

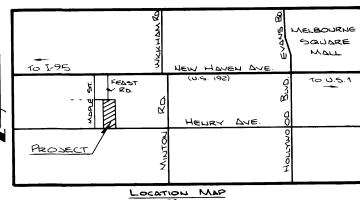
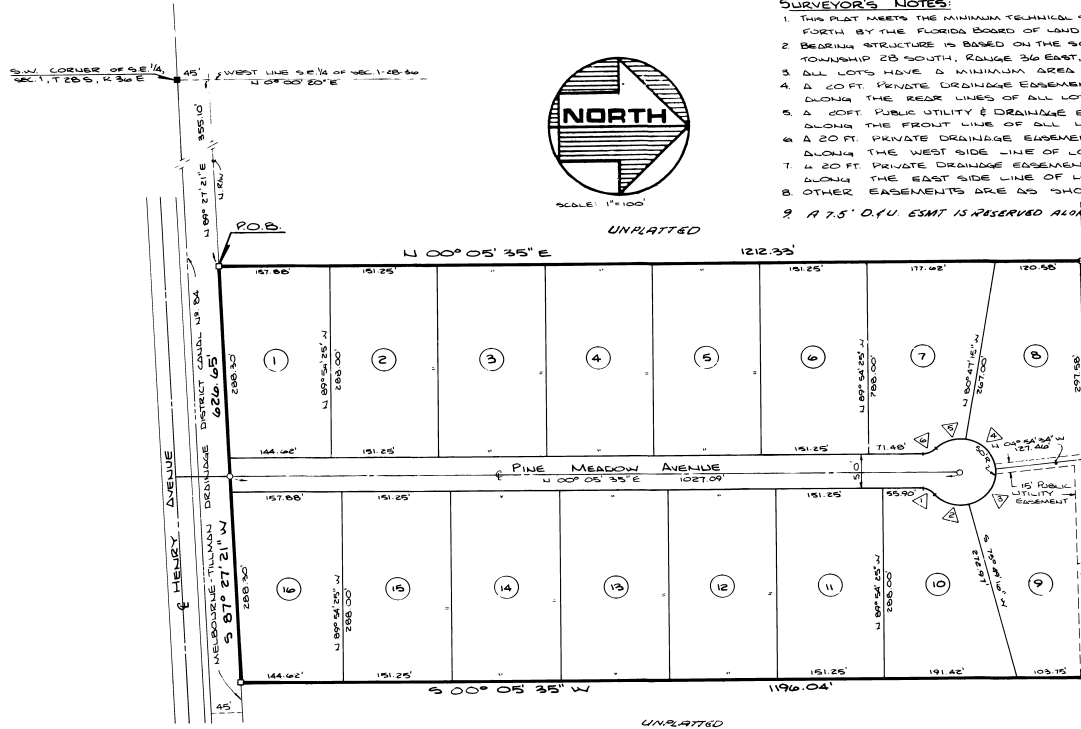
# PINE MEADOW ESTATES

A SUBDIVISION IN SECTION 1, T. 28 S., R. 36 E., BREVARD COUNTY, FLORIDA.

**LEGAL DESCRIPTION:** FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, RUN N 0° 00' 20" E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 45.0 FEET TO THE NORTH RIGHT OF WAY OF THE MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL NO. 84; THENCE RUN N 87° 27' 21" E, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 355.10 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0° 05' 35" E A DISTANCE OF 1212.33 FEET TO THE SOUTH LINE OF FEAST GROVES, AS RECORDED IN PLAT BOOK 10, PAGE 67, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 88° 56' 43" E, ALONG SAID SOUTH LINE OF FEAST GROVES, A DISTANCE OF 6206.12 FEET; THENCE RUN S 0° 05' 35" W, ALONG THE EAST LINE OF WEST TWO-THIRDS OF THE EAST THREE-QUARTERS OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 1196.04 FEET TO THE NORTH RIGHT OF WAY OF SAID CANAL NO. 84; THENCE RUN S 87° 27' 21" W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 6206.65 FEET TO THE POINT OF BEGINNING, CONTAINING 17.3 ACRES, MORE OR LESS AND SUBJECT TO EASEMENTS AND ROAD RIGHTS OF WAY OF RECORD.

**SURVEYOR'S NOTES:**

1. THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS.
2. BEGINNING STRUCTURE IS BASED ON THE SOUTH LINE OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 36 EAST, HAVING A BEARING OF N 0° 05' 35" E.
3. ALL LOTS HAVE A MINIMUM AREA OF 43,760 SQUARE FEET.
4. A 20 FT. PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE REAR LINES OF ALL LOTS.
5. A 20 FT. PUBLIC UTILITY & DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE FRONT LINES OF ALL LOTS.
6. A 20 FT. PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE WEST SIDE LINE OF LOT B.
7. A 20 FT. PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE EAST SIDE LINE OF LOT A.
8. OTHER EASEMENTS ARE AS SHOWN.
9. A 7.5' D.I.U. ESMT IS RESERVED ALONG ALL SIDE LOT LINES (PUBLIC)



**LEGEND:**  
 O INDICATES P.M.A. SET  
 O INDICATES P.C.P. TO BE SET UPON COMPLETION OF ROAD CONSTRUCTION.

CURVE NO.	CURVE DATA		CHANGELINE L.C.	TANGENT T
	CENTRAL ANGLE	READIUS R		
1	48° 11' 23"	25	21.05	20.41
2	62° 27' 42"	50	22.57	21.95
3	80° 48' 49"	50	10.45	10.77
4	75° 52' 41"	50	140.22	61.48
5	57° 18' 39"	50	50.01	47.95
6	48° 11' 23"	25	21.05	20.41

SEE O.R.B. 2578 PAGE 994 FOR RESTRICTIONS  
 SEE O.R.B. 2578 PAGE 995 FOR JOINERS

PLAT BOOK 31  
 AND PAGE 35

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned below, being the owner in fee simple of the lands described in PINE MEADOW ESTATES hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public IN WITNESS WHEREOF, the undersigned hereunto set... hand... and seal on 11-21-84

By W. Doug Padgett  
 Earl J. Price & Michael L. Hampton  
 Signed and sealed in the presence of Norman J. Padgett  
1975 John ...  
 1984. P.C.  
 STATE OF Florida COUNTY OF Brevard  
 THIS IS TO CERTIFY, That on November 21, 1984, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared W. Doug Padgett, Earl J. Price and Michael L. Hampton.

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

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
Robert W. Wilton  
 NOTARY PUBLIC  
 My Commission Expires 10/1/88 SEAL

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on NOVEMBER 10, 1984, 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 platted; 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, Dated NOV 10, 1984  
Richard W. Cagle Registration No. 1437

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
 MAYOR: \_\_\_\_\_ SEAL  
 ATTEST: \_\_\_\_\_ 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.  
Sue Schmitt  
 Chairman of the Board  
 ATTEST: R.C. Wintstead Jr. By: Anthony W. Mayo  
 Clerk of the Board D.C.

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

THIS IS TO CERTIFY, That on DEC 6, 1984, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Sue Schmitt  
 Chairman of the Board  
 ATTEST: R.C. Wintstead Jr. By: Anthony W. Mayo  
 Clerk of the Board D.C.  
 Approved Richard W. Wilton  
 County Engineer

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

THIS IS TO CERTIFY, That on DEC 1, 1984, the Zoning Commission of the above approved the foregoing plat.  
James ...  
 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 11-20-1985 at 3:34 PM File No. 997097  
R.C. Wintstead Jr. By: Anthony W. Mayo  
 Clerk of the Circuit Court in and for Brevard County, Fla.