

DRAWING NUMBER
43-93

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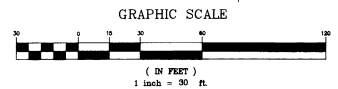
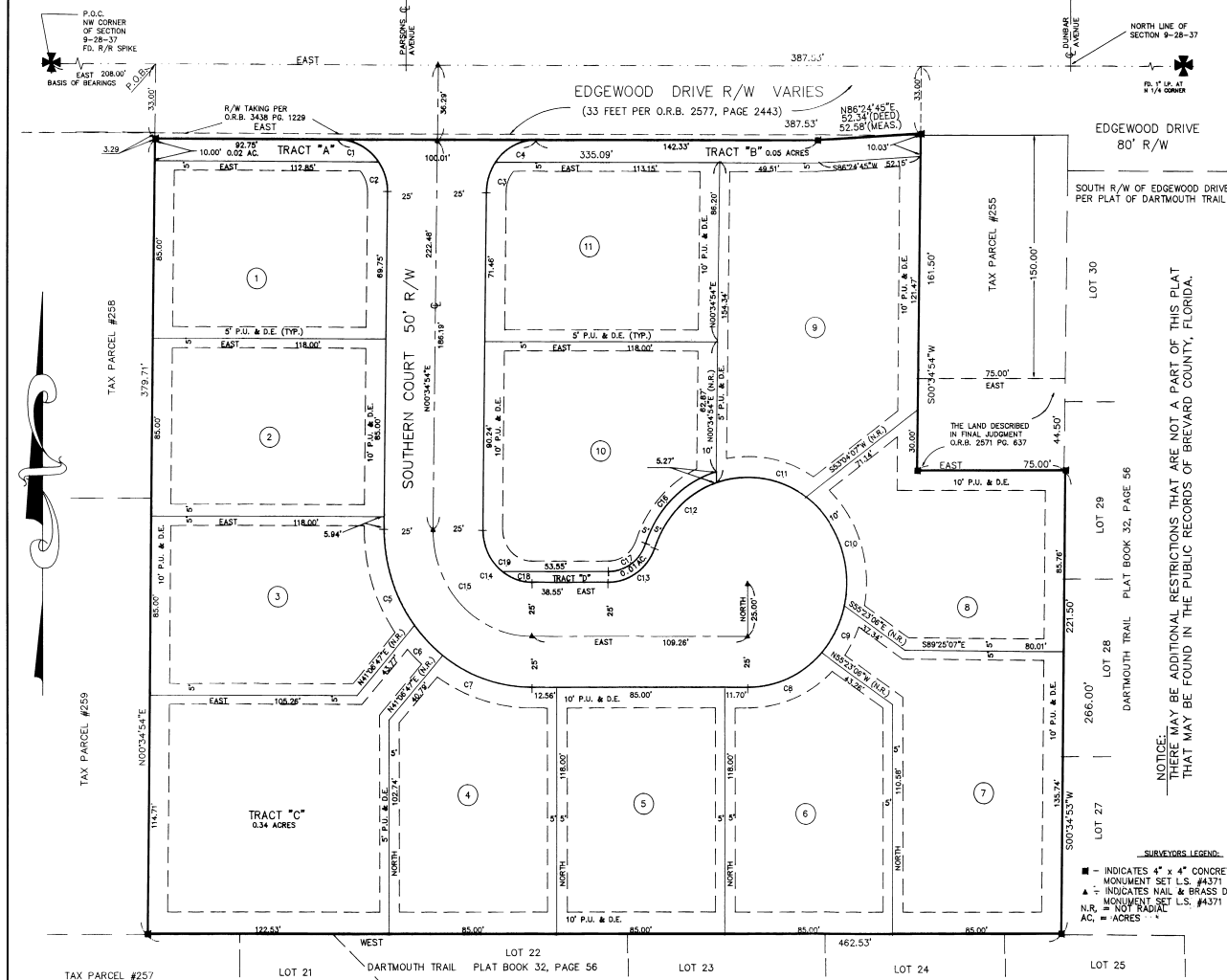
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EDGEWOOD GLEN

BEING A SUBDIVISION OF A PORTION OF NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 37 EAST, RUN EAST ALONG THE NORTH LINE OF SAID SECTION 9 A DISTANCE OF 208.0 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE EAST A DISTANCE OF 387.53 FEET; THENCE RUN SOUTH 00°34'54" WEST A DISTANCE OF 150.0 FEET; THENCE RUN EAST A DISTANCE OF 75.0 FEET; THENCE RUN SOUTH 00°34'53" WEST A DISTANCE OF 286.0 FEET; THENCE RUN WEST A DISTANCE OF 462.53 FEET; THENCE RUN NORTH 00°34'54" EAST A DISTANCE OF 416.0 FEET TO THE POINT OF BEGINNING LESS LAND DESCRIBED IN FINAL JUDGMENT RECORDED IN O.R.B. 2571, PAGE 637, RESOLUTION 911 RECORDED IN O.R.B. 2577 PAGE 2443, AND LAND DESCRIBED IN NOTICE OF LIS PENDENS PARCEL 186 RECORDED IN O.R.B. 3464 PAGE 2283, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



- NOTES**
- ALL TRACTS AND COMMON OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE EDGEWOOD GLEN HOME OWNERS ASSOCIATION.
 - ALL STORM WATER RETENTION PONDS SHALL BE MAINTAINED BY THE EDGEWOOD GLEN HOME OWNERS ASSOCIATION.
 - ALL STREETS SHALL BE PUBLIC STREETS MAINTAINED BY THE CITY OF MELBOURNE.
 - ALL LOTS ADJACENT TO STREET RIGHT OF WAY SHALL HAVE A 10' WIDE EASEMENT, ALL LOTS SHALL ALSO HAVE A 10' WIDE REAR LOT LINE EASEMENT AND 5' WIDE SIDE LOT LINE EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND FLORIDA POWER AND LIGHT. ALL TRACTS HAVE A PUBLIC UTILITY BLANKET EASEMENT.
 - ALL UTILITY EASEMENTS SHALL BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH SERVICE SHALL INTERFERE WITH EITHER 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.
 - SIDE LOT EASEMENTS WILL BE TERMINATED IF TWO LOTS OR PORTIONS OF A LOT WILL BE USED AS A SINGLE BUILDING AREA.
 - TRACTS "A" AND "B" SHALL BE SUBJECT TO A SIDEWALK EASEMENT ADJACENT TO EDGEWOOD DRIVE.
 - THE BASIS OF BEARINGS OF THE PLAT IS THE NORTH LINE OF SECTION 9, TWP. 28 S., RNG. 37 E., BEING DEED EAST.
 - THERE IS A TOTAL OF 11 LOTS IN THIS SUBDIVISION.
 - MELBOURNE SUBDIVISION NO. SD-1997-01.
 - WATER AND SEWER LINES SHALL BE CONVEYED BY WARRANTY DEED TO THE CITY OF MELBOURNE.
 - FENCING OF EASEMENTS IS REGULATED BY CITY CODE APPENDIX D, CHAPTER 9, ARTICLE II, SEC. 9.2(g).
 - COVENANTS AND RESTRICTIONS ARE RECORDED IN O.R.B. 3826 PAGE 0125.
 - JOINER IN DEDICATIONS ARE RECORDED IN O.R.B. 3836 PAGE 0121.
 - RESOLUTION 911 RECORDED IN O.R.B. 2577 PAGE 0123.
 - RESOLUTION 911 RECORDED IN O.R.B. 2577 PAGE 0123.

ISLAND SURVEYING & MAPPING CO.
2555 N. COURTESYAN PKWY. #71, HERRITT ISLAND, FL. 32953
TELEPHONE: (407) 402-1738 FAX: (407) 452-7256

PLAT BOOK 43 PAGE 93

SHEET 1 OF 1
SECTION 9 TWP. 28 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Limited Partnership named below, being the owner in fee simple of the lands described in

EDGEWOOD GLEN LAND PARTNERS, LTD.

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, thoroughfares, drainage easements, utility easements and other rights of way, easements 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 on

By *[Signature]*
PETER FLOTZ, President of Edgewood Glen Land Partners, Ltd.

Signed and sealed in the presence of
EDGEWOOD GLEN LAND PARTNERS, LTD.
EDGEWOOD GLEN LAND PARTNERS, LTD.

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on MAY 4, 1998 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

PETER FLOTZ, Who is President of the General Partner of the above named Partnership formed 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 thereto duly authorized, and that the said Dedication is the act and deed of said Partnership.

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

[Signature]
ROBERT P. BOWEN, ROBERT P. BOWEN
NOTARY PUBLIC DEPUTY CLERK PER R.S. 415.03/42.50
SANDY CANNON, SANDY CANNON
My commission Expires BREVARD COUNTY, FLORIDA

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on August 14, 1997, he completed the survey of the lands as shown in the foregoing plat, that the completed representation of the lands therein described and plotted, that permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes, and that said plat is located in Brevard County, Florida. Dated: August 14, 1997

[Signature]
PHILIP P. MOLICA, Registration

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, thoroughfares, drainage easements, utility easements and other rights of way, easements and areas dedicated for public use on this plat.

Chairman of the Board
ATTEST: Clerk of the Board

CERTIFICATE OF APPROVAL BY CITY OF MELBOURNE, FLORIDA

THIS IS TO CERTIFY, that on November 25, 1997 the foregoing plat was approved by the Melbourne City Council.

[Signature]
ATTEST: *[Signature]*
City Clerk

Approved City Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on approved the foregoing plat. The Zoning Commission of the above approved the foregoing plat.

[Signature]
Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with all the requirements of Chapter 177 Florida Statutes, and was filed for record in the Public Records at 10:50 AM, MAY 14, 1998. File No. 98-05138
[Signature]
Clerk of Circuit Court in and for Brevard County, Fla.