

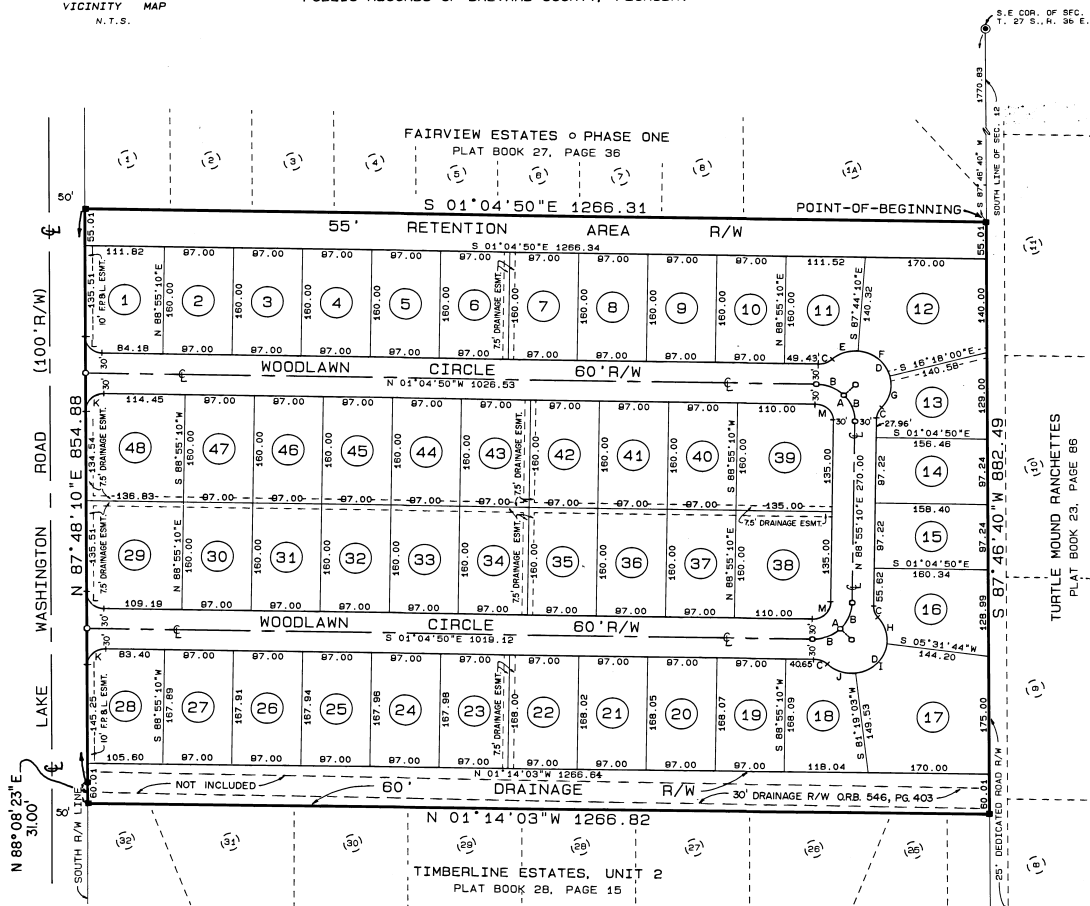
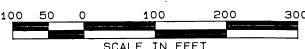
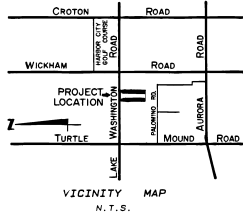
# TIMBERLINE ESTATES, UNIT 3

## SECTION 12, TOWNSHIP 27 SOUTH, RANGE 36 EAST

### BREVARD COUNTY, FLORIDA

**DESCRIPTION:**

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2029, PAGE 645 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS BEING IN THE SOUTH QUARTER OF THE EAST THREE QUARTERS OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 87°-46'-40" WEST ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE OF 1770.83 FEET TO THE SOUTHWEST CORNER OF FAIRVIEW ESTATES, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 36, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 87°-46'-40" WEST ALONG THE SAID SOUTH LINE OF SECTION 12 A DISTANCE OF 882.49 FEET TO THE SOUTHEAST CORNER OF TIMBERLINE ESTATES, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 15, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 01°-14'-03" WEST ALONG THE EAST LINE OF SAID TIMBERLINE ESTATES, UNIT 2 A DISTANCE OF 1266.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE SOUTH RIGHT-OF-WAY LINE OF LAKE WASHINGTON ROAD (100 FOOT R/W); THENCE NORTH 88°-08'-23" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 31.00 FEET; THENCE NORTH 87°-48'-10" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 854.88 FEET TO THE NORTHWEST CORNER OF SAID FAIRVIEW ESTATES, PHASE ONE; THENCE SOUTH 01°-04'-50" EAST ALONG THE WEST LINE OF SAID FAIRVIEW ESTATES, PHASE ONE A DISTANCE OF 1266.31 FEET TO THE POINT-OF-BEGINNING. SUBJECT TO DRAINAGE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 546, PAGE 403, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



**NOTES:**

1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE PLAT OF TIMBERLINE ESTATES, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 15 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. ■ - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT).
3. ○ - DENOTES P.C.P. (PERMANENT CONTROL POINT).
4. EASEMENTS:
  - a) UNLESS OTHERWISE SHOWN, A 10 FOOT PUBLIC UTILITY AND F.P.U.L. EASEMENT IS HEREBY RESERVED ALONG THE FRONT LOT LINES OF ALL LOTS.
  - b) UNLESS OTHERWISE SHOWN, A 75 FOOT PUBLIC UTILITY BORROWAGE EASEMENT IS HEREBY RESERVED ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS.
  - c) AS SHOWN.
  - d) THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY WITHIN THE 55' RETENTION R/W IS TO MAINTAIN FLOW.

FOR JOINDER IN DEDICATION SEE O.R.B. 2546, PAGE 2014, AND O.R.B. 2546, PAGE 2013 AND FOR DEED RESTRICTIONS AND PROTECTIVE COVENANTS TO THIS PLAT SEE O.R.B. 2546, PAGE 2013. ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
A	80°00'00"	55.00	86.39	77.78	55.00
B	45°00'00"	55.00	43.20	42.10	22.78
C	40°50'00"	25.00	18.69	18.25	9.81
D	175°40'01"	50.00	152.80	89.83	-----
E	46°10'40"	50.00	40.30	39.22	21.32
F	71°26'10"	50.00	62.34	58.38	35.95
G	58°03'10"	50.00	50.66	48.52	27.75
H	40°25'14"	50.00	43.15	41.82	23.02
I	75°47'18"	50.00	66.14	61.42	38.92
J	50°26'07"	50.00	44.01	42.61	23.55
K	81°07'00"	25.00	39.78	35.70	25.49
L	88°53'00"	25.00	39.78	35.01	24.52
M	89°00'00"	25.00	39.27	35.36	25.00

PLAT BOOK 31  
AND PAGE 60

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in TIMBERLINE ESTATES UNIT 3, 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 their hands and seals, on 3-28-85 A.M.

Richard E. Smith, Pres.      Darin C. Smith, Vice-Pres.  
Richard E. Smith, Inc.      1301 S. Patrick Dr.  
Richard Eben Smith, Pres.      Satellite Beach, Florida  
Ebon Smith Const. Inc.

Signed and sealed in the presence of:  
Matthew C. Smith

STATE OF FLORIDA, COUNTY OF BREVARD, THIS IS TO CERTIFY, That on MARCH 28, 1985, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Richard E. Smith, President of Darin C. Smith, Vice-President of Richard E. Smith, Inc., Richard Eben Smith, President of Ebon Smith Const. Inc., and Matthew C. Smith, 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 therunto 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 hereunto set my hand and seal on the above date.      SEAL

Carol M. Smith  
NOTARY PUBLIC  
My Commission Expires 02/23/87

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MARCH 27, 1985, 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 permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said plat is located in Brevard County, Florida, Dated 3/27/85

David L. Taylor      Registration No. 941  
BEVILLE & WITLOW, JR.

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

ATTEST: \_\_\_\_\_ 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 other rights dedicated for public use on this plat.

Thad Altman  
VICE Chairman of the Board

ATTEST: R.C. Winstead, Jr., By: Anthony W. Mingo  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on APRIL 8, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Thad Altman  
VICE Chairman of the Board.

ATTEST: R.C. Winstead, Jr., By: Anthony W. Mingo  
Clerk of the Board  
Rubishell  
County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY, That on APRIL 3, 1985 the Zoning Commission of the County of Brevard approved the foregoing plat.

James J. ...  
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 3-28-85 at 10:48 AM File No. 2897

R.C. Winstead, Jr., By: Anthony W. Mingo  
Clerk of the Circuit Court  
in and for Brevard County, Fla.

OUTLAW ENGINEERING ASSOCIATES, INC.  
CONSULTING ENGINEERS • PLANNERS • SURVEYORS  
1222 NORTH HARBOR CITY BOULEVARD  
P.O. DRAWER 1228  
MELBOURNE, FLORIDA 32901

CALC. BY: J. BOWEN  
DRAWN BY: J. BOWEN  
CHECKED BY: THOMAS