

SOUTH WOODS

FRACTIONAL SECTION 10 AND SECTION 9 TOWNSHIP 25 SOUTH, RANGE 36 EAST CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 10 AND SECTION 9, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 9, SAID POINT BEING ON A 60.00 FOOT RADIUS CURVE TO THE LEFT, AND RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE CENTERLINE OF MURRELL ROAD (A 100 FOOT WIDE RIGHT-OF-WAY), THRU A CENTRAL ANGLE OF 07°31'33" A DISTANCE OF 60.12 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF EYSTER BOULEVARD (AN 80 FOOT WIDE RIGHT-OF-WAY), THENCE NORTH 89°03'28" EAST, ALONG SAID EXTENSION AND PARALLEL TO AND 80 FEET DISTANT FROM THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 10, A DISTANCE OF 80.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EYSTER BOULEVARD, THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°03'28" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 530.28 FEET TO THE POINT OF CURVATURE OF A 65.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EAST AND NORTH ALONG THE ARC OF SAID CURVE AND ALONG A RIGHT-OF-WAY TRANSITION, THRU A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 07°52'31" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF EDWARDS DRIVE (A 40 FOOT WIDE RIGHT-OF-WAY DESCRIBED IN O.R. 1631, PAGE 1909 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), A DISTANCE OF 194.67 FEET TO THE POINT OF CURVATURE OF A 138.62 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY, THRU A CENTRAL ANGLE OF 45°42'40" A DISTANCE OF 110.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°40'08" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.80 FEET TO THE POINT OF CURVATURE OF A 134.89 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THRU A CENTRAL ANGLE OF 27°02'11" A DISTANCE OF 49.55 FEET TO A POINT ON THE NORTH LINE OF LOT 9, OF WILLIAMS SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 108 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 89°03'28" WEST, ALONG SAID NORTH LINE AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 1,031.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MURRELL ROAD, SAID POINT BEING ON A 660.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THRU A CENTRAL ANGLE OF 172°02'00" A DISTANCE OF 132.28 FEET; THENCE RUN NORTH 89°03'28" EAST, A DISTANCE OF 148.52 FEET; THENCE RUN SOUTH 48°47'07" EAST, A DISTANCE OF 155.12 FEET; THENCE RUN NORTH 89°03'28" EAST, A DISTANCE OF 33.18 FEET; THENCE RUN SOUTH 07°56'32" EAST, A DISTANCE OF 176.83 FEET TO THE POINT OF BEGINNING.

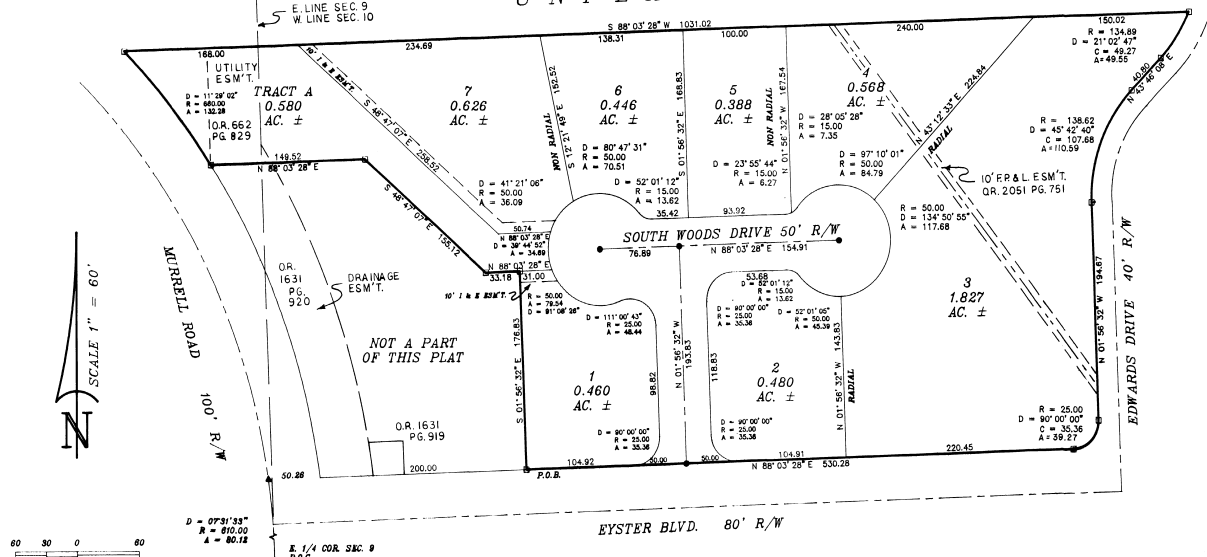
CONTAINING THEREIN 6.1054 ACRES MORE OR LESS.

SURVEYOR'S NOTES

- ALL LOTS SHALL HAVE 10 FOOT REAR AND 5 FOOT SIDE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE.
- TRACT A TO BE DEDICATED TO THE CITY OF ROCKLEDGE FOR OWNERSHIP AND MAINTENANCE.
- DECLARATION OF RESTRICTIONS APPLICABLE TO ALL LOTS IN THIS SUBDIVISION IS BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.
- DENOTES P.C.P.
- DENOTES P.R.M.
- BEARINGS ARE BASED ON DEED RECORDED IN O.R. 1631, PAGE 1909 (THE RIGHT-OF-WAY RECORDING FOR EDWARDS DRIVE).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

FOR RESTRICTIONS SEE O.R. BOOK 2885 PAGE 1530
FOR JOINDER SEE O.R. BOOK 2885 PAGE 1538

UNPLATTED



DEDICATION PARTNERSHIP
KNOW ALL MEN BY THESE PRESENTS, That the named below, being the owner in fee simple of the lands described in SOUTH WOODS

hereby dedicates said lands and plot for the use and purposes therein expressed and dedicates all roads, streets, 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 the CITY OF ROCKLEDGE IN WITNESS WHEREOF, has caused these presents to be signed by ITS GENERAL MANAGING PARTNER ON DATE: Feb. 17, 1988

J.P.V. PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP
BY Thomas J. Philpot
Signed in the presence of John W. Bishop
Patricia J. Reszowski
Joy A. Wiggins

STATE OF FLORIDA COUNTY OF BREVARD
I, John W. Bishop, Notary Public, do hereby certify that on Feb. 17, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS J. PHILPOT, MANAGING GENERAL PARTNER OF J.P.V. PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP organized under the laws of the State of Florida, to me known to be the individual and partner described in and who executed the foregoing Dedication and acknowledged the execution thereof to be the act and deed of the PARTNERSHIP.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
John W. Bishop
NOTARY PUBLIC
My Commission Expires: February 6, 1990

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JAN. 28, 1988 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 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Dated FEB. 2, 1988
John W. Bishop
Registration No. 4202

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on February 17, 1988 the City Council of the City of Rockledge, Florida approved the foregoing plat.
John J. Oates
MAYOR
Harold Hamilton
CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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.
..... Chairman of the Board
..... Clerk of the Board

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

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on the foregoing plat was approved by the Planning and Zoning Commission.
..... Planning and Zoning Director

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have approved the foregoing plat and find that it complies in form with the requirements of Chapter 177, Florida Statutes, and was filed for record on FEBRUARY 24, 1988 at 2:12 PM File No. 472887
John W. Bishop
Clerk of the Circuit Court in and for Brevard County, Fla.

BENCHMARK
Engineering and Surveying
305-636-1850
563 Barton Blvd, Suite # 8, Rockledge, Florida 32955
D.A.G.