

"WATER OAK CREEK HOMESITES"

A Minor Subdivision in the SE1/4 of Section 28, Township 5 South, Range 21 East, Bradford County Florida.

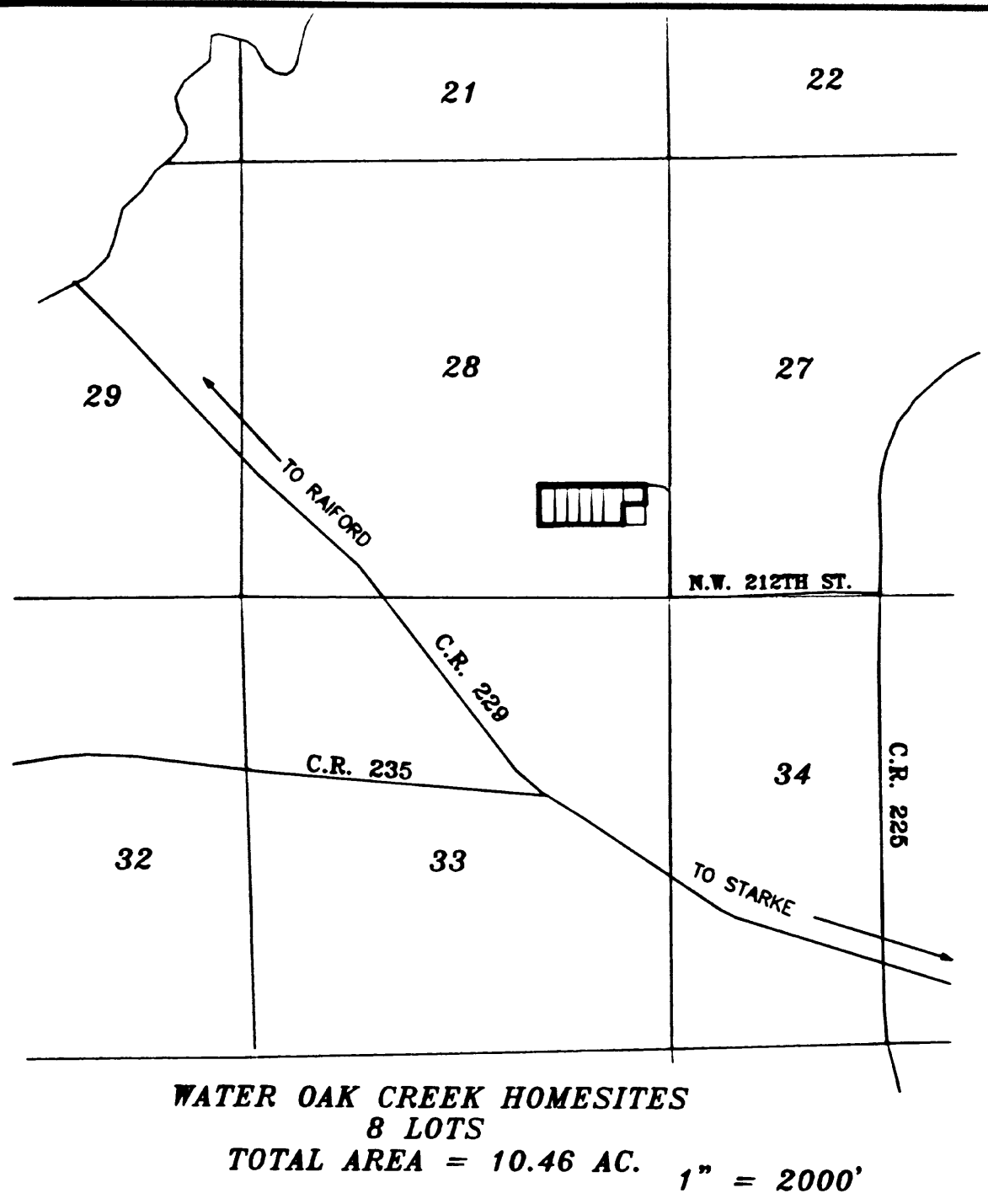
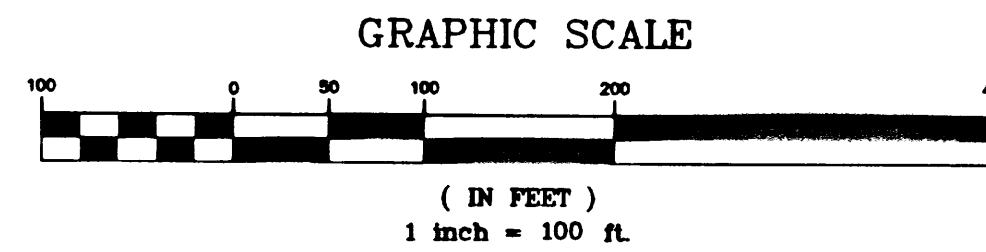
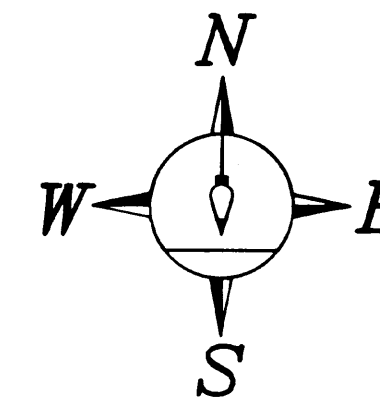
CAPTION

A parcel of land lying in the S1/2 of the SE1/4 of Section 28, Township 5 South, Range 21 East, Bradford County, Florida; said parcel being more particularly described as follows:

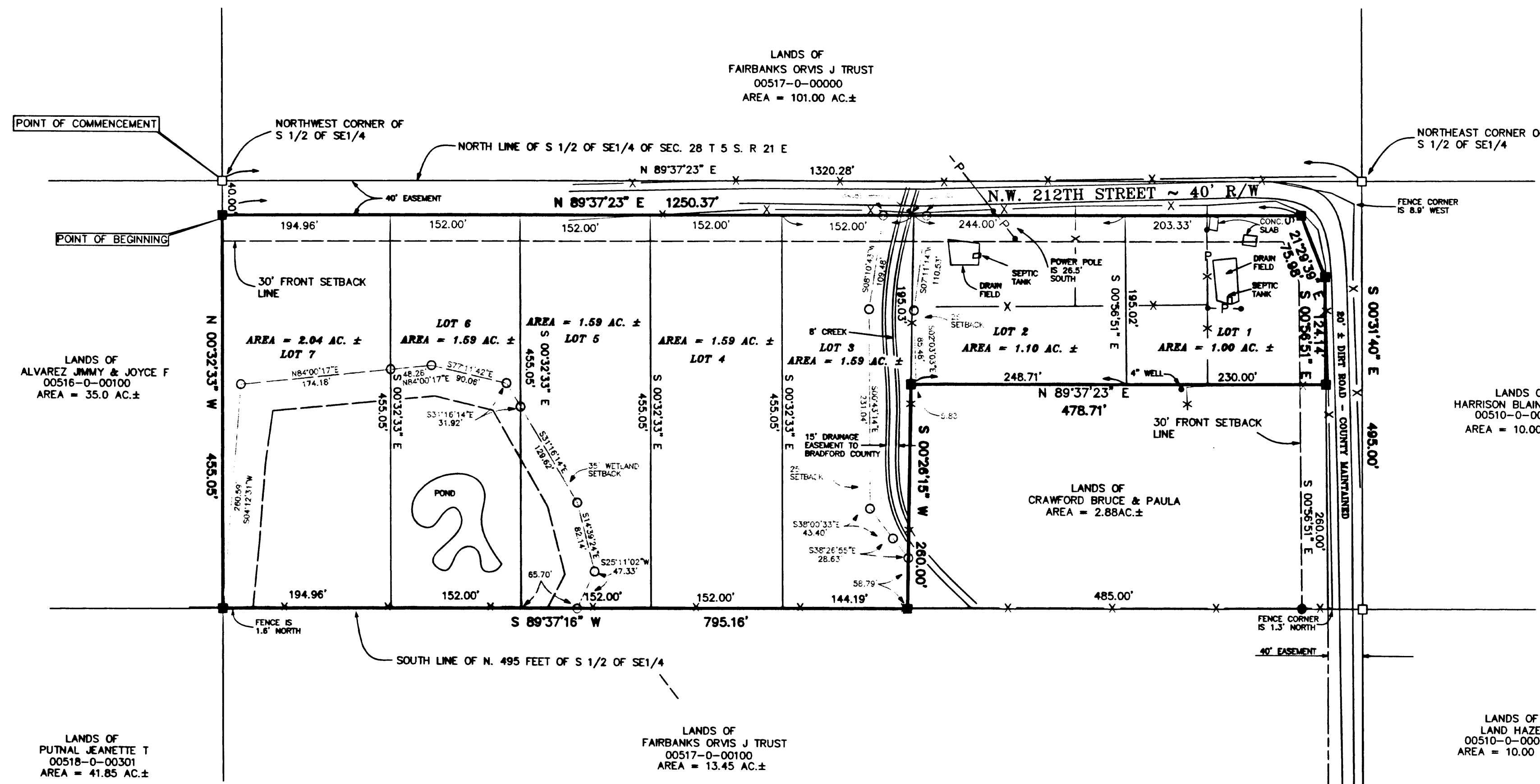
Commence at a concrete monument found at the Northwest corner of said S1/2 of the and run South 00 degrees 32 minutes 33 seconds East, to the Southerly boundary of the right of way of NW 212th Street (a county graded road) 40.00 feet to a set Permanent Reference Monument (hereinafter referred to as a PRM) for the Point of Beginning. From the Point of Beginning thus described run North 89 degrees 37 minutes 23 seconds East, along said Southerly boundary 1250.37 feet to a set PRM; thence South 21 degrees 29 minutes 39 seconds East, 75.98 feet to a PRM set on the Westerly boundary of the right of way of said County road; thence South 00 degrees 56 minutes 51 seconds East, along said Easterly boundary 124.14 feet to a set PRM; thence South 89 degrees 37 minutes 23 seconds East, parallel with the North line of the S1/2 of the SE1/4, a distance of 478.71 feet to a PRM; thence South 00 degrees 26 minutes 15 seconds West, 260.00 feet to a PRM set on the South line of the North 495 feet said S1/2 of the SE1/4; thence South 89 degrees 37 minutes 16 seconds West, along said Southerly line, 795.16 feet to a set PRM; thence North 00 degrees 32 minutes 33 seconds West, along the Westerly boundary thereof, 455.05 feet to the Point of Beginning.

LEGEND

Set 3" X 3" concrete monument (P.R.M. 2714)
 Found 4" X 4" concrete monument (NO ID)
 Found 1/2" rebar & cap(LB 4012)
 Overhead power line and pole
 Fence
 R/W = Right of Way
 PRM = Permanent Reference Monument



WATER OAK CREEK HOMESITES
 8 LOTS
 TOTAL AREA = 10.46 AC. 1" = 2000'



SUBDIVIDER
 NEW RIVER LAND DEVELOPMENT
 405 W. GEORGIA STREET
 STARKE, FL 32091

SURVEYOR : Patrick B. Welch, PSM
 Florida Certificate No. 2714
 Business No. LB 4012
 P.O. Box 809
 870 W. MacMahon Street
 Starke, Florida 32091
 Phone (904) 964-8292

WETLAND RESTRICTIONS:

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

- 1.) 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.
- 2.) No activity of any type shall be conducted within areas designated wetland
- 3.) 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.
- 4.) The owner shall refrain from dumping, filling, or adding any material to be regarded as trash, waste, unsightly or offensive.
- 5.) The owner shall refrain from removing or destroying any trees, shrubs any other vegetation.
- 6.) 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 affect on the wetland area.
- 7.) The owner shall refrain from any activities detrimental to drainage, flood control, water conservation or fish and wildlife habitat.
- 8.) 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.

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'

FLOOD ZONE INFORMATION
 Lands shown hereon lie in Zone X as per Flood Insurance Rate Map of Bradford County, Florida, Panel 050 of 245, Map Number 12007C00050 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 at a minimum of 1.0 foot above highest adjacent grade, unless otherwise shown.

©2007 Patrick B. Welch & Associates, Inc.
 This survey is being provided solely for the use of the current parties and no license has been granted, express or implied, to copy the survey or to use it in any way other than the original transaction, which shall take place no more than 90 days after the survey was provided.

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.

MORTGAGEE SUBORDINATION

The undersigned Mortgagee joins in the dedication shown hereon for the purposes of subordinating the lien of its mortgage dated the 29th of September 2006 and recorded in Official Records Book 1179, page 038 et seq. of the public records of Bradford County, Florida, to the right of the public, easements shown on plat dated.

this 6th day of August, 2007.

Signed: *[Signature]*
 Jeff Oddy, President - Capital City Bank

Witness: *[Signature]*

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 New River Land Development, Inc. and that there are no encumbrances except as shown thereon.

this 6th day of August, 2007.

Signed: *[Signature]*
 Abstractor

Witness: *[Signature]*

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

THIS IS TO CERTIFY that on August 6, 2007 the foregoing plat was approved by the Board of County Commissioners for Bradford County, Florida.

Signed: *[Signature]*
 Chairman of the Board of County Commissioners

Attest: *[Signature]*
 Clerk of the Circuit Court

COUNTY ATTORNEY'S REVIEW

Examined on August 6, 2007

AND

Approved as to Legal Form and Sufficiency by Terence M. Brown (County Attorney).

Signed: *[Signature]*
 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 6th day of August, 2007.

Signed: *[Signature]*
 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 89 of the public records of Bradford County, Florida, this 6th day of August, 2007.

Signed: *[Signature]* Clerk of Circuit Court
 Signed: *[Signature]* Chair

BRADFORD COUNTY HEALTH DEPARTMENT CERTIFICATION

Examined and Approved this 6th day of August, 2007.

Signed: *[Signature]*

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: *[Signature]* Tax Collector

DEDICATION and ADOPTION

This is to certify that Susan O'Neal & Elise Nessmith, as agents for New River Land Development, Inc. 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 hereby adopted as the true and correct plat of said lands.

In witness thereof and signed this 6th day of August, 2007.

Witness: *[Signature]* Susan O'Neal
 Witness: *[Signature]* Elise Nessmith

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 O'NEAL & ELISE NESSMITH AS AGENTS OF NEW RIVER LAND DEVELOPMENT, 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 6th day of August, 2007.

Notary Signature: *[Signature]*
 Notary Rubber Stamp: Matthew T. Bartisdale, Commission #0272194, Expires: Dec 07, 2007, Atlantic Bonding Co., Inc.

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 19th day of September, 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 6th day of August, 2007.

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

Adjacent owners and acreages taken from Bradford County Property Appraiser's website.

NOTES
 Date of Last Plat Revision is August 6, 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.
 Lot 3 subject to a 15 foot Drainage Easement to Bradford County.