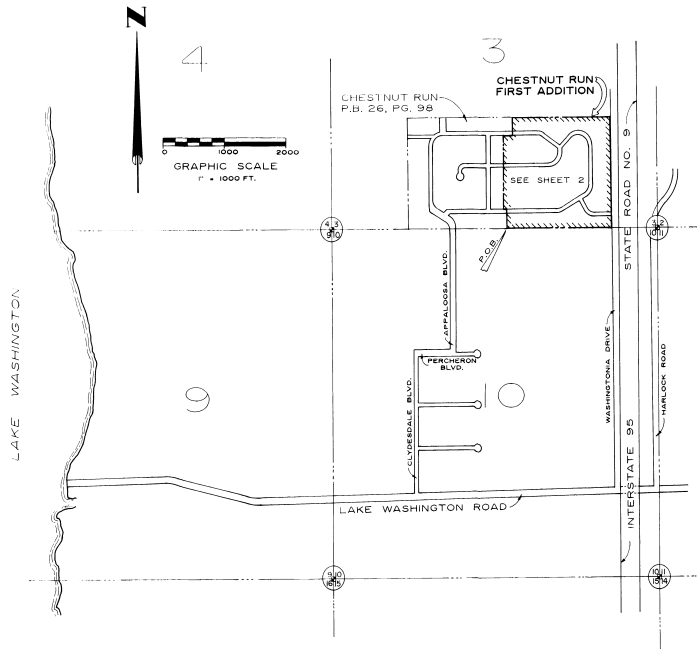


CHESTNUT RUN FIRST ADDITION

A SUBDIVISION OF A PORTION OF SECTION 3,
TOWNSHIP 27 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA



LOCATION MAP

NOTES:

- 1) □ - INDICATES PERMANENT REFERENCE MONUMENT.
- 2) ● - INDICATES PERMANENT CONTROL POINT.
- 3) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE.
- 4) IN ADDITION TO EASEMENTS SHOWN BY DASHED LINES, THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:
A 5 FOOT WIDE STRIP ALONG ALL FRONT LOT LINES,
A 7.5 FOOT WIDE STRIP ALONG ALL SIDE LOT LINES, AND
A 10 FOOT WIDE STRIP ALONG ALL REAR LOT LINES, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, AND CABLE TV.
- 5) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE RECORDED ELSEWHERE IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 6) ALL LOTS IN THIS PLAT CONTAIN AN AREA OF AT LEAST 1.00 ACRE.

LEGAL DESCRIPTION:

FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, RUN S. 89° 47' 37" E., ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2813.59 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN THE FOLLOWING 7 COURSES ALONG THE EAST BOUNDARY OF CHESTNUT RUN AS RECORDED IN PLAT BOOK 26, PAGE 98 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA: N. 00° 12' 23" E., A DISTANCE OF 286.00 FEET; THENCE N. 89° 47' 37" W., A DISTANCE OF 50.00 FEET; THENCE N. 00° 12' 23" E., A DISTANCE OF 630.00 FEET; THENCE S. 89° 47' 37" E., A DISTANCE OF 8.50 FEET; THENCE N. 00° 12' 23" E., A DISTANCE OF 466.00 FEET; THENCE S. 89° 47' 37" E., A DISTANCE OF 113.50 FEET; THENCE N. 00° 12' 23" E., A DISTANCE OF 274.83 FEET; THENCE DEPARTING FROM SAID EAST BOUNDARY OF SAID CHESTNUT RUN, RUN N. 89° 50' 56" E., A DISTANCE OF 1832.40 FEET TO THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD 9); THENCE S. 00° 04' 25" E., ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1668.28 FEET TO THE SOUTH LINE OF AFORESAID SECTION 3, THENCE N. 89° 47' 37" W., ALONG THE SAID SOUTH LINE OF SECTION 3, A DISTANCE OF 1912.51 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 100.00 FEET THEREOF.

CONTAINING 69.7136 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
**CHESTNUT RUN
FIRST ADDITION**
hereby dedicates and dedicates all roads, streets, alleys, 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

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be placed hereon on September 14th, 1989

By Raymond W. Tompkins President
Attest: Frances W. Tompkins Secretary

Signed and sealed in the presence of:
Francis W. Tompkins Secretary / Treasurer
Raymond W. Tompkins President
TOMPkins LAND AND HOUSING, INC.
417 N. SEMORAN BLVD.
SUITE 101
ORLANDO, FLA. 32807

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on September 14th, 1989

Before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Raymond W. Tompkins and Frances W. Tompkins
respectively, President and Secretary / Treasurer

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 therunto 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 hereunto set my hand and seal on the above date.

Barbara A. Cully
NOTARY PUBLIC
My Commission Expires 12/31/1991 1829
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 28, 1989, 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 located on shows thereon as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated July 28, 1989
William E. Powell Registration No. 1812
WILLIAM E. POWELL

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

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.

ATTEST: Carol Ann Janna Chairman of the Board
Howard Mitchell Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on NOV 21, 1989 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: Carol Ann Janna Chairman of the Board
Howard Mitchell Clerk of the Board
Approved _____
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on SEP 20, 1989 the Zoning Commission of the _____ 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 December 14, 1989 at 1:27 PM File No. 74-174
R. S. Womack
Clerk of the Circuit Court
in and for Brevard County, Fla.

under see OR Book 3031 pg 411
Restrictions OR Book 3031 pg 411

Prepared by:
HERRERA, WILLIAMS & POWELL, INC.
Architects • Engineers • Surveyors • Planners
1970 Sigma Road P.O. Box 361525
Melbourne, Florida 32936-1525