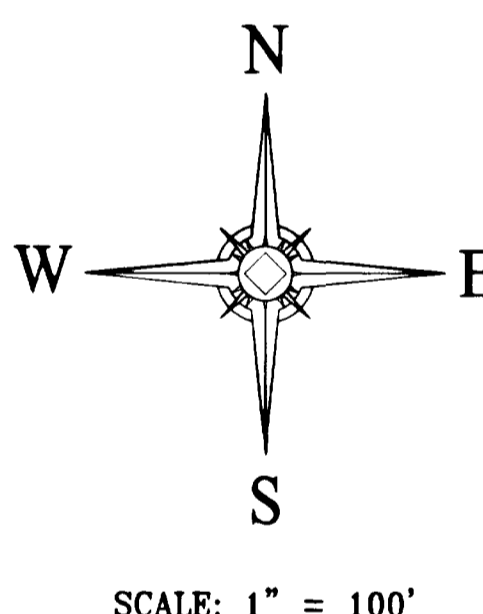
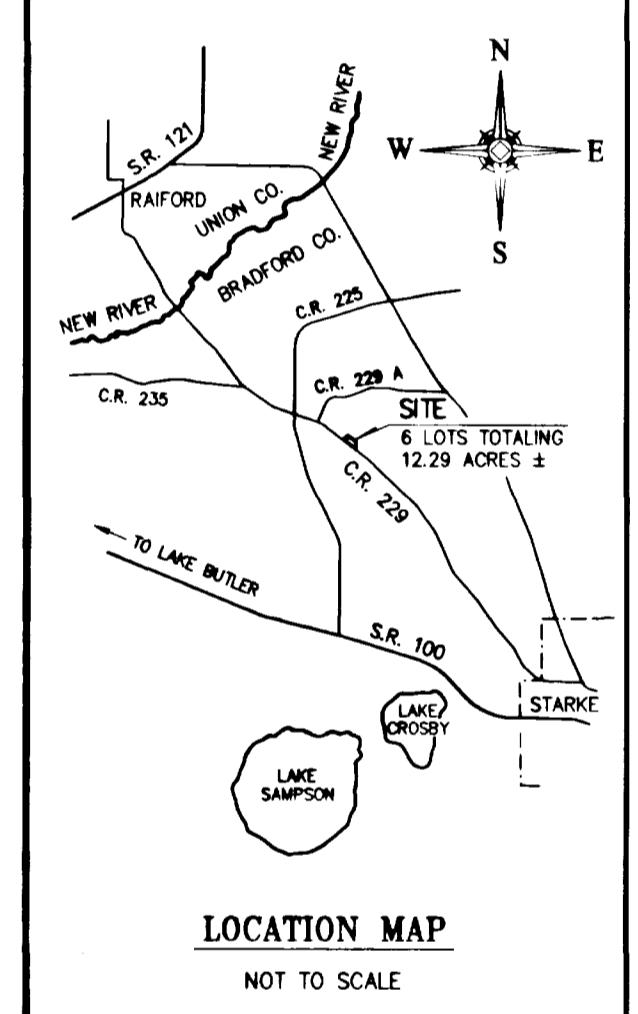
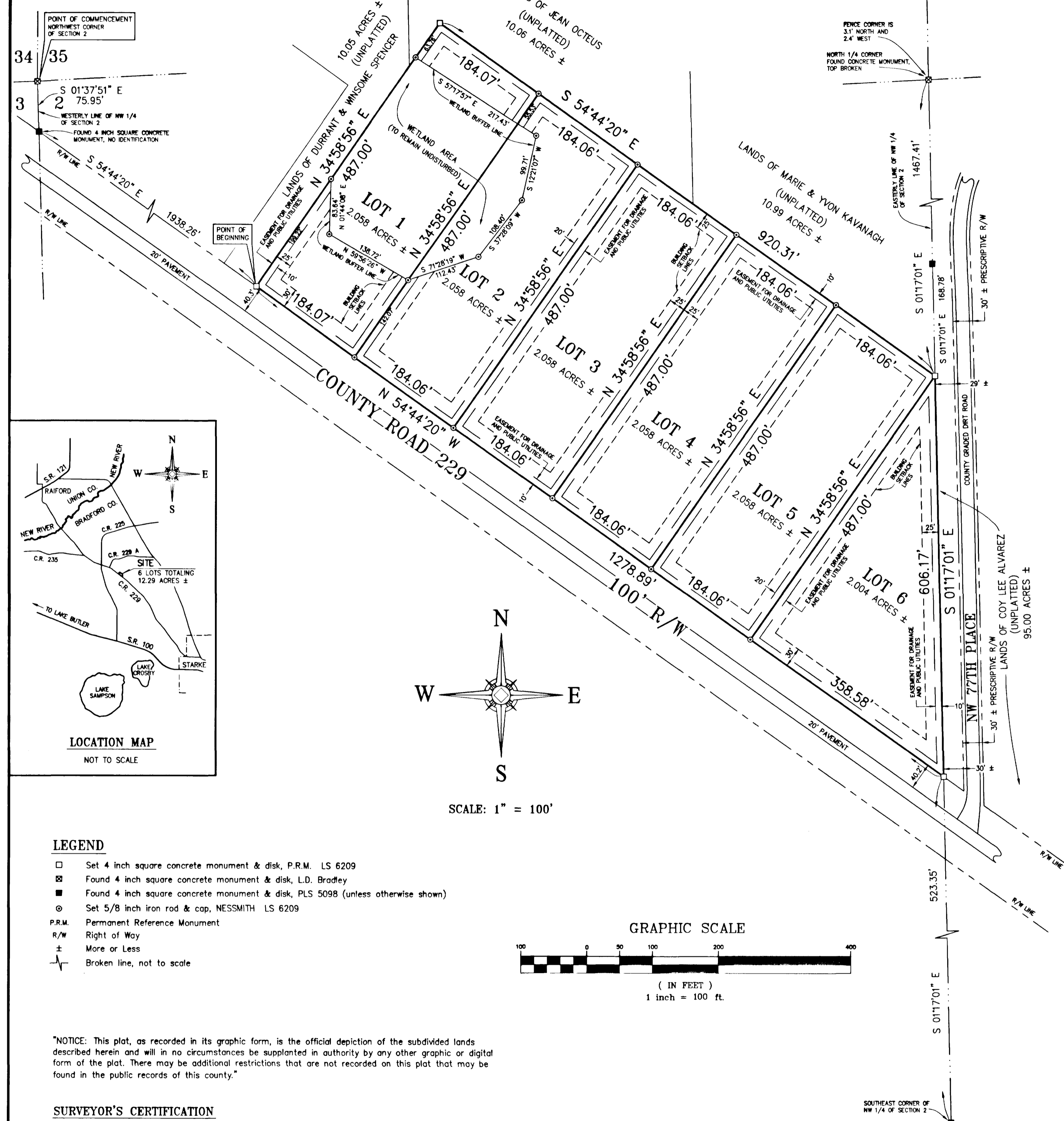


# GUM CREEK ESTATES

(A MINOR SUBDIVISION)

IN SECTION 2, TOWNSHIP 6 SOUTH, RANGE 21 EAST, BRADFORD COUNTY, FLORIDA



- LEGEND**
- Set 4 inch square concrete monument & disk, P.R.M. LS 6209
  - ⊗ Found 4 inch square concrete monument & disk, L.D. Bradley
  - Found 4 inch square concrete monument & disk, PLS 5098 (unless otherwise shown)
  - ⊙ Set 5/8 inch iron rod & cap, NESSMITH LS 6209
  - P.R.M. Permanent Reference Monument
  - R/W Right of Way
  - ± More or Less
  - Broken line, not to scale

"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."

**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 Professional Surveyors and Mappers, does hereby certify that on November 24, 2004 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 plotted 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 2, Township 6 South, Range 21 East, Bradford County, Florida.

By Bruce J. NesSmith Signed this 23<sup>rd</sup> day of November, 2005  
Bruce Q. NesSmith, PSM  
Florida License Number LS 6209  
4334 Seminole Street  
Starke, FL 32091

**DESCRIPTION**

A parcel of land containing 12.29 acres, more or less, and lying in the Northwest 1/4 of Section 2, Township 6 South, Range 21 East, Bradford County, Florida. Said parcel being more particularly described as follows:

COMMENCE at a concrete monument found at the Northwest corner of said Section 2 and run South 01 degree 37 minutes 51 seconds East, along the Westerly line of said Northwest 1/4 of Section 2, a distance of 75.95 feet to a concrete monument found on the Northerly right of way line of County Road 229; thence South 54 degrees 44 minutes 20 seconds East, along said Northerly right of way line, 1938.26 feet to a set concrete monument labeled P.R.M. LS 6209 for the POINT OF BEGINNING of the hereinafter described parcel; thence North 34 degrees 58 minutes 56 seconds East, 487.00 feet to a set concrete monument labeled P.R.M. LS 6209; thence South 54 degrees 44 minutes 20 seconds East, parallel with said Northerly right of way line of County Road 229, a distance of 920.31 feet to a concrete monument labeled P.R.M. LS 6209 set on the Easterly line of said Northwest 1/4 of Section 2; thence South 01 degree 17 minutes 01 second East, along said Easterly line of Northwest 1/4 of Section 2, a distance of 606.17 feet to a concrete monument labeled P.R.M. LS 6209 set on said Northerly right of way line of County Road 229; thence North 54 degrees 44 minutes 20 seconds West, along said Northerly right of way line, 1278.89 feet to the POINT OF BEGINNING.

**BRADFORD COUNTY SURVEYOR'S REVIEW**

I hereby certify that on this 23<sup>rd</sup> day of Nov., 2005, that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes.  
Signed Edward B. Welch Florida License Number LS 2714

**BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION**

This is to certify that on this 30 day of Nov., 2005, that all payable and applicable taxes have been paid, and that all sales taxes applicable to the above described plotted lands have been redeemed.  
Signed Lucy Pearson

**BRADFORD COUNTY COMMISSIONER'S CERTIFICATION**

This is to certify that on this 30 day of November, 2005, the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.  
Signed John Wayne Shessey Chairman  
Attest Ray Norman Clerk of the Circuit Court

**BRADFORD COUNTY CLERK'S CERTIFICATION**

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Florida Statutes and is filed for record in Plat Book 3, page 84 of the public records of Bradford County, Florida, this 19<sup>th</sup> day of December, 2005.  
Signed Ray Norman Clerk of the Circuit Court  
Signed \_\_\_\_\_

**DEDICATION AND ADOPTION**

This is to certify that New River Land Development, Inc. is the lawful owner of the lands described as "Gum Creek Estates" 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 hereby adopted as the true and correct plat of said lands.

In witness thereof and signed  
Signed \_\_\_\_\_ this 30<sup>th</sup> day of November, 2005 Witness Susan Faulkner O'Neal  
Susan Faulkner O'Neal, President  
Attest Greg Griffis this 30<sup>th</sup> day of November, 2005 Witness Greg Griffis  
Greg Griffis, 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 acknowledgments, Susan Faulkner O'Neal and Greg Griffis, 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 30<sup>th</sup> day of November, 2005.  
(Notarial seal)

Signed Bruce Q. NesSmith  
Notary Public, State of Florida at large

ELISE J. NESSMITH  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION # 00030622  
EXPIRES 5/31/2018

SUBDIVIDER:  
New River Land Development, Inc.  
405 W. Georgia Street  
Starke, FL 32091

**BRADFORD COUNTY HEALTH DEPARTMENT**

Examined and approved this 13<sup>th</sup> day of DECEMBER, 2005.  
Signed Edward Rumberger

**BRADFORD COUNTY ATTORNEY'S CERTIFICATION**

Examined and approved as to Legal Form and Sufficiency this 14<sup>th</sup> day of December, 2005.  
Signed \_\_\_\_\_

**SURVEYOR'S NOTES**

- 1.) Bearings shown hereon are based on a bearing of S 01°17'01" E for the Easterly line of the NW 1/4 of Section 2, Township 6 South, Range 21 East. (Assumed basis)
- 2.) Lands shown hereon lie in Zone X (Areas determined to be outside 500 year flood plain.) as per FEMA Flood Insurance Rate Maps for Bradford County, Florida, Map Number 12007C0050 D, effective date November 15, 1989.
- 3.) All Lots are subject to a 10' easement for drainage and public utilities along all boundaries except within wetland buffer area.
- 4.) All lots are zoned AG-2. Building setbacks are as follows: 30' Front, 25' Side, 25' Rear, as per Bradford County Building and Zoning Department.
- 5.) The wetland area shown on Lots 1 and 2 is to remain undisturbed and left in its natural state.
- 6.) The finished floor height of all buildings must be at least one foot above the highest adjacent grade.

**Bruce Q. NesSmith**  
Professional Surveyor and Mapper  
4334 Seminole Street Phone: (904) 964-6801  
Starke, Florida 32091 Fax: (904) 964-6803