ASHWOOD LAKES PHASE THREE

A REPLAT OF FUTURE DEVELOPMENT TRACT ONE, 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 2

SHEET 1 OF 1

SECTION 22 TWP. 25 S., RANGE 36 E.

DESCRIPTION:

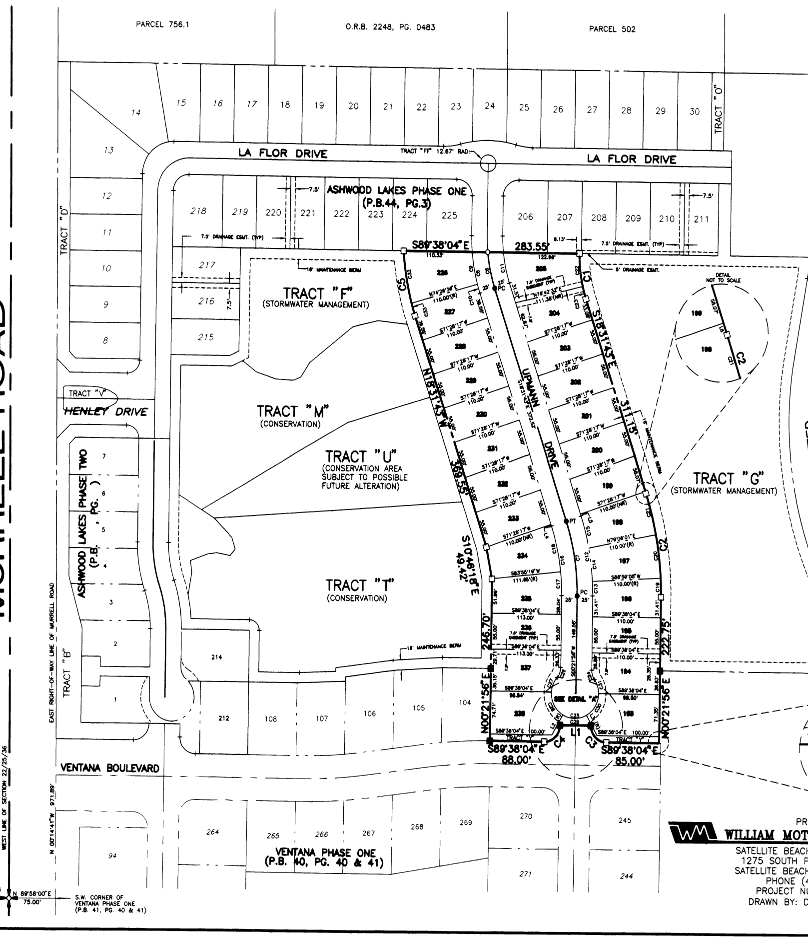
FUTURE DEVELOPMENT TRACT ONE, ASHWOOD LAKES PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

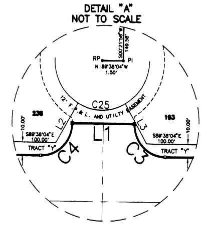
SURVEYORS NOTES:

1. *BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 89°58'00" E FOR SOUTH LINE OF SECTION 22/25/36, SAID BEARING IS IDENTICAL WITH O.R.B. 2240, PAGE 2937.*
2. *a. 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.*

   b. AN EASEMENT 10 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS-OF-WAY DEDICATED BY THIS PLAT UNLESS OTHERWISE SHOWN 12 FEET IN WIDTH IS HEREBY DEDICATED FOR THE INSTALLATION OF FLORIDA POWER & LIGHT AND OTHER UTILITIES.

   c. 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.
3. *a. TRACT Y IS HEREBY CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE AMENITIES.*
4. *FOR PROTECTIVE COVENANTS AND RESTRICTIONS SEE O.R.B. 4036, PG. 455 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.*
5. *FOR JOINDERS AND DEDICATION SEE O.R.B. 4036 PG. 460 O.R.B. 4036 PG. 462 O.R.B. 4036 PG. 464*
6. *FOR OFF-SITE EASEMENTS SEE O.R.B. ________, PG. ________.*
7. *LOTS 238 AND 193 SHALL ONLY ACCESS UPMANN DRIVE.*
8. *THIS SUBDIVISION IS LOCATED IN IT'S ENTIRETY IN FEDERAL FLOOD ZONE X PER LOMR CASE NO. 904093.*





NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- □ = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM PLS 5060" (SET)
- ■ = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM PLS 5060" (FOUND)
- ● = NAIL AND DISK MARKED "PCP PLS 5060" (SET)
- ○ = NAIL AND DISK MARKED "PCP PLS 5060" (FOUND)
- C## = CURVE NUMBER FOR CURVE TABLE
- L## = LINE NUMBER FOR LINE TABLE
- ESMT. = EASEMENT
- P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- (R) = RADIAL
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- PG. = PAGE
- PC = POINT-OF-CURVATURE
- PT = POINT-OF-TANGENCY
- POC = POINT-ON-CURVE
- POB = POINT-OF-BEGINNING
- PI = POINT-OF-INTERSECTION
- POL = POINT-ON-LINE
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PRC = POINT-OF-REVERSE CURVATURE
- RP = RADIUS POINT

LINE	BEARING	DISTANCE
1	N 89°38'04"W	50.00'
2	S 30°23'01"W	34.96'(R)
3	N 29°39'09"W	34.96'(R)
4	S 18°31'43"E	2.97'
5	N 18°31'43"W	3.07'
6	S 18°31'43"E	3.07'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	18°53'39"	215.00	70.90	70.58	35.77	S 09°04'54"E
2	18°53'39"	485.00	159.94	159.21	80.70	N 09°04'54"W
3	90°00'00"	25.00	39.27	35.36	25.00	S 44°38'04"E
4	90°00'00"	25.00	39.27	35.36	25.00	N 45°21'56"E
5	15°09'03"	382.91	101.25	100.96	50.92	S 10°57'12"E
6	13°06'23"	247.91	56.71	56.59	28.48	S 11°58'31"E
7	18°53'39"	350.00	115.42	114.90	58.24	N 09°04'54"W
8	13°38'18"	272.91	64.96	64.81	32.64	S 11°42'34"E
9	10°39'59"	272.91	50.81	50.73	25.48	S 10°13'25"E
10	2°58'19"	272.91	14.16	14.15	7.08	S 17°02'34"E
11	12°27'17"	222.91	48.46	48.36	24.32	S 12°18'04"E
12	18°53'39"	375.00	123.66	123.10	62.40	N 09°04'54"W
13	3°22'51"	375.00	22.13	22.12	11.07	N 01°19'30"W
14	7°53'04"	375.00	51.60	51.56	25.84	N 06°57'27"W
15	7°37'44"	375.00	49.93	49.89	25.00	N 14°42'51"W
16	18°53'39"	325.00	107.17	106.69	54.08	N 09°04'54"W
17	6°26'37"	325.00	36.55	36.53	18.29	N 02°51'23"W
18	12°27'02"	325.00	70.62	70.48	35.45	N 12°18'12"W
19	3°22'51"	485.00	28.62	28.61	14.31	N 01°19'30"W
20	7°53'04"	485.00	66.74	66.69	33.42	N 06°57'27"W
21	7°37'44"	485.00	64.58	64.53	32.34	N 14°42'51"W
22	13°39'24"	215.00	51.25	51.13	25.75	S 06°27'46"E
23	5°14'15"	215.00	19.65	19.65	9.83	S 15°54'36"E
24	35°10'07"	25.00	15.35	15.11	7.92	S 17°13'08"E
25	254°49'44"	38.00	169.01	60.36	49.68	S 87°23'19"E
26	39°39'37"	25.00	17.31	16.96	9.02	N 20°11'45"E
27	37°07'32"	38.00	24.62	24.19	12.76	S 21°27'47"W
28	62°31'00"	38.00	41.46	39.44	23.07	S 28°21'29"E
29	60°02'10"	38.00	39.82	38.02	21.96	S 89°38'04"E
30	59°58'55"	38.00	39.78	37.99	21.93	N 30°21'24"E
31	35°10'07"	38.00	23.32	22.96	12.04	N 17°13'08"W
32	12°10'44"	382.91	81.39	81.24	40.85	S 09°28'02"E
33	2°58'19"	382.91	19.86	19.86	9.93	S 17°02'34"E

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.
SATELLITE BEACH PROFESSIONAL CENTER
1275 SOUTH PATRICK DRIVE, SUITE H
SATELLITE BEACH, FLORIDA, 32937-3955
PHONE (407) 773-4323
PROJECT NUMBER: 980011
DRAWN BY: DANIEL D. GARNER

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 THREE

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 [signature]
Timothy F. McWilliams, President

VENTANA DEVELOPMENT COMPANY, INC.
492 East Eau Gallie Blvd.
Indian Harbour Beach, FL 32937

Attest: [signature]
Joseph DiPrima, Vice President / Treasurer

Signed and sealed in the presence of: [signature]
Wendi L. Moth

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on June 9, 1999 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Timothy F. McWilliams and Joseph DiPrima respectively as 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 thereunto 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 hereunto set my hand and seal on the above date.

[Notary seal: MIRIAM S. PIERCE, My Comm Exp. 7/8/2002, No. CC 757537, Personally Known [ ] Other I.D.]

Miriam S. Pierce

My Commission Expires 7/8/2002

CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on May 24, 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. 177.091(1) F.S., will be set under the guarantees posted with the City of Rockledge for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

Dated 6/9/99

[signature] Registration No. 5060

Jonathan M. Mott P.L.S.
William Mott Land Surveying, Inc.
Satellite Beach Professional Center
1275 South Patrick Drive, Suite H
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.

[signature]
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

[signature]
John J. Oates, MAYOR

ATTEST [signature]
Betsi Beatty Moist, CITY CLERK

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 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. 99136359

Sandy Crawford by Robert R. Pierce, DEPUTY CLERK
Clerk of the Circuit Court in and for Brevard County, FL

\DRAW\0203\PHASE3 Wed Jun 9 13:31:47 1999 Christopher S. Bowers SIT