

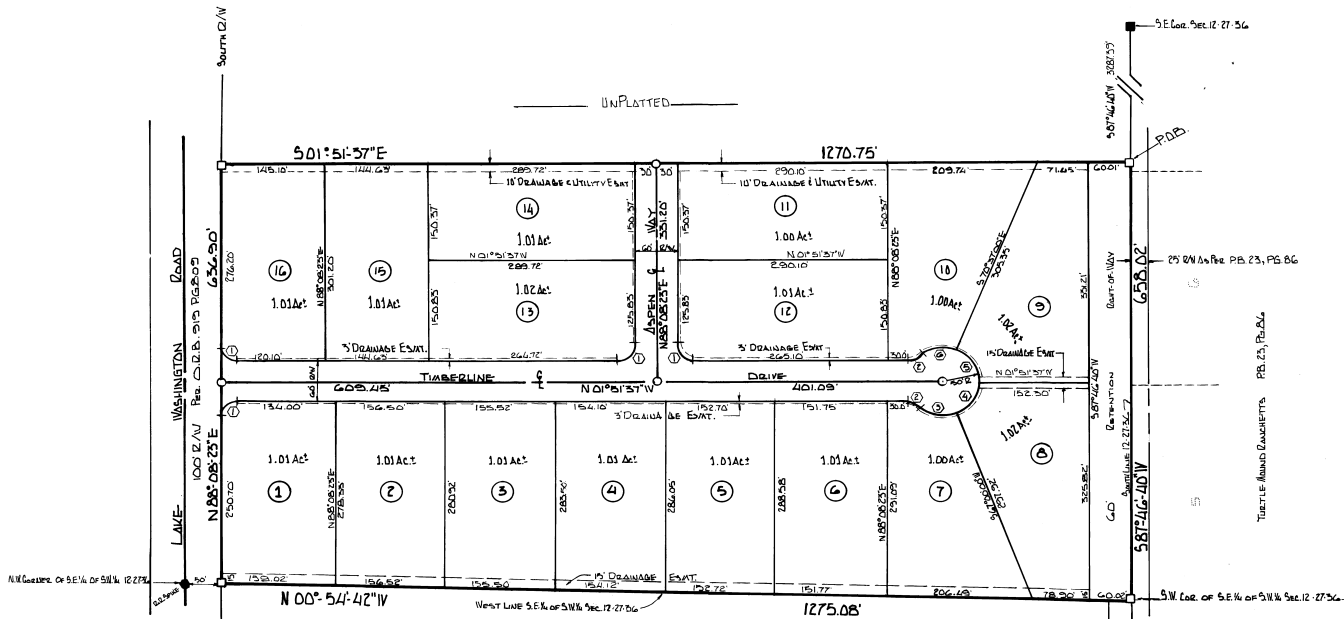
# TIMBERLINE ESTATES, UNIT 1

## SECTION 12, TOWNSHIP 27 S. RANGE 36 E.

### BREVARD COUNTY, FLORIDA.

**DESCRIPTION:**

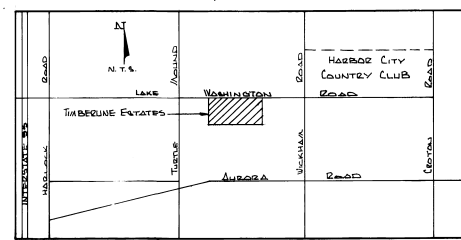
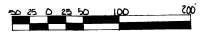
A PORTION OF LANDS DESCRIBED IN O.R.B. 2029, PAGE 645 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA SAID LANDS BEING IN THE SOUTH 1/4 OF EAST 3/4 OF SECTION 12, TOWNSHIP 27 S. RANGE 36 E. BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE SOUTH 81°46'40" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 3287.59 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 81°46'40" WEST ALONG SAID SOUTH LINE A DISTANCE OF 658.02 FEET TO THE SOUTH WEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 00°54'42" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 1275.08 FEET TO THE SOUTH RIGHT-OF-WAY OF LAKE WASHINGTON ROAD; THENCE NORTH 88°08'25" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 656.00 FEET; THENCE SOUTH 01°51'37" EAST, A DISTANCE 1270.75 FEET TO THE POINT-OF-BEGINNING. CONTAINING 18.32 ACRES MORE OR LESS.



FOR ADDITIONS TO THE DESCRIPTIONS OF THIS PLAT SEE O.R.B. 2029, PAGE 645 AND FACE OTHER RESTRICTIONS AND PROTECTIVE COVENANTS TO THIS PLAT SEE O.R.B. 2029, PAGE 645, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- GENERAL NOTES:**
1. THERE WILL BE PROVIDED A 750' FOOT DRAINAGE UTILITY EASEMENT ALONG EACH SIDE OF EACH STREET LINE, AND A 3.0 FOOT DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT, ALSO A 10 FOOT DRAINAGE & UTILITY EASEMENT ALONG EACH ROAD LOT LINE EXCEPT AS SHOWN.
  2. ACCESS TO LOT 1 & LOT 16 FROM TIMBERLINE DRIVE ONLY. NO ACCESS SHALL BE GRANTED TO LOT 1 & LOT 16 OFF OF LAKE WASHINGTON ROAD.
  3. □ - DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.)
  4. ○ - DENOTES PERMANENT CONTROL POINTS (P.C.P.)
  5. BEARING STRUCTURE AND NORTH ARROW ARE BASED ON THE SOUTH LINE OF SECTION 12 TOWNSHIP 27 S. RANGE 36 E., BEING S 87°46'40" W AND DOES NOT REFER TO THE TRUE MERIDIAN.

CURVE	DELTA	RAD	ARC	TAN	CHORD
1	90°00'00"	25.0	39.27	25.0	25.36
2	42°50'00"	25.0	18.63	9.81	18.24
3	63°58'25"	50.0	95.85	31.23	52.97
4	68°51'37"	50.0	60.09	24.27	56.54
5	62°23'25"	50.0	60.0	24.8	56.47
6	64°04'37"	50.0	55.92	21.29	53.05



PLAT PREPARED BY  
 OUTLINE ENGINEERING ASSOCIATES, INC.  
 1222 N. HARBOR CITY BLVD.  
 MELBOURNE, FLORIDA 32901  
 5-1213-5

PLAT BOOK 26  
 AND PAGE 78

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in Timberline Estates, Unit 1 hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the streets, alleys, thoroughfares, parks, canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on 1/23/1980  
 GUYVIEW BUILDING SUITE FOUR, 517 S. HARBOR CITY BLVD.  
 MELBOURNE, FLORIDA 32901  
 ERIC E. JONES, TRUSTEE

Signed and sealed in the presence of:  
 [Signatures]

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on 1/23/1980, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
 ERIC E. JONES, TRUSTEE

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be... 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.

NOTARY PUBLIC  
 My Commission Expires

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on APRIL 10, 1979, 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 plotted that appropriate reference monuments have been placed as shown hereon as required by Chapter 177, Florida Statutes; and that said lands, located in Brevard County, Florida, dated JANUARY 10, 1980, Registration No. 941

**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, JURISDICTIONS, PARKS, CANALS, DRAINAGE EASEMENTS, UTILITY EASEMENTS, LAKES, PATHWAYS, OPEN SPACES AND OTHER RIGHTS OF WAY, EASEMENTS AND RIGHTS INDICATED FOR PUBLIC USE IN THIS PLAT.

ATTEST:  
 [Signature]  
 CLERK OF THE BOARD

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on FEB. 14, 1980, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest:  
 [Signature]  
 Chairman of the Board  
 [Signature]  
 County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, That on FEBRUARY 14, 1980, the Zoning Commission of the above County approved the foregoing plat.

Zoning Director [Signature] Planning Director [Signature]

**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 was filed for record on MARCH 14, 1980 at 2:35 PM File No. 40980

[Signature]  
 Clerk of the Circuit Court  
 in and for Brevard County, Fla.  
 [Signature]