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 thus 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 last 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,

SV Both Place Section 23-7-21 "The Pecan Grove" Total Area: 4.05 ac +/-176,418.00 square feet TOTAL NUMBER OF LOTS 4 W

> 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 regulrements Front - 30.00 feet Sides - 15.00 feet

Proposed water supply: Individual wells Proposed sewer system individual septic tanks

Rear - 15.00 feet

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 Denotes found 3' X 3' concrete monument Denotes set 4" X 4" concrete monument - PRM PLS 5098 P P P P P P Denotes overhead power line(s) and pole(s) Denotes Point of Commencement POB Denotes Point of Beginning R/W Denotes Right - of - Vay P.T. Denotes Point of Tangency Denotes typical Lot number

Scale (1"=50")

## DEED RESTRICTIONS

- 1) RESIDENTIAL USE: Each lot shall be used as a single family residence only. No mobile homes, trailer, or other prefabricated homes (with the exception of pre-engineered steel homes) shall be allowed.
- 2) SQUARE FOOTAGE; EXTERIOR: No residential structure with a living area (exclusive of garages, porches, or breezeways) less than 1600 square feet will be allowed. Exterior walls of the structure shall be made of masonry, stone, stucco, vinyl, cedar, logs, hardyboard, or lapwood siding. No wafer, T1-11, RBLB, plywood or similar sheeting shall be permitted as the exterior covering.
- 3) OTHER STRUCTURES: All carports, utility buildings, workshops, and RV garages shall be constructed with material compatible to to the primary residence. Any structure other than the primary residence must be located in the back yard. The back yard shall be designated and landscaped in such a way so as to prevent stored items in utility buildings from being in public
- 4) SIGNS: The total are of all signs on a lot, whether temporary or permanent, shall not exceed four square feet.
- 5) RECREATIONAL-type VEHICLE STORAGE: All recreational-type vehicles such as boats, blkes, power skis, etc., as well as equipment of any kind, shall be kept in the back yard only.
- 6) WELLS: All wells must be enclosed with the same material as the exterior on the residence.
- 7) PETS, LIVESTOCK, AND POULTRY: No animals, livestock, or poultry of any kind will be allowed on any lot, except certain dogs and cats, provided there are no more than two dogs and/or two cats. All outside animals must be confined to the back yard of the owner's lot except when on a leash under the control of the owner of the owner's agent. No breeds of dogs such as Chow, Doberman, or Bulldog will be allowed.
- 8) GARAGE DISPOSALI No garbage, refuse, trash, rubbish, or other waste material shall be kept or permitted on any lot except in secured sanitary containers. Every such container shall be stilled from view by a wall or similar enclosure.
- 9) FENCES: All fences must be permitted and approved by the County, including materials of construction and placement of fencing. Fences shall be of chain link, rock, brick, block, or pressure-treated lumber, provided the wood is of at least one-inch nominal thickness.
- 10) VEHICLE STURAGE AND REPAIR: No Inoperative cars, notorcycles trucks, or other types of vehicles shall be allowed to remain either on or adjacent to any lot for a continuous period in excess of seven days; provided, however, this provision shall not apply to any such vehicle being kept in a garage or other enclosure in the back yard and not visible from the street or any neighboring lat. Campers, motor homes, RV's, boats, boat trailers or trailers of every other description must be parked or stored in the back yard. The only exception is during the periods of approved construction on the properties. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick-up, delivery, and other commercial services.

along said East line of SW 1/4 of NW 1/4, for a distance of 805.71 feet to the Point of Beginning. This is to certify that Susan E. Perkins is the lawful owner of the lands described as "The Pecan Grove" in the caption hereon BRADFORD COUNTY CLERK'S CERTIFICATION Signed for Source Clerk of Circuit Court

Signed had see fleber Chairman BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION Examined and Approved this OB Day of November BRADFORD COUNTY ATTORNEY'S CERTIFICATION

Examined and Approved as to Legal Form and Sufficiency this B Day of Weeken, A.D. 2006. BOARD OF COUNTY COMMISSIONER'S CERTIFICATION This is to certify that on this \_\_\_\_ Day of \_ of Bradford County, Florida. BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION
This is to certify that on this 51 day of November  $_{--}$ , A.D. 2006, that all plyable and applicable taxes have been paid, and that all sales taxes applicable to the above described platted lands have been redeemed. signed teres Toanson SURVEYOR'S REVIEW I hereby certify on this day of Nov.

Statutes. Signed this 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 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 the day of November , A.D. 2006

Kally Eland MY COMMISSION & DD 486141 EXPIRES: December 1, 2000

Bradford County Property Appraiser Certification Approved by the Bradford County Property Appraiser the

CERTIFICATE OF TITLE AND ENCUMBRANCES This is to certify that the record title to the lands are no encumbrances

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, 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 23 day of OCTOBER , A.D. 2006

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

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

Date of Field Boundary Survey: October 28, 2005 REVISIONS

Last Date of Field Work: August 17, 2006 Last Date of Map Work Dctober 10, 2006

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

1.00 ac+/-S89°44'47'V \_\_\_\_\_\_ 1.00 ac+/-1) The bearings shown hereon are based on the Easterly R/W line of SW 80th Place; sald bearing being N 00°23'51" W (assumed). 15' side yard set back line 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 surveyors interpretation of Flood Insurance Rate Map No. 12007C 0175 D of Bradford County, Florida, dated November 15, 1989 \$89\*44'47'\\ 219.23' (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. South line of SW 1/4 of NW 1/4 POC & POB SE corner of SW 1/4 of NW 1/4 of Unplatted lands Section 23-7-21 Lands of Susan E. Perkins 1.65 ac+/-Zoned: RSF1

County Road 18

Flood Zone A

1.05 ac+/-

\$89\*44'47"\ 210.00'

1.00 ac+/-

S89°44'47'V

Q

Q

15' side yard set back line (typical)

Flood Zone X

.30' front yard set back line

.4.

3) There are no lakes, marshes, swamps, water courses, or wooded areas on this property. 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.