

OAK CREEK ESTATES

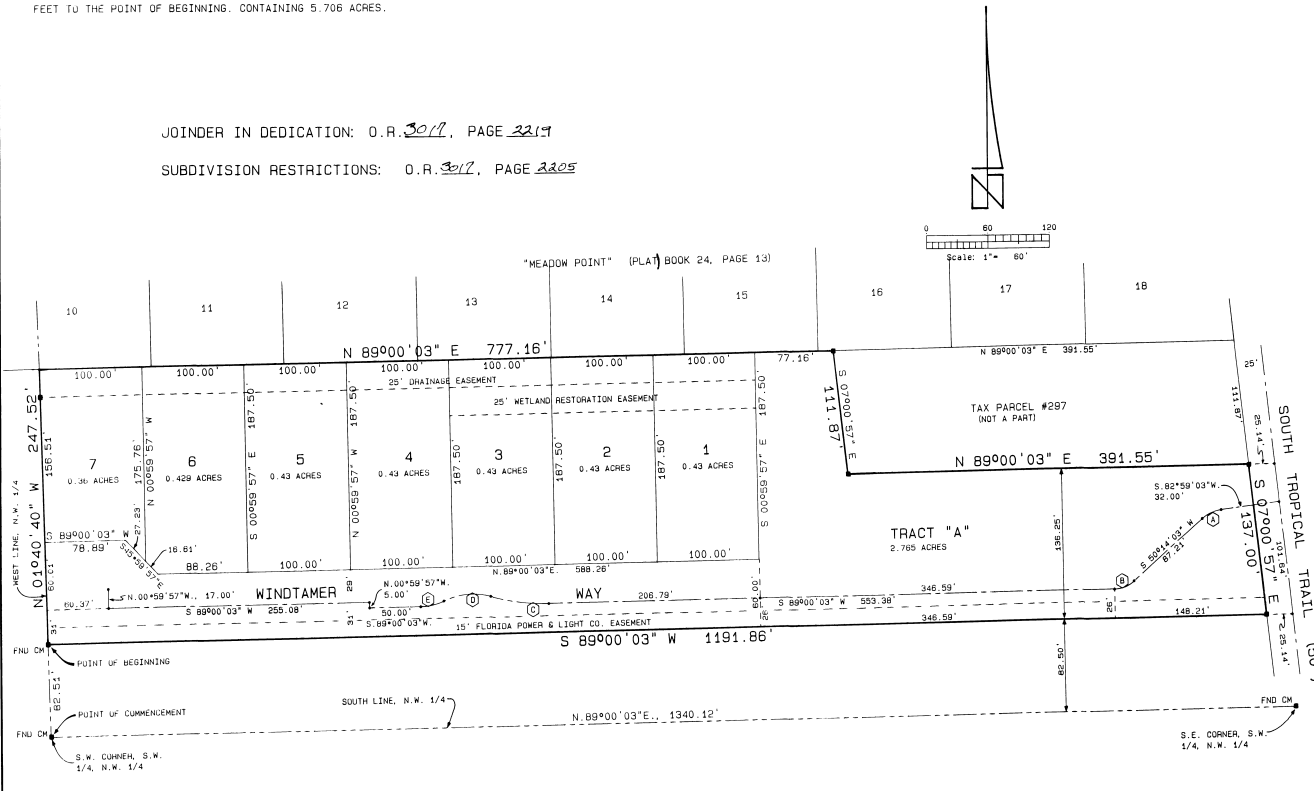
A SUBDIVISION LYING IN SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH-WEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, AND RUN N. 01°40'40"W., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 82.51 FEET TO A POINT 82.50 FEET NORTH, BY RIGHT ANGLE MEASUREMENT, OF THE SOUTH LINE OF SAID NORTHWEST 1/4, THE POINT OF BEGINNING; THENCE CONTINUE N. 01°40'40"W., ALONG SAID WEST LINE, A DISTANCE OF 247.52 FEET TO A POINT ON THE SOUTH LINE OF "MEADOW POINT", RECORDED IN PLAT BOOK 24, PAGE 13 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE N. 89°00'03"E., ALONG SAID SOUTH LINE, A DISTANCE OF 777.16 FEET; THENCE S. 07°00'57"E., TO A POINT ON SAID WEST RIGHT OF WAY LINE OF SOUTH TROPICAL TRAIL, A DISTANCE OF 111.87 FEET; THENCE N. 89°00'03"E., PARALLEL TO SAID SOUTH LINE OF "MEADOW POINT", A DISTANCE OF 391.55 FEET, PARALLEL TO THE WEST RIGHT OF WAY LINE OF SOUTH TROPICAL TRAIL, A DISTANCE OF 111.87 FEET; THENCE N. 89°00'03"E., ALONG SAID SOUTH LINE, A DISTANCE OF 777.16 FEET; THENCE S. 07°00'57"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 137.00 FEET TO A POINT 82.50 FEET NORTH, BY RIGHT ANGLE MEASUREMENT, OF THE AFORESAID SOUTH LINE OF THE NORTHWEST 1/4; THENCE S. 89°00'03"W., PARALLEL TO AND 82.50 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 1191.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.706 ACRES.

JOINER IN DEDICATION: O.R. 3017, PAGE 2217

SUBDIVISION RESTRICTIONS: O.R. 3017, PAGE 2205

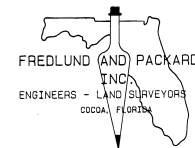


SURVEYOR'S NOTES:

- INDICATES PERMANENT REFERENCE MONUMENTS OR CONCRETE MONUMENTS FOUND.
- INDICATES PERMANENT CONTROL POINTS.
- A STRIP OF LAND 7.5 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL FRONT AND SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.
- PUBLIC UTILITY EASEMENTS DEDICATED HEREON INCLUDE INSTALLATION AND MAINTENANCE OF FLORIDA POWER AND LIGHT CO. FACILITIES AND CABLE TELEVISION SERVICES.
- AN EASEMENT IS HEREBY DEDICATED OVER TRACT "A" FOR ACCESS, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, EMERGENCY VEHICLES AND GARBAGE COLLECTION.
- THE ROADWAY AND RETENTION AREA WITHIN TRACT "A" ARE PRIVATE AND OWNED BY THE "OAK CREEK ESTATES" HOMEOWNERS ASSOCIATION. MAINTENANCE OF THESE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- WHEN MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS, EXCEPT WHERE EASEMENTS ARE SHOWN BY DASHED LINES.
- THE BEARING STRUCTURE IS BASED ON THE SUBDIVISION RECORD PLAT OF "MEADOW POINT", RECORDED IN PLAT BOOK 24, PAGE 13.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CENTERLINE CURVE DATA:

- ① RAD. = 36.01' D. = 32°45'00" L. = 20.58'
- ② RAD. = 30.72' D. = 38°46'00" L. = 20.79'
- ③ RAD. = 213.63' D. = 15°21'39" L. = 57.33'
- ④ RAD. = 70.00' D. = 38°17'11" L. = 48.78'
- ⑤ RAD. = 58.37' D. = 22°55'32" L. = 23.36'



PLAT BOOK 36
AND PAGE 38

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owners in fee simple of the lands described in OAK CREEK ESTATES hereby dedicates

perpetual use of the public. ALL easements shown hereon to the IN WITNESS WHEREOF, the undersigned hereunto set hand and seal on AUG. 3, 1988. Duane A. Watson, Trustee

Signed and sealed in the presence of: James K. Weston, Notary Public

STATE OF FLORIDA, COUNTY OF BREVARD THIS IS TO CERTIFY, That on Aug. 3, 1988, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

DUANE A. WATSON to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date. James K. Weston, Notary Public

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 15, 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 plotted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated August 3, 1988

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ the _____ approved the foregoing plat.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all drainage easements, utility easements dedicated for public use on this plat. Duane A. Watson, Chairman of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEBRUARY 7, 1983, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida. Duane A. Watson, Chairman of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on FEBRUARY 6, 1989, the Zoning Commission of Brevard County approved the foregoing plat. Fredlund and Packard, Inc., 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 14, 1989 at 8:23AM, File No. 78-5967. R.C. Winters, Jr., Clerk of the Circuit Court in and for Brevard County, Fla.