

# Lansing Ridge Subdivision

## Phase Three

SECTION 18, TOWNSHIP 27 SOUTH, RANGE 37 EAST  
CITY OF MELBOURNE, COUNTY OF BREVARD, FLORIDA

**DESCRIPTION:**

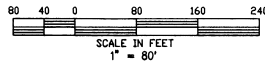
A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 18, RUN SOUTH 88°32'44" WEST ALONG THE NORTH LINE OF SAID SECTION 18 A DISTANCE OF 50.01 FEET TO THE WESTERLY RIGHT-OF-WAY OF CROTON ROAD; THENCE SOUTH 00°30'00" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 621.10 FEET TO THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 00°30'00" EAST A DISTANCE OF 221.15 FEET TO THE NORTH LINE OF LANSING RIDGE SUBDIVISION, PHASE 1A, AS RECORDED IN PLAT BOOK 37, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 89°02'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 1367.46 FEET; THENCE NORTH 01°27'15" WEST A DISTANCE OF 209.47 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN O.R.B. 2476, PAGE 1413 OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89°32'44" EAST ALONG THE SAID NORTH LINE OF LANDS DESCRIBED IN O.R.B. 2476, PAGE 1413 OF THE PUBLIC RECORDS A DISTANCE OF 1371.10 FEET TO THE SAID WESTERLY RIGHT-OF-WAY OF CROTON ROAD AND THE POINT-OF-BEGINNING. CONTAINING 8.788 ACRES OF LAND MORE OR LESS.

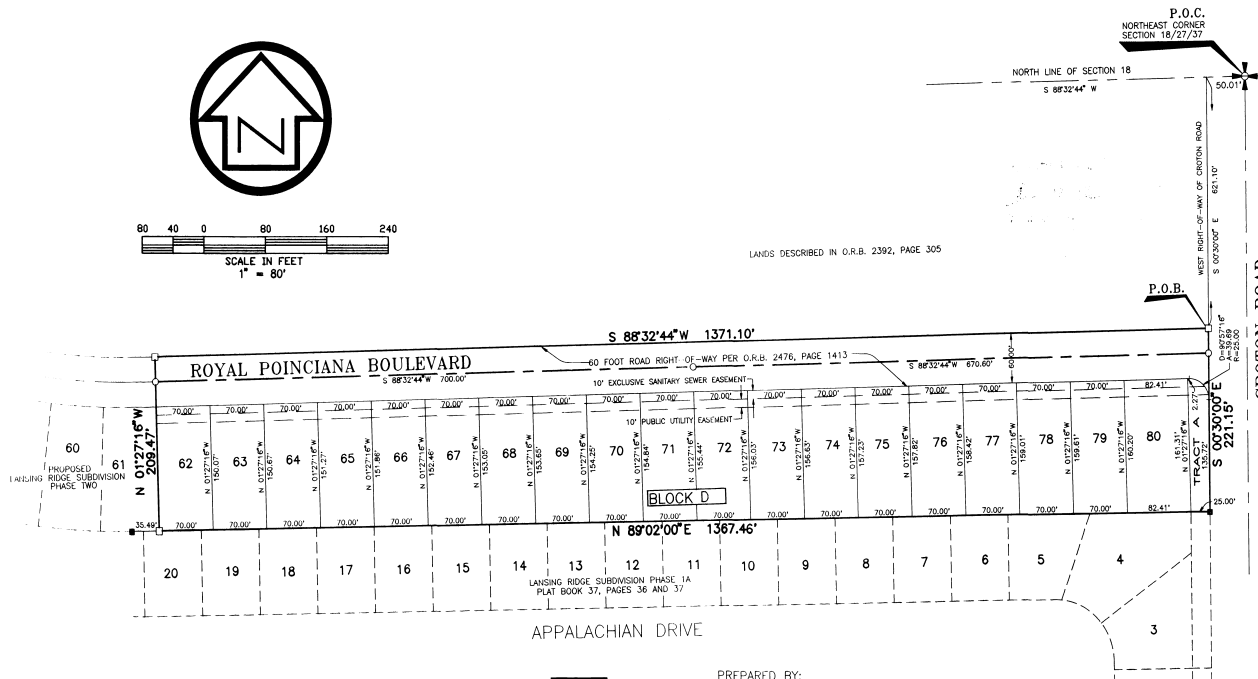
**NOTES:**

1. THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:

- A 5 FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT ( P.U. & D.E. ) ALONG THE REAR & SIDES OF ALL LOTS UNLESS OTHERWISE NOTED.
  - LOTS 61 THRU 80 CONTAIN REAR DRAINAGE SWALES. NO ALTERATION OF THE SAID SWALES SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF MELBOURNE ENGINEERING DEPARTMENT.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
  - FOR PROTECTIVE COVENANTS SEE O.R.B. 3157 PAGE 4517 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. RECORDS FOR LANSING RIDGE SUBDIVISION PHASE 1-A AS RECORDED IN P.B. 37, PG. 36-37 ARE HEREBY MADE A PART OF THIS PLAT.
  - FOR JOINDERS IN DEDICATION SEE O.R.B. 3157 PAGE 4517 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - "NOTICE" THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THE BEARING STRUCTURE AS SHOWN HEREON IS BASED ON AN ASSUMED VALUE OF S 00°30'00" E FOR THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18 TOWNSHIP 27 S., RANGE 37 E.
  - TRACT "A" IS TO BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL LOTS ARE ZONED R-2 PER CITY OF MELBOURNE ZONING ORDINANCE. FRONT YARD SETBACKS SHALL NOT BE LESS THAN 35 FEET.



LANDS DESCRIBED IN O.R.B. 2392, PAGE 305



- LEGEND:**
- = PERMANENT REFERENCE MONUMENT SET MARKED "P.R.M. P.L.S. 4310"
  - = PERMANENT REFERENCE MONUMENT PREVIOUSLY SET MARKED "P.R.M. P.L.S. 4310"
  - = PERMANENT CONTROL POINT SET MARKED "P.C.P. LS 4310"

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**  
 SATELLITE BEACH PROFESSIONAL CENTER  
 1275 SOUTH PATRICK DRIVE, SUITE H  
 SATELLITE BEACH, FLORIDA, 32937-3955  
 PHONE: (407) 773-4323  
 CLIENT NUMBER: 2283-2  
 DRAWING NUMBER: 2283-2.DWG

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in LANSING RIDGE SUBDIVISION PHASE THREE hereby dedicates said lands and plot for the uses and purposes therein expressed 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.

IN WITNESS WHEREOF, the undersigned hereunto set ~~his~~ hand... on Sept. 24, 1991  
*Arthur F. Evans III*  
 managing partner  
 of J.V. Stryker,  
 a Florida General  
 Partnership

Signed and sealed in the presence of  
*William A. Mott*  
*William A. Mott*

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY That on September 24, 1991 before me, an officer duly authorized to take acknowledged grants in the State and County, personally appeared  
**ARTHUR F. EVANS, III**

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

*William A. Mott*  
 NOTARY PUBLIC  
 My Commission Expires Sept. 25, 1994

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being a licensed and registered land surveyor, does hereby certify that on September 24, 1991, he completed the survey of the lands shown in the foregoing plat. The said plat is a correct representation of the lands therein described and platted, that permanent reference monuments have been placed as shown hereon as required by Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida, dated August 31, 1987 Registration # 4310  
**William A. Mott**  
 WILLIAM A. MOTT P.L.S.

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY That on October 8, 1991 Melbourne City Council approved the foregoing plat  
*John W. Mullins*  
*John W. Mullins*  
 CITY CLERK

**CERTIFICATE OF ACCEPTANCE OR 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: \_\_\_\_\_  
 Chairman of the Board  
 \_\_\_\_\_  
 Clerk 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.  
 ATTEST: \_\_\_\_\_  
 Chairman of the Board  
 \_\_\_\_\_  
 Clerk of the Board  
 Approved \_\_\_\_\_  
 County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, That on September 26, 1991 the zoning commission of the above city approved the foregoing plat.  
*John W. Mullins*  
 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 that the same was filed for record on October 18, 1991 at 12:52 PM the day of October 1991 in Brevard County, Florida.  
*John W. Mullins*  
 Clerk of the Circuit Court  
 in and for Brevard County, FLA