

"Pine Acres ~ Unit 2"

A Minor Subdivision in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County Florida.

DECLARATION OF SUBDIVISION COVENANTS AND RESTRICTIONS

That, D & L FARMING, LLC, owner of a subdivision of 9 lots, as shown on a plat recorded in Plat Book Page 92 of the Official Records of Bradford County, Florida, more commonly known as Pine Acres Unit 2, do hereby impose all of the property included in such subdivision with the following restrictions:

- All lots shall be known and described as lots for single family residential purposes only. Only one, one-family residence may be erected, altered, placed or be permitted to remain on any lot. Said lots shall not be used for business purposes of any kind nor for any commercial, manufacturing or apartment house purposes.
- Mobile or modular homes that are a minimum of 1200 square feet, and no older than 2 years of age shall be allowed on the following lots only: 7, 8, & 9.
- All other lots shall be for single family residential homes built on the premises. No mobile homes, modular homes, or any other structure of any kind, whether temporary or permanent shall be permitted for residential purposes on the following lots: 1-6.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No building shall be nearer than 25 feet to either side property line, and the minimum set back of all buildings from the front property line shall be 30 feet. The total floor area of the main structure exclusive of porches and garages shall not be less than 1200 square feet.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such trash, garbage or other waste shall not be kept except in sanitary containers with attached lids.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, before which time said covenants may be extended for successive periods of ten years as provided by law unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the covenants in whole or in part.
- Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

CERTIFICATE OF TITLE AND ENCUMBRANCE

I hereby certify that the title to the land described in the caption hereon is vested in the name of D & L Farming, LLC. and that there are no encumbrances thereon.

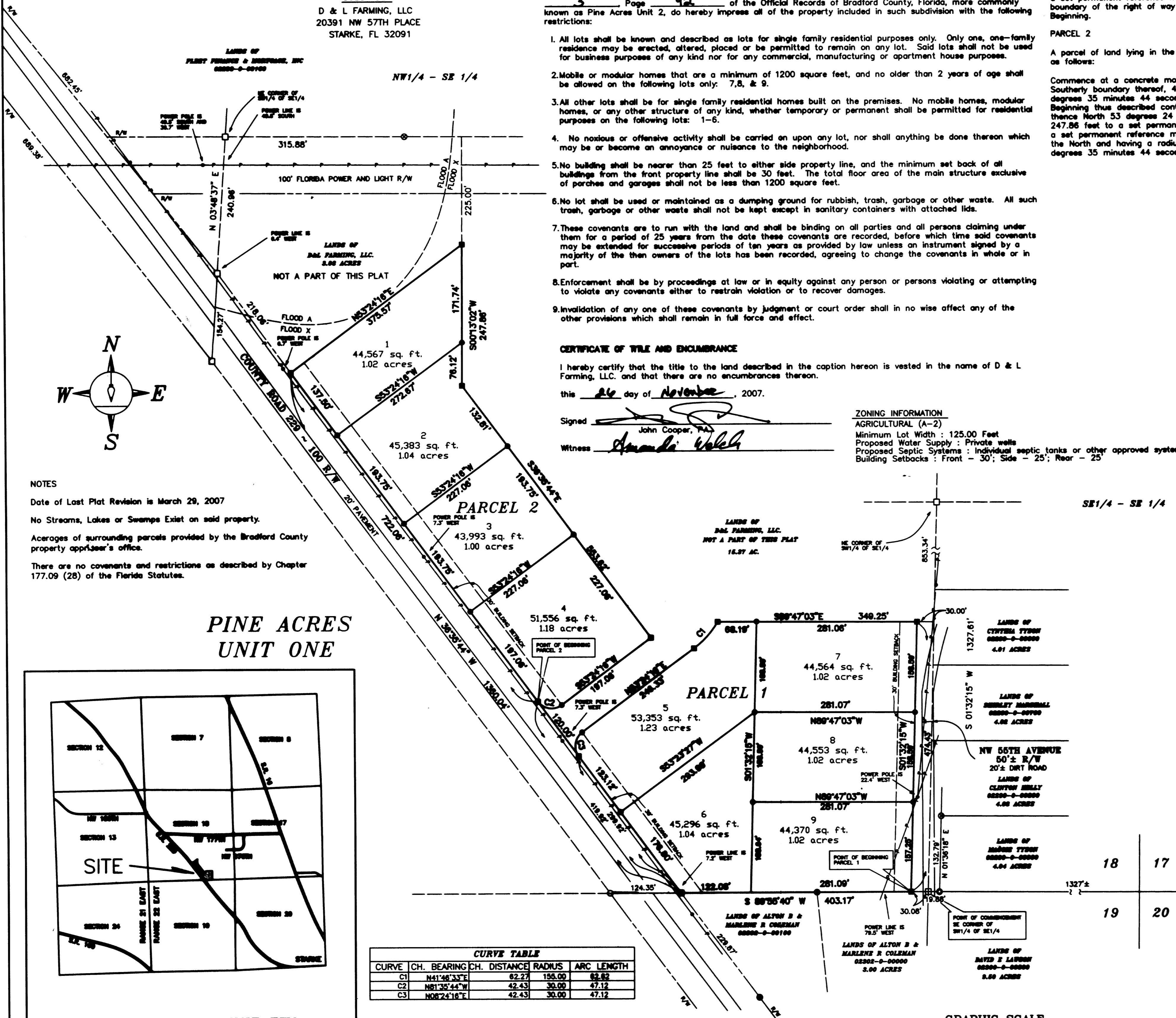
this 26 day of November, 2007.

Signed: *John Cooper, P.A.*
Witness: *Amanda Walsh*

ZONING INFORMATION
AGRICULTURAL (A-2)
Minimum Lot Width: 125.00 Feet
Proposed Water Supply: Private wells
Proposed Septic Systems: Individual septic tanks or other approved system
Building Setbacks: Front - 30'; Side - 25'; Rear - 25'

- LEGEND**
- Found 3" x 3" concrete monument (NO ID)
 - Found 1/2" iron rod (# 5088)
 - Found 3/4" iron pipe (NO ID)
 - Found 1/2" iron rod (NO ID)
 - Found 1" iron pipe (NO ID)
 - Set 3" x 3" concrete monument (P.R.M. 2714)
 - Set 1/2" iron rod (LB 4012)
 - Found lightwood post
 - Overhead power line and pole
 - Fence
 - Right of way = R/W

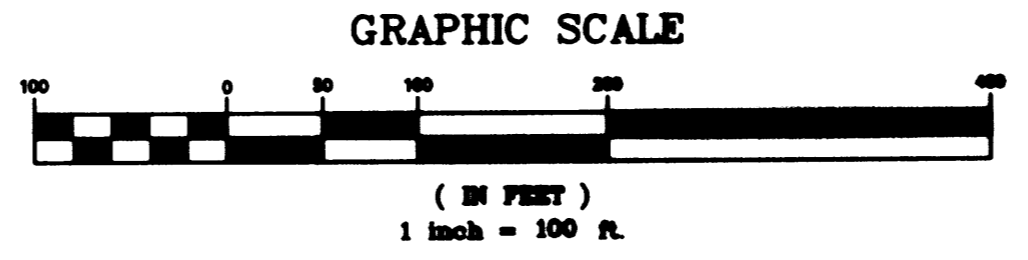
SUBDIVIDER
D & L FARMING, LLC
20391 NW 57TH PLACE
STARKE, FL 32091



CURVE TABLE

CURVE	CH. BEARING	CH. DISTANCE	RADIUS	ARC LENGTH
C1	N41°46'33"E	82.27	155.00	89.92
C2	N81°35'44"W	42.43	30.00	47.12
C3	N88°24'18"E	42.43	30.00	47.12

FLOOD ZONE INFORMATION
Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 150 of 245, Map Number 12007C00150 D, effective date November 15, 1989. (Zone X is an area determined to be outside the 500-year flood plain.)
All finished floor elevations in Zone X areas are to be a minimum of 1.0 foot above highest adjacent grade.



CAPTION

PARCEL 1
A parcel of land lying in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of said SW1/4 of SE1/4 and run South 89 degrees 55 minutes 40 seconds West, along the Southern boundary thereof, 30.08 feet to a set permanent reference monument for the Point of Beginning. From Point of Beginning thus described continue South 89 degrees 55 minutes 40 seconds West, along said Southern boundary, 403.17 feet to a permanent reference monument set on the Northeastly boundary of the right of way of County Road 229; thence North 36 degrees 35 minutes 44 seconds West, along said Northeastly boundary, 299.92 feet to a permanent reference monument set at the beginning of a curve, concave to the Southeast and having a radius of 30 feet; thence Northeastly along the arc of said curve, 42.43 feet as measured along a chord having a bearing of North 08 degrees 24 minutes 16 seconds East to a set permanent reference monument; thence North 53 degrees 24 minutes 16 seconds East, 246.33 feet to a permanent reference monument set at the beginning of a curve, concave to the Northwest and having a radius of 155.00 feet; thence Northwestly along the arc of said curve, 82.27 feet as measured along a chord having a bearing of North 41 degrees 46 minutes 33 seconds East to a set permanent reference monument; thence South 89 degrees 47 minutes 03 seconds East, 349.25 feet to a permanent reference monument set on the Western boundary of the right of way of NW 55th Avenue; thence South 01 degree 32 minutes 15 seconds West, along said Western boundary, 474.43 feet to the Point of Beginning.

PARCEL 2
A parcel of land lying in the SW1/4 of SE1/4 of Section 18, Township 6 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of said SW1/4 of SE1/4 and run South 89 degrees 55 minutes 40 seconds West, along the Southern boundary thereof, 433.25 feet to a permanent reference monument set on the Eastern boundary of the right of way of County Road 229; thence North 36 degrees 35 minutes 44 seconds West, along said Eastern boundary, 419.92 feet to a set permanent reference monument for the Point of Beginning. From Point of Beginning thus described continue North 36 degrees 35 minutes 44 seconds West, along said Eastern boundary, 722.08 feet to a set permanent reference monument; thence North 53 degrees 24 minutes 16 seconds East, 375.57 feet to a set permanent reference monument; thence South 00 degrees 13 minutes 02 seconds West, 247.86 feet to a set permanent reference monument; thence South 36 degrees 35 minutes 44 seconds East, 442.42 feet to a set permanent reference monument; thence South 53 degrees 24 minutes 16 seconds West, 197.06 feet to an iron rod set at the beginning of a curve concave to the North and having a radius of 30.00 feet; thence Northwestly along the arc of said curve, 42.43 feet as measured along a chord having a bearing of North 81 degrees 35 minutes 44 seconds West to the Point of Beginning.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA.

THIS IS TO CERTIFY that on 10/17/07 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed: *Ray Roman*
Chairman of the Board of County Commissioners
Attest: *Ray Roman*
Signed: *Ray Roman*
Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined on 10-17-07
AND
Approved as to Legal Form and Sufficiency by Terence M. Brown (County Attorney).

Signed: *Terence M. Brown*
Terence M. Brown, County Attorney

BRADFORD COUNTY SURVEYOR'S REVIEW

I hereby certify that this plat has been reviewed by me and that said plat is in conformity with Chapter 177, Florida Statutes. Signed this 17th day of October, A.D., 2007.

Signed: *Patrick B. Welch*
Patrick B. Welch, PLS, Florida Certificate No. 2714

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 92 of the public records of Bradford County, Florida, this 17th day of October, A.D., 2007.

Signed: *Ray Roman*
Clerk of Circuit Court
Signed: *Ray Roman*
Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 17th day of October, A.D., 2007

Signed: *Cheryl Rumberger*

BRADFORD COUNTY TAX COLLECTOR'S CERTIFICATION

This is to certify that all payable and applicable taxes have been paid, and that all sales taxes applicable to the described platted lands hereon have been redeemed.

Signed: *Janet Walker*
Tax Collector

DEDICATION AND ADOPTION

This is to certify that D & L Farming, LLC. is the lawful owner of the lands described as "Pine Acres, Unit 2" 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 adopted as true and correct plat of said lands in witness thereof and signed

Signed: *Dean Cassels* this 29 day of March, 2007 Witness: *Matthew A. Lockhart*
Dean Cassels
(as agent of D & L Farming LLC)

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

Witness by signature and official seal this 29th day of March, A.D., 2007.

Notary Rubber
Matthew T. Backsdale
Commission #00273196
Expires Dec 07, 2007
Bonded To: Atlantic Bonding Co., Inc.

Matthew T. Backsdale
Notary Signature
Matthew T. Backsdale
Printed Name of Notary

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land 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 28th day of October, 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 or 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 J, Chapter 177, Florida Statutes.

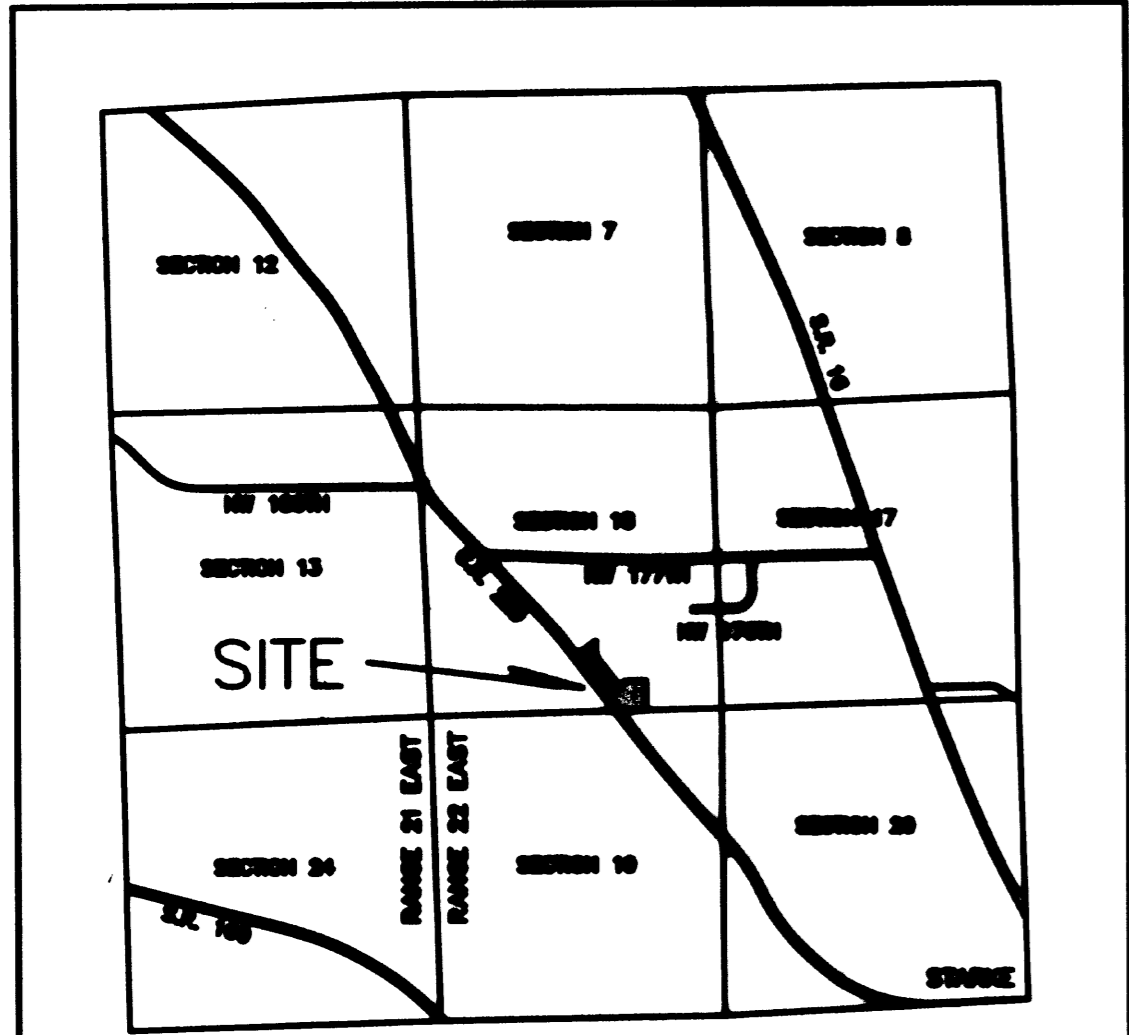
Signed this 29th day of March, A.D. 2007

Patrick B. Welch
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

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 last plat revision = March 29, 2007.

NOTES
Date of Last Plat Revision is March 29, 2007
No Streams, Lakes or Swamps Exist on said property.
Acreages of surrounding parcels provided by the Bradford County property appraiser's office.
There are no covenants and restrictions as described by Chapter 177.09 (28) of the Florida Statutes.

PINE ACRES UNIT ONE



PINE ACRES ~ UNIT TWO
TOTAL AREA = 9.57 AC.
9 LOTS
1" = 2000'