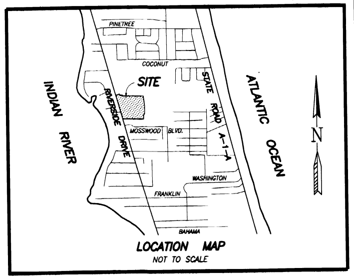
THE CLOISTERS
PHASE IIIB

A PORTION OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

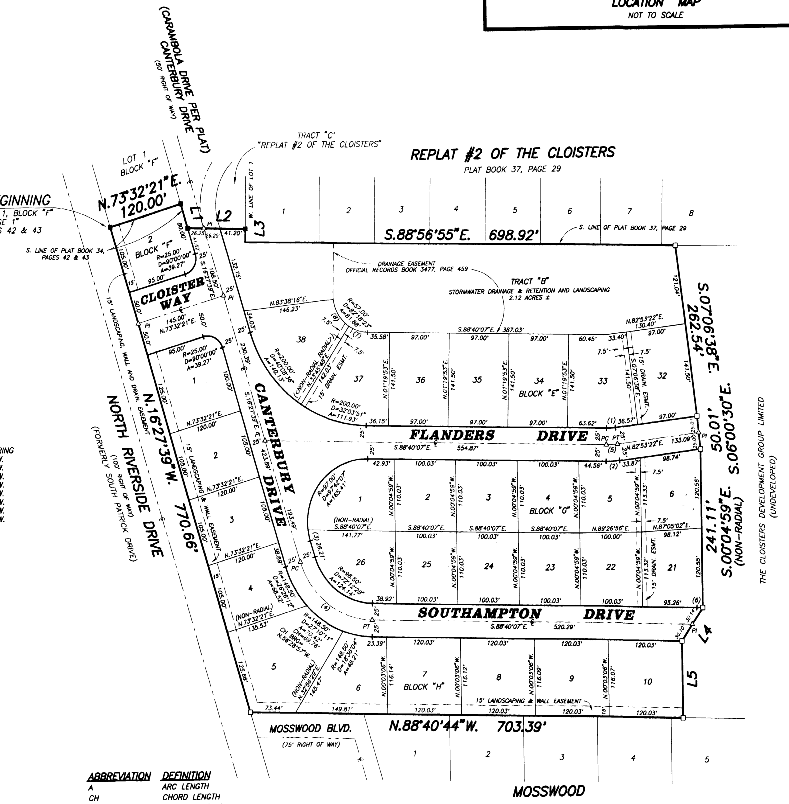
PLAT BOOK 42 PAGE 50
SHEET 1 OF 1
SECTION 25, TWP. 27 S., RANGE 37 E.



BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the Southwest corner of Lot 1, Block "F", THE CLOISTERS PHASE 1, according to the plat thereof as recorded in Plat Book 34, Pages 42 and 43 of the Public Records of Brevard County, Florida; thence N73°32'21"E, along the Southerly line of said Lot 1, a distance of 120.00 feet, to the Southeast corner of said Lot 1 and a point on the Westerly right of way line of Carambola Drive (a 50.00 foot wide right of way as shown on said plat; thence S16°27'39"E, along said Westerly right of way line, a distance of 38.48 feet, to a point on the Southerly line of said plat; thence S88°40'40"E, along the Southerly line of said plat and along the Southerly line of REPLAT #2 OF THE CLOISTERS, according to the plat thereof as recorded in Plat Book 37, Page 29 of the Public Records of Brevard County, Florida, a distance of 93.71 feet, to a point on the Westerly line of Lot 1 of said REPLAT #2; thence S01°03'05"W, along the Westerly line of said Lot 1, a distance of 20.74 feet, to the Southwest corner of said Lot 1; thence S88°56'55"E, along the Southerly line of said REPLAT #2, a distance of 698.92 feet; thence S07°06'38"E, a distance of 262.54 feet; thence S06°00'30"E, a distance of 50.01 feet; thence S00°04'59"E, a distance of 241.11 feet; thence S35°10'09"W, a distance of 60.24 feet; thence S00°03'06"E, a distance of 116.05 feet, to a point on the North line of MOSSWOOD, according to the plat thereof as recorded in Plat Book 26, Page 91 of the Public Records of Brevard County, Florida; thence N88°40'44"W, along the North line of said plat, a distance of 703.39 feet, to a point on the Easterly right of way line of North Riverside Drive (a 100.00 foot wide right of way); thence N16°27'39"W, along said Easterly right of way line, a distance of 770.66 feet, to the POINT OF BEGINNING.

Containing 13.76 acres, more or less.



LINE TABLE

Line	Bearing	Distance
L1	S.16°27'39"E.	38.48'
L2	S.88°40'40"E.	93.71'
L3	S.01°03'05"W.	20.74'
L4	S.35°10'09"W.	60.24'
L5	S.00°03'06"E.	116.05'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	98.50'	08°26'31"	14.51'	7.27'	14.50'	S.87°06'38"W.
2	148.50'	08°26'31"	21.88'	10.96'	21.86'	S.87°06'38"W.
3	97.00'	10°05'25"	17.08'	8.56'	17.06'	N.11°24'57"W.
4	123.50'	72°12'28"	155.64'	90.07'	145.54'	N.52°33'53"W.
5	123.50'	08°26'31"	18.20'	9.11'	18.18'	S.87°06'37"W.
6	98.50'	01°36'32"	2.77'	1.38'	2.77'	N.89°28'23"W.
7	57.00'	32°25'55"	32.26'	16.58'	31.84'	N.72°27'09"W.
8	57.00'	49°52'28"	49.62'	26.50'	48.07'	N.31°17'58"W.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S88°56'55"E, ALONG THE SOUTH LINE OF "REPLAT #2 OF THE CLOISTERS," AS RECORDED IN PLAT BOOK 37, PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. TRACT "B" IS RESERVED BY THE DEVELOPER AND IS TO BE USED FOR STORMWATER DRAINAGE, RETENTION AND LANDSCAPING PURPOSES FOR THE BENEFIT OF ALL LOTS IN; THE CLOISTERS, PHASE I; REPLAT #1 OF THE CLOISTERS; REPLAT #2 OF THE CLOISTERS; THE CLOISTERS, PHASE II; THE CLOISTERS, PHASE IIB; THE CLOISTERS, PHASE IIIB AND ANY SUBSEQUENT PHASES OF THE CLOISTERS, AND CLOISTER TERRACE. TRACT "B" WILL BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS OR ASSIGNS.
3. PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE RESERVED ON THE LOTS AS FOLLOWS: A 5.00 FOOT STRIP ADJACENT TO ALL ROAD RIGHT OF WAY LINES AND A 7.5 FOOT STRIP ALONG ALL SIDE AND REAR LOT LINES; THIS RESERVATION APPLIES TO ALL LOTS UNLESS OTHERWISE NOTED.
4. FOR THE PURPOSES OF THIS RECORD PLAT, THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER & LIGHT COMPANY, SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, BREVARD COUNTY UTILITIES DEPARTMENT, CITY OF MELBOURNE UTILITIES AND CABLE TELEVISION SERVICES.

PLAT NOTES:

1. FOR DEED RESTRICTIONS SEE OFFICIAL RECORDS BOOK ________ AT PAGE ________ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. FOR JOINDERS IN DEDICATION SEE OFFICIAL RECORDS BOOK 3574 AT PAGE 2254, OFFICIAL RECORDS BOOK ________ AT PAGE ________, OR OFFICIAL RECORDS BOOK ________ AT PAGE ________ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ALSO SEE OFFICIAL RECORDS BOOK ________, PAGE ________ OF SAID PUBLIC RECORDS.
3. FOR COVENANTS AND RESTRICTIONS REFER TO OFFICIAL RECORDS BOOK 2876 AT PAGE 1193 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ALSO, O.R.B. 3069, pgs. 2672 - 2680, O.R.B. 349, pgs. 2405 & 2406, O.R.B. 3337, pgs. 69-93

ABBREVIATION	DEFINITION
A	ARC LENGTH
CH	CHORD LENGTH
CH BRG	CHORD BEARING
DRAIN.	DRAINAGE
ESMT.	EASEMENT
LB	LAND SURVEYING BUSINESS
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
PG.	PAGE
PI	POINT OF INTERSECTION
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
℄	CENTERLINE

LEGEND:

- ■ = FOUND PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM PLS 4262.")
- □ = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM PLS 4262.")
- △ = SET PERMANENT CONTROL POINT (NAIL & 1 1/4" ALUMINUM DISK STAMPED "PCP PLS 4262.")

PREPARED BY:
ALLEN Engineering, Inc.
ENGINEERS - SURVEYORS
106 DIXIE LANE (P.O. BOX 321321)
COCOA BEACH, FLORIDA 32932-1321
TELEPHONE: (407)783-7443 FAX: (407)783-5902

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Cloisters Development Group, Ltd., a Florida Limited Partnership, being the owner in fee simple of the lands described in

THE CLOISTERS, PHASE IIIB

Hereby dedicate to the public the drainage easements and utility easements shown hereon and dedicate to the public a limited easement across the roadways for drainage, for emergency vehicle use, and for installation, maintenance and repair of utilities and drainage facilities.

No other easements are granted to the public, it being the intention of the undersigned that all streets and other easements and common areas be privately owned and maintained and that the public and Brevard County have no right or interest therein.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on 5-24, 1996

....
THE CLOISTERS DEVELOPMENT GROUP, Ltd., A FLORIDA LIMITED PARTNERSHIP, BY CARIBBEAN GULFSTREAM PROPERTIES, INC., GENERAL PARTNER
DUANE A. ANKNEY, PRESIDENT

Signed and sealed in the presence of:
Paula T. Parker Martha J. Reed

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 5-24, 1996, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
CARIBBEAN GULFSTREAM PROPERTIES, INC., GENERAL PARTNER
DUANE A. ANKNEY, PRESIDENT
to me known to be the person...described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his 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. SEAL

GWENDOLYN J. HELLER
MY COMMISSION # CC390740 EXPIRES
September 20, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

NOTARY PUBLIC-
My Commission Expires 9-20-98

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on January 4, 1996 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 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 3-22-96, 1996.

.... Registration No. 4262
ROBERT M. SALMON

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all easements dedicated for public use on this plat.

.... Chairman of the Board
.... Clerk of the Board
ATTEST:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 3-26-96 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

.... Chairman of the Board
ATTEST: .... Clerk of the Board.
Approved.................... County Engineer

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY, That on 3-25-96 the Zoning Commission of the above 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 MAY 29 1996 at 2:38 PM

File No. 96090588

Sandy Crawford BY: ....
Clerk of the Circuit Court in and for Brevard County, Fla.

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