

"BEDFORD LAKE OVERLOOK"

(A MINOR SUBDIVISION)

OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12 - TOWNSHIP 8 SOUTH - RANGE 22 EAST; BRADFORD COUNTY, FLORIDA.

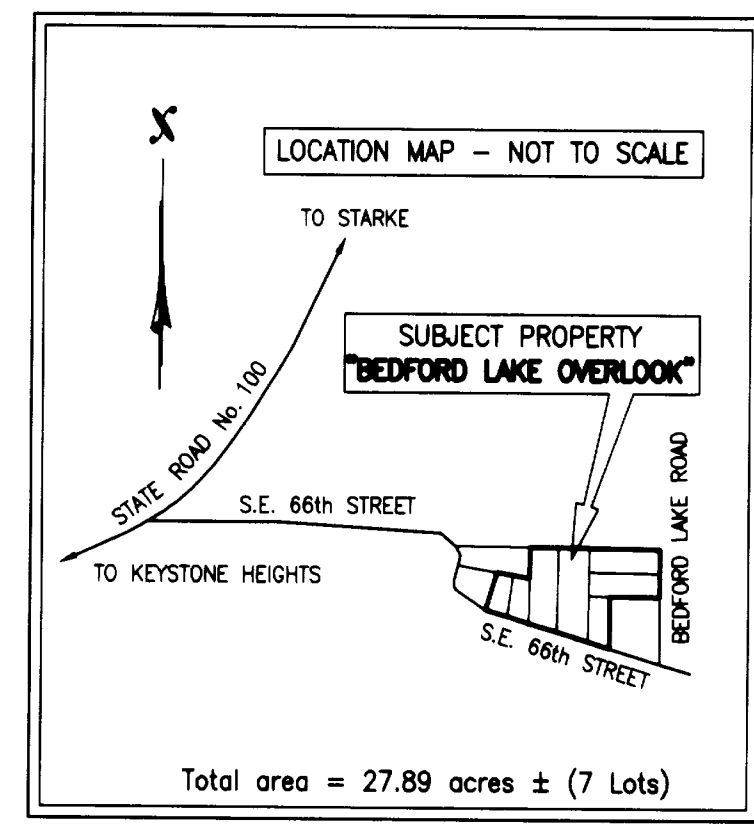
BRADFORD County Engineer
HJ Kelly 12-22-03

CAPTION: "BEDFORD LAKE OVERLOOK"

A Tract of land situated in the South 1/2 of the Northeast 1/4 (S 1/2 of NE 1/4) of Section 12, Township 8 South, Range 22 East; Bradford County, Florida; said Tract being more particularly described as follows:

Commence at the Southeast corner of the NE 1/4 of Section 12 and run N 00 deg 02 min 31 sec W, along the East line of said Section 12, a distance of 151.19 feet to an Iron Pipe on the Northerly right of way line of a 60 foot road currently designated as SE 66th Street (also known as Lakeview Road) and as shown on Lake Bedford Shores Unit One, as per plat thereof recorded in Plat Book 2 on Page 59 of the public records of said County; thence run N 73 deg 04 min 16 sec W, along said Northerly right of way line, 548.84 feet to the Point of Beginning; thence continue N 73 deg 04 min 16 sec W, along said Northerly right of way line, 1364.24 feet; thence run N 16 deg 55 min 44 sec E, 411.19 feet to a point in the right of way of a 170' Florida Power and Light Co. Transmission Easement; thence run S 80 deg 07 min 33 sec E, 348.24 feet; thence run N 00 deg 49 min 11 sec E, 323.47 feet to a point on the North line of the South 1/2 of the NE 1/4 of Section 12; thence run S 89 deg 10 min 49 sec E, along said North line, 1362.00 feet to a point on the East line of Section 12; thence run S 00 deg 02 min 31 sec E, along said East line, 495.40 feet; thence run N 89 deg 10 min 49 sec W, 525.00 feet; thence run S 00 deg 02 min 31 sec E, parallel with the East line of Section 12, 546.96 feet to the Point of Beginning. Said Tract containing 27.89 acres more or less.

Subject to an Easement for Power Transmission to Florida Power and Light across a portion of the above-described lands.



BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION:
Examined and approved this 13th day of November, 2003.
Signed Edward Rumbarger

BRADFORD COUNTY ATTORNEY'S CERTIFICATION:
Examined and approved as to Legal Form and Sufficiency this 23rd day of December, 2003.
Signed [Signature]

BOARD OF COUNTY COMMISSIONER'S CERTIFICATION:
This is to certify that on this 22nd day of December, 2003, the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.
Signed [Signature] Chairman
Attest [Signature] Clerk of the Circuit Court

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION:
This is to certify that on this 13th day of November, 2003, that all payable and applicable taxes have been paid; and that all sales taxes applicable to the above described platted lands have been redeemed.
Signed [Signature]

BRADFORD COUNTY SURVEYOR REVIEW:
I hereby certify that on this 13th day of November, 2003, that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes.
Signed [Signature] Florida Certificate No. 2714

BRADFORD COUNTY CLERK'S CERTIFICATION:
I hereby certify that on this plat has been examined and that it complies in form with Chapter 177, Florida Statutes and is filed for a record in Plat Book 3, Page 79 of the Public Records of Bradford County, Florida, this 29th day of December, 2003.
Signed [Signature]
Signed [Signature] Deputy Clerk

SURVEYOR'S CERTIFICATION:
Know All Men By These Presents:
I, A Licensed Professional Surveyor and Mapper, as provided under Chapter 472, Florida Statutes, being in good standing with the Board of Land Surveyors, does hereby certify that on October 24, 2000, I completed the survey of the lands as shown on the foregoing Plat; that said Plat is a correct representation of the lands therein described and platted or subdivided and was prepared under my direction and supervision; that Permanent Reference Monuments have been placed as shown hereon and said Survey and Plat complies with all survey requirements of Part 1, Chapter 177, Florida Statutes. Said land is located in Section 12, Township 8 South, Range 22 East, Bradford County, Florida.

By [Signature] Signed this 13 day of Nov, 2003.
MARK E. HARDENBROOK, PSM
Florida Professional Surveyor and Mapper No. 5500

DEDICATION AND ADOPTION:

This is to certify that Ellis E. Coleman and Janie D. Coleman, husband and wife, are the lawful owners of the lands described as "Bedford Lake Overlook" 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 the true and correct Plat of said lands.

In witness thereof and signed this 13th day of November, 2003.
Witness [Signature] Signed Ellis E. Coleman - Janie D. Coleman
Marcia L. Hale

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, Ellis E. Coleman and Janie D. Coleman, husband and wife, 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 for the purposes therein expressed.

Witness my hand and official seal in the State and County last aforesaid this 13th day of November, 2003.
Signed [Signature]
Notary Public, State of Florida at Large

SUBDIVIDER:
Ellis E. Coleman and Janie D. Coleman
308 2nd Avenue, Melrose, Florida 32666
Phone: (352) 475 - 9384

ZONING for SUBJECT PROPERTY:
SINGLE FAMILY RESIDENCE - 1
All lots shall have individual water wells and septic tank sewer systems

AREA of SUBJECT PROPERTY: 27.89 Acres
BUILDING SETBACK DATA: FRONT = 30.00'
SIDES = 15.00'
REAR = 15.00'

ELEVATION CONTOUR LINES SHOWN
HEREON AS PER "KEYSTONE HEIGHTS
QUADRANGLE MAP 7.5 MINUTE SERIES
(TOPOGRAPHIC)", DATED 1993

REVISIONS:
Revised map: October 16, 2003
Revised map: November 12, 2003



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.

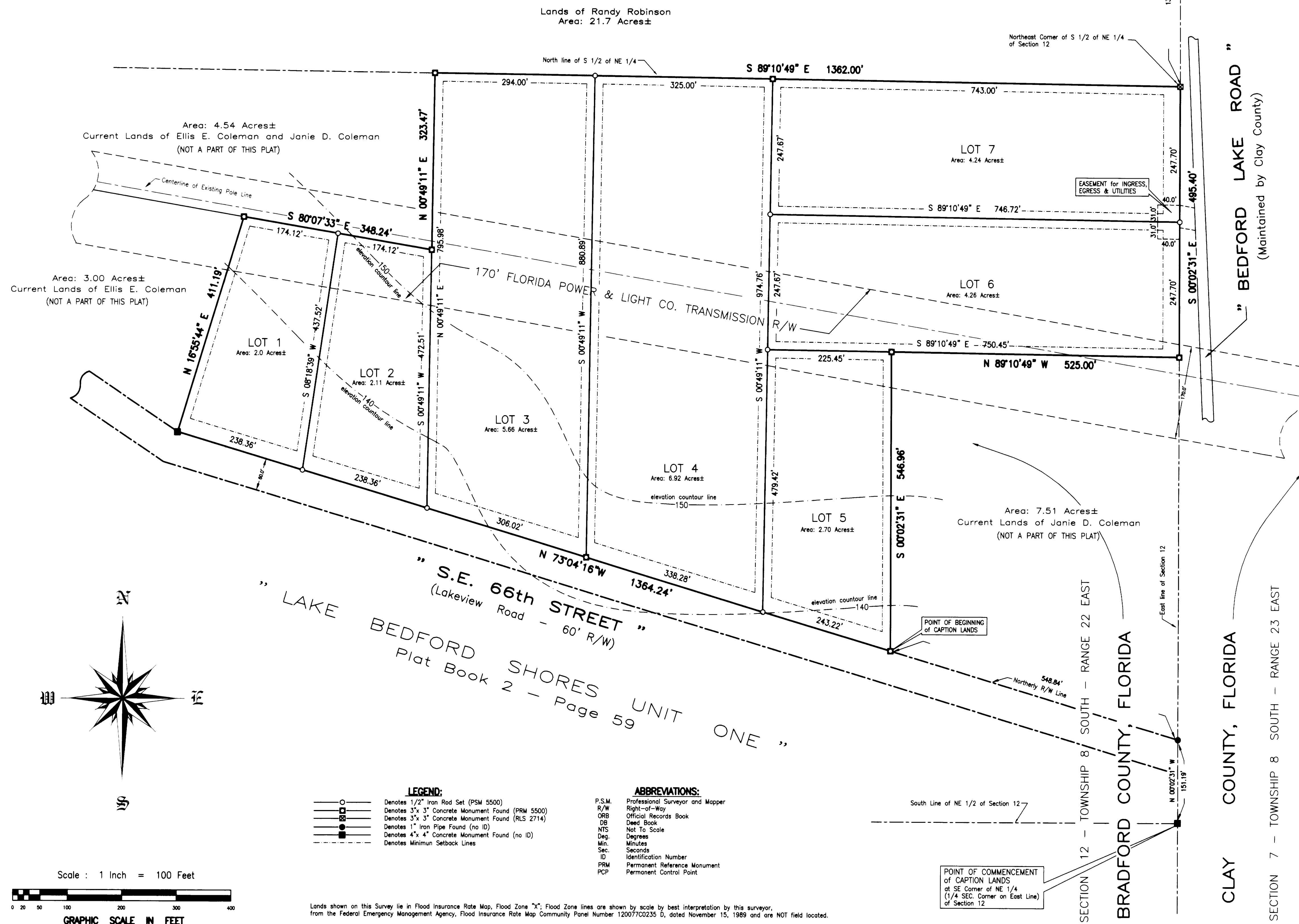
Date of this map: November 12, 2003
MARK E. HARDENBROOK
PROFESSIONAL SURVEYOR AND MAPPER
Florida Certificate: L.S. 5500
P.O. Box 1028
7467 SR 21 North - Suite "B"
Keystone Heights, Florida 32656
PHONE: (352)-473-8523 & (904)-964-5777

Job No. H-03-253 PLAT

"BEDFORD LAKE OVERLOOK"

(A MINOR SUBDIVISION)

OF A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF
SECTION 12 - TOWNSHIP 8 SOUTH - RANGE 22 EAST;
BRADFORD COUNTY, FLORIDA.



" CRYSTAL LAKEVIEW ESTATES "
(Unrecorded Subdivision)

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Date of this map: November 12, 2003
MARK E. HARDENBROOK
PROFESSIONAL SURVEYOR AND MAPPER
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