

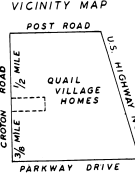
QUAIL VILLAGE HOMES

SEC. 5, TWP. 27 SOUTH, RGE. 37 EAST, BREVARD COUNTY, FLORIDA

CITY OF MELBOURNE
LEGAL DESCRIPTION: (ORB 2800, PAGE 0972)

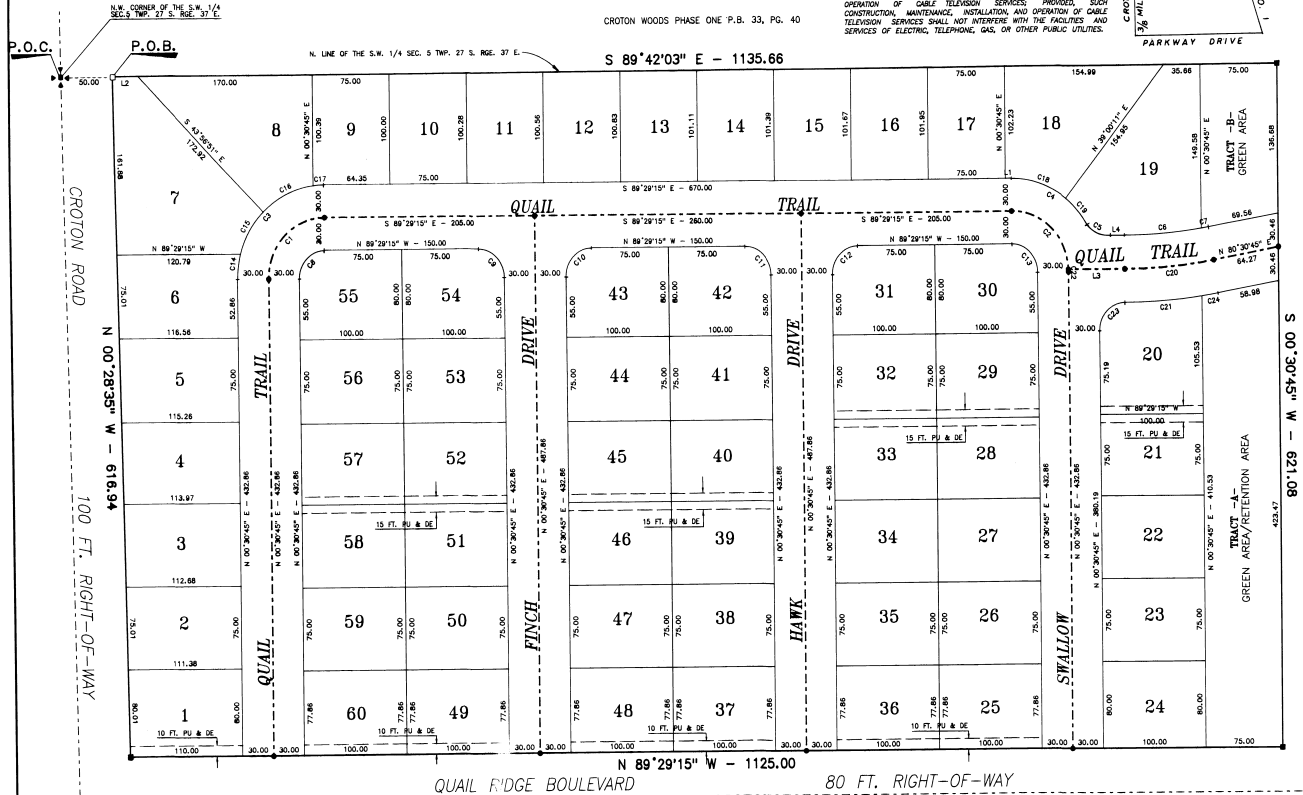
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA RUN S 89° 42' 03" E, ALONG THE NORTH LINE THEREOF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 42' 03" E 1135.6 FEET; THENCE S 00° 30' 45" W, 821.08 FEET; THENCE N 89° 29' 15" W, 1125.00 FEET TO THE EAST RIGHT OF WAY OF CROTON ROAD; THENCE N 00° 28' 35" W, 616.94 FEET TO THE POINT OF BEGINNING; CONTAINING 16.068 ACRES, MORE OR LESS.

BUILDING SETBACKS
FRONT - 25' ALL LOTS
SIDE - 7.5' ALL LOTS
REAR - 25' LOTS 1-19
15' LOTS 20-60



NOTE: PUBLIC UTILITY EASEMENTS DEPICTED ON OR CREATED BY THE PLAT SHALL ALSO BE FOR THE CONSTRUCTION, MAINTENANCE, INSTALLATION, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, SUCH CONSTRUCTION, MAINTENANCE, INSTALLATION AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITIES.

CROTON WOODS PHASE ONE P.B. 33, PG. 40



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG	LINE	BEARING	DISTANCE
C1	55.00	90°00'00"	86.39	55.00	77.78	N 45°30'45" E	L1	S 89°29'15" E	5.65
C2	55.00	90°00'00"	86.39	55.00	77.78	S 44°29'15" E	L2	S 89°42'03" E	25.00
C3	85.00	90°00'00"	133.52	85.00	120.21	N 45°30'45" E	L3	S 89°29'15" E	55.05
C4	85.00	58°35'22"	47.69	47.69	83.18	S 60°11'34" E	L4	S 89°29'15" E	16.12
C5	25.00	58°35'22"	25.56	14.03	24.47	S 60°11'34" E			
C6	469.35	09°11'42"	75.32	37.74	75.24	N 85°54'54" E			
C7	469.34	00°48'18"	6.59	23.30	6.59	N 85°54'54" E			
C8	75.00	90°00'00"	39.27	25.00	35.36	S 45°30'45" E			
C9	25.00	90°00'00"	39.27	25.00	35.36	S 44°29'15" E			
C10	25.00	90°00'00"	39.27	25.00	35.36	S 45°30'45" E			
C11	25.00	90°00'00"	39.27	25.00	35.36	S 44°29'15" E			
C12	25.00	90°00'00"	39.27	25.00	35.36	S 45°30'45" E			
C13	25.00	90°00'00"	39.27	25.00	35.36	S 44°29'15" E			
C14	85.00	15°05'53"	22.40	11.25	22.33	N 08°32'41" E			
C15	85.00	30°29'31"	45.18	23.13	44.63	N 30°49'53" E			
C16	85.00	37°15'47"	55.28	28.66	54.31	N 64°41'02" E			
C17	85.00	07°11'49"	10.88	5.35	10.67	N 88°54'50" E			
C18	85.00	38°29'28"	57.10	29.88	56.03	S 70°14'32" E			
C19	85.00	20°05'56"	29.82	15.06	29.66	S 40°56'51" E			
C20	499.34	10°00'00"	87.15	43.89	87.04	N 85°30'45" E			
C21	85.00	38°29'28"	57.10	29.88	56.03	S 70°14'32" E			
C22	55.00	02°25'38"	2.53	1.17	2.33	N 00°42'04" W			
C23	25.00	90°00'00"	39.27	25.00	35.36	N 45°30'45" E			
C24	529.34	01°51'17"	17.14	8.57	17.13	N 81°28'24" E			

LEGEND
 ○ DENOTES P.R.M. POUND (L.S. 941)
 ● DENOTES P.R.M. SFT
 ○ DENOTES P.C.P. SFT
 ● DENOTES P.C.P. SFT
 P.U. & D.E. DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT

PREPARED BY
WILLIAM WATTS LAND SURVEYING, INC.
SATELLITE BEACH PROFESSIONAL CENTER, SITE N
1375 SOUTH PATRICK AVENUE
SATELLITE BEACH, FLA. 32977
PROJECT NO. 005-160

- NOTES:**
- THE BREAKING STRUCTURE SHOWN HEREON IS BASED ON THE NORTH LINE OF S.W. 1/4 OF SECTION 5, T. 27 S. & R. 37 E. HAVING A BEARING OF S 89° 42' 03" E.
 - THE HOMEOWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ALL RETENTION AREAS AND OTHER SPACES INCLUDING TRACTS A & B.
 - ACCESS FOR LOTS 1, 40, 44, 46, 47, 54, 55, & 56 WILL BE INTERNALLY ON QUAIL TRAIL, FINCH DRIVE, HAWK DRIVE AND SWALLOW DRIVE ONLY.
 - A 10 FOOT EASEMENT IS HEREBY RESERVED ALONG THE FRONT LOT LINE OF ALL LOTS FOR PUBLIC UTILITIES & P.P. & L. USE.
 - A 5 FOOT P.U. & D.E. IS HEREBY RESERVED ALONG THE SIDE LOT LINE OF ALL LOTS EXCEPT SIDE LOT LINES BORDERING STREET RIGHTS OF WAY OR AS SHOWN.
 - A 10 FOOT P.U. & D.E. IS HEREBY RESERVED ALONG THE REAR LOT LINE OF ALL LOTS EXCEPT AS SHOWN.
 - FOR PROTECTIVE CONVENIENCE SEE D.B.E. 2019, PAGE 606, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - FOR JUDICIALS IN DEDICATION SEE D.B.E. 2019, PAGE 656, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - LOTS 1 THRU 7 MUST ACCESS FROM QUAIL TRAIL NOT CROTON ROAD



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in
QUAIL VILLAGE HOMES
hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, and other rights of way, 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 APRIL 29, 1988
By Richard E. Smith President
Attest: Darin C. Smith V.P.
DARIN C. SMITH, V.P.
Signed and sealed in the presence of:
Wanda E. Matt
Steve A. Matt
Tracie C. Davis

QUAIL VILLAGE HOMES INC.
STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on APRIL 29, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
RICHARD E. SMITH and DARIN C. SMITH respectively
President and VICE, PRESIDENT 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 here set my hand and seal on the above date.
Joan U. Matt
NOTARY PUBLIC JOAN U. MOTT
My Commission Expires JULY 8, 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 JANUARY 11, 1988 I completed the survey of the lands as shown in the foregoing plat and that said plat is a correct representation of the lands therein described, and that permanent reference monuments have been placed thereon as required by Chapter 177 & 472 Florida Statutes. The said land is located in Brevard County, Florida. Dated this 10th day of January, 1988.
William G. Matt Registration No. 3253
WILLIAM G. MATT
Surveyor

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on June 14, 1988
MELBOURNE City Council
approved the foregoing plat.
Joe Mullins Mayor
Attest: Arthur Bearden Deputy 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.
Chairman of the Board
Attest: _____
Clark of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on May 26, 1988 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
Attest: _____
Clark of the Board
Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on May 26, 1988 the foregoing plat was approved by the Planning and Zoning Commission of Brevard County, Florida.
William G. Matt Chairman
Attest: _____
Clark of the Commission
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 recording on 5/27/1988.
W. G. Matt Planning and Zoning Director
Clark of the Planning and Zoning Commission
Attest: _____
Clark of the Planning and Zoning Commission