

ARI WOODS

BRADFORD COUNTY, FLORIDA

A PLANNED UNIT DEVELOPMENT

CAPTION

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

Commence at the Brass-capped Iron Pipe at the Southeast corner of said Section 24 and run N 89°16'29"W, along the South line of said Section 24 a distance of 431.00 feet; thence run N 14°27'11"E, 68.28 feet to the Northeastly right-of-way line of Ponce de Leon Ave. as shown on a plat of Keystone Club Estates as per Plat Book 3, Page 10 of the public records of Bradford County, Florida and the point of beginning; thence run N 58°40'59"W, along said right-of-way line, 187.07 feet; thence run Northwesterly along said Northeastly right-of-way line with a curve concave Southwesterly, said curve having a central angle of 16°43'24", a radius of 250.00 feet and a chord bearing and distance of N 25°35'24"W, 72.71 feet; thence run N 49°12'51"E, along the southerly right-of-way line of Cordova Drive, 61.53 feet to the Northeastly Boundary line of Keystone Club Estates Unit One; thence run N 30°17'09"W, along said Northeastly Boundary line 320.12 feet; thence run S 58°54'19"E, along the boundary line of lands described as Parcel No. 1 in official records book 87, page 261 of the public records of Bradford County, Florida; a distance of 119.90 feet; thence run N 60°45'01"E, along said Boundary Line of Parcel No. 1 a distance of 50.0 feet; thence run N 14°43'31"E, along aforementioned Boundary Line 582.54 feet; thence run N 05°04'49"W, along aforementioned Boundary line 675.94 feet; thence run N 60°22'39"W, along aforementioned Boundary Line, 94.34 feet; thence run S 87°36'11"W, along aforementioned Boundary Line, 30.00 feet; thence run S 89°56'45"W, 68.36 feet; thence run N 28°35'11"E, 200.60 feet; thence run Northeastly with a curve concave Southeastly, said curve having a central angle of 62°09'12", a radius of 110.00 feet, an arc length of 119.33 feet, and a chord bearing and distance of N 59°39'47"E, 113.56 feet; thence run S 89°15'37"E, 443.73 feet to the East line of said Section 24; thence run S 00°47'06"E, along said East line, 431.84 feet to a point 1593 feet Northerly from the Southeast corner of said Section 24; thence run S 14°27'11"W, 1569.56 feet to the point of beginning.

MORTGAGEE SUBORDINATION

The undersigned mortgagee joins in the afore dedication for the purposes of subordinating the lien of its mortgage dated _____ and recorded _____ in Official Records Book _____ Page _____ of the public records of Bradford County, Florida, to the rights of the public Drives, Courts and all easements for drainage and utilities shown on this plat. Dated this _____ day of _____ A.D. 1980.

Signed, Sealed and Delivered.

In the presents of

witness _____
witness _____

By N. Watson Henderson, PRES
Title _____
Attest Richard Reed
Title Executive Vice President & Cashier

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, _____, Title _____ and _____, Title _____, respectively of _____, under the laws of the State of Florida, to me well 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 uses and purposes therein expressed and that they affixed hereto the official seal of said corporation.

Witness my signature and official seal at _____ in the County of _____ and State of Florida, this _____ day of _____ A.D. 1980.

My commission expires: _____

Notary Public State of Florida at Large

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. 1971 and is filed for record in "Plat Book 3" Page 53 of the Public Records of Bradford County, Florida, this _____ day of _____ A.D. 1980.

Signed: _____ Clerk Signed: _____ Chairman

SURVEYOR'S CERTIFICATION

This is to certify that the accompanying plat is a correct representation of lands surveyed, platted and described herein, 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 _____ day of _____ A.D. 1980.

By Joseph G. Knapp Reg. Land Surveyor, Fla. Cert. No. 2061
Keystone Heights, Fla.

COUNTY SURVEYOR'S APPROVAL

Date FEB 16, 1980 Signed M. G. McMillan
M. G. McMillan

ADOPTION AND DEDICATION

This is to certify that JACK COURTNEY and ASSOC. 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 described hereon and all easements for roads and utilities shown on said plat are hereby reserved to JACK COURTNEY and ASSOCIATES, INC., In witness whereof JACK COURTNEY and ASSOC. 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 corporation seal affixed this _____ day of _____ A.D. 1980.

witness Michelle J. ... President
witness Richard S. Courtney 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, Jack M. Courtney, and Marilyn R. Courtney, Title President and Title Secretary, respectively of JACK COURTNEY and ASSOC. INC., under the laws of the State of Florida, to me well 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 uses 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. 1980.

Notary Public, State of Florida at Large

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 Co., Florida. Signed this _____ day of _____ A.D. 1980.

Signed _____ Clerk
Signed _____ Chairman

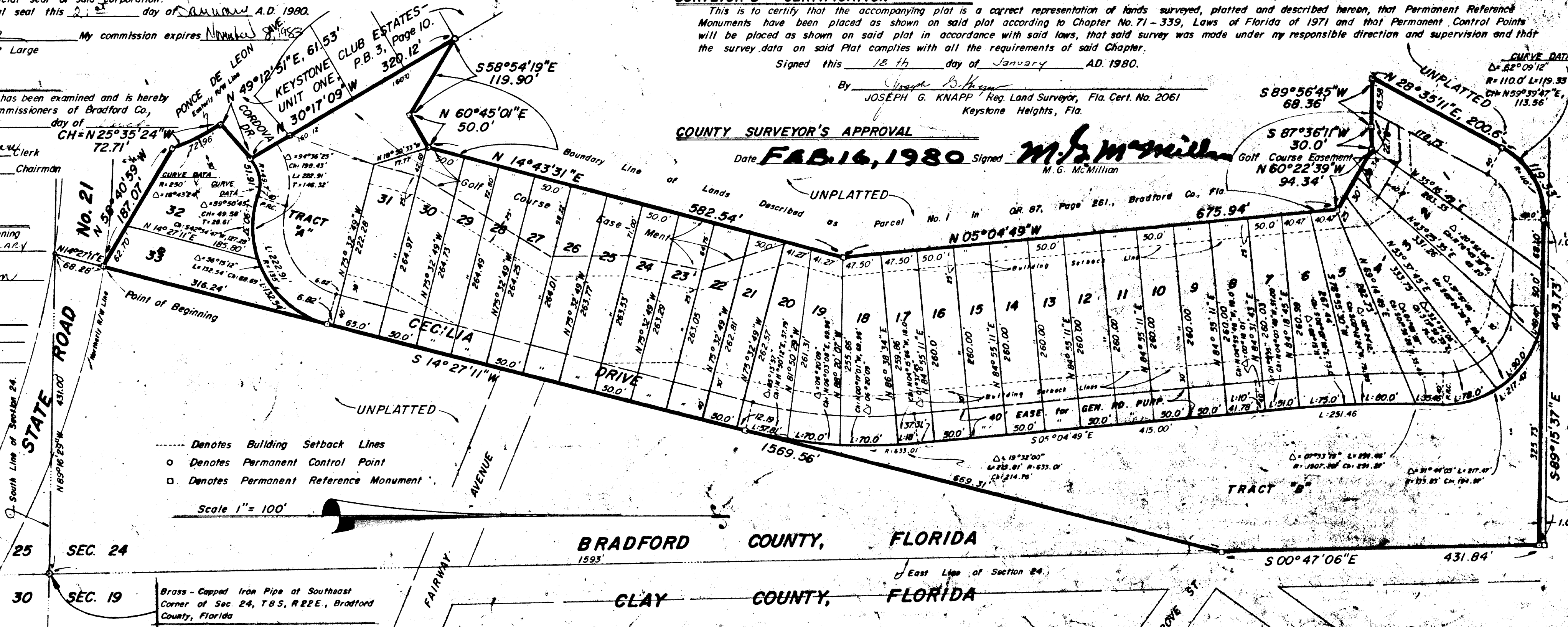
BRADFORD COUNTY ZONING BOARD APPROVAL

Approved by the Bradford County Zoning Board this _____ day of _____ A.D. 1980.

Signed _____ Chairman

COUNTY ATTORNEY'S APPROVAL

Date 2/19/80
Signed _____ County Attorney



For Acknowledgment
See O.A. Book 200
Page 609
This 10 day 3 June 1982
Attest Gilbert S. Brown
Clerk Circuit Court
By Virginia Z. Darby

For Acknowledgment
See O.A. Book 242
Page 60-72.
Attest Gilbert S. Brown
Clerk Circuit Court
By Virginia Z. Darby