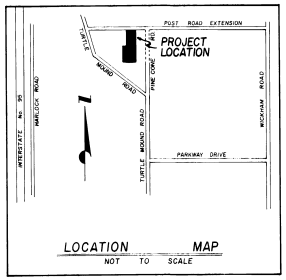
DRAWING NUMBER 33-96

AP 22495

POSTRIDGE

SECTION 2, TOWNSHIP 27 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



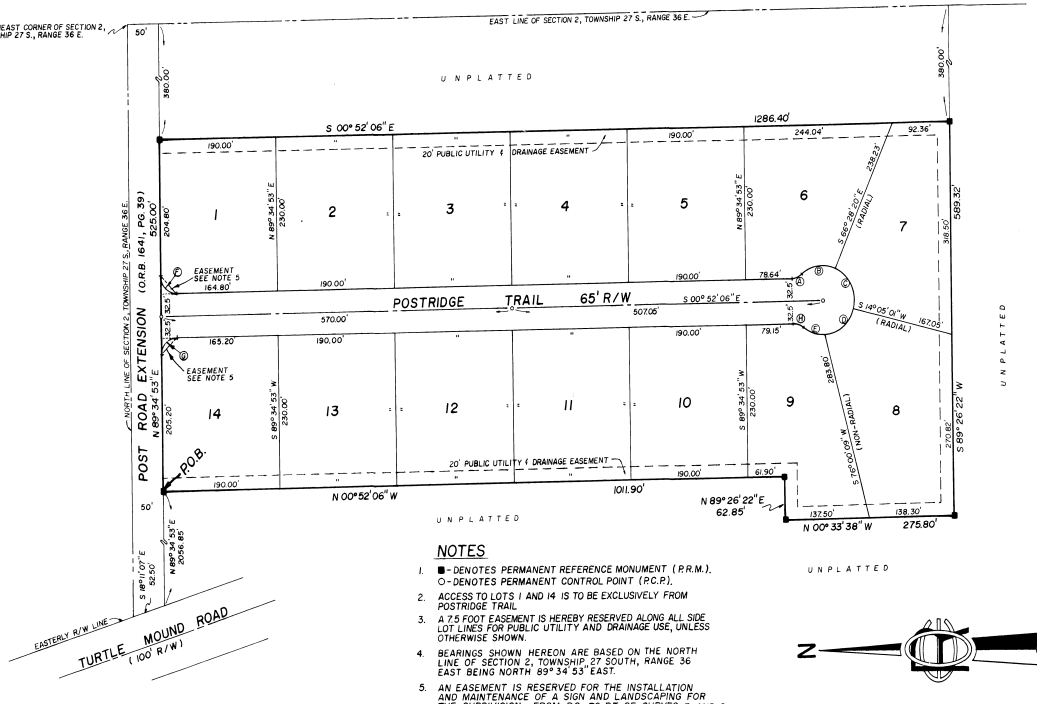
SHEET 1 OF 1

GRAPHIC SCALE
100 50 25 0 25 50 100 200 300
SCALE: 1" = 100'

DESCRIPTION: (O.R.B. 2215, PG. 149)

A PORTION OF SECTION 2, TOWNSHIP 27 S., RANGE 36 E., BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF NORTH LINE OF SAID SECTION 2 AND THE EASTERLY RIGHT OF WAY FOR TURTLE MOUND ROAD (100' R/W) AND RUN SOUTH 18°11'07" E. ALONG SAID EASTERLY R/W A DISTANCE OF 52.50 FT. TO THE SOUTH R/W OF POST ROAD EXTENSION (A COUNTY ROAD); THENCE RUN NORTH 89°34'53"E. ALONG SAID SOUTH R/W A DISTANCE OF 2056.85' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89° 34'53"E. A DISTANCE OF 525.0 FT.; THENCE RUN SOUTH 0°52'06"E. A DISTANCE OF 1286.40 FT.; THENCE RUN SOUTH 89°26'22"W. A DISTANCE OF 589.32 FT.; THENCE RUN N 0°33'38" W. A DISTANCE OF 275.80 FT.; THENCE RUN NORTH 89°26'22"E. A DISTANCE OF 62.85 FT.; THENCE RUN NORTH 0°52'06"W. A DISTANCE OF 1011.90 FT. TO THE POINT OF BEGINNING. CONTAINS: 15.92 ACRES, MORE OR LESS.

CURVE DATA						
I.D.	DELTA	ARC	RADIUS	CH.	TAN.	CH BRG
A	39° 56' 40"	17.45'	25.00'	17.08'	9.09'	B-1
B	64° 20' 26"	56.15'	50.00'	53.24'	31.45'	B-2
C	80° 33' 21"	70.30'	"	64.65'	42.37'	B-3
D	68° 45' 08"	60.00'	"	56.46'	34.21'	B-4
E	46° 14' 25"	40.35'	"	39.26'	21.35'	B-5
F	90° 26' 59"	39.47'	25.00'	35.49'	25.20'	B-6
G	89° 33' 01"	39.07'	"	35.22'	24.80'	B-7
H	39° 56' 40"	17.43'	25.00'	17.08'	9.09'	B-8



NOTES

1. ■ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.). O - DENOTES PERMANENT CONTROL POINT (P.C.P.).
2. ACCESS TO LOTS 1 AND 14 IS TO BE EXCLUSIVELY FROM POSTRIDGE TRAIL.
3. A 7.5 FOOT EASEMENT IS HEREBY RESERVED ALONG ALL SIDE LOT LINES FOR PUBLIC UTILITY AND DRAINAGE USE, UNLESS OTHERWISE SHOWN.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 36 EAST BEING NORTH 89° 34' 53" EAST.
5. AN EASEMENT IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF A SIGN AND LANDSCAPING FOR THE SUBDIVISION FROM P.C. TO P.T. OF CURVES F AND G.

CHORD BEARINGS

B-1	S 20° 50' 27" E
B-2	S 08° 38' 33" E
B-3	S 63° 48' 21" W
B-4	N 41° 32' 25" W
B-5	N 15° 57' 21" E
B-6	S 44° 21' 19" W
B-7	N 45° 38' 36" W
B-8	N 19° 06' 14" E

UNPLATTED

UNPLATTED

UNPLATTED

OUTLAW AND RICE ENGINEERS, INC.
ENGINEERS — PLANNERS — SURVEYORS
1222 NORTH HARBOR CITY BLVD.
MELBOURNE, FLORIDA 32935
S 723-15

JOINDER IN DEDICATION:
O.R.B. 2837 PGS. 2265
O.R.B. 2837 PGS. 2266

RESTRICTIONS:
O.R.B. 2837 PGS. 2267

DRAWN BY: J. BOWEN
CHKD BY: T. HARRIS
FILE BY: J. BOWEN

PLAT BOOK 33
AND PAGE 96

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

POSTRIDGE

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 JULY 1, 1987

By David S. Outlaw
POSTRIDGE PROPERTIES, INC. President

Attest: John B. Rice

Signed and sealed in the presence of:
1288 N. HARBOR CITY BLVD. MELB. FL 32935
Barbara A. Van Arken
Dale Hodge

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on JULY 1, 1987 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Beville S. Outlaw and John B. Rice 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.

Barbara A. Van Arken
NOTARY PUBLIC

My Commission Expires April 1, 1988 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 JUNE 23, 1987 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 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated JULY 1, 1987.

Florida Surveying
Beville S. Outlaw 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, easements and areas dedicated for public use on this plat.

Andrew Devereaux
Chairman of the Board

ATTEST: R.C. Winstead, Jr. by Joyce Stebing
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 21, 1987 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Andrew Devereaux
Chairman of the Board.

Attest R.C. Winstead, Jr. by Joyce Stebing
Clerk of the Board.

Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on July 20, 1987 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 September 8, 1987 at 4:05 PM File No. 39941

R.C. Winstead, Jr. by Joyce Stebing, D.C.
Clerk of the Circuit Court
in and for Brevard County, Fla.