

"THE PECAN GROVE"

A Minor Subdivision

A portion of Section 23, Township 7 South,
Range 21 East, Bradford County, Florida.

Caption:

A parcel of land lying in the SW 1/4 of the NW 1/4 of Section 23, Township 7 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:
Commence at a found 3"x3" concrete monument located at the Southeast corner of the SW 1/4 of the NW 1/4 of said Section 23 for the Point of Beginning. From the Point of Beginning, thence described run South 89 degrees 44 minutes 47 seconds West, along the South line of said SW 1/4 of NW 1/4, for a distance of 219.23 feet to a set 4"x4" concrete monument located on the Easterly right of way line of SW 80th Place and being in a curve concave to the West and having a radius of 405.00 feet; thence run in a Northeasterly direction along said right of way line and along the arc of said curve as measured along a chord having a bearing of North 05 degrees 43 minutes 57 seconds East for a chord distance of 86.50 feet to a found 4"x4" concrete monument located at the end of said curve; thence run North 00 degrees 23 minutes 51 seconds West, as a basis of bearings, along said right of way line, for a distance of 785.84 feet to a found 4"x4" concrete monument located on the Southerly right of way line of County Road 18; thence run South 72 degrees 46 minutes 52 seconds East, along said right of way line, for a distance of 220.33 feet to a set 4"x4" concrete monument located on the East line of said SW 1/4 of NW 1/4; thence run South 00 degrees 23 minutes 51 seconds East, along said East line of SW 1/4 of NW 1/4, for a distance of 805.71 feet to the Point of Beginning.

DEDICATION and ADOPTION
This is to certify that Susan E. Perkins is the lawful owner of the lands described as "The Pecan Grove" in the caption hereon and she has 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.

Witness Dudley P. Hardy Signed Susan E. Perkins
Witness Kathy E. Lane

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 88 of the public records of Bradford County, Florida, this 11 day of November, A.D. 2006.

Signed Ray Norman Clerk of Circuit Court
Signed Shayne Hester Chairman

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION
Examined and Approved this 08 Day of November, A.D. 2006.

Signed Edward Rumbarger

BRADFORD COUNTY ATTORNEY'S CERTIFICATION
Examined and Approved as to Legal Form and Sufficiency this 8 Day of November, A.D. 2006.

Signed James A. Brown

BOARD OF COUNTY COMMISSIONER'S CERTIFICATION
This is to certify that on this 08 Day of November, A.D. 2006 the foregoing Plat was approved by the Board of County Commissioners of Bradford County, Florida.

Signed Ray Norman Chairman
Attest: Ray Norman Clerk of the Circuit Court

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION
This is to certify that on this 08 day of November, A.D. 2006, that all payable and applicable taxes have been paid, and that all sales taxes applicable to the above described platted lands have been returned.

Signed Leann Johnson Tax Collector

SURVEYOR'S REVIEW
I hereby certify that on this 08 day of Nov., A.D. 2006, that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes. Signed this 08 day of Nov., A.D. 2006

Signed Quak P. Daugherty

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 E. PERKINS, to me well known to be the person described in and who executed the foregoing dedication and who severally acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my signature and official seal in the State and County last aforesaid this 08 day of November, A.D. 2006
Kathy E. Lane My commission expires December 1, 2008
Notary Public, State of Florida

Bradford County Property Appraiser Certification
Approved by the Bradford County Property Appraiser the 08 day of November, A.D. 2006

Signed Ray Norman Date 11/8/06
Property Appraiser

CERTIFICATE OF TITLE AND ENCUMBRANCES
This is to certify that the record title to the lands as shown and recorded on this Plat is in the name of Susan E. Perkins and that there are no encumbrances.

Signed Dudley P. Hardy Date 11/8/06
Witness Kathy E. Lane

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered 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 08 day of November, A.D. 2006 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 platted on 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; and that said land is located in Section 23, Township 7 South, Range 21 East, Bradford County, Florida.
Signed this 08 day of NOVEMBER, A.D. 2006

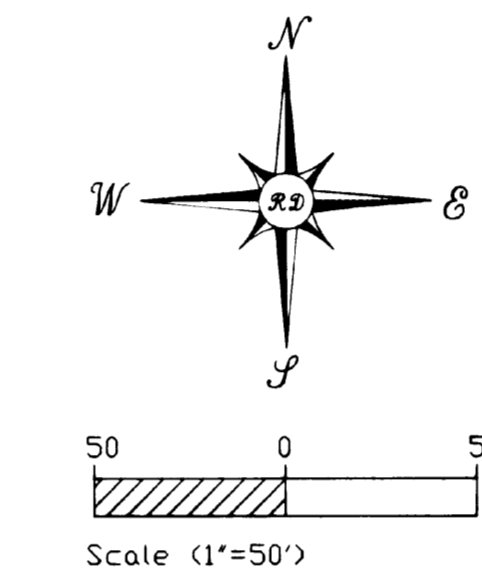
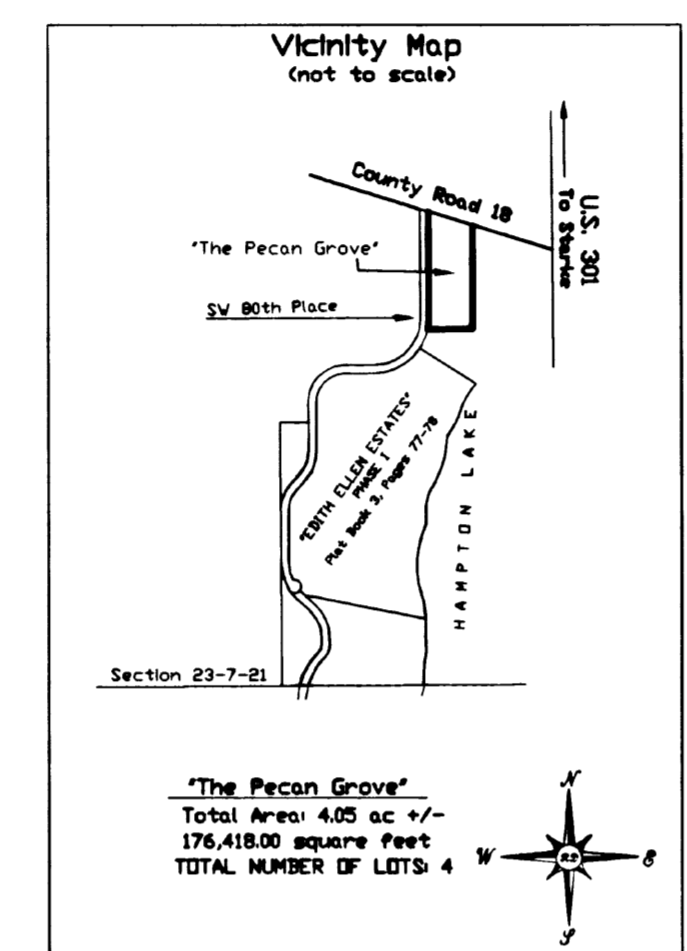
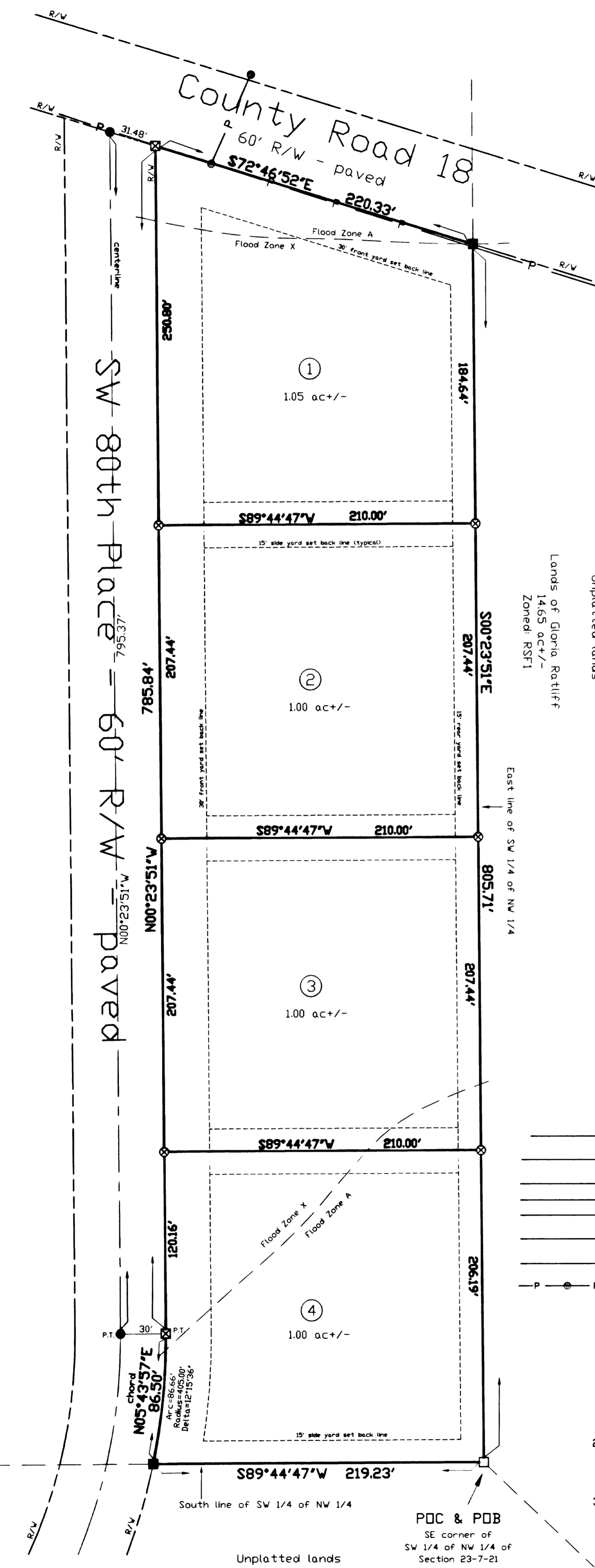
Quak P. Daugherty
GERALD RAY DAUGHERTY, P.L.S.
Ray Daugherty Land Surveyor, Inc.
Florida Certificate: LS 5098
Certificate of Authorization: LB 6525
405 W. GEORGIA STREET - Suite B
STARKE, FLORIDA 32091
Phone: (904) 964-6708

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Date of Field Boundary Survey: October 28, 2005
REVISIONS:
Last Date of Field Work: August 17, 2006
Last Date of Map Work: October 10, 2006

DRAWN BY: Sheila Daugherty - CHECKED BY: G.R.D.
FIELDBOOK # 113 PAGE # 44 MAP # D441
JOB # 05-7-14b

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 these county.



SUBDIVIDER:
SUSAN E. PERKINS
8596 SW CR 18
Hampton, Florida 32044
1-904-966-0094

Zoning Information
Zoned: RSF1
Minimum Lot Area: 50 ac
Minimum Lot Width on Road: 100.00 Feet
Building Set Back requirements:
Front - 30.00 Feet
Sides - 15.00 Feet
Rear - 15.00 Feet
Proposed water supply: Individual wells
Proposed sewer system: Individual septic tanks

- LEGEND and ABBREVIATIONS**
- Denotes set 1/2" Iron rod with plastic cap - PLS 5098
 - Denotes Found 1/2" Iron rod - no identity
 - Denotes Found nail in disc - PLS 5098
 - Denotes Found 4" X 4" concrete monument - PRM PLS 5098
 - Denotes Found 3" X 3" concrete monument - no identity
 - Denotes set 4" X 4" concrete monument - PRM PLS 5098
 - Denotes overhead power line(s) and pole(s)
 - Denotes Point of Commencement
 - Denotes Point of Beginning
 - Denotes Right - of - Way
 - Denotes Point of Tangency
 - ④ Denotes typical Lot number

- NOTES**
- 1) The bearings shown hereon are based on the Easterly R/W line of SW 80th Place; said bearing being N 00°23'51" V (assumed).
 - 2) Lands shown hereon lie partially in Flood Zone X (areas outside 500 - year flood plain) and partially in Flood Zone A (areas inside 100 - year flood plain) according to this surveyor's interpretation of Flood Insurance Rate Map No. 12007C 0175 D of Bradford County, Florida, dated November 15, 1989 (lines shown hereon are approximate - scaled from Flood map). All finished floor elevations in Zone X areas are to be at a minimum of 1.0 foot above the highest adjacent grade.
 - 3) There are no lakes, marshes, swamps, water courses, or wooded areas on this property.

Unplatted lands
Lands of Susan E. Perkins
1.65 ac +/-
Zoned: RSF1