DRAWING NUMBER 42-59

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

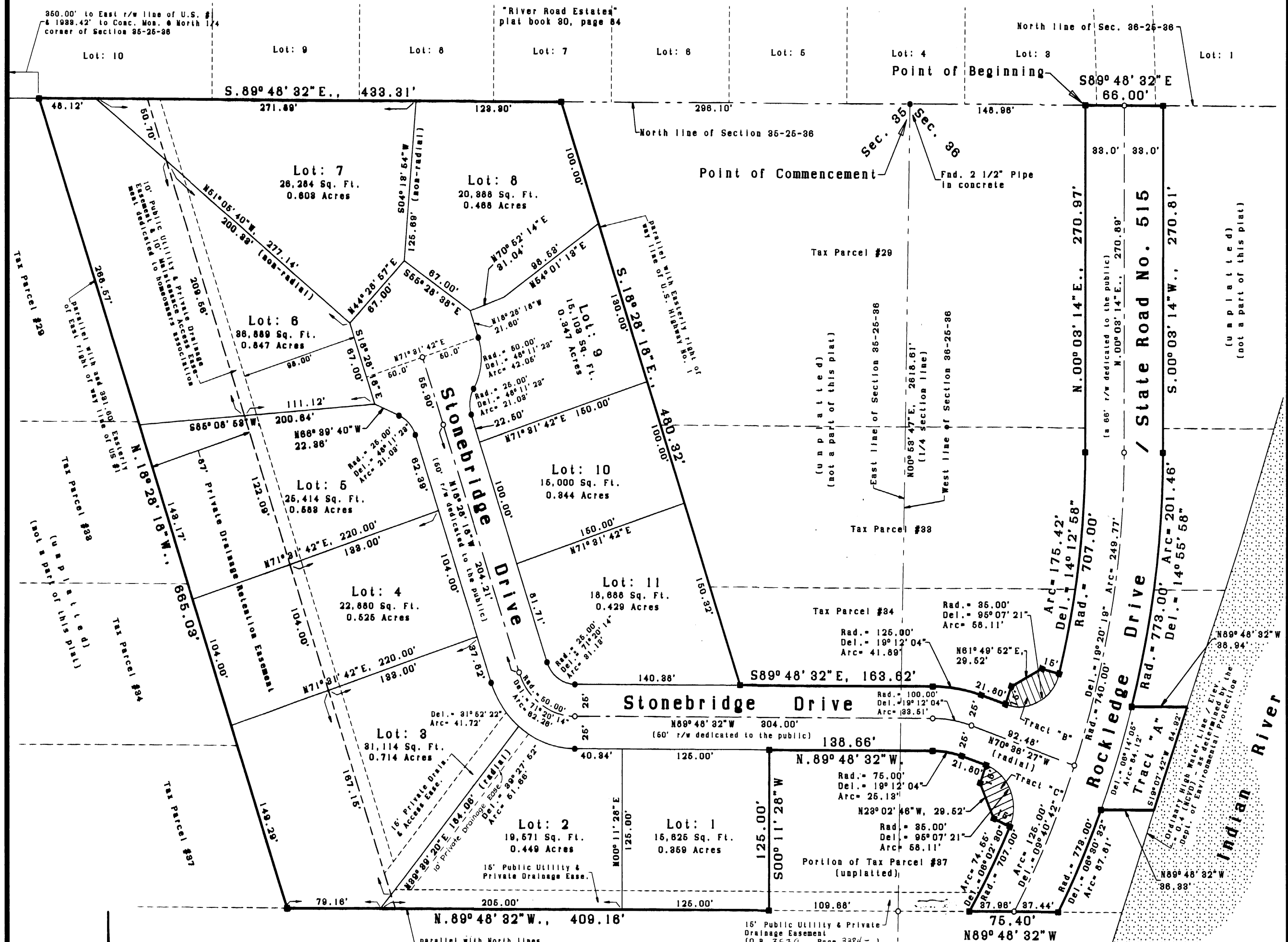
SEE Affidavit O.R. 3636/0202 RE: DISTANCES

Stonebridge

A Subdivision lying in Sections 35 and 36, Township 25 South, Range 36 East, Brevard County, Florida.

PLAT DESCRIPTION:

A parcel of land lying in Sections 35 and 36, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Commence at a 2 1/2" pipe monumenting the Northwest corner of Section 36, and run S.89°48'32"E., along the North line of said section, a distance of 148.98 feet to the POINT OF BEGINNING; thence continue S.89°48'32"E., along said North line, a distance of 66.00 feet; thence S.00°03'14"W., a distance of 270.81 feet to the point of curvature of a 773.00 foot radius curve to the right; thence continue Southwesterly, along the arc of said curve, thru a central angle of 14°55'58" a distance of 201.46 feet; thence S.89°48'32"E., parallel with the aforesaid North line of Section 36, a distance of 38.94 feet to a point on the Ordinary High Water Line of the Indian River; thence S.19°47'02"W., along said Ordinary High Water Line, a distance of 84.92 feet; thence N.89°48'32"W., parallel with the aforesaid North line, a distance of 36.33 feet to a point on the aforesaid 773.00 foot radius curve to the right having a radial bearing of N.68°48'43"W.; thence Southwesterly, along the arc of said curve, thru a central angle of 06°30'32", a distance of 87.81 feet; thence N.89°48'32"W., parallel with the aforesaid North line of Section 36, a distance of 75.40 feet to a point on a 707.00 foot radius curve to the left having a radial bearing of N.59°26'36"W.; thence Northeasterly, along the arc of said curve, thru a central angle of 06°02'30", a distance of 74.55 feet; thence N.65°29'06."W., on a radial bearing, a distance of 15.00 feet; thence N.28°02'46"W., a distance of 29.52 feet; thence N.19°23'33"E., a distance of 15.00 feet; thence N.70°36'27"W., a distance of 21.80 feet to the point of curvature of a 75.00 foot radius curve to the left; thence continue Northwesterly along the arc of said curve, thru a central angle of 19°12'04" a distance of 25.13 feet to a point of tangency; thence N.89°48'32"W., a distance of 138.66 feet; thence S.00°11'28"W., perpendicular to the aforesaid North line of Section 36, a distance of 125.00 feet; thence N.89 48'32"W., parallel with said North line, a distance of 409.16 feet; thence N.18°28'18"W., parallel with and 331.60 feet distant, by right angle measurement, from the Easterly right of way line of U.S. Highway No. 1, a distance of 665.03 feet to a point on the North line of aforesaid Section 35; thence S.89°48'32"E., along said North line, a distance of 433.31 feet; thence S.18°28'18"E., parallel the aforesaid Easterly right of way line of U.S. Highway No. 1, a distance of 480.32 feet; thence S.89°48'32"E., parallel with the aforesaid North line, a distance of 163.62 feet to the point of curvature of a 125.00 foot radius curve to the right; thence continue Southeasterly, along the arc of said curve, thru a central angle of 19°12'04" a distance of 41.89 feet to a point of tangency; thence S.70°36'27"E., a distance of 21.80 feet; thence N.19°23'33"E., a distance of 15.00 feet; thence N.61°49'52"E., a distance of 29.52 feet; thence S.75°43'48"E., on a radial bearing, a distance of 15.00 feet to a point on the aforesaid 707.00 foot radius curve to the left; thence Northeasterly, along the arc of said curve, thru a central angle of 14°12'58", a distance of 175.42 feet to a point of tangency; thence N.00°08'14"E., a distance of 270.97 feet to the POINT OF BEGINNING: containing 7.757 acres.



SURVEYOR'S NOTES:

■ - indicates Permanent Reference Monuments set "Packard / LS #3667".
○ - indicates Permanent Control Points labeled "Packard / LS #3667.

A strip of land 10 feet in width is hereby dedicated along all front lot lines for the installation and maintenance of Public Utilities.

A strip of land 7.5' feet in width along all side lot lines and 10 feet in width along all rear lot lines is hereby dedicated for the installation, maintenance and access of Public Utilities and Drainage, unless otherwise noted.

Public Utility Easements dedicated hereon include the installation and maintenance of Florida Power and Light Company facilities and cable television services.

The bearing structure of this plat is based on Florida Department of Transportation Datum. Specifically, the Easterly right of way line of U.S. Highway No. 1 (State Road No. 5) = a bearing of N.18°28'18"W.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Brevard County.

DEDICATIONS:

The 87 foot Private Drainage Retention Easement and other Private Drainage Easements are to be maintained by and the responsibility of the Stonebridge Homeowners / Property Owners Association.

Tract "A" is a "River Front Access Parcel" to be deeded to, maintained by and the responsibility of the Stonebridge Homeowners / Property Owners Association. Tract "A" is set aside for the exclusive use of the Stonebridge Homeowners / Property Owners Association and their guests.

Tracts "B" and "C" are subdivision sign tracts to be deeded to, maintained by and the responsibility of the Stonebridge Homeowners / Property Owners Association.

RESTRICTIONS & COVENANTS:

O.R. __________, Page __________

FOR JOINDER O.R. 3586, Page 0568 & 0569

R. M. PACKARD & ASSOC., INC.
SURVEYING & MAPPING
1007 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (407) 632-6335

PLAT BOOK 42 **PAGE** 59

SHEET 1 OF 1

SEC. 35 & 36, TWP. 25 S., RGE. 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned being the owner in fee simple of the lands described in

STONEBRIDGE

dedicates said lands and plat for the use and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares parks, canals, drainage easements, utility easements, lakes, pathways, open spaces, other rights of way and easements shown hereon to the perpetual use of the public, except Tracts "A" and "B".

IN WITNESS WHEREOF, the undersigned set his hand and seal on

DECEMBER 8, 1995

BY: Thomas J. Price Jr.
THOMAS J. PRICE, JR., Owner

WITNESS:

Christine L. Packard

Robt M. Packard

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on December 8, 1995 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

THOMAS J. PRICE, JR.

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 hereto set my hand and seal on the above date.

NOTARY PUBLIC Theresa A. Bonadio

MY COMMISION EXPRIES: 1/14/99

OFFICIAL NOTARY SEAL THERESA A BONADIO COMMISSION NUMBER CC416570 MY COMMISSION EXP. JAN. 14,1999 NOTARY PUBLIC STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS, That the undersigned, being a licensed and registered surveyor, does hereby certify that on MARCH 3, 1995 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 Chapters #177 and #472, Florida Statutes; and that said land is located in Brevard County, Florida.

Dated: December 8, 1995

ROBERT M. PACKARD, P.L.S.

Florida Registration No: 3667

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.

Chairman of the Board

Attest:

Sandy Crawford By: Alice M Peterson DC
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12-12-95 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board

Attest: __________

Approved: __________
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY, That on 12-11-95 the Zoning Commission of the above County approved the foregoing plat.

Richard Enos
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 JULY 5, 1996 at 1:42 P.M. File No.: 96115901

Sandy Crawford By: Alice M Peterson
Clerk of Circuit Court
In and for Brevard County, Florida