

TAYLOR SUBDIVISION, PHASE 2

A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA.

PLAT DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23, AND RUN S.89°32'27"W., ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COX ROAD; THENCE N.00°05'55"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1989.93 FEET TO A POINT OF RIGHT OF WAY TRANSITION; THENCE N.89°54'49"E., ALONG SAID TRANSITION, A DISTANCE OF 5.00 FEET; THENCE N.00°05'55"W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 663.30 FEET TO A POINT OF RIGHT OF WAY TRANSITION; THENCE S.89°57'42"W., ALONG SAID TRANSITION, A DISTANCE OF 5.00 FEET; THENCE N.00°05'10"W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 194.79 FEET TO THE "POINT OF BEGINNING"; THENCE CONTINUE N.00°05'10"W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 436.17 FEET; THENCE S.00°05'59"E., PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 527.61 FEET; THENCE S.89°32'27"W., PARALLEL WITH THE AFORESAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 436.05 FEET TO THE "POINT OF BEGINNING"; CONTAINING 5.262 ACRES.

SURVEYOR'S NOTES:

- - INDICATES PERMANENT REFERENCE MONUMENTS STAMPED *PRM / PACKARD / LS #3867* (FOUND OR SET).
 - - INDICATES 5/8" IRON RODS WITH CAP STAMPED *PACKARD / LS #3867* SET.
 - - INDICATES PERMANENT CONTROL POINTS STAMPED *PCP / PACKARD / LS #3867*, UNLESS OTHERWISE NOTED.
- 1.) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES. SPECIFICALLY, THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23-24-35 - A BEARING OF N.00°05'55"W.
 - 2.) THOSE EASEMENTS DEPICTED HEREON, ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.
 - 3.) PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC POWER FACILITIES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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 PLAT.

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

PLAT BOOK 45 PAGE 17

SHEET 1 OF 1

SEC. 23, TWP. 24 S., R6E. 35 E.

DEDICATION:

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

TAYLOR SUBDIVISION, PHASE 2

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, easements, pathways, open spaces and other rights of way, and easements shown hereon to the perpetual use of the public.

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

By:
Wanson Davis Trustee
150 Fernberly Road
Meritt Island, Florida, 32952

Signed and sealed in the presence of:

Wanson Davis

STATE OF FLORIDA, COUNTY OF BREVARD.

THIS IS TO CERTIFY, that on _____ Before me, an officer, duly authorized to take acknowledgments in the State and County aforesaid, personally appeared:

W. Janson Davis, Trustee

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 hereunto set my hand and seal on the above date.

NOTARY PUBLIC: *Walter J. Smith*
My Commission C0712299
Expires March 15, 2002

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Surveyor and Mapper, does hereby certify that on January 6, 1999, he completed the survey of the above described plat is a true and correct representation of the survey made under my responsibility and supervision that said survey is accurate to the best of my knowledge and belief that Permanent Reference Monuments (P.R.M.'s), Permanent Control Points (P.C.P.'s), and required by law and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

Dated: September 20, 1999

Robert W. Packard
ROBERT W. PACKARD, PSM
Reg. Florida Surveyor & Mapper #3667
P.O. Box 1000
PACKARD & ASSOC., INC.
Surveying & Mapping
1007 Rockledge Drive
Rockledge, Florida 32955
Florida Corporate Certificate #8649

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the City Council of the City of Cocoa, Florida approved the foregoing plat.

Judy Harris DEPUTY MAYOR FOR
MAYOR MICHAEL A. HILL

ATTEST:
Joan Clark
CITY CLERK JOAN CLARK

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

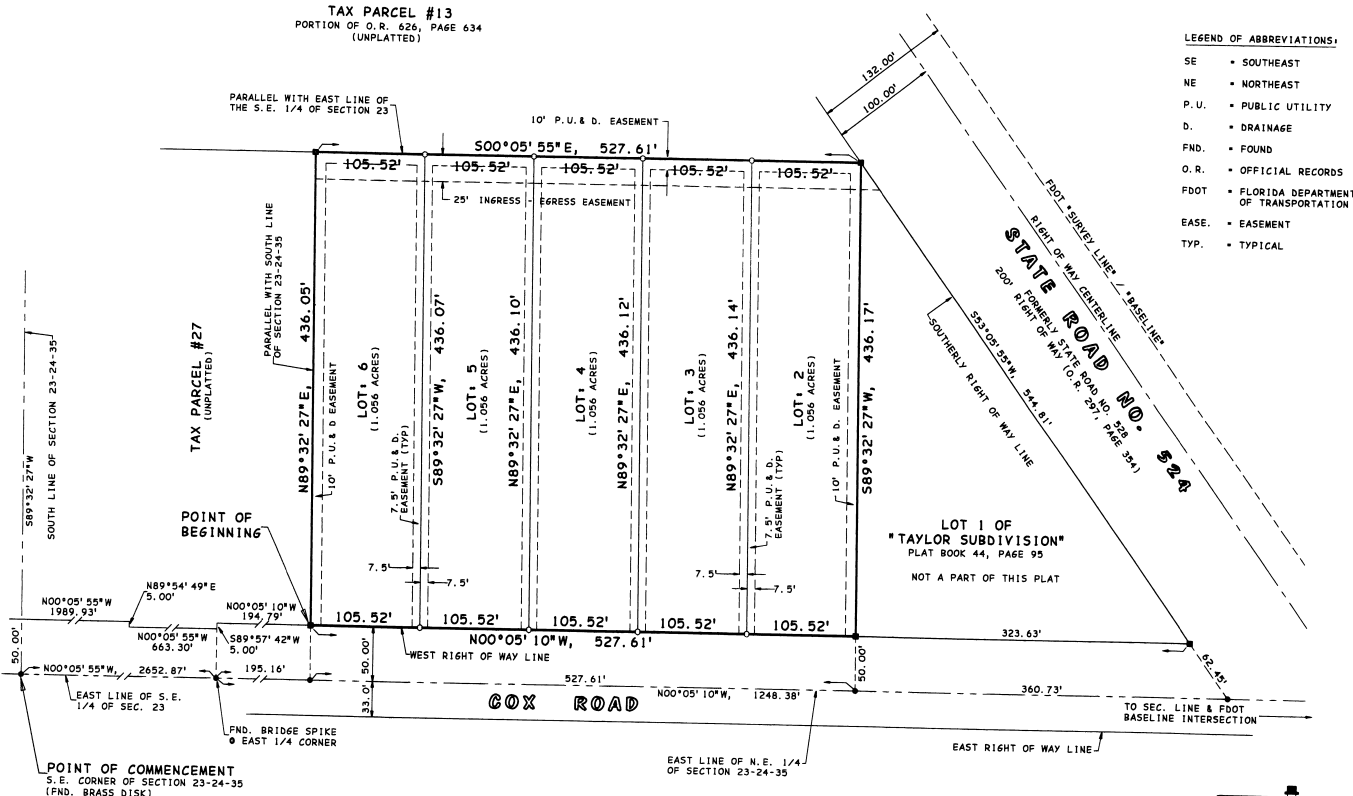
Walter P. Smith 9/20/99 Date: SEPT 20, 1999
Walter P. Smith, PSM
Reg. Florida Surveyor & Mapper #4762

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies, in form, with the requirements of Chapter 177, Florida Statutes and with the requirements of the Florida Statutes.

SEPTEMBER 25, 1999 at 12:00 PM
Sandra Crawford
Clerk of Circuit Court
in and for Brevard County, Florida

TAX PARCEL #13
PORTION OF O. R. 626, PAGE 634
(UNPLATTED)

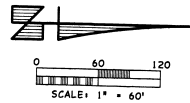


LEGEND OF ABBREVIATIONS:

- SE = SOUTHEAST
- NE = NORTHEAST
- P. U. = PUBLIC UTILITY
- D. = DRAINAGE
- FND. = FOUND
- O. R. = OFFICIAL RECORDS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- EASE. = EASEMENT
- TYP. = TYPICAL

RESTRICTIONS:
O. R. _____ PAGE _____
O. R. _____ PAGE _____

JOINDER:
O. R. 4069 PAGE 1098
O. R. _____ PAGE _____



r.m. packard
Surveying & Mapping
1007 Rockledge Drive
Rockledge, Florida 32955
Tel.: (407) 632-4335