

ROCKLEDGE III

A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, OF BREVARD COUNTY, FLORIDA.

DESCRIPTION:

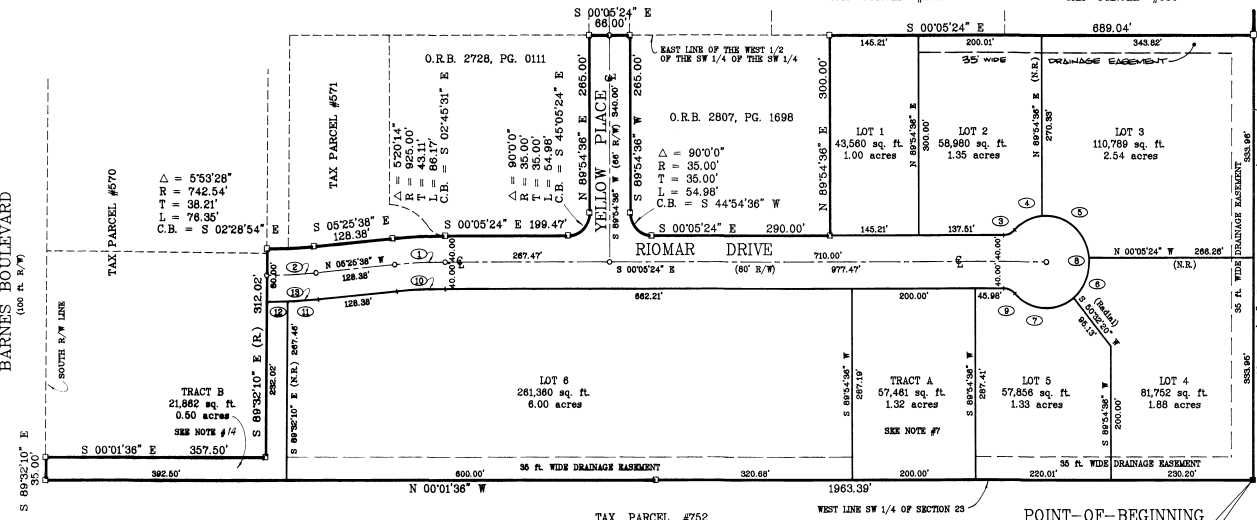
A parcel of land lying in the Southwest 1/4 of Section 23, Township 25 South, Range 36 East, Brevard County, Florida, more fully described as follows:

Begin at the Southwest corner of said Southwest 1/4; thence N.00°01'36"W., along the West line of said Southwest 1/4, a distance of 1663.39 feet to a point on the South right-of-way line of Barnes Boulevard (a 100 foot wide right-of-way); thence S.89°32'10"E., along said right-of-way line, a distance of 35.00 feet; thence departing said right-of-way line, S.00°01'36"E., parallel with said West line, a distance of 357.50 feet; thence S.89°32'10"E., parallel with said right-of-way line, a distance of 312.02 feet to the point-of-curvature of a 742.54 foot radius curve concave to the East and having a chord bearing of S.02°28'54"E.; thence Southerly, along an arc of said curve, through a central angle of 05°53'28", an arc distance of 78.35 feet to a point-of-tangency; thence S.00°05'24"E., a distance of 128.88 feet to the point-of-curvature of a 925.00 foot radius curve concave to the West; thence Southerly, along an arc of said curve, through a central angle of 05°20'14", an arc distance of 86.17 feet to the point-of-tangency, said point being on the West line of the lands described in O.R. Book 2728, Page 111 of the Public Records of Brevard County, Florida; thence along the boundary of said lands the following three (3) courses to wit: S.00°05'24"E., a distance of 199.47 feet to a point-of-curvature of a 35.00 foot radius curve concave to the Northeast; Southeasterly, along an arc of said curve, through a central angle of 90°00'00", an arc distance of 54.98 feet; N.89°54'38"E., a distance of 265.00 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of Section 23; thence departing the boundary of said lands per O.R. Book 2728, Page 111, S.00°05'24"E., a distance of 265.00 feet to the Northeast corner of O.R. Book 2807, Page 1698 of said Public Records; thence along the boundary of said land per O.R. Book 2807, Page 1698, the following four courses to wit: S.89°54'38"W., a distance of 265.00 feet to the point-of-curvature of a 35.00 foot radius curve concave to the Southeast; Southwesterly, along an arc of said curve, through a central angle of 90°00'00", an arc distance of 54.98 feet to a point-of-tangency; S.00°05'24"E., a distance of 290.00 feet; N.89°54'38"E., a distance of 300.00 feet to said East line of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 23; thence S.00°05'24"E., along said East line, a distance of 889.04 feet to the South line of said Southwest 1/4; thence N.89°54'38"W., along said South line, a distance of 667.91 feet to the Point-of-Beginning.

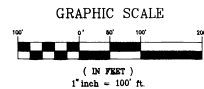
Containing 18.95 acres, more or less.

NOTES:

- 1.) Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 23, Township 25 South, Range 36 East; being "S.89°54'38"E.", an assumed bearing.
- 2.) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- 3.) There is hereby reserved along all front, rear, and side lot lines, a 7.50 foot wide easement for the installation and maintenance of public utilities and drainage, unless otherwise shown.
- 4.) There is hereby reserved over and across all lots or tracts, a 7.50 foot wide P.P. & L. Co. easement abutting street rights-of-ways.
- 5.) All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services, and Southern Bell telephone services.
- 6.) When more than one lot is used as a building site, the easements noted by note #3 will revert to the perimeter of said building site.
- 7.) Tract "A" is intended to be public drainage easements; to be owned and maintained by a Property Owner's Association; Brevard County's only responsibility will be to maintain drainage flow.
- 8.) denotes the setting of a Permanent Reference Monument consisting of a 4" x 4" x 24" concrete monument with a metal cap stamped "P.R.M. Bussen Eng. #3525".
- 9.) denotes the setting of a Permanent Control Point consisting of a P.K. nail with a 1 1/4" brass washer stamped "P.C.P. Bussen Eng. #3525".
- 10.) "(R)" denotes radial line.
- 11.) "(N.R.)" denotes non-radial line.
- 12.) For Used Restrictions see O.R.B. 3074 Page 4618
- 13.) For Mortgagee Joinder in Dedication see O.R.B. 3074 Page 4618
- 14.) TRACT "D" AS SHOWN HEREON IS PART OF A 350 FOOT WIDE PUBLIC DRAINAGE EASEMENT PER PARCEL 3 OF O.R. BOOK 1733, PAGE 850, BREVARD COUNTY PUBLIC RECORDS; BREVARD COUNTY'S ONLY RESPONSIBILITY IS TO MAINTAIN DRAINAGE FLOW
15. ALL EXISTING 10 FT WIDE P.P. & L. CO. EASEMENT RECORDED IN O.R. BOOK 450, PAGES 3560 AND 3561 IS PRESENTLY BEING VACATED IN FAVOR OF THE EASEMENTS BEING DEDICATED BY THIS PLAT.



CURVE	RADIUS	DATA	LENGTH	TANGENT	CHORD	BEARING
1	845.00	08°00'00"	82.14	11.23	82.41	N 02°45'31" W
2	782.54	06°53'28"	80.48	40.27	80.42	N 08°28'54" E
3	25.00	48°43'36"	20.43	10.83	19.87	S 23°50'14" E
4	70.00	41°18'00"	80.48	48.33	24.61	S 24°16'00" E
5	70.00	80°38'24"	110.70	70.70	99.55	S 36°59'10" W
6	70.00	89°54'38"	128.88	86.17	86.17	S 02°28'54" E
7	70.00	86°11'01"	106.31	65.50	95.86	N 03°38'18" S
8	70.00	27°59'10"	84.38	65.67	95.79	S 89°54'38" W
9	35.00	48°43'36"	20.43	10.83	19.87	N 23°50'14" E
10	845.00	08°00'00"	78.71	30.39	78.60	N 02°45'31" W
11	822.54	03°27'00"	48.58	24.79	48.55	N 05°42'00" W
12	822.54	08°00'00"	36.30	17.01	36.01	N 02°45'31" W
13	822.54	06°53'28"	84.87	42.32	84.63	N 08°28'54" E



Bussen - Mayer Engineering Group, Inc.
 100 PARKVIEW STREET • MERITT ISLAND, FLORIDA 32963
 PH. NO.: (407) 453-0010 • FAX NO.: (407) 458-2012

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in "ROCKLEDGE III" hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the 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.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on July 3, 1990.

John J. Bussen
 JOHN J. BUSSEN
 FIDELITY CLERK & ATTORNEY

Signed and stamped in the presence of: *JEAN VETTER*
JEAN VETTER
 JEAN VETTER, FIDELITY CLERK & ATTORNEY

STATE OF FLORIDA, COUNTY OF BREVARD
 THIS IS TO CERTIFY, that on July 3, 1990, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
 JEAN VETTER, FIDELITY CLERK & ATTORNEY

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be 100% free act and deed for the uses and purposes therein expressed.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Patricia Ann Jochen
 PATRICIA ANN JOCHEN
 NOTARY PUBLIC
 My Commission Expires 2-27-92

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on FEBRUARY 13, 1990, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein depicted and platted; 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 JUNE 25, 1990.

John J. Bussen
 JOHN J. BUSSEN, P.L.S. Registration No. 3575

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

SEAL

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.

Carol Ann Sime
 Carol Ann Sime
 Chairman of the Board

ATTEST: *R.C. Wimbard, Jr. Clerk*
 R.C. Wimbard, Jr.
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 24, 1990, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Carol Ann Sime
 Carol Ann Sime
 Chairman of the Board

ATTEST: *R.C. Wimbard, Jr. Clerk*
 R.C. Wimbard, Jr.
 Clerk of the Board

Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on July 25, 1990, the Zoning Commission of the County 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 August 21, 1990 at 11:11 AM. File No. 20190-0000

John J. Bussen
 John J. Bussen
 Clerk of the Circuit Court
 in and for Brevard County, Fla.