

THE OAKTRAILS AT MEADOWRIDGE UNIT II

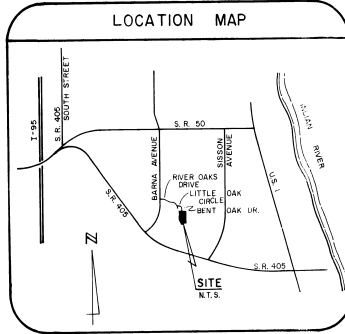
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

PLAT BOOK 35 PAGE 15

SHEET 1 OF 1
SECTION 33 TWP. 22 S., RANGE 35 E.

DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, 5431.1 POINT ALSO BEING THE NORTHEAST CORNER OF THE OAKTRAILS AT MEADOWRIDGE, AS RECORDED IN PLAT BOOK 34, PAGE 10-11, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN 500' 10' 14" E., ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 AND THE EAST LINE OF SAID THE OAKTRAILS AT MEADOWRIDGE, A DISTANCE OF 560.00 FEET FOR A POINT OF BEGINNING, THENCE LOCUSING S00°10'14"E, ALONG SAID EAST LINE, A DISTANCE OF 1961.83 FEET, THENCE DEPARTING SAID EAST LINE, RUN S89°49'46"W, A DISTANCE OF 250.00 FEET, THENCE S00'10'14"E, A DISTANCE OF 31.81 FEET, THENCE S89°49'46"W, A DISTANCE OF 175.00 FEET, N00°10'14"W, A DISTANCE OF 35.00 FEET, THENCE S89°49'46"W, A DISTANCE OF 150.00 FEET, THENCE N07°03'34"W, A DISTANCE OF 27.78 FEET, THENCE N14°40'03"W, A DISTANCE OF 242.84 FEET, THENCE N75°19'57"E, A DISTANCE OF 30.23 FEET, THENCE N14°40'03"W, A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE OAKTRAILS AT MEADOWRIDGE, THENCE RUN ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID THE OAKTRAILS AT MEADOWRIDGE FOR THE FOLLOWING COURSES AND DISTANCES, THENCE S70°19'57"W, A DISTANCE OF 5.23 FEET, THENCE N14°40'03"W, A DISTANCE OF 52.83 FEET, THENCE N00°10'41"W, A DISTANCE OF 212.18 FEET, THENCE N07°03'34"W, A DISTANCE OF 71.51 FEET, THENCE N01°12'47"W, A DISTANCE OF 98.20 FEET, THENCE N05°50'09"W, A DISTANCE OF 150.30 FEET, THENCE N00°38'31"E, A DISTANCE OF 295.00 FEET, THENCE S80°21'29"E, A DISTANCE OF 747.98 FEET TO THE POINT OF BEGINNING. CONTAINING 16,463 SQUARE FEET OR LESS.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That FIRSTDEV TWO, a joint venture organized and existing under the laws of the State of Florida, being the owner in fee simple of the lands described on this plat of THE OAKTRAILS AT MEADOWRIDGE, UNIT II, hereby dedicates the lands in this plat for the uses and purposes herein expressed, and dedicates all streets, easements, and retention areas shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, FIRSTDEV TWO has caused these presents to be executed by both its co-joint venturers as of the _____ day of _____, 1987.

signed, sealed and delivered in the presence of:

BY: CONDEV DEVELOPMENT, INC., a Florida corporation, as Co-joint venturer.
James J. Johnson
 President

BY: FIRSTSTEP SERVICE CORP., a Florida corporation, as Co-joint venturer.
Walter J. Roberts, Jr.
 Vice President

STATE OF FLORIDA)
 COUNTY OF ORANGE) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joseph J. Gardner, to me known to be the President of Condev Development, Inc., co-joint venturer of FIRSTDEV TWO, a Florida joint venture, and he acknowledged before me that he executed the foregoing instrument on behalf of the corporation, as co-joint venturer, for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 1987.

Joseph J. Gardner
 Notary Public
 My Commission Expires: 12/31/92

STATE OF FLORIDA)
 COUNTY OF ORANGE) SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Victor J. LaPorte, Jr., to me known to be the Vice President of FIRSTSTEP SERVICE CORP., co-joint venturer of FIRSTDEV TWO, a Florida joint venture, and he acknowledged before me that he executed the foregoing instrument on behalf of the corporation, as co-joint venturer, for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 1987.

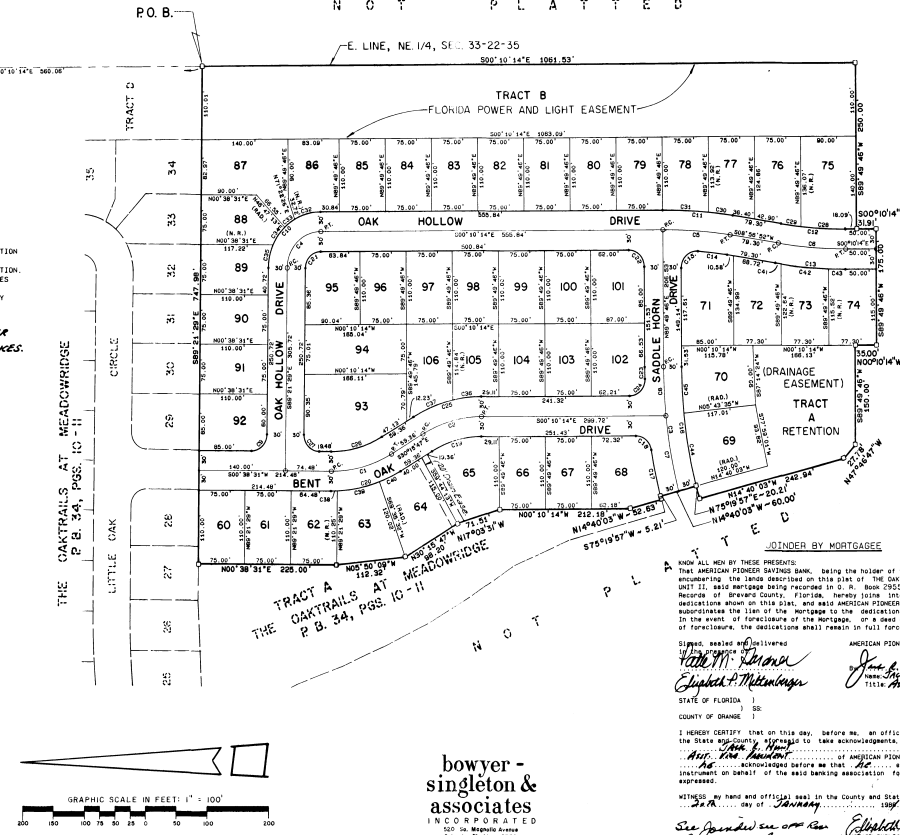
Victor J. LaPorte, Jr.
 Notary Public
 My Commission Expires: 12/31/92

P.O.C.
 NE COR.
 SEC. 33-22-35
 REC. 4"x 4" C.M.

P.O.B. N O T P L A T E D
 E. LINE, NE 1/4, SE. 33-22-35
 S00°10'14"E 1061.93'

- NOTES:
1. 0 (R) (H) (H) (M) (A) (C) (M.) P.L.S. 3421
 2. 0 DENOTES H.I.P. P.L.S. 2842
 3. * DENOTES CHANGE IN DIRECTION NOT PERMANENTLY STATED.
 4. DEPARTING STRUCTURE IS BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 33-22-35, S00°10'14"E.
 5. RAD. DENOTES RADIAL LOT LINES
 6. N.R. DENOTES NON-RADIAL LOT LINES
 7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 8. TRACT A IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR RETENTION.
 9. TRACT B IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 10. A 5' UTILITY EASEMENT IS RESERVED ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED.
 11. A 10' UTILITY EASEMENT IS RESERVED ADJACENT TO ALL RIGHT-OF-WAY LINES UNLESS OTHERWISE NOTED.
 12. ALL UTILITY EASEMENTS MAY ALSO BE USED FOR DRAINAGE.
 13. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S14°40'38"E	98.85	30°54'18"	190.00	322.40	52.32
C2	S15°13'01"E	98.85	30°55'33"	190.00	99.79	51.07
C3	N85°34'32"E	139.50	134.38	750.00	186.60	66.34
C4	S44°45'20"E	77.23	89°11'35"	55.00	85.61	54.23
C5	S04°53'19"W	104.85	8°52'50"	750.00	109.77	58.00
C6	S04°23'19"W	104.85	9°07'07"	699.72	109.77	55.00
C7	N75°46'15"E	116.50	8°52'50"	750.00	116.50	57.50
C8	N87°01'07"E	73.56	5°37'18"	750.00	73.59	36.88
C9	S44°51'29"E	35.36	80°40'50"	25.00	35.36	21.00
C10	S44°52'20"E	119.35	80°11'25"	85.00	132.31	63.80
C11	S04°53'19"W	114.42	8°52'50"	719.72	114.54	57.58
C12	S04°23'19"W	104.88	9°07'07"	659.72	104.99	52.61
C13	N04°53'19"E	114.42	8°52'50"	719.72	114.54	57.58
C14	N05°52'27"E	47.74	4°08'51"	659.72	47.76	23.89
C15	N40°41'05"W	36.86	34°58'58"	25.00	41.44	27.27
C16	S80°34'25"W	181.69	14°28'48"	720.00	182.17	81.57
C17	N07°53'01"E	72.31	2°18'36"	750.00	72.34	34.19
C18	N40°14'16"E	30.41	80°48'01"	25.00	35.28	21.08
C19	N15°13'01"E	99.07	30°55'33"	190.00	84.03	60.61
C20	N14°48'38"W	117.23	30°54'18"	220.00	118.67	60.65
C21	S44°45'20"E	35.36	80°11'25"	25.00	35.36	21.00
C22	S44°49'46"W	35.36	90°00'00"	25.00	39.27	8.45
C23	S80°10'19"W	11.90	1°18'53"	750.00	11.90	8.45
C24	N45°49'41"W	35.76	91°18'53"	25.00	39.27	25.08
C25	N15°13'01"E	114.42	8°52'50"	720.00	114.54	57.58
C26	N14°48'38"W	80.26	30°54'18"	160.00	86.30	44.23
C27	N45°49'41"W	35.76	90°00'00"	25.00	39.27	25.08
C28	N05°57'30"E	72.02	8°15'28"	659.72	72.05	36.08
C29	N07°53'01"E	30.94	2°51'30"	659.72	32.94	16.47
C30	N07°22'48"E	39.40	3°08'13"	719.72	39.41	19.71
C31	N05°57'24"W	20.00	5°58'53"	719.72	75.14	37.60
C32	N14°56'08"W	43.32	29°31'47"	85.00	43.81	22.40
C33	N05°57'24"W	20.00	5°58'53"	695.00	20.00	10.07
C34	N54°23'35"W	30.96	22°21'31"	85.00	33.17	15.80
C35	N07°27'53"W	39.94	22°47'11"	85.00	39.29	17.80
C36	N08°11'28"W	46.15	15°02'24"	220.00	46.23	23.20
C37	N05°14'13"W	69.92	10°03'58"	220.00	69.92	34.50
C38	N04°43'44"E	10.53	2°44'28"	220.00	10.53	5.28
C39	S15°15'13"E	99.07	30°55'33"	220.00	70.30	40.45
C40	S25°20'08"E	37.80	9°51'20"	220.00	37.84	18.97
C41	S05°54'48"E	89.26	2°10'58"	719.72	89.27	43.78
C42	S05°05'42"W	77.53	8°10'58"	719.72	77.87	38.27
C43	S00°54'54"W	112.24	2°10'58"	719.72	112.24	57.18
C44	N75°48'15"E	112.24	8°58'28"	720.00	112.26	56.89
C45	N07°03'20"E	69.79	5°53'21"	720.00	69.82	34.54



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify, that on JAN 25, 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 plotted; 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: 1-24-87

Joseph L. Reed
 Dennis L. Reed Registration No. 3421

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on FEBRUARY 28, 1987, the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLA. approved the foregoing plat.

Thomas R. Wallace
 Mayor
Spert A. Canach
 City Clerk

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept of road, street, alley, thoroughfare, park, canal, drainage easement, 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

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

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on _____ 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 March 2, 1987, at 9:13PM, File No. 644198.

R.C. Montiel, Jr.
 Clerk of the Circuit Court, in and for Brevard County, Fla.

bowyer - singleton & associates
 INCORPORATED
 200 N. MEADOW AVENUE
 ORLANDO, FLORIDA 32801
 (407) 484-1000