



DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 8 WEST AND EXTEND A LINE NORTH ALONG THE WEST LINE OF SAID SECTION 15, FOR 2793.0 FEET; THEN TURN 90° 00' RIGHT AND EXTEND A LINE EAST FOR 27.0 FEET; THEN TURN 26° 00' RIGHT AND EXTEND A LINE SOUTH 64° 00' EAST FOR 578.75 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING; FROM THIS POINT OF BEGINNING CONTINUE THE LINE EAST DESCRIBED SOUTH 64° 00' EAST FOR 622.25 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY LINE OF AN UNNUMBERED PUBLIC ROAD; THEN TURN 80° 00' LEFT AND EXTEND A LINE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD FOR 610.0 FEET TO A CONCRETE MONUMENT; THEN TURN 17° 30' RIGHT AND EXTEND A LINE 277.15 FEET TO A CONCRETE MONUMENT; THEN TURN 118° 30' LEFT AND EXTEND A LINE 1041.8 FEET TO A CONCRETE MONUMENT; THEN CONTINUE THIS LINE 77.0 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF THE APALACHICOLA RIVER; THEN TURN LEFT AND MEASURE THE MEAN HIGH WATER LINE OF THE APALACHICOLA RIVER TO THE POINT OF ITS INTERSECTION WITH THE SOUTH LINE OF LOT 19, BLOCK 1, AS PLATTED HEREON; THEN TURN LEFT AND EXTEND A LINE ALONG THE SOUTH LINE OF SAID LOT 19, BLOCK 1, FOR 60 FEET, MORE OR LESS, TO A CONCRETE MONUMENT; THEN CONTINUE THIS LINE ALONG THE SOUTH LINE OF SAID LOT 19, BLOCK 1, FOR 124.0 FEET TO A CONCRETE MONUMENT; THEN TURN 90° 00' RIGHT AND EXTEND A LINE 150.1 FEET TO A CONCRETE MONUMENT WHICH IS THE P.O. OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.0 FEET; THEN TURN LEFT ALONG SAID CURVE FOR 261.8 FEET TO A CONCRETE MONUMENT AT THE P.O. OF SAID CURVE WHICH IS ALSO THE POINT OF BEGINNING. THIS PARCEL OF LAND IS IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 8 WEST, LIBERTY COUNTY, FLORIDA. IT HAS AN AREA OF 18.8 ACRES, MORE OR LESS, OF WHICH 15.5 ACRES ARE MERCHANTABLE.

DEDICATION: THE UNDERSIGNED BEING THE OWNERS IN FEE SIMPLE OF THE AREA DESCRIBED AND PLATTED HEREON, DEDICATE TO THE PUBLIC FOR PROPER USE THE PORTIONS PLATTED AS ROADS AND STREETS, BUT EXPRESSLY PROHIBITS USE OF ANY LOT OR DEDICATED AREA FOR COMMERCIAL PURPOSES IN ANY FORM, THE DEDICATORS 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 SIDE LOT LINES FOR PROVIDING UTILITIES AND SERVICES OF ALL KINDS THAT FACILITATE THE PROPER AND ORDERLY DEVELOPMENT OF THE AREA, THE DEDICATORS EXPRESSLY RESTRICT THE PROPERTY PLATTED AS FOLLOWS: (1) NO TEMPORARY SHACK, SHED OR TENT SHALL BE USED AS A RESIDENCE, OR 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 EXCEPT IN THE AREA DESIGNATED HEREON AS "SANITARY FILL", (3) EACH DWELLING SHALL BE EQUIPPED WITH A MODERN TYPE WATER CLOSET BEFORE BEING OCCUPIED, OUTDOOR TOILETS OR PRIVIES ARE PROHIBITED, (4) NO BUILDING SHALL BE ERRECTED NEARER THE FRONT OR REAR LOT LINES THAN 25 FEET, NOR NEARER THE SIDE LOT LINES THAN 10 FEET (SEE SET BACK LINES ON THE PLAT), (5) ALL DWELLINGS SHALL HAVE AT LEAST 600 SQUARE FEET OF LIVING AREA EXCLUSIVE OF PORCHES, THE EXTERIOR OF ALL BUILDINGS MUST BE FINISHED IN A MANNER THAT WILL PRESENT AN ATTRACTIVE APPEARANCE BEFORE BEING OCCUPIED, (6) NO MORE THAN ONE DWELLING SHALL BE BUILT ON EACH LOT, (7) VIOLATION OF ANY OF THESE RESTRICTIONS SHALL CAUSE THE LOT OR LOTS INVOLVED TO REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

*L.C. Johnson*  
L. C. JOHNSON  
*Ruby B. Johnson*  
RUBY B. JOHNSON

COUNTY OF LIBERTY )  
STATE OF FLORIDA )  
BEFORE ME PERSONALLY APPEARED L. C. JOHNSON AND RUBY B. JOHNSON TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY FREELY EXECUTED SAID DEDICATION. WITNESS MY HAND AND SEAL THIS 3<sup>RD</sup> DAY OF DECEMBER, 1959.

*Walter D. Davis*  
NOTARY PUBLIC STATE OF FLORIDA  
AT LARGE, MY COMMISSION EXPIRES  
Jan. 1961

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND DESCRIBED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY WAS CAREFULLY MADE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SIGNED AND SEALED THIS 3<sup>RD</sup> DAY OF DECEMBER, 1959.

*Max W. Kilbourn*  
MAX W. KILBOURN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 1426

PLAT APPROVED AND DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, LIBERTY COUNTY, FLORIDA, DECEMBER, 1959.

ATTEST:  
*Walter D. Davis*  
CLERK  
*Frank Kirkland*  
CHAIRMAN

I CERTIFY THAT THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES 1957 AND THAT IT WAS RECORDED IN PLAT BOOK A, PAGE 26, PUBLIC RECORDS OF LIBERTY COUNTY, FLORIDA.

*Walter D. Davis*  
CLERK OF CIRCUIT COURT  
LIBERTY COUNTY, FLORIDA.

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| TITLE<br>ESTIFFANULGA UNIT ONE   |                   |
| L. C. JOHNSON DEVELOPER  |                   |
| DATE NOV. 1959   | DRAWN BY J. S. M. |
|  | APPROVED M. W. K. |
| FLORIDA ENGINEERING ASSOCIATES, INC.<br>328 WED AVE. TELE. BALL 7-4881 P. O. BOX 847<br>FORT ST. JOE FLORIDA<br>J. N. DOWLING, SR. MAX W. KILBOURN |                   |