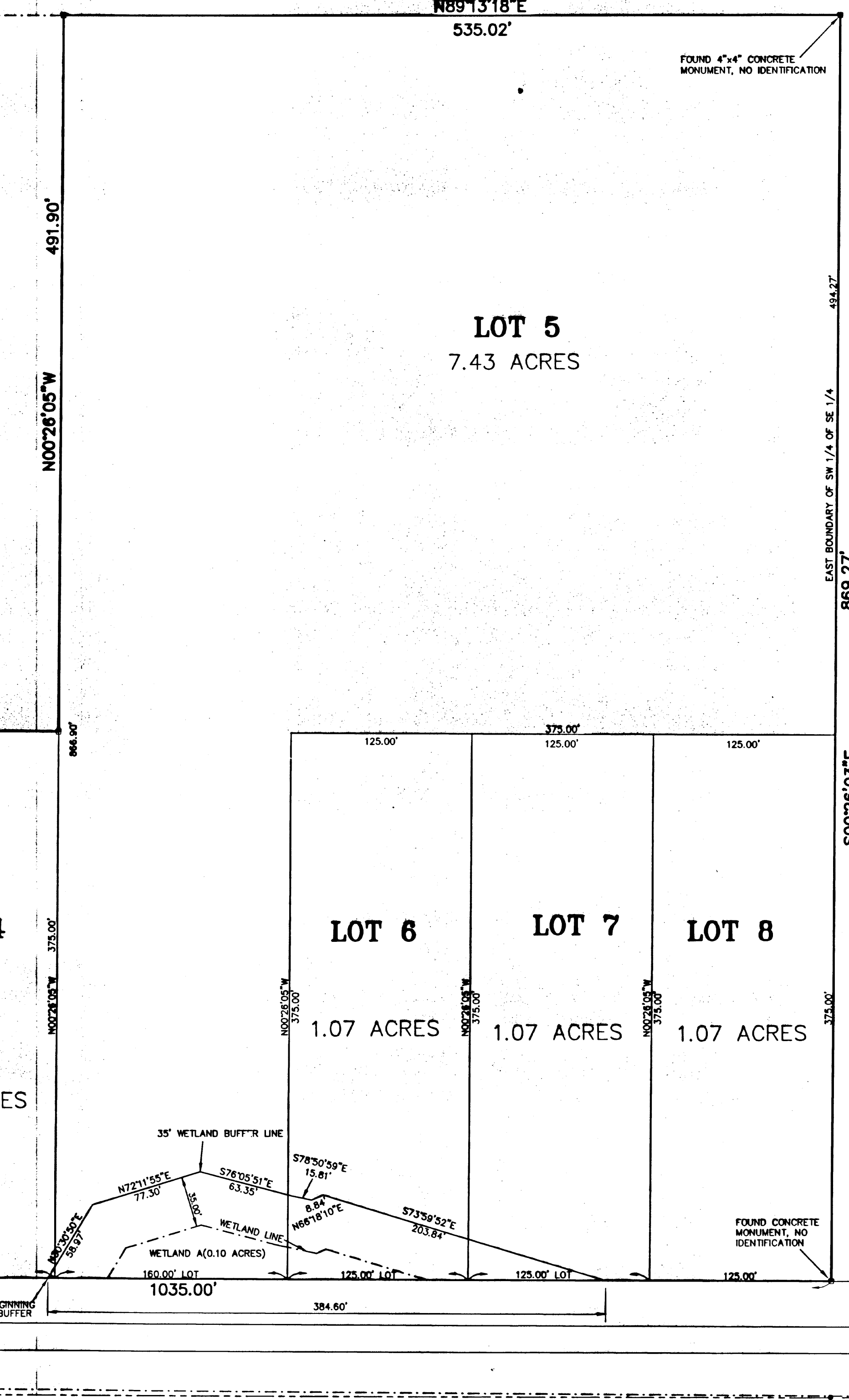
MINOR SUBDIVISION NOTES:

1. PROJECT AREA: 14.97 +/- ACRES
2. EXISTING ZONING: A-2 (AGRICULTURAL-2)
3. FUTURE LAND USE: A-2 (AGRICULTURAL-2)
4. PROPOSED ZONING: A-2 (AGRICULTURAL-2)
5. TOTAL PROPOSED LOTS: 8 SINGLE FAMILY RESIDENTIAL
6. PROJECT DENSITY: 8 UNITS/14.97 ACRES = 0.53 DU/AC
7. A MINIMUM UNDISTURBED, VEGETATED BUFFER OF 35 FEET FROM THE WETLAND SHALL BE MAINTAINED
8. MINIMUM LOT AREA: ONE ACRE WITH MINOR SUBDIVISION LOT SPLIT
MINIMUM LOT DIMENSION: 125' x 375' (WIDTH x DEPTH)
160' IN WIDTH (LOTS GREATER THAN 5 ACRES)
9. BUILDING SETBACKS:
FRONT: 30'
REAR: 25'
SIDE: 25'
10. MAXIMUM BUILDING HEIGHT: 35' (2 STORIES)
11. MINIMUM OPEN SPACE REQUIREMENT: 20% OF TOTAL SITE
12. UTILITY SERVICES PROVIDER:
SEWER SERVICE: ON-SITE SEPTIC TANK & DRAINFIELD FOR EACH LOT
WATER SERVICE: PRIVATE WELL SYSTEM
13. THIS PROJECT SHALL COMPLY WITH SECTION 4.5 OF THE BRADFORD COUNTY LAND DEVELOPMENT CODE.

WEST SIDE
OWNER: MELROSE LAND GROUP, LLC
AREA: 11.18 ACRES

NORTH SIDE
PARCEL ID: 05863-0-00000
OWNER: MORGAN DON R.
AREA: 193.05 ACRES

EAST SIDE
PARCEL ID: 05863-0-00000
OWNER: MORGAN DON R.
AREA: 193.05 ACRES



SOUTH SIDE OF CR-21B RIGHT OF WAY
PARCEL ID: 05710-0-00000
OWNER: MELROSE LAND GROUP, LLC
AREA: 254.47 AC

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 Melrose Land Group, LLC and that there are no encumbrances.
This 14th day of DEC, 2007.
Signed: Richard A. Miller Richard A. Miller, Esquire
Witness: Joe L. Saunders

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY FLORIDA
THIS IS TO CERTIFY that on Oct 1, 2007 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.
Signed: Ed J. J. [Signature] Chairman of the Board of County Commissioners
Attest: [Signature] Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW
Examined on 10-08-07
AND
Approved as to Form and Sufficiency by [Signature] (County Attorney)
Signed: [Signature] Terence J. [Signature] 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 20th day of December, A.D., 2007.
Signed: [Signature] Patrick B. Welch, P.L.S. 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 91 of the public records of Bradford County, Florida.
this 20th day of December, A.D., 2007.
Signed: [Signature] Clerk of Circuit Court
Signed: [Signature] Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this 20th day of DECEMBER, A.D., 2007.
Signed: [Signature]

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION
This is to certify that all proposed applicable taxes have been paid, and that all sales taxes applicable to the described land hereon have been redeemed.
Signed: [Signature] Tax Collector

DEDICATION AND ADOPTION
This is to certify that Melrose Land Group, LLC is the lawful owner of the lands described in the Caption 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 true and correct plat of said lands in witness whereof signed
Signed: [Signature] this 20th day of December, 2007
Witness: [Signature]

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, Lee Saunders as agent of Melrose Land Group, 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.
Witness by signature & official seal this 20th day of December, A.D., 2007.
[Signature] Commission DP 70-184
Notary Public in and for the State of Florida
Signature: Christian Delance 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 3rd day of October, A.D. 2007, 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 plotted 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 12th day of December, A.D., 2007.
[Signature]
Robert E. Lazenby III, PSM, Florida Certificate No. 2260, Business No. LB 7467

PREPARED BY:
ALPHA ENGINEERING & SURVEYING
625 COMMERCE DRIVE, SUITE 104
LAKELAND, FL 33813
(863) 646-8571
CORPORATION NUMBER LB 7467
ROBERT E. LAZENBY, III
FLORIDA SURVEYOR & MAPPER 2260