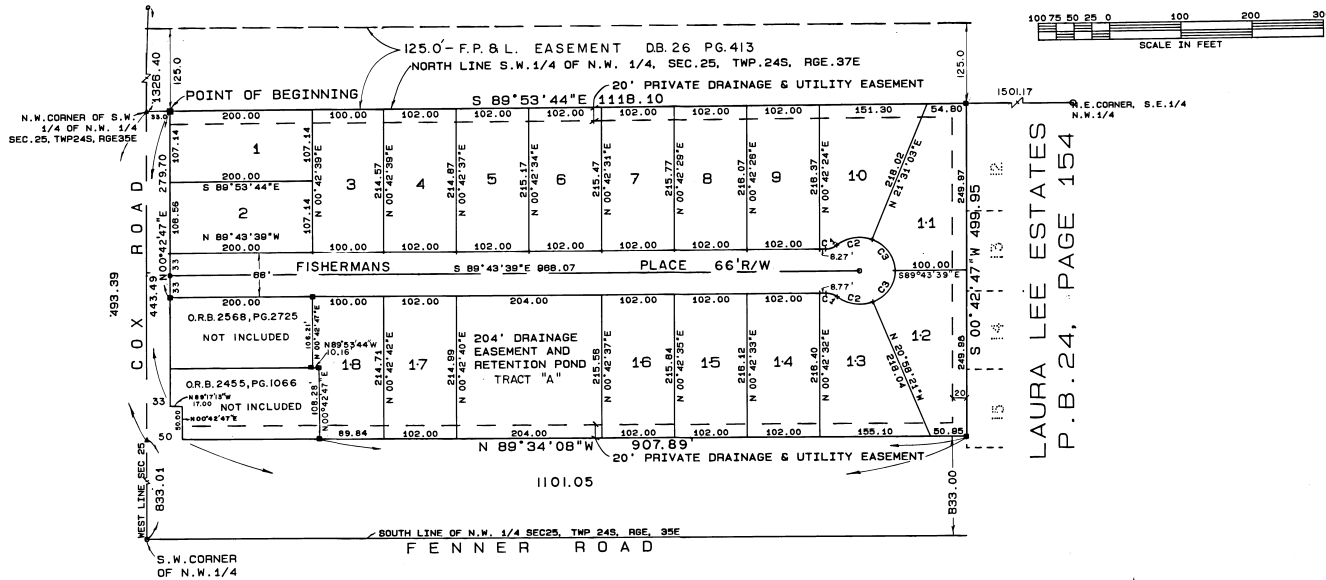


# T H E C O U N T R Y

## SECTION 25, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

DESCRIPTION : O.R.B.2416 PAGE 2247  
 A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :  
 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25 AND RUN SOUTH 89°53'44" EAST A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COX ROAD, THE POINT-OF-BEGINNING; THENCE CONTINUE SOUTH 89°53'44" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1118.10 FEET TO THE NORTHWEST CORNER OF "LAURA LEE ESTATES"; AS RECORDED IN PLAT BOOK 24, PAGE 154 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°42'47" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 499.95 FEET TO A POINT 833.00 FEET DISTANT NORTH FROM THE SOUTH LINE OF THE NORTHWEST 1/4; THENCE NORTH 89°34'08" WEST PARALLEL TO AND 833.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 1101.05 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF COX ROAD; THENCE NORTH 00°42'47" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET; THENCE NORTH 89°17'13" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 17.00 FEET; THENCE NORTH 00°42'47" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE 443.49 FEET TO THE POINT-OF-BEGINNING.  
 LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2455, PAGE 1066 AND OFFICIAL RECORDS BOOK 2568, PAGE 2725 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 11.742 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORDS.

NOTE : The bearing structure shown hereon is based on the west line of the southwest 1/4 of the Northwest 1/4 of Section 25, Township 24 South, Range 35 East, Brevard County, Florida, being North 00°42'47" East.



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	38°30'45"	25.00	17.17	5.84	16.83
2	60°35'27"	50.00	32.88	29.21	50.45
3	88°45'18"	50.00	80.00	34.21	56.48

### GENERAL NOTES :

- (1) EASEMENTS: (A) A 7.5' PRIVATE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG THE SIDE LOT LINE OF ALL LOTS EXCEPT SIDE LOT LINES BORDERING STREET RIGHTS-OF-WAY (B) A 20' PRIVATE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG THE REAR LOT LINES OF ALL LOTS AS SHOWN HEREON
- (2) ■ - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT)
- (3) ○ - DENOTES P.C.P. (PERMANENT CONTROL POINT)
- (4) THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY IN TRACT "A" IS TO MAINTAIN FLOW.

FOR RESTRICTIONS SEE O.R.B. 2623 PAGE 1890

PLAT BOOK 31  
AND PAGE 92

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in THE COUNTRY hereby dedicates said lands and plot for the use 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 JUNE 14, 1985.

*James T. Speegle*  
 JAMES T. SPEEGLE  
 CO. CLERK  
 COVINGTON, FLA.

Signed and sealed in the presence of:

*John M. Boulton*  
*Chad L. Lytle*

STATE OF FLORIDA... COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on JUNE 14, 1985, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

JAMES T. SPEEGLE

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.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

*Barbara A. Van Arman*  
 BARBARA A. VAN ARMAN  
 NOTARY PUBLIC

My Commission Expires April 1, 1988

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 14, 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 377, Florida Statutes; and that said land is located in Brevard County, Florida. Dated JUNE 14, 1985.

*Charles W. Lytle*  
 CHARLES W. LYTLE  
 Registration No. 941

### 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... dedicated for public use on this plat.

Chairman of the Board

ATTEST: *R.C. Winstead Jr.* By: *Anthony W. Mygg*  
 R.C. WINSTEAD JR. Clerk of the Board  
 ANTHONY W. MYGG  
 Chairman of the Board

### CERTIFICATE OF APPROVAL BY

#### BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JUNE 25, 1985, the foregoing plat... approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board

ATTEST: *R.C. Winstead Jr.* By: *Anthony W. Mygg*  
 R.C. WINSTEAD JR. Clerk of the Board  
 ANTHONY W. MYGG  
 Chairman of the Board

### CERTIFICATE OF APPROVAL BY

#### PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on JUNE 25, 1985, the Zoning Commission of the above... approved the foregoing plat.

Planning and Zoning Director

ATTEST: *R.C. Winstead Jr.* By: *Anthony W. Mygg*  
 R.C. WINSTEAD JR. Clerk of the Board  
 ANTHONY W. MYGG  
 Chairman of the Board

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 6-12-1985 at 4:22 P.M. File No. 0673473  
*R.C. Winstead Jr.* By: *Anthony W. Mygg*  
 R.C. WINSTEAD JR. Clerk of the Circuit Court  
 in and for Brevard County, Fla.