



**ESTIFFANULGA SUBDIVISION**  
**BLOCK A, B AND C**  
**LIBERTY COUNTY, FLORIDA**

SCALE 1" = 40' MAY - 1968

**STATE OF FLORIDA 55**  
**COUNTY OF LIBERTY**

**KNOW ALL MEN BY THESE PRESENTS**, that James R. Cobb and his wife Eugenia M. Cobb, owners and developers of Estiffanulga Subdivision, the owners in fee simple of that tract of land shown hereon and more particularly described as follows: Commence at the South West corner of Section 15 Township 2 South, Range 8 West and run North 1830.37 feet; thence run East 218.75 feet to Point of beginning; thence run N 14° 45' 00" E 651.1 feet; thence run S 61° 05' 00" E 605.95 feet to the intersection of right of way of State Road 145-379; thence run Southwesterly along said right of way, being on a curve to the right having a radius of 3779.83 a distance of 656.83 feet; thence run N 58° 33' 00" W 338.5' to the point of beginning; being a part of Section 15 T2S, R8W, Liberty County, Florida, and the above said parties have caused said land to be surveyed and platted as shown hereon, dedicate to the public for proper use the portion platted as roads and streets but expressly prohibits use of any lot sold for residential use to be converted to commercial purposes in any form. The dedications reserve unto themselves their heirs and assigns: (1) The reversion of each dedicated portion shown upon discontinuance of its proper use as herein provided. (2) An easement over a five foot strip of land along the rear and sides lot lines for providing utilities and services of all kinds that facilitate the proper and orderly development of the area. The dedications expressly restrict the property platted as follows: (1) No temporary shack, shed or tent shall be constructed for any other purpose on any lot platted hereon. (2) No garbage, sewage or other debris may be emptied, discharged or placed into the adjacent waters or on the land area platted hereon. (3) The term "dwelling" as used herein shall be construed to apply to houses, cabins and mobile homes (4) Each dwelling shall be equipped with a modern water closet before being occupied. Outdoors toilets or privies are prohibited. (5) No dwelling or building shall be erected nearer the front or rear lot lines than 25 feet, nor nearer the side lot lines than 10 feet. (6) The exterior of all dwellings and buildings must be finished in a manner that will present an attractive appearance before being occupied. (7) No more than one dwelling shall be built on each lot. (8) Violation of any of these restrictions shall cause the lot or lots involved to revert to the grantors, their heirs or assigns.

**IN WITNESS WHEREOF**, the said parties have hereunto set their hands and seals this 18 day of May, A.D. 1968  
 Signed, sealed, and delivered in the presence of us.  
 \_\_\_\_\_ WITNESS James R. Cobb (SEAL)  
 \_\_\_\_\_ WITNESS Eugenia M. Cobb (SEAL)

**STATE OF FLORIDA 55**  
**COUNTY OF LIBERTY**

**I HEREBY CERTIFY**: that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, **JAMES R. COBB** and **EUGENIA M. COBB**, his wife, to me well known and known to be the persons described in and who executed the foregoing instrument and for the purposes therein expressed.  
**AND I FURTHER CERTIFY**, that the said **EUGENIA M. COBB** known to me to be the wife of the said **JAMES R. COBB** after a separate and private examination taken and made by and before me, separately and apart from her said husband did acknowledge that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and she executed the said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.  
**WITNESS** my hand and official seal this 18 day of May, A.D. 1968

\_\_\_\_\_  
 Notary Public  
 My commission expires January 1, 1972

**STATE OF FLORIDA 55**  
**COUNTY OF LIBERTY**

**I HEREBY CERTIFY** that the plat shown hereon is a correct representation of a survey made under my direction and the angles, bearings and distances shown are true and accurate to the best of my knowledge and belief and that the permanent reference monuments are set according to law.

James W. Schiefer LAND SURVEYOR  
 Fla Reg. Cert. 687

Approved by Board of County Commissioners, Liberty County, Florida, this 18 day of May, A.D. 1968

\_\_\_\_\_  
 Chairman

Accepted for files and recorded this 18 day of May, A.D. 1968 in plat book A on page 28

\_\_\_\_\_  
 Clerk of Circuit Court  
 Liberty County, Florida