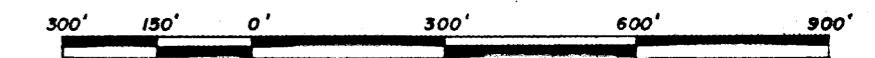


LAKEWOOD

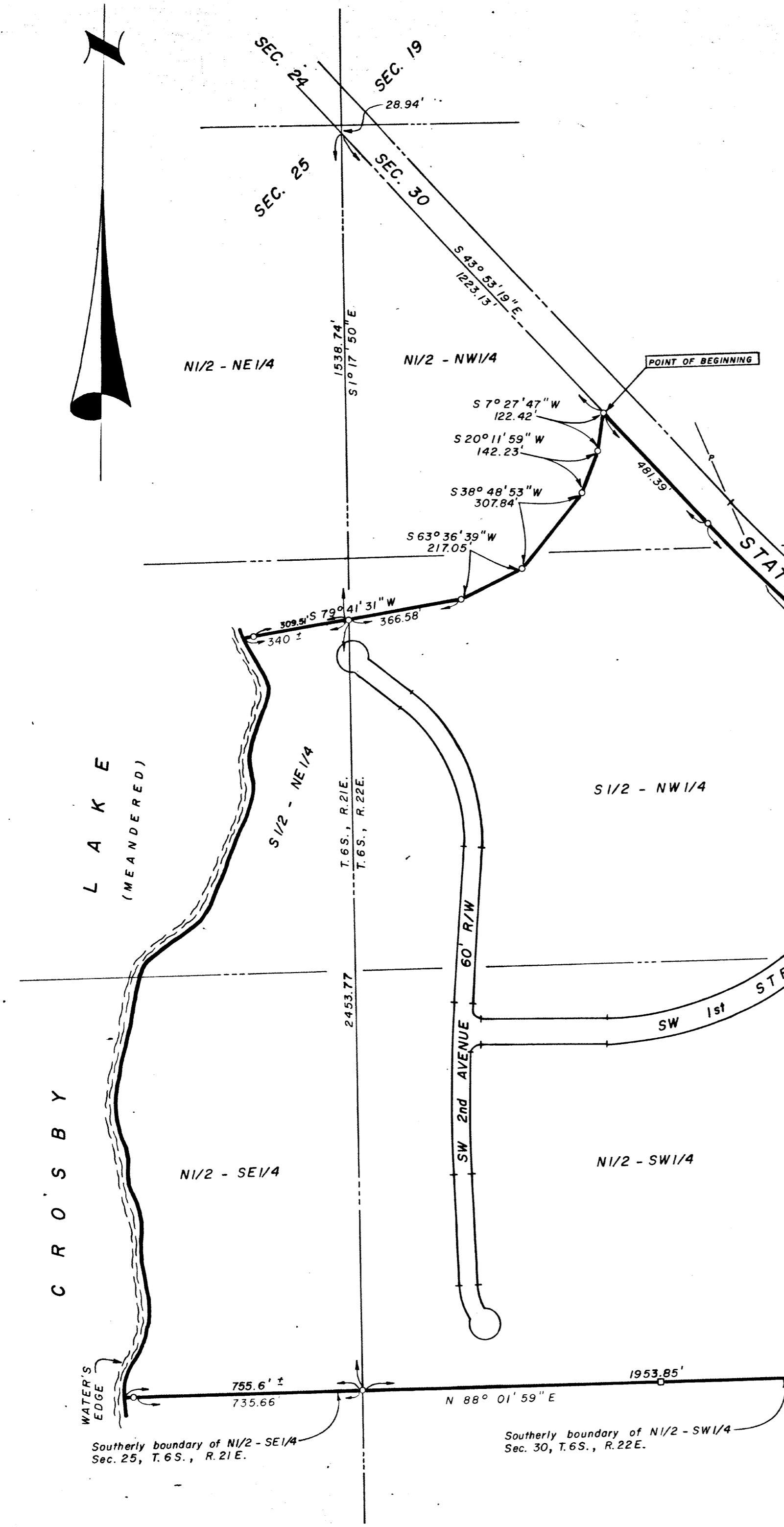
A PLANNED UNIT DEVELOPMENT
IN BRADFORD COUNTY, FLORIDA

Scale in feet: 1" = 300'



DENOTES PERMANENT REFERENCE MONUMENT

Clerk Circuit Court
By *Virginia Z. Dabbs*
- UNIT No. 1
for Declaration of
Condominium Conditions and Plat
Resolutions F.O.R. Book 204
see page 227



DESCRIPTION

A parcel of land lying partly in the S1/2 of NE1/4 and the N1/2 of SE1/4 of Section 25, Township 6 South, Range 21 East, and partly in Section 30, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:
Commence at the NW corner of said Section 30 and run S1°17'50"E, along the Westerly boundary thereof, 28.94 feet to the Southwesterly boundary of the right-of-way of State Road 100; thence S43°53'19"E, along said Southwesterly boundary, 1223.13 feet to a permanent reference monument (hereinafter referred to as P.R.M.) for Point of Beginning. From Point of Beginning thus described run S7°27'47"W, 122.42 feet to a P.R.M.; thence S20°11'59"W, 142.23 feet to a P.R.M.; thence S38°48'53"W, 307.84 feet to a P.R.M.; thence S63°36'39"W, 217.05 feet to a P.R.M. located on the aforesaid Westerly boundary of Section 30, also being the Easterly boundary of said Section 25; thence continue S79°41'31"W, 340 feet more or less, to the waters edge of Crosby Lake; thence run in a Southerly direction along said waters edge to a point on the Southerly boundary of said N1/2 of SE1/4; thence N88°01'59"E, along last aforesaid Southerly boundary, 755.6 feet more or less, to a P.R.M. located at the SE corner thereof (also being the SW corner of the N1/2 of SW1/4 of said Section 30); thence continue N88°01'59"E, along the Southerly boundary of said N1/2 of SW1/4, 1953.85 feet to a P.R.M. located on the Northwesterly boundary of the right-of-way of County Road S-100A, said right-of-way being on a curve concave to the SE and having a radius of 1949.86 feet; thence Northwesterly along said Northwesterly boundary and along the arc of said curve, 415.92 feet as measured along a chord having a bearing of N41°05'31"E, to a P.R.M. located at the end of said curve; thence N47°12'51"E, along said Northwesterly boundary, 1336.68 feet to a P.R.M. located at the beginning of a curve concave to the West and having a radius of 50 feet; thence Northwesterly along the arc of said curve, 84.93 feet as measured along a chord having a bearing of N10°55'22"W, to a P.R.M. located on the aforesaid Southwesterly boundary of the right-of-way of State Road 100, said Southwesterly boundary being on a curve concave to the NE and having a radius of 5779.58 feet; thence Northwesterly along said Southwesterly boundary and along the arc of said curve, 2518.74 feet as measured along a chord having a bearing of N56°28'27"W, to a P.R.M. located at the end of said curve; thence N43°53'19"W, along said Southwesterly boundary, 481.39 feet to the Point of Beginning.

ADOPTION AND DEDICATION

This is to certify that the undersigned are the lawful owners of the land described in the description hereon, that they have 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, and all streets, roads and easements shown upon said plat are dedicated to Bradford County, Florida, except for the F.P.&L. easement; the D.O.T. easement and any areas designated as "Private".
In witness whereof these presents are signed this 15 day of May A.D. 1981.

Witness *Valerie J. Christian* Signed *A. J. Thomas, Jr.*
Witness *Jean S. Thomas* Signed *Jean S. Thomas*

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, *A. J. Thomas, Jr.* and *Jean S. Thomas*, his 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 this 15 day of May A.D. 1981.

Notary Public - State of Florida at large *Valerie J. Christian*
My commission expires: *March 6, 1983*

MORTGAGEE SUBORDINATION

The undersigned mortgagee joins in the above dedication for the purposes of subordinating the lien of its mortgage dated the 23rd day of April, 1979 and recorded on the 9th day of May, 1979 in Official Record Book 172, Page 213 of the public records of Bradford County, Florida to the rights of the public easements shown on this Plat dated this 15 day of May A.D. 1981.
Signed, sealed and delivered in the presence of:

Witness *James B. Owens* By: *James B. Owens* James B. Owens, President
Witness *Bunny C. Riggs* Attest: *Bunny C. Riggs* Bunny C. Riggs, Asst. Secy.

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 County, Florida.
Signed *Phillip S. Brown* Signed *Earl Hodges Jr.*

CLERK'S CERTIFICATION

I hereby certify that this plat has been examined and that it complies in form with Chapter No. 71-339 - Laws of Florida of 1971 and is filed for record and recorded in Plat Book 3, Pages 57-58 of the public records of Bradford County, Florida, this 20 day of August A.D. 1981.
Signed *Phillip S. Brown* Clerk Signed _____ Deputy Clerk

BRADFORD COUNTY ZONING BOARD APPROVAL

Approved by the Bradford County Zoning Board this 13 day of May A.D. 1981.
Signed *Donald Z. Borden* Chairman

COUNTY SURVEYOR'S APPROVAL

Date: *August 20, 1981* Signed *M. J. McMillan* M.G. McMillan

COUNTY ATTORNEY'S APPROVAL

Date: *8/20/81* Signed *Jully P. Hardy* County Attorney

SURVEYOR'S CERTIFICATION

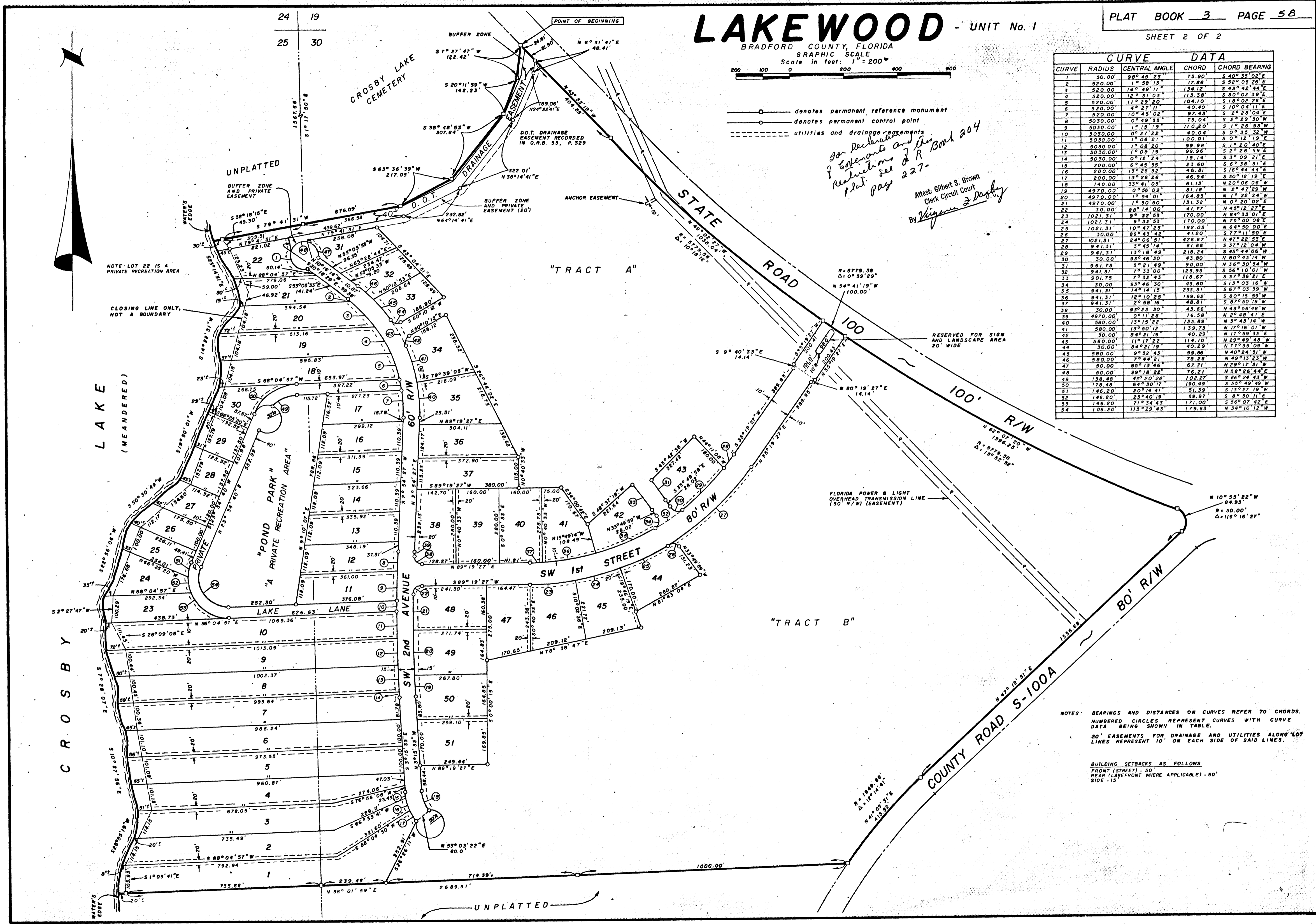
This is to certify that this plat is a correct representation of land surveyed, platted and described hereon, that Permanent Reference Monuments have been placed as shown on said plat according to Chapter No. 71-339, Laws of Florida of 1971 and that Permanent Control Points will be placed as shown on 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 13th day of May A.D. 1981.
Signed *Patrick B. Welch* Patrick B. Welch
Reg. Land Surveyor Fla. Cert. No. 2714

LAKEWOOD - UNIT No. 1

BRADFORD COUNTY, FLORIDA
GRAPHIC SCALE
Scale in feet: 1" = 200'

CURVE DATA				
CURVE	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
1	50.00	98° 43' 23"	75.90	S 40° 35' 02" E
2	520.00	1° 58' 15"	17.88	S 52° 06' 26" E
3	520.00	14° 29' 11"	134.12	S 43° 42' 44" E
4	520.00	12° 31' 03"	113.58	S 30° 02' 38" E
5	520.00	11° 29' 20"	104.10	S 18° 02' 26" E
6	520.00	4° 27' 11"	40.40	S 10° 04' 11" E
7	520.00	10° 45' 02"	97.43	S 28° 28' 04" E
8	5030.00	0° 49' 55"	73.04	S 2° 29' 30" W
9	2030.00	1° 15' 19"	110.20	S 7° 26' 53" W
10	5030.00	0° 27' 22"	40.04	S 0° 35' 32" W
11	5030.00	1° 08' 21"	100.21	S 0° 12' 19" E
12	5030.00	1° 08' 20"	99.98	S 1° 02' 40" E
13	5030.00	1° 08' 19"	99.96	S 2° 28' 59" E
14	5030.00	0° 12' 24"	18.14	S 3° 09' 21" E
15	200.00	6° 45' 55"	23.60	S 6° 38' 31" E
16	200.00	13° 26' 32"	46.81	S 16° 44' 44" E
17	200.00	13° 28' 28"	46.94	S 30° 12' 19" E
18	140.00	33° 41' 05"	81.13	N 20° 06' 06" W
19	4970.00	0° 56' 09"	81.18	N 2° 47' 29" W
20	4970.00	1° 34' 01"	164.83	N 1° 22' 24" W
21	4970.00	1° 30' 50"	131.32	N 0° 20' 02" E
22	30.00	88° 14' 00"	41.77	N 45° 12' 27" E
23	1021.31	8° 54' 18"	170.00	N 84° 33' 01" E
24	1021.31	9° 32' 53"	170.00	N 75° 00' 08" E
25	1021.31	10° 47' 23"	182.05	N 64° 50' 00" E
26	30.00	86° 43' 42"	41.20	S 77° 11' 50" E
27	1021.31	24° 06' 51"	226.67	N 47° 22' 51" E
28	941.31	3° 45' 14"	61.66	S 37° 12' 04" W
29	941.31	13° 18' 49"	218.24	S 45° 44' 06" W
30	30.00	93° 46' 30"	43.80	N 80° 43' 14" W
31	961.75	5° 21' 45"	90.00	N 38° 30' 53" W
32	941.31	7° 33' 00"	123.95	S 56° 10' 01" W
33	901.75	7° 32' 43"	118.67	S 37° 36' 21" E
34	30.00	93° 46' 30"	43.80	S 13° 03' 16" W
35	941.31	14° 14' 15"	233.51	S 67° 03' 39" W
36	941.31	12° 10' 25"	199.62	S 80° 15' 59" W
37	941.31	2° 58' 16"	48.81	S 87° 50' 18" W
38	30.00	93° 23' 30"	43.66	N 45° 58' 48" E
39	4970.00	0° 11' 28"	16.58	N 2° 48' 41" E
40	580.00	13° 15' 22"	153.89	N 3° 43' 14" W
41	580.00	13° 50' 12"	139.73	N 17° 16' 01" W
42	30.00	84° 21' 19"	40.29	N 17° 59' 33" E
43	580.00	11° 17' 22"	114.10	N 29° 49' 48" W
44	30.00	84° 21' 19"	40.29	N 77° 39' 09" W
45	580.00	9° 52' 43"	99.88	N 40° 24' 51" W
46	580.00	7° 44' 21"	78.28	N 49° 15' 23" W
47	30.00	85° 13' 46"	67.71	N 29° 17' 31" W
48	50.00	99° 18' 22"	76.21	N 58° 26' 44" E
49	138.48	43° 20' 28"	102.27	S 66° 24' 43" W
50	178.48	64° 30' 17"	190.49	S 53° 49' 49" W
51	146.20	20° 14' 41"	51.39	S 13° 27' 15" W
52	146.20	25° 40' 19"	59.97	S 8° 30' 11" E
53	146.20	71° 34' 43"	171.00	S 56° 07' 42" E
54	106.20	115° 29' 43"	179.65	N 34° 10' 12" W

For Declaration and
Resolutions of R. Book 204
Plat page 227-
Attest: Gilbert S. Brown
Clerk Circuit Court
By *Kiyama & Deady*



NOTES: BEARINGS AND DISTANCES ON CURVES REFER TO CHORDS.
NUMBERED CIRCLES REPRESENT CURVES WITH CURVE DATA BEING SHOWN IN TABLE.
20' EASEMENTS FOR DRAINAGE AND UTILITIES ALONG LOT LINES REPRESENT 10' ON EACH SIDE OF SAID LINES.
BUILDING SETBACKS AS FOLLOWS:
FRONT (STREET) - 50'
REAR (LAKEFRONT WHERE APPLICABLE) - 50'
SIDE - 15'