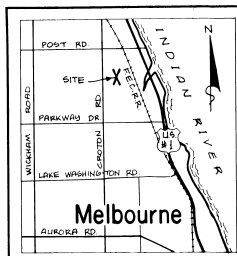


DRAWING NUMBER  
**33-40**

DRAWING NUMBER

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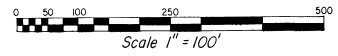
VICINITY MAP  
NTS

# Croton Woods

## PHASE ONE

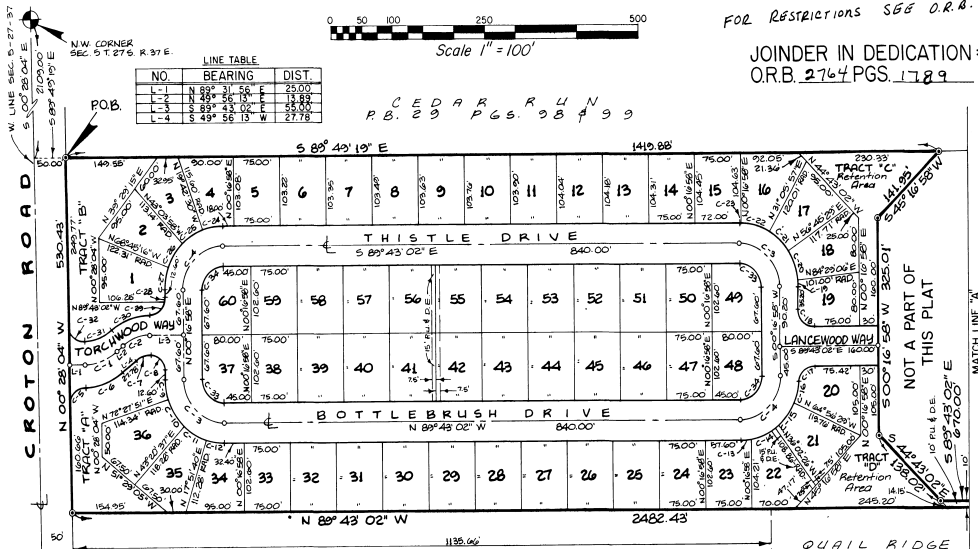
SECTION 5, TOWNSHIP 27 SOUTH, RANGE 37 EAST,  
CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA

DESCRIPTION: A portion of Section 5, Township 27 South, Range 37 East, Brevard County, Florida; being more particularly described as follows: Commence at the northwest corner of said Section 5; thence South 00°28'04" East along the west line of said Section 5 a distance of 2109.00 feet; thence South 89°49'19" East, parallel with the north line of said Section 5, a distance of 50.00 feet to a point lying on the east right-of-way line of Croton Road (a 100 foot right-of-way) and the POINT-OF-BEGINNING; thence continue South 89°49'19" East a distance of 1419.88 feet; thence South 45°16'58" West a distance of 141.95 feet; thence South 00°16'58" West a distance of 325.01 feet; thence South 44°43'02" East a distance of 138.02 feet; thence South 89°43'02" East a distance of 670.00 feet; thence North 45°16'58" East a distance of 145.86 feet; thence North 00°16'58" East a distance of 315.00 feet; thence North 44°42'59" West a distance of 149.98 feet; thence South 89°49'19" East a distance of 194.17 feet to a point lying on the west line of a 100 foot Florida East Coast Railroad (F.E.C.R.R.) right-of-way; thence South 22°10'55" East along said west-of-way line a distance of 578.42 feet; thence North 89°43'02" West a distance of 2482.43 feet to a point lying on the east right-of-way line of Croton Road; thence North 00°28'04" West along said east right-of-way line a distance of 530.43 feet to the POINT-OF-BEGINNING, containing 19.05 acres, more or less.

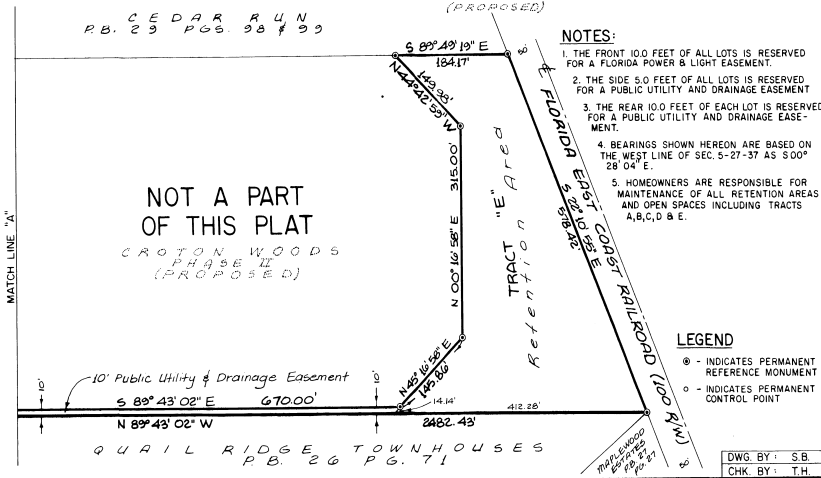


FOR RESTRICTIONS SEE O.R.B. 2764 PG. 1790

JOINER IN DEDICATION:  
O.R.B. 2764 PGS. 1789



NOT PLATTED  
QUAIL RIDGE TOWNHOUSES PART THREE  
O.R.B. 2764 PGS. 1831  
(PROPOSED)



CURVE TABLE

NO	RADIUS	DELTA	ARC	TAN	CHORD	CH BEARING
C-1	83.21	39° 35' 42"	57.50	29.95	56.36	N 69° 44' 05" E
C-2	65.00	40° 20' 45"	45.77	23.88	44.83	N 70° 06' 35" E
C-3	85.00	80° 00' 00"	102.10	65.00	91.96	S 44° 43' 02" E
C-4	65.00	90° 00' 00"	102.10	65.00	91.96	S 45° 16' 58" W
C-5	25.00	90° 00' 00"	39.27	25.00	35.36	N 44° 31' 56" E
C-6	96.41	39° 35' 42"	66.63	34.71	65.31	N 69° 44' 05" E
C-7	65.00	40° 20' 45"	45.77	23.88	44.83	N 70° 06' 35" E
C-8	25.00	90° 00' 00"	39.27	25.00	35.36	S 44° 43' 02" E
C-9	95.00	17° 49' 07"	29.54	14.89	29.43	S 08° 37' 35" E
C-10	95.00	29° 27' 48"	48.28	24.68	47.77	S 32° 05' 45" E
C-11	95.00	29° 28' 58"	48.29	24.68	47.77	S 32° 05' 45" E
C-12	95.00	17° 34' 42"	29.15	14.69	29.03	S 80° 55' 39" E
C-13	95.00	10° 33' 14"	17.50	8.77	17.47	N 85° 00' 11" E
C-14	95.00	29° 46' 10"	48.37	24.73	48.37	N 49° 04' 15" W
C-15	95.00	28° 54' 06"	47.52	24.48	47.41	N 59° 30' 34" E
C-16	95.00	19° 59' 42"	33.15	16.75	32.98	N 15° 03' 01" E
C-17	25.00	89° 13' 11"	37.18	23.00	35.85	N 47° 40' 23" E
C-18	25.00	90° 00' 00"	39.27	25.00	35.36	N 44° 43' 02" W
C-19	95.00	05° 47' 52"	9.61	4.81	9.61	N 02° 36' 56" W
C-20	95.00	27° 43' 37"	45.97	23.45	45.53	N 19° 22' 39" W
C-21	95.00	29° 28' 58"	48.29	24.68	47.77	N 49° 04' 15" W
C-22	95.00	29° 00' 25"	48.10	24.57	47.58	N 73° 24' 19" W
C-23	95.00	07° 48' 35"	3.00	1.50	3.00	N 88° 48' 55" W
C-24	95.00	19° 42' 28"	33.15	16.75	32.98	S 80° 17' 12" W
C-25	95.00	23° 21' 28"	38.73	19.64	38.46	S 58° 36' 44" W
C-26	95.00	25° 41' 18"	42.59	21.66	42.24	S 34° 05' 22" W
C-27	95.00	20° 27' 48"	24.75	12.38	34.58	S 10° 45' 59" W
C-28	95.00	10° 43' 39"	4.67	2.34	4.67	S 05° 38' 23" W
C-29	25.00	79° 17' 21"	34.60	20.71	31.90	S 50° 38' 23" W
C-30	95.00	46° 20' 45"	66.90	34.90	63.52	S 70° 06' 24" W
C-31	95.00	46° 20' 45"	66.90	34.90	63.52	S 70° 06' 24" W
C-32	25.00	90° 00' 00"	39.27	25.00	35.36	N 45° 28' 04" W
C-33	25.00	90° 00' 00"	39.27	25.00	35.36	S 44° 43' 02" E
C-34	35.00	90° 00' 00"	54.98	35.00	49.50	S 44° 43' 02" E
C-35	35.00	90° 00' 00"	54.98	35.00	49.50	S 44° 43' 02" E

LEGEND  
 ● - INDICATES PERMANENT REFERENCE MONUMENT  
 ○ - INDICATES PERMANENT CONTROL POINT

OUTLAW AND RICE ENGINEERS, INC.  
 1222 NORTH HARBOR CITY BLVD.  
 MELBOURNE, FLORIDA 32901  
 DWG. BY: SB  
 CHK. BY: TH

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in  
**CROTON WOODS**  
 hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all roads, 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, 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 hereon this **October 8, 1986**.  
 By: **Joseph Di Prima** President  
**Joseph Di Prima** Secretary  
 Attest: **Jimmie Caudle** Secretary  
**Jimmie Caudle** Secretary  
 Signed and sealed in the presence of: **Barbara A. Van Amburgh** Notary Public  
**Dorothy M. Black**

STATE OF **FLORIDA** COUNTY OF **BREVARD**  
 THIS IS TO CERTIFY, That on **October 8, 1986**  
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
**Di Prima** and **Jimmie Caudle**  
 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. Pursuant duly authorized that the official seal of said corporation is duly affixed thereto; and that 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.  
**Barbara A. Van Amburgh**  
 NOTARY PUBLIC  
 My Commission Expires **April 4, 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 **September 23, 1986** 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 Chapters 177 & 172 Florida Statutes; and that said land is located in **Brevard County, Florida**. Dated **Oct. 15, 1986**.  
**David H. Custer**  
 BEVILLE S. BUTLER, Registration No. 941

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
 THIS IS TO CERTIFY, That on **Oct. 30, 1986** the **Melbourne City Council** approved the foregoing plat.  
**Joe Mallis** MAYOR  
 Attest: **Julia M. Newton** CITY CLERK

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept of roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated to public use on this plat.  
 Chairman of the Board  
 Attest: Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY, That on **October 8, 1986** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
 Chairman of the Board  
 Attest: County Engineer  
 Clerk of the Board

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
 THIS IS TO CERTIFY, That on **October 8, 1986** the Zoning Commission of the above approved the foregoing plat.  
 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 **1-9-1987** at **1:54 PM** File No. **28582**.  
**R.C. Winstanley** for **By: Anthony W. Mayo** D.C.  
 Clerk of the Circuit Court  
 in and for Brevard County, Fla.