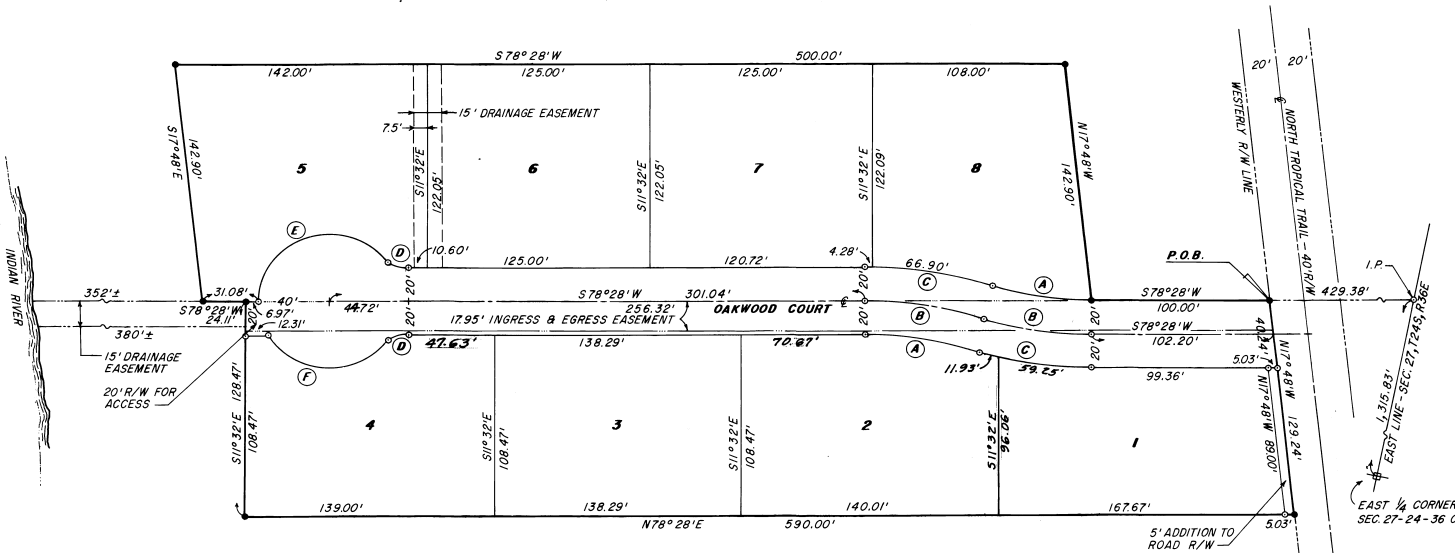


OAKWOOD ESTATES

SECTION 27, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



LEGAL DESCRIPTION

FROM AN IRON PIPE LOCATED ON THE EAST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID PIPE BEING 1,315.83 FEET NORTHERLY OF THE EAST 1/4 CORNER OF SAID SECTION, SAID CORNER BEING THE POINT OF REFERENCE, RUN S78°28'W A DISTANCE OF 429.38 FT. TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF A COUNTY ROAD KNOWN AS NORTH TROPICAL TRAIL AND THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING CONTINUE TO RUN S78°28'W A DISTANCE OF 100.00 FT.; THENCE RUN N17°48'W A DISTANCE OF 142.90 FT.; THENCE RUN S78°28'W A DISTANCE OF 500.00 FT.; THENCE RUN S17°48'E A DISTANCE OF 142.90 FT.; THENCE RUN N78°28'E A DISTANCE OF 24.11 FT.; THENCE RUN S17°32'E A DISTANCE OF 128.47 FT.; THENCE RUN N78°28'E A DISTANCE OF 590.00 FT. TO THE AFORESAID RIGHT OF WAY LINE, THENCE RUN N17°48'W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 129.24 FT. TO THE POINT OF BEGINNING, CONTAINING 3.35 ACRES, MORE OR LESS.
BEING SUBJECT TO A 17.95 FT. EASEMENT FOR INGRESS-EGRESS LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; FROM AN IRON PIPE LOCATED ON THE EAST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID PIPE BEING 1,315.83 FT. NORTHERLY OF THE EAST 1/4 CORNER OF SAID SECTION, SAID 1/4 CORNER BEING THE POINT OF REFERENCE, RUN S78°28'W, 429.38 FT. TO THE WEST RIGHT OF WAY LINE OF A COUNTY ROAD, KNOWN AS NORTH TROPICAL TRAIL, THE POINT OF BEGINNING; THENCE CONTINUE S78°28'W, 575.89 FT. TO THE END OF THIS LINE.
TOGETHER WITH A 15 FT. DRAINAGE EASEMENT LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; FROM AN IRON PIPE LOCATED ON THE EAST LINE OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SAID PIPE BEING 1,315.83 FT. NORTHERLY OF THE EAST 1/4 CORNER OF SAID SECTION, SAID 1/4 CORNER BEING THE POINT OF REFERENCE, RUN S78°28'W, 1,005.27 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE S78°28'W, 380 FT., MORE OR LESS, TO THE WATERS OF THE INDIAN RIVER.

FOR JOINDER OF DEDICATION SEE O.R.B. 2204 PAGE 752
FOR RESTRICTIONS ON _____ SEE _____ 763



CURVE DATA					
CURVE	RADIUS	DELTA	TANGENT	LONG CORD	ARC
A	189.39	17°46'44"	29.62	58.53	58.77
B	209.39	17°46'44"	32.75	64.71	64.97
C	229.39	17°46'44"	35.88	70.89	71.18
D	20.00	48°11'23"	8.94	29.81	16.82
E	40.00	138°11'23"	10.472	74.73	96.47
F	40.00	108°11'27"	55.25	64.80	75.53

GENERAL NOTES

- BEARING STRUCTURE AND NORTH ARROW ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF NORTH TROPICAL TRAIL, A COUNTY ROAD, BEING N17°48'W AND DOES NOT NECESSARILY REFER TO THE TRUE MERIDIAN.
- OPEN CIRCLES DENOTE 4" x 4" CONCRETE MONUMENTS (P.C.P.M.) TO BE SET WITHIN 60 DAYS OF COMPLETION OF FILL TO REQUIRED GRADES.
- SOLID CIRCLES DENOTE PERMANENT REFERENCE MONUMENTS (P.R.M.'S).
- EASEMENTS:
 - A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.&D.E.) IS HEREBY RESERVED ALONG THE REAR LOT LINES OF ALL LOTS.
 - A 5.0 FOOT P.U.&D.E. IS HEREBY RESERVED ALONG THE SIDE LOT LINES OF ALL LOTS EXCEPT SIDE LOT LINES BORDERING STREET RIGHTS OF WAY AND WHEN TWO (2) OR MORE LOTS ARE PURCHASED FOR OWNERSHIP THE 5.0 FOOT (P.U.&D.E.) OF THE INTERIOR LOT LINES SHALL REVERT TO THE OWNER.
 - A 10.0 FOOT P.U.&D.E. IS HEREBY RESERVED ALONG THE FRONT LOT LINES OF ALL LOTS.

PLAT BOOK 26
AND PAGE 38

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in OAKWOOD ESTATES hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Streets, Alleys, Thoroughfares, parks, canals, and easements shown hereon to the perpetual use of the public.
IN WITNESS WHEREOF, the undersigned hereunto set THEIR hand and seal on 3-1-78

James L. Pugh 280 PATRICK AVE.
Betty J. Pugh MERRITT ISLAND, FLORIDA 32982

Signed and sealed in the presence of:
E. B. Swartz
Dorinda S. Leland

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on MARCH 1, 1978, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.

JAMES L. PUGH & BETTY J. PUGH

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be THEIR free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Richard W. Galt
NOTARY PUBLIC
My Commission Expires 4-11-81

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 5, 1978 he has examined the plat of the lands as shown in the foregoing plat, that a true and correct representation of the lands therein described and shown on the foregoing plat has been placed as shown on this plat as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated JANUARY 5, 1978
Richard W. Galt Registration No. 1437
Richard W. Galt

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL ROADS, STREETS, ALLEYS, THOROUGHFARES, PARKS, CANALS, DRAINAGE EASEMENTS, LAKES, PATHWAYS, OPEN SPACES AND OTHER RIGHTS OF WAY, EASEMENTS AND AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

ATTEST: Richard W. Galt
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 4-6-78 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Richard W. Galt Chairman of the Board
Attest: Richard W. Galt Clerk of the Board
Richard W. Galt County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 4-6-78 the Zoning Commission of the above County approved the foregoing plat.
Richard W. Galt Zoning Director
Richard W. Galt Planning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and that the same is a true and correct representation of the lands therein described and shown on this plat as required by Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Dated 3-1-78
Richard W. Galt
Clerk of the Board
in and for Brevard County