

DRAWING NUMBER
44-12

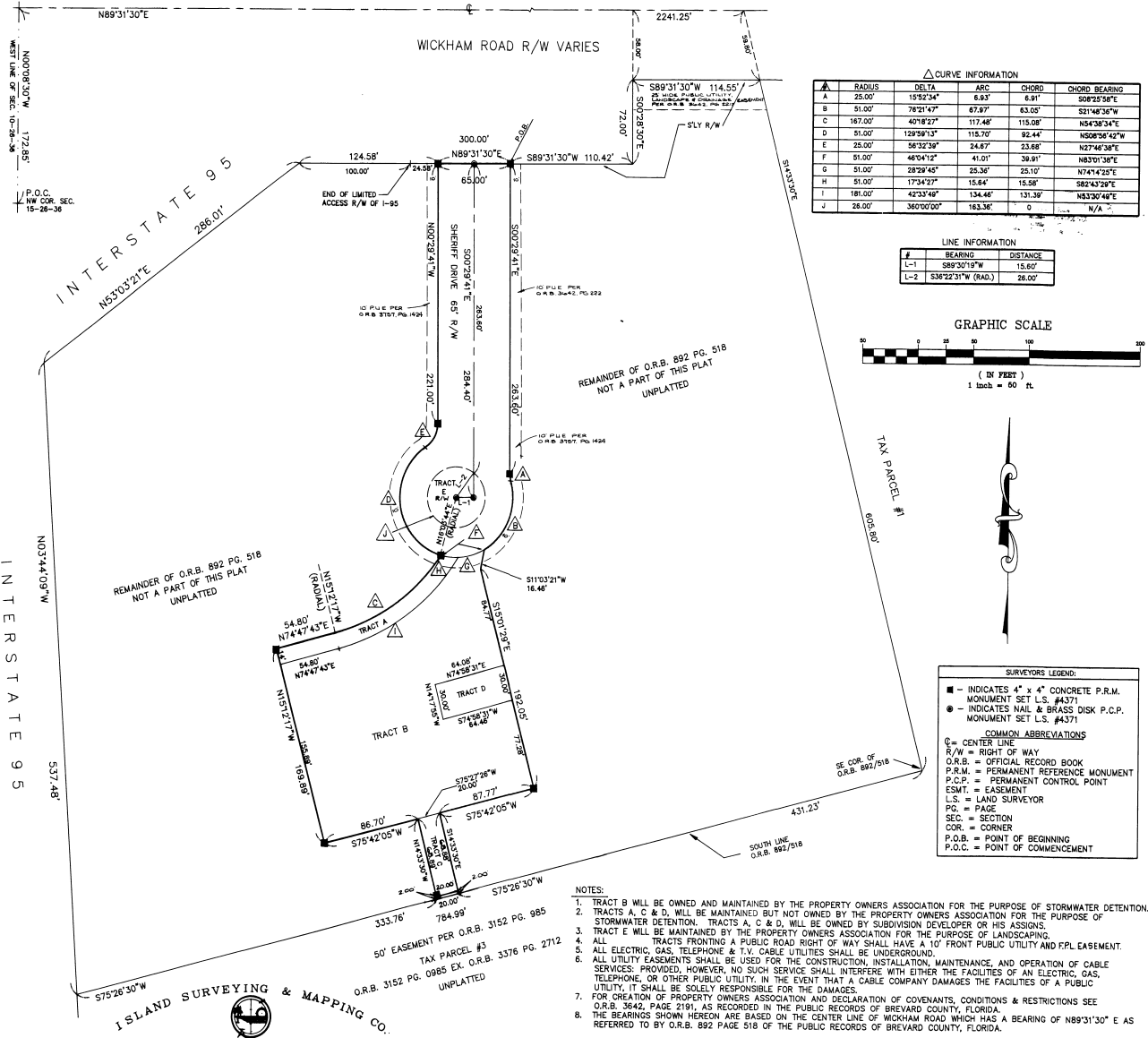
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S. & S. DEVELOPMENT

A PORTION OF THE LAND DESCRIBED IN O.R.B. 892/518 IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N 0°08'30" W, ALONG THE WEST LINE OF SECTION 10-26-36, A DISTANCE OF 172.85 FEET, TO A POINT ON THE CENTER LINE OF WICKHAM ROAD;
 THENCE N 89°31'30" E, ALONG SAID CENTER LINE A DISTANCE OF 2241.25 FEET; THENCE S 14°33'30" E, 59.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WICKHAM ROAD; THENCE S 89°31'30" W, ALONG SAID
 SOUTHERLY RIGHT OF WAY A DISTANCE OF 114.55 FEET; THENCE S 00°28'30" E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 72.00 FEET; THENCE S 89°31'30" W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 110.42
 FEET TO THE POINT OF BEGINNING; THENCE S 00°29'41" E A DISTANCE OF 283.60 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG
 SAID CURVE THROUGH A CENTRAL ANGLE OF 15°52'34" AN ARC DISTANCE OF 6.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°01'47" AN ARC DISTANCE OF 67.97 FEET; THENCE S 11°03'21" W A DISTANCE OF 16.48 FEET; THENCE S 15°01'29" E A DISTANCE OF
 192.05 FEET; THENCE S 75°42'05" W A DISTANCE OF 87.77 FEET; THENCE S 14°33'30" E A DISTANCE OF 68.88 FEET, TO A POINT 2.00 FEET NORTH OF SAID LAND DESCRIBED IN O.R.B. 892
 PAGE 518; THENCE S 75°28'30" W, A DISTANCE OF 20.00 FEET; THENCE N 14°33'30" W A DISTANCE OF 68.89 FEET; THENCE S 75°42'05" W A DISTANCE OF 86.70 FEET; THENCE N 15°12'17" W A DISTANCE OF 169.89
 FEET; THENCE N 74°47'43" E A DISTANCE OF 54.80 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 167.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A
 CENTRAL ANGLE OF 40°18'27" AN ARC DISTANCE OF 117.48 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.00 FEET; SAID RADIUS BEARS N 16°03'44" E; THENCE NORTHERLY
 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°59'13" AN ARC DISTANCE OF 115.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00
 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°32'39" AN ARC DISTANCE OF 24.67 FEET; THENCE N 00°29'41" W A DISTANCE OF 221.00 FEET, TO SAID SOUTHERLY RIGHT OF WAY
 LINE OF WICKHAM ROAD; THENCE N 89°31'30" E, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES OF LAND MORE OR LESS.

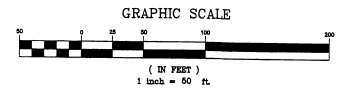


△ CURVE INFORMATION

| A | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
|---|---------|------------|---------|---------|---------------|
| A | 25.00' | 15°52'34" | 6.93' | 6.91' | S08°22'58"E |
| B | 51.00' | 78°01'47" | 67.97' | 63.05' | S21°48'36"W |
| C | 167.00' | 40°18'27" | 117.48' | 115.05' | N54°28'34"E |
| D | 51.00' | 129°59'13" | 115.70' | 92.44' | N50°35'42"W |
| E | 25.00' | 56°32'39" | 24.67' | 23.68' | N27°46'38"E |
| F | 51.00' | 46°04'12" | 41.01' | 39.91' | N69°01'38"E |
| G | 51.00' | 28°29'45" | 25.36' | 25.10' | N74°14'25"E |
| H | 51.00' | 17°14'27" | 15.64' | 15.58' | S82°43'29"E |
| I | 167.00' | 42°53'46" | 134.46' | 131.39' | N53°30'48"E |
| J | 25.00' | 36°00'00" | 163.36' | 0 | N/A |

LINE INFORMATION

| # | BEARING | DISTANCE |
|-----|--------------------|----------|
| L-1 | S89°30'19"W | 15.66' |
| L-2 | S39°22'31"W (RAD.) | 28.00' |



- SURVEYORS LEGEND:**
- - INDICATES 4" x 4" CONCRETE P.R.M. MONUMENT SET L.S. #4371
 - - INDICATES NAIL & BRASS DISK P.C.P. MONUMENT SET L.S. #4371
- COMMON ABBREVIATIONS:**
- C = CENTER LINE
 - R/W = RIGHT OF WAY
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - ESMT. = EASEMENT
 - L.S. = LAND SURVEYOR
 - PG. = PAGE
 - SEC. = SECTION
 - COR. = CORNER
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT

- NOTES:**
- TRACT B WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER DETENTION.
 - TRACTS A, C & D, WILL BE MAINTAINED BUT NOT OWNED BY THE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER DETENTION; TRACTS A, C & D, WILL BE OWNED BY SUBDIVISION DEVELOPER OR HIS ASSIGNS.
 - TRACT E WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION FOR THE PURPOSE OF LANDSCAPING.
 - ALL TRACTS FRONTING A PUBLIC ROAD RIGHT OF WAY SHALL HAVE A 10' FRONT PUBLIC UTILITY AND PPL EASEMENT.
 - ALL ELECTRIC, GAS, TELEPHONE & T.V. CABLE UTILITIES SHALL BE UNDERGROUND.
 - ALL UTILITY EASEMENTS SHALL BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEPHONE, OR OTHER PUBLIC UTILITY IN THE EVENT THAT A CABLE COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
 - FOR CREATION OF PROPERTY OWNERS ASSOCIATION AND DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS SEE O.R.B. 3642, PAGE 2191, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF WICKHAM ROAD WHICH HAS A BEARING OF N89°31'30" E AS REFERRED TO BY O.R.B. 892 PAGE 518 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK 44 PAGE 12
 SHEET 1 OF 1
 SECTION 15 TWP. 26 S., RANGE 36 E.

DEDICATION

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

S & S DEVELOPMENT

hereby dedicates said lands and plot 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 and its corporate seal to be affixed hereto on JUNE 14, 1996

By: *Thomas A. Van* President
 Attest: *Thomas A. Van* S&S ENTERPRISES, INC.
 Signed and sealed in the presence of: *Thomas A. Van* S&S ENTERPRISES, INC. GENERAL PARTNER
 S&S FAMILY PARTNERSHIP, LTD. *Thomas A. Van*
 S&S ENTERPRISES, LTD. COUNTY OF BREVARD
 STATE OF FLORIDA

THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
 THOMAS A. VAN, and *Thomas A. Van*, his attorney respectively, the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individuals and severally acknowledged the execution of the foregoing dedication and deed of said corporation to be duly executed thereto, and 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 hereby set my hand and seal on this 14th day of JUNE, 1996, at *Titusville, Florida*
Philip P. Molica Registrar
 My commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 14, 1996, he completed a survey of the lands shown in the foregoing plat that said plat is a correct representation of the lands therein described and plotted according to the most recent reference monuments have been placed as shown therein and as required by Chapters 177 & 472 Florida Statutes, and that the land is located in Brevard County, Florida. Dated: *June 14, 1996*
Philip P. Molica Registrar

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, thoroughfares, drainage easements, utility easements and other rights of way, easements and areas dedicated for public use on this plat.
 Attest: *Sammy Crawford* Chairman of the Board
Robert E. Dumas Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on *9-30-99* the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
 Attest: *Sammy Crawford* Chairman of the Board
Robert E. Dumas Clerk of the Board
 Approved _____
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above _____ 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 the requirements of the Florida Statutes, and was filed for record on *June 14, 1996* at *8:19 A.M.* File No. *9812347*
Sammy Crawford by *Robert E. Dumas*
 Clerk of the Circuit Court in and for Brevard County, Fla. *DEPT. CLERK*

ISLAND SURVEYING & MAPPING CO.
 2555 N. COURTNEYA PKWY. #61, MERITT ISLAND, FL 32963
 TELEPHONE: (407) 452-1736 FAX: (407) 452-7286

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT A PART OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.