

MAP 19 0088 1177 MC 7324

# OAKWOOD TRAILS

## SECTION 13, TOWNSHIP 27 SOUTH, RANGE 36 EAST

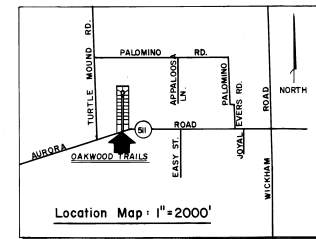
### BREVARD COUNTY, FLORIDA

SHEET 1 of 1

DESCRIPTION: (ORB. 2253, PG. 1852)

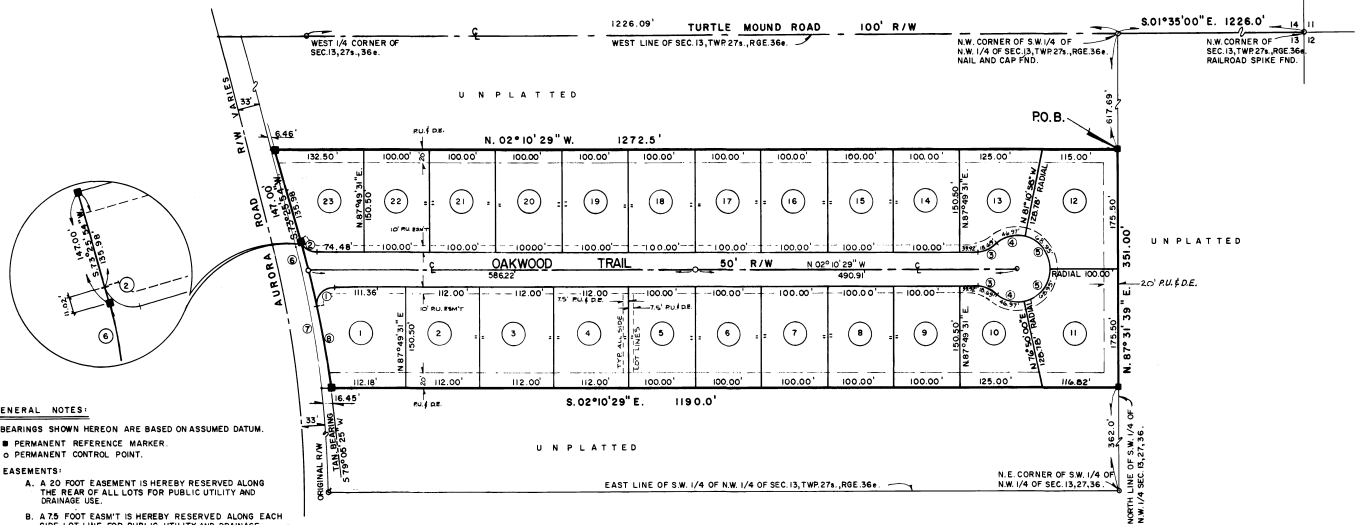
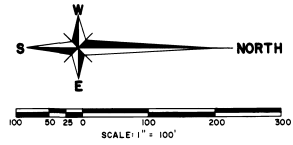
THE WEST 351 FEET OF THE EAST 713 FEET OF THAT PART OF THE WEST 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA LYING NORTH OF AURORA ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 01°35'00" EAST ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 1226.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 87°31'39" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 617.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 87°31'39" EAST ALONG THE SAID NORTH LINE A DISTANCE OF 351.00 FEET; THENCE SOUTH 02°10'29" EAST A DISTANCE OF 1190.00 FEET TO A FENCE RUNNING ALONG THE NORTH RIGHT OF WAY LINE OF AURORA ROAD AS IT IS MAINTAINED, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1472.89 FEET AND A CENTRAL ANGLE OF 08°19'57"; THENCE FROM A TANGENT BEARING OF SOUTH 79°05'25" WEST GO SOUTHWESTERLY ALONG SAID CURVE AND SAID FENCE AND SAID MAINTAINED RIGHT OF WAY LINE AN ARC DISTANCE OF 214.20 FEET TO A POINT; THENCE SOUTH 73°25'54" WEST CONTINUING ALONG SAID FENCE AND MAINTAINED RIGHT OF WAY A DISTANCE OF 147.00 FEET; THENCE NORTH 02°10'29" WEST A DISTANCE OF 1272.5 FEET TO THE POINT OF BEGINNING, CONTAINING 992 ACRES, MORE OR LESS.



CURVE DATA (R/W)					
NO.	RADIUS	Δ	ARC	CHORD	TANGENT
1	25	100°36'50"	45.15	39.20	31.70
2	25	79°46'23"	32.98	30.65	19.39
3	25	42°50'00"	18.69	18.26	5.81
4	50	53°49'31"	46.97	45.20	25.30
5	50	7°00'28"	68.95	63.81	41.22
6	1472.89	8°19'57"	92.21	92.19	46.12
7	1472.89	8°19'57"	214.20	214.00	107.29
8	1472.89	02°10'29"	121.99	121.96	61.03

**OUTLAW ENGINEERING ASSOCIATES, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
1222 HARBOR CITY BOULEVARD  
MELBOURNE, FLORIDA 32955  
S-723-11



- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM.
  - PERMANENT REFERENCE MARKER.
  - PERMANENT CONTROL POINT.
  - EASEMENTS:
    - A 20 FOOT EASEMENT IS HEREBY RESERVED ALONG THE REAR OF ALL LOTS FOR PUBLIC UTILITY AND DRAINAGE USE.
    - A 75 FOOT EASTM IS HEREBY RESERVED ALONG EACH SIDE LOT LINE FOR PUBLIC UTILITY AND DRAINAGE USE.
    - A 10 FOOT EASTM IS HEREBY RESERVED ALONG ALL FRONT LOT LINES FOR PUBLIC UTILITY USE.
  - ACCESS TO LOTS 1 & 23 IS TO BE VIA OAKWOOD TRAIL.

KNOW ALL MEN BY THESE PRESENTS, THAT BEVILLE S. OUTLAW and MICHAEL V. GATTO, OWNERS and HOLDERS of a CERTAIN MORTGAGE DATED AUGUST 29, 1980 and FILED SEPTEMBER 12, 1980 IN OFFICIAL RECORDS BOOK 2253, PAGE 1854, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT AND JOIN IN THE RECORDING OF THIS PLAN IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 25th DAY OF March, 1982.

*Beville S. Outlaw, Jr.* MICHAEL V. GATTO  
BEVILLE S. OUTLAW, JR. MICHAEL V. GATTO

KNOW ALL MEN BY THESE PRESENTS, THAT BANK OF BREVARD, OWNER AND HOLDER OF A CERTAIN MORTGAGE DATED OCTOBER 1, 1980 and FILED OCTOBER 2, 1980 IN OFFICIAL RECORDS BOOK 2257, PAGE 1209, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT AND JOIN IN THE RECORDING OF THIS PLAN IN WITNESS, THEREOF, I HAVE SET MY HAND AND SEAL THIS 27th DAY OF November, 1980.

*Richard Bauer*

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, THAT ON 25 MARCH 1982 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENT IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED BEVILLE S. OUTLAW, JR. and MICHAEL V. GATTO, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSE HEREIN EXPRESSED IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE:

*Carl Drumming* 25 MARCH 1982  
NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, THAT ON 12-5-80 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENT IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Richard Bauer TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSE HEREIN EXPRESSED IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE:

*Carlisle B. Fisher* AUG 21, 80  
NOTARY PUBLIC MY COMMISSION EXPIRES

PLAT BOOK 27  
AND PAGE 50

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in  
**OAKWOOD TRAILS**  
hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and  
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on DECEMBER 4, 1980  
By Edward M. Carlett, Pres.  
President and Sandra Briggan, Secy.  
Secretary

Attest: *[Signature]*  
Signed and sealed in the presence of: Sandra Briggan, Sara Devaee, Shirley J. Cook  
Observed Trails P.O. Box 1317 Melbourne, FL 32955

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on December 4th, 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Edward M. Carlett, Pres. and Sandra Briggan, Secy. respectively, President and SECRETARY of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
*Carl M. Carlett*  
NOTARY PUBLIC  
My Commission Expires June 15, 1983

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on SEPTEMBER 17, 1980 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 attested; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida, Dec 25, 1980  
*William G. Davis* Registration No. 3393  
WILLIAM G. DAVIS

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
SEAL  
MAYOR  
CITY CLERK

**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, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.  
*Tom M. Stebb* Chairman of the Board  
Attest: *RC Winstead Jr.* Clerk of the Board  
*Raymond C. Carter* County Engineer

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on DEC. 18, 1980 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
*Tom M. Stebb* Chairman of the Board  
Attest: *RC Winstead Jr.* Clerk of the Board  
*Raymond C. Carter* County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY, That on December 18, 1980 the Zoning Commission of the above County approved the foregoing plat.  
*James J. [Signature]* Planning and Zoning 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 was filed for record on DEC 25, 1980 at 10:30 AM File No. 1980-1111  
*Carl M. Carlett*  
Clerk of the Circuit Court in and for Brevard County, Florida