

# ASHWOOD LAKES PHASE TWO

A REPLAT OF FUTURE DEVELOPMENT TRACT TWO,

ASHWOOD PHASE ONE

(PLATBOOK 44, PAGE 3)

SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
CITY OF ROCKLEDGE, COUNTY OF BREVARD, FLORIDA

PLAT BOOK 45 PAGE 1

SHEET 1 OF 1  
SECTION 22 TWP. 25 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  
**ASHWOOD LAKES PHASE TWO**  
hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, drainage easements, utility easements and 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 \_\_\_\_\_

By Timothy F. McWilliams, President **VENTANA DEVELOPMENT COMPANY, INC.**  
492 East Eau Gallie Blvd.  
Indian Harbour Beach, FL 32937  
Attest: Joseph A. Brito, Vice President / Treasurer

Signed and sealed in the presence of Wanda Z. Smith

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, that on July 7, 1999  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
Timothy F. McWilliams and Joseph A. Brito  
respectively President and Vice President/Treasurer  
of the above named corporation incorporated 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 therunto duly authorized; 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 hereto set my hand and seal on the above date.  
William Mott  
Notary Public  
My Commission Expires 12/31/02  
No. CC 753937  
Expiration 12/31/02

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 7, 1999 I completed the survey of the lands as shown on the foregoing plat; that said plat is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, and that Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.09(1) F.S., will be set under the guarantees posted with the City of Rockledge for its required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.  
Dated: July 7, 1999  
Registration No. 3566  
William Mott  
Anthon M. Mott, P.L.S.  
William Mott Land Surveying, Inc.  
Satellite Beach Professional Center  
1275 South Patrick Drive, Suite 114  
Satellite Beach, Florida 32937  
Certificate of Authorization LB 3608

### CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.  
Robert M. Packard, P.S.M.  
Reg. Florida Surveyor & Mapper #3867

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on July 7, 1999 the City Council of the City of Rockledge approved the foregoing plat.  
ATTEST: Betha Beatty Moss  
Betha Beatty Moss, City Clerk

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on \_\_\_\_\_ approved the foregoing plat.  
\_\_\_\_\_  
Planning and Zoning Director

### CERTIFICATE OF CLERK

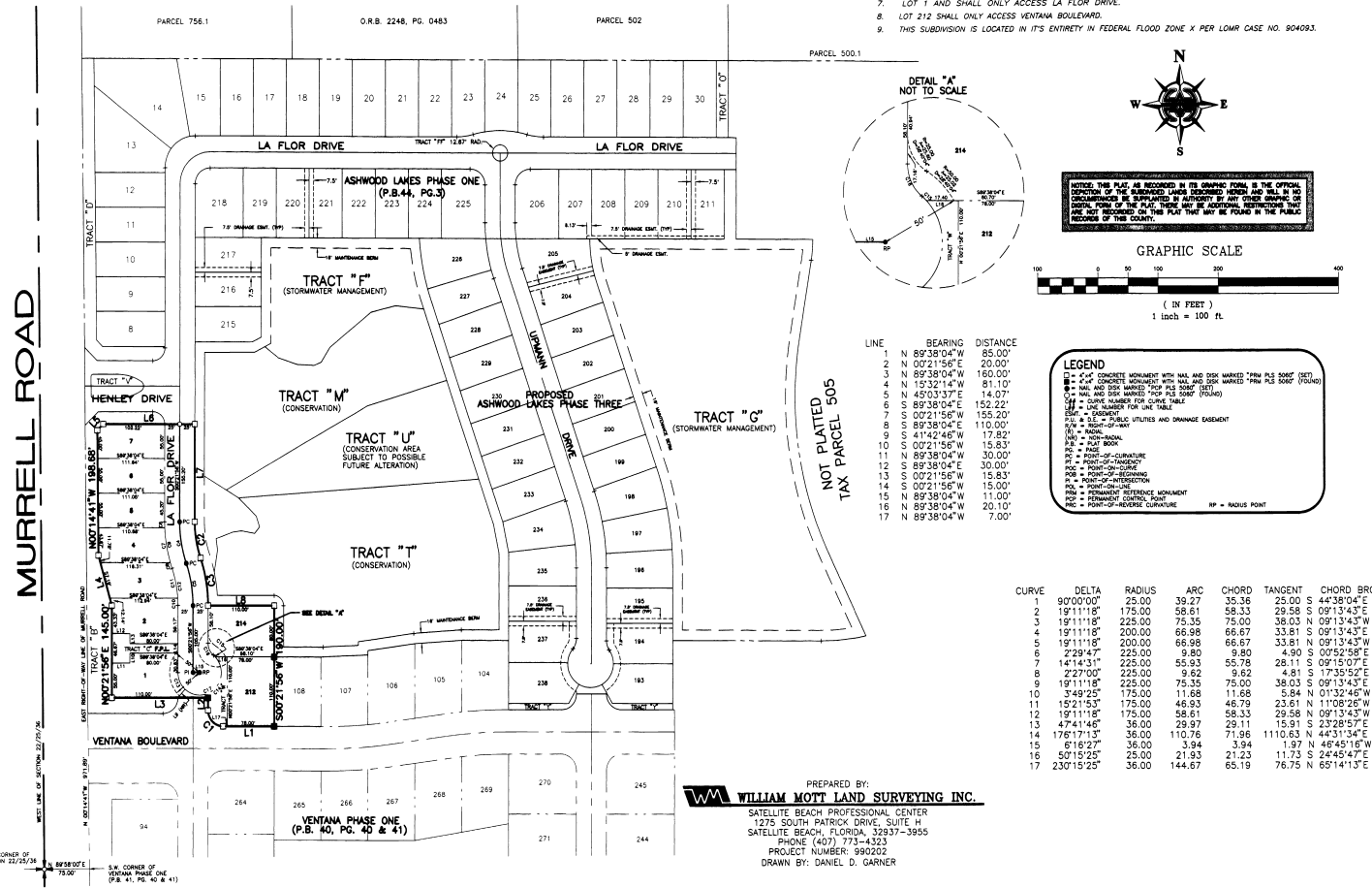
I HEREBY CERTIFY, that I have examined the foregoing plat, and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on July 8, 1999 at 10:13 A.M.  
File No. 99136354  
Debra Crawford  
Clerk of the Circuit Court  
in and for Brevard County, FL

### DESCRIPTION:

FUTURE DEVELOPMENT TRACT TWO, ASHWOOD LAKES PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 89°38'00" E FOR SOUTH LINE OF SECTION 22/25/36, SAID BEARING IS IDENTICAL WITH O.R.B. 2243, PAGE 2937.
- AN EASEMENT 5 FEET IN WIDTH ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND CABLE TELEVISION SERVICES UNLESS OTHERWISE SHOWN.
- AN EASEMENT 10 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS-OF-WAY DEDICATED BY THIS PLAT UNLESS OTHERWISE SHOWN IS HEREBY DEDICATED FOR THE INSTALLATION OF FLORIDA POWER & LIGHT AND OTHER UTILITIES.
- ALL UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.
- TRACT W IS HEREBY CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE AMENITIES.
- FOR PROTECTIVE COVENANTS AND RESTRICTIONS SEE O.R.B. 4036, PG. 455 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR JOINERS AND DEDICATION SEE O.R.B. 4036, PG. 449, O.R.B. 4036, PG. 451, O.R.B. 4036, PG. 453.
- FOR OFF-SITE EASEMENTS SEE O.R.B. \_\_\_\_\_, PG. \_\_\_\_\_.
- LOT 1 AND SHALL ONLY ACCESS LA FLOR DRIVE.
- LOT 212 SHALL ONLY ACCESS VENTANA BOULEVARD.
- THIS SUBDIVISION IS LOCATED IN ITS ENTIRETY IN FEDERAL FLOOD ZONE X PER LOMR CASE NO. 90493.



PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING, INC.**  
SATELLITE BEACH PROFESSIONAL CENTER  
1275 SOUTH PATRICK DRIVE, SUITE 114  
SATELLITE BEACH, FLORIDA, 32937-3955  
PHONE (407) 773-4323  
PROJECT NUMBER: 990202  
DRAWN BY: DANIEL D. GARNER