

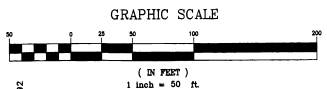
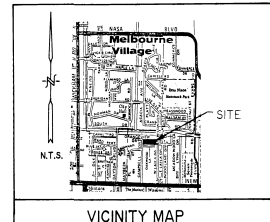
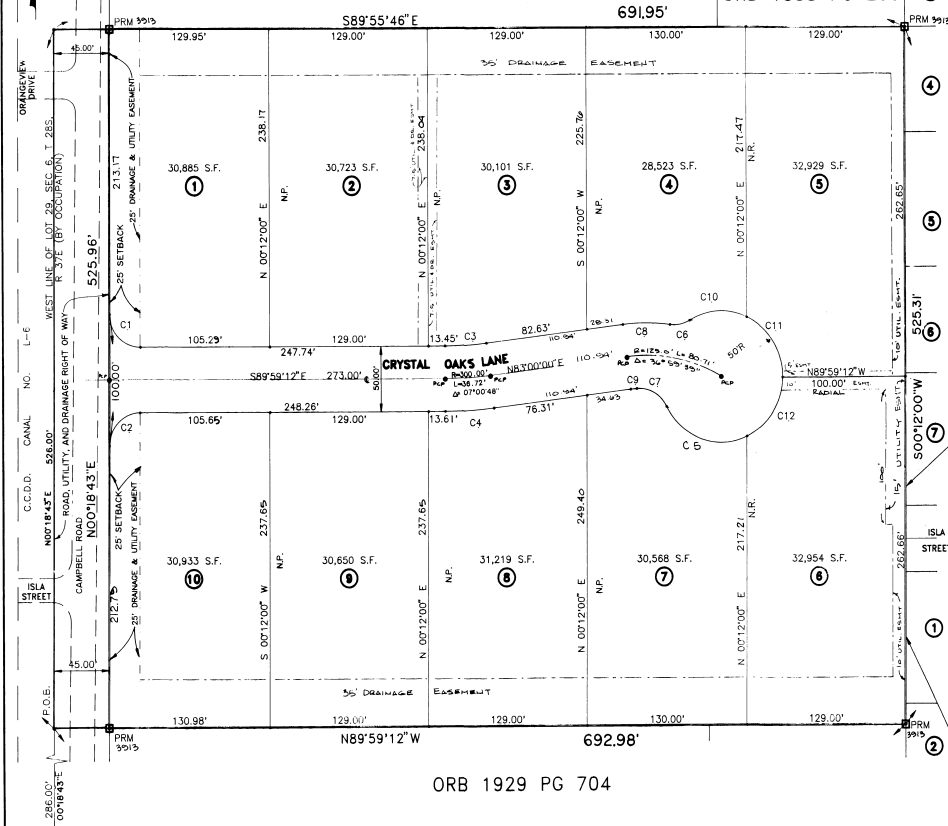
# CRYSTAL OAKS SUBDIVISION

A RESUBDIVISION OF

A PORTION OF LOT 29, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 164, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID LOT 29, RUN N 00°18'43" E, ALONG THE WEST LINE OF SAID LOT 29, A DISTANCE OF 286.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 00°18'43" E, ALONG SAID WEST LINE, A DISTANCE OF 526.00 FEET; THENCE S 89°55'46" E, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 2251, PAGE 695, O.R.B. 1558, PAGE 235, A DISTANCE OF 691.95 FEET, TO THE EAST LINE OF SAID LOT 29; THENCE S 00°12'00" W, ALONG THE EAST LINE OF LOT 29, AND ALONG THE WEST LINE OF LAILA PARK ESTATES, AS RECORDED IN PLAT BOOK 13, PAGE 92, A DISTANCE OF 525.31 FEET; THENCE N 89°59'12" W, PARALLEL TO THE SOUTH LINE OF SAID LOT 29, AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN O.R.B. 1929, PAGE 704, A DISTANCE OF 692.98 FEET, TO THE POINT OF BEGINNING, SUBJECT TO ROAD, UTILITY, AND DRAINAGE RIGHT TO WAY EASEMENTS OVER THE WEST 45 FEET THEREOF, CONTAINING 7.8 ACRES, MORE OR LESS (NOT INCLUDING THE WEST 45 FEET).

ORB 2251 PG 695      ORB 1558 PG 235      ORB 1929 PG 704



**LEGEND**  
 ● P.C.P.  
 NR NON-RADIAL LINE  
 □ P.R.M.  
 P.O.B. POINT OF BEGINNING  
 NP. NON-PERPENDICULAR

**PREPARED BY:**  
 ENGINEER:  
 B.S.E CONSULTANTS, INC.  
 312 S. HARBOR CITY BLVD., SUITE 4  
 MELBOURNE, FLORIDA 32901  
 (407) 725-3874

**SURVEYOR:**  
 WILLIAM A. LAKE  
 140 BRY LYNN DRIVE  
 WEST MELBOURNE, FLORIDA 32904  
 (407) 724-2723

**GENERAL NOTES:**  
 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 2. WHERE 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.  
 3. FOR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THIS SUBDIVISION SEE:  
 O. R. B. 3077 PAGE 3867  
 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
 See Joinder see ORB 3077 pg 3866

S.W. CORNER LOT 29,  
 FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION OF  
 SECTION 6, TOWNSHIP 28 SOUTH, RANGE 37 EAST.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C-1	90° 11' 55"	25.0'	39.40'	29.15'	39.45'	S 44° 50' 15" E
C-2	89° 42' 05"	25.0'	39.14'	24.87'	35.26'	S 45° 05' 46" W
C-3	7° 00' 48"	275.0'	33.66'	16.85'	33.64'	N 80° 30' 24" E
C-4	7° 00' 48"	325.0'	35.78'	18.52'	35.76'	S 80° 30' 24" W
C-5	88° 11' 11"	50.0'	76.36'	48.44'	69.58'	N 70° 32' 30" W
C-6	38° 12' 47"	25.0'	16.67'	8.66'	16.37'	N 79° 06' 03" E
C-7	67° 06' 52"	25.0'	29.28'	16.58'	27.64'	H 60° 00' 22" W
C-8	15° 12' 26"	150.0'	39.81'	20.02'	39.70'	S 89° 25' 47" E
C-9	3° 26' 12"	100.0'	6.00'	3.00'	6.00'	S 84° 43' 00" W
C-10	55° 02' 24"	50.0'	48.03'	26.05'	46.21'	N 87° 30' 50" E
C-11	64° 58' 46"	50.0'	56.71'	31.84'	53.71'	S 32° 28' 35" E
C-12	69° 21' 06"	50.0'	57.03'	32.07'	53.59'	S 32° 41' 21" W

**EASEMENTS:**

- A 10' WIDE EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS FOR UTILITIES.
- A 5' WIDE EASEMENT IS RESERVED ALONG THE SIDES OF ALL LOTS FOR UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN HEREON.
- A 35' WIDE EASEMENT IS RESERVED ALONG THE REAR OF ALL LOTS FOR UTILITIES AND DRAINAGE.
- A 25' WIDE EASEMENT IS RESERVED ALONG THE WEST SIDE OF LOTS 1 AND 10 FOR UTILITIES AND DRAINAGE.
- ALL EASEMENTS MAY BE USED FOR CONSTRUCTION AND MAINTENANCE OF CABLEVISION EQUIPMENT PER F.S. 177.091.

SHEET 1 OF 1  
 SECTION 6 TWP. 28 S., RANGE 37 E.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **CRYSTAL OAKS SUBDIVISION** hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage structures, utility easements, lakes, pathways, open spaces and other rights of way, as may be 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 June 18, 1990

By: Charles C. Wells  
 President  
 WELTUR, INC.

Attest: Cuzme Impett  
 Notary Public

Signed and sealed in the presence of: [Signatures]

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on June 18, 1990  
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared [Signatures] and [Signatures] respectively, President and [Signatures] 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.  
[Signature]  
 NOTARY PUBLIC  
 My Commission Expires Oct. 18, 1992

**CERTIFICATE OF SURVEYOR**  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned being licensed and registered land surveyor, does hereby, certify that on OCTOBER 2, 1989 he completed a 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 hereon; and that the survey was conducted in accordance with the Florida Statutes and that the land is located in Brevard County, Florida. Dated Jan 2, 1990  
William A. Lake Registration No. 3913

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
 THIS IS TO CERTIFY, That on July 17, 1990  
 City of West Melbourne  
 FLORIDA approved the foregoing plat.  
[Signature] Deputy Mayor  
[Signature] City Clerk

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY, That on July 10, 1990 the Zoning Commission of the above CITY approved the foregoing plat.  
[Signature] Planning and Zoning Director  
 Chairman of the Board  
 Clerk of the Board  
 County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
 THIS IS TO CERTIFY, That on August 17, 1990 the Zoning Commission of the above CITY approved the foregoing plat.  
[Signature] 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 317, Florida Statutes, and was filed for record on August 17, 1990  
[Signature]  
 Clerk of the Circuit Court in and for Brevard County, Fla.