

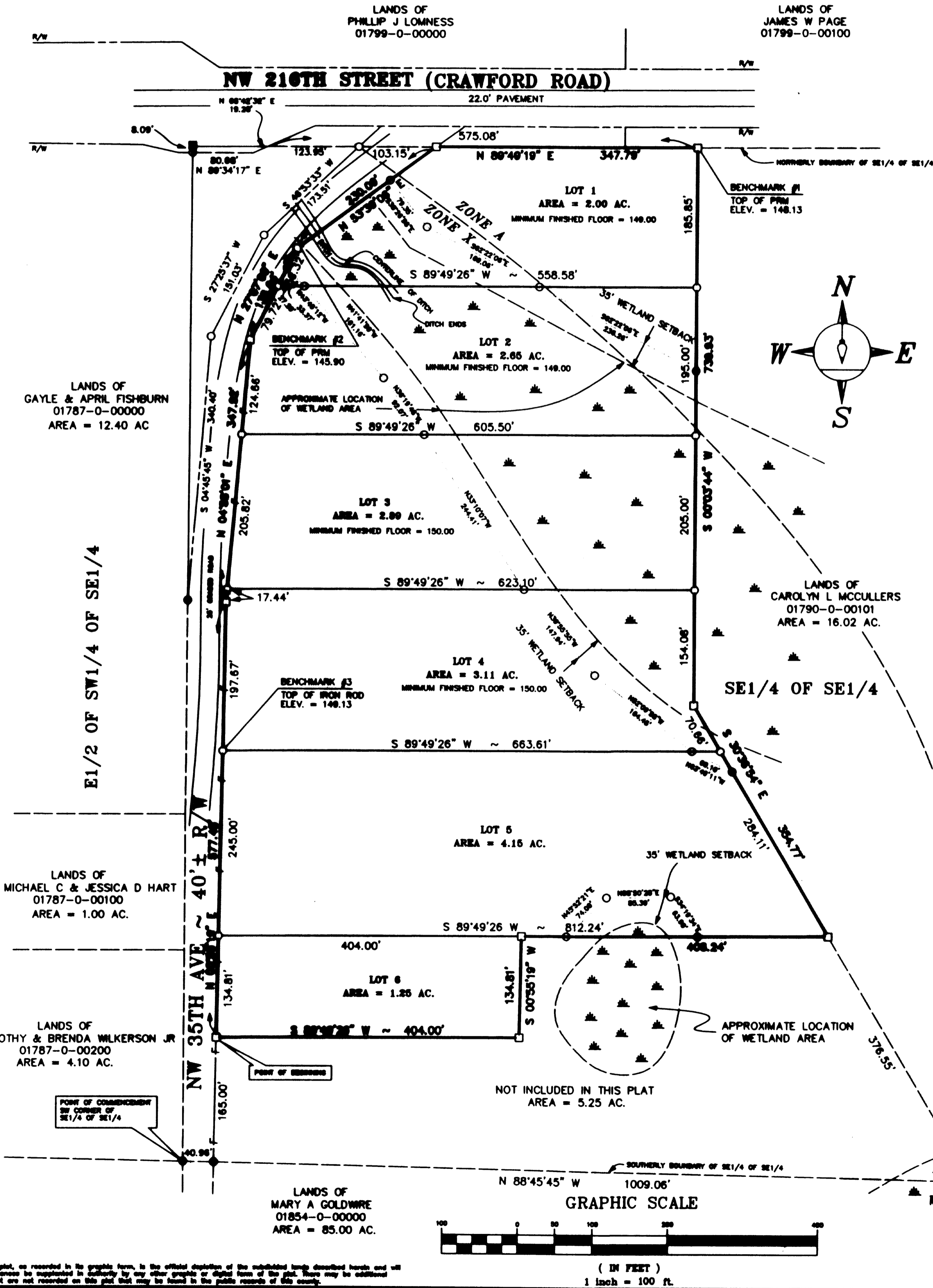
"TURKEY CREEK"

A Minor Subdivision in the SE1/4 of Section 28,
Township 5 South, Range 22 East, Bradford County Florida.

CAPTION

A parcel of land lying in the SE1/4 of the SE1/4 of Section 28, Township 5 South, Range 22 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at an iron rod found at the Southwest corner of said SE1/4 of SE1/4 and run South 88 degrees 45 minutes 45 seconds East, along the Southerly boundary thereof, 40.96 feet to an iron rod found on the Easterly boundary of the right of way of NW 35th Avenue; thence North 00 degrees 55 minutes 19 seconds East, along said Easterly boundary, 185.00 feet to a set permanent reference monument (PRM) for the Point of Beginning. From Point of Beginning thus described continue North 00 degrees 55 minutes 19 seconds East, along said Easterly boundary, 577.48 feet to a set PRM; thence North 04 degrees 58 minutes 01 second East, along said Easterly boundary, 347.92 feet to a set PRM; thence North 27 degrees 07 minutes 00 seconds East, along said Easterly boundary, 136.04 feet to a set PRM; thence North 53 degrees 39 minutes 08 seconds East, along said Easterly boundary, 230.08 feet to a PRM set at the intersection with the Northerly boundary of the SE1/4 of SE1/4; thence North 89 degrees 49 minutes 26 seconds East, along said Northerly boundary, 347.79 feet to a set PRM; thence South 00 degrees 03 minutes 44 seconds West, 739.83 feet to a set PRM; thence South 30 degrees 36 minutes 54 seconds East, 354.77 feet to a set PRM; thence South 89 degrees 49 minutes 26 seconds West, 404.00 feet to a set PRM; thence South 00 degrees 55 minutes 19 seconds West, 134.81 feet to a set PRM; thence South 89 degrees 49 minutes 26 seconds West, 404.00 feet to the Point of Beginning. Containing 16.05 acres, more or less.



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 Dale Cassels & Nunna Sreedhar and that there are no encumbrances other than the mortgage shown hereon (O.R.B. 1120, Page 145).

this 17 day of October, 2007.

Signed Matthew T. Barkdale
Notary Public
Witness Amanda Welch

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 Norman
Chairman of the Board of County Commissioners
Attest: Ray Norman
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

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 95 of the public records of Bradford County, Florida, this 13th day of October, A.D., 2007.

Signed Ray Norman Clerk of Circuit Court
Signed Patrick B. Welch Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

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

Signed Edward R. Humberger

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 James A. Nease Tax Collector

DEDICATION and ADOPTION

This is to certify that Dale Cassels & Nunna Sreedhar are the lawful owners of the lands described in the Caption 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 Dale Cassels this 17th day of October, 2007 Witness Amanda Welch
Dale Cassels

Signed Nunna Sreedhar this 17th day of October, 2007 Witness Amanda Welch
Nunna Sreedhar

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, Dale Cassels & Nunna Sreedhar, to me well known to be the persons 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 17th day of October, A.D., 2007.
Notary Signature Matthew T. Barkdale
Notary Public
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 1, Chapter 177, Florida Statutes.

Signed this 17th day of OCT, A.D. 2007
Signed Patrick B. Welch
Patrick B. Welch, PLS; Florida Certificate No. 2714; Business No. LB 4012

FLOOD ZONE INFORMATION

Lands shown hereon lie partly in Zone A (Special flood hazard areas inundated by 100-year flood. No base flood elevations determined.) and partly in Zone X (Areas determined to be outside 500-year flood plain.) as per Flood Insurance Rate Map of Bradford County, Florida, Panel 75 of 245, Map Number 12007C0075D, effective date November 15, 1989. See Zone indications A and X as shown hereon.

All finished floor elevations in Zone X areas are to be at a minimum of 1.0 foot above highest adjacent grade.

MORTGAGE SUBORDINATION

The undersigned Mortgagee joins in the dedication shown hereon for the purposes of subordinating the lien of its mortgage dated the 14th of April, 2005 and recorded in Official Records Book 1120, page 145 et. seq. of the public records of Bradford County, Florida, to the right of the public, easements shown on plat dated.

this 27 day of November, 2007.
Signed Jeff Boyd (as agent of Capital City Bank, Mortgage)
Witness

DECLARATION OF SUBORDINATION OF MORTGAGE AND RESTRICTIONS

That, Dale Cassels & Nunna Sreedhar, owners of a subdivision of 6 lots, as shown on a plat recorded in Plat Book 3, Page 95 of the Official Records of Bradford County, Florida, more commonly known as Turkey Creek, do hereby impress 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.
- Double Wide Mobile or modular homes shall be a minimum of 1200 square feet and no older than 2 years old.
- 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.

WETLAND RESTRICTIONS

Those who have purchased or may purchase the lots shown hereon are bound by the following restrictions for areas designated wetlands:

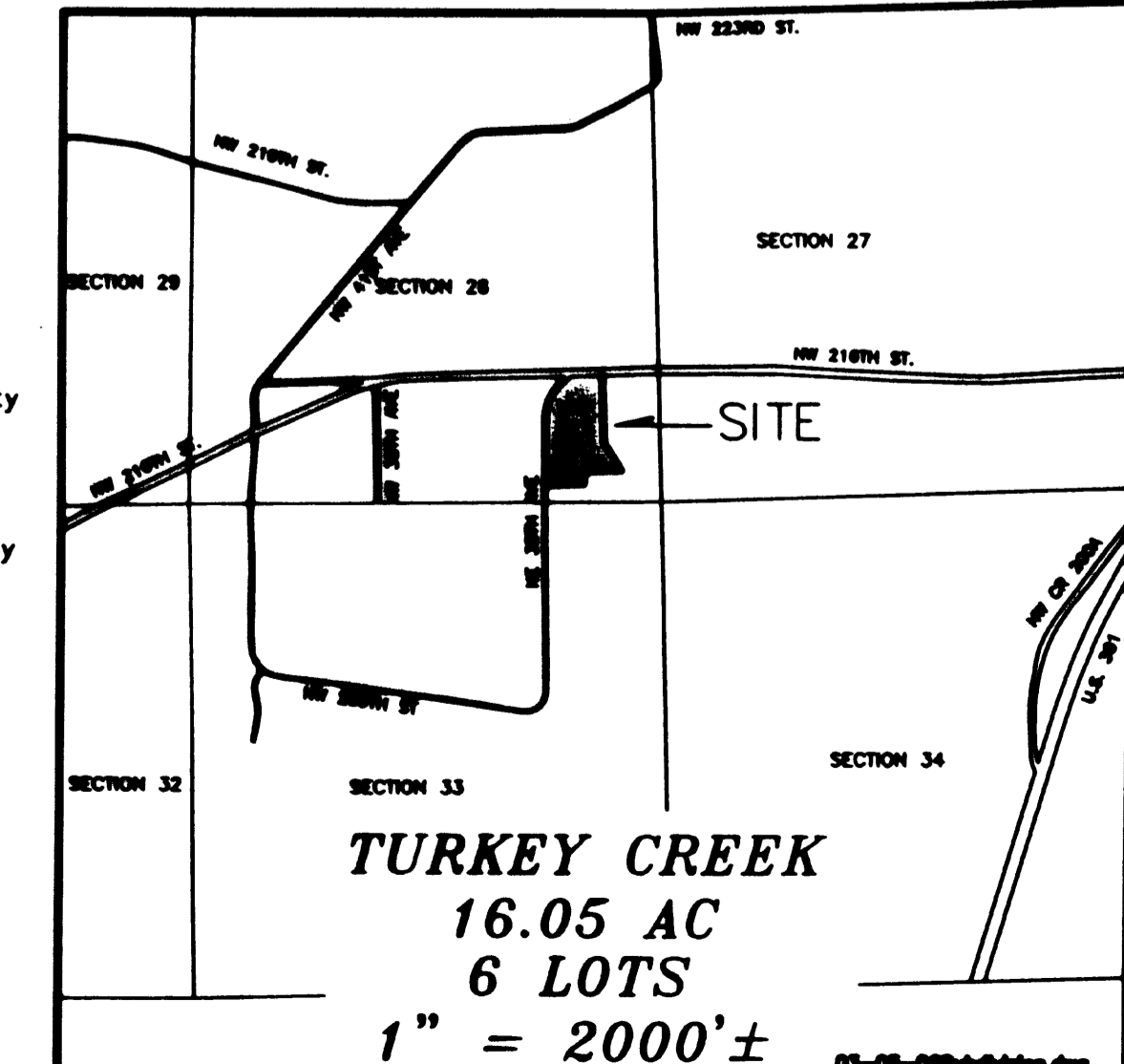
- Refrain from obstructing the natural drainage thereof and keep clear any drainage ways so as not to interfere with drainage plans approved by the Suwannee River Water Management District if any.
- No activity of any type shall be conducted within areas designated wetland.
- The owner shall refrain from any activity inconsistent with the permit or easement issued by the Suwannee River Water Management District including but not limited to: constructing or placing roads, signs, billboards or other advertising structures, utilities or any other structures on or above said areas.
- The owner shall refrain from dumping, filling, or adding any material to regarded as trash, waste, unsightly or offensive.
- The owner shall refrain from removing or destroying any trees, shrubs or other vegetation.
- There shall be no excavating, dredging or removing loam, peat, gravel, soil, rock or any other material in such a manner as to have adverse effect on the wetland area.
- The owner shall refrain from any activities detrimental to drainage, flood control, water conservation or fish and wildlife habitat.
- The owner shall refrain from conducting any acts or uses detrimental to the retention of any area designated wetland as defined in the Florida Statutes.

LEGEND

- Found 3" X 3" concrete monument (WC HALE RLS 1517)
- Found 6" X 6" concrete monument (Rayonier)
- Found 5/8" iron rod (PLS 2457)
- Found 3/4" iron rod (RLS 2457)
- Found 1/2" iron rod (NO ID)
- Set 1/2" iron rod (LB 4012)
- Set 3" X 3" concrete monument (Permanent Reference Monument LB 4012)
- Fence
- Overhead power line and pole
- R/W = Right of Way

ZONING INFORMATION

AGRICULTURAL (AG-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'



TURKEY CREEK
16.05 AC
6 LOTS
1" = 2000'±

NOTE: This plat, as recorded in its graphic form, is the official declaration of the subdivided lands described herein and will not be considered as a true and correct copy of the plat unless it is accompanied by a copy of the public records of the county.