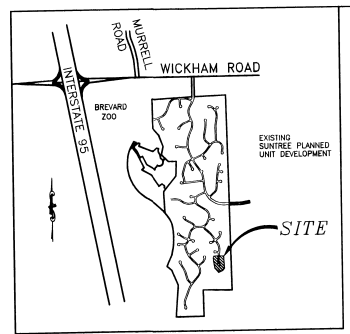


DRAWING NUMBER:  
**45-57**

DRAWING NUMBER:  
DATE: FEBRUARY 24, 2000

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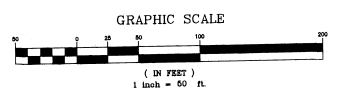
VICINITY MAP  
N.T.S.  
GENERAL NOTES

- The bearing structure shown herein is assumed, based on the West line of Section 14, Township 26 South, Range 36 East, as being N 00°59'47" W as shown on the Plat of Baytree Planned Unit Development Phase 2, Stage 1 as recorded in Plat Book 45, Page 23-25.
- Each lot shown herein ("Lot") is subject to easements and restrictions shown herein and to matters contained in the Declaration of Conditions, Covenants and Restrictions for Baytree Golf & Country Club as same is recorded in the Public Records of Brevard County, Florida and as same may be amended from time to time (the "Declaration").
- Each Lot shown herein is encumbered by a drainage and utility easement being one-half feet (7.5') in width from each side Lot line and ten feet (10') in width fronting along all roadways, unless otherwise noted.  
In the event that an area greater than one Lot is intended as a building site, the boundaries of the intended Lot shall carry said drainage and utility easements as side easements. Prior to any reconfiguration of any of the Lots shown herein and if any side Lot line easement in fact utilized for drainage or utilities, then and in such event the original easement shall remain until such drainage and/or utility line relocated to the intended building site boundary. The term "utilities" shall include electrical, telephone, cable television and other telecommunication services.
- Tract "A" roadway depicted herein are private roads owned by Baytree Community Development District which roadways shall be utilized for pedestrian and vehicular ingress and egress over, across, upon and through said roadway, reservoir, tower, unto Baytree Golf & Country Club, Ltd., its successors and assigns, all rights, privileges and easements thereon as described in that certain Special Warranty Deed recorded in Official Records Book 3308, Page 4198, Public Records of Brevard County, Florida.
- All plotted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services, Southern Bell Telephone, Florida Power & Light and other utilities, in accordance with Chapter 177.091 (28) Florida Statutes.
- Lots abutting adjacent platted tracts shall not have riparian rights with respect to any adjacent drainage facilities (including lakes and ponds), drainage structures or aquatic landscape features which may be constructed therein or thereon.
- All streets shown herein shall also be dedicated access and utility easements for the maintenance of a sanitary sewer system in benefit of Brevard County.
- All streets shown herein shall also be dedicated access and utility easements for the maintenance of a potable water system in benefit of City of Cocoa.
- Lot corners are to be set in accordance with Chapter 177.091(9) Florida Statutes.
- Tract G7A shall be reserved for use as golf course / open space and no structures may be erected or constructed upon this tract.

**LEGEND**

- - INDICATES PERMANENT CONTROL POINT (MARK & DISK - STAMPED "P.C.P. L.S. # 3913)
- - INDICATES PERMANENT REFERENCE MONUMENT (1" X 1" CONCRETE MONUMENT STAMPED "P.R.M. L.S. # 3914" (SET)
- - INDICATES PERMANENT REFERENCE MONUMENT MARKED "S.3914 (FOUND)
- ▲ - CENTRAL ANGLE OF CURVE (DEG/RA)
- T - TANGENT LENGTH OF CURVE
- L - RADIAL LENGTH OF CURVE
- R - RADIUS OF CURVE
- END - DRAINAGE
- ESMT - EASEMENT
- PSUM - PUBLIC UTILITY & DRAINAGE EASEMENT (TYP)
- RT - RIGHT OF WAY
- GEN - CENTERLINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PL - PLAT BOOK
- PG - RANGES
- Q - QUAD
- NR - NON RADIAL LINE
- DR - DRAINAGE EASEMENT
- P.U.D. - PLANNED UNIT DEVELOPMENT
- PC - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- D&U - DRAINAGE & UTILITY EASEMENT
- U - UTILITY EASEMENT

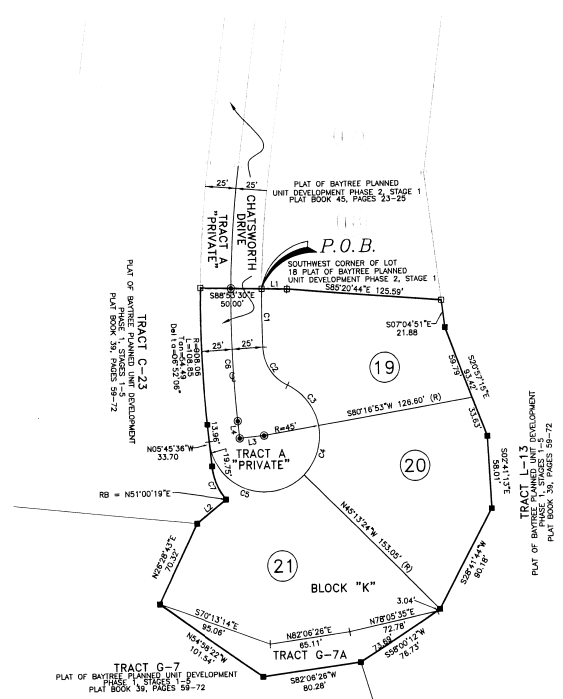
DESCRIPTION:  
A parcel of land lying within Section 23, Township 26 South, Range 36 East Brevard County, Florida, more particularly described as follows:  
Commencing at the Southwest corner of Lot 18 of the Plat of Baytree Planned Development Phase 2, Stage 1, Plat Book 45, Page 23-25 Public Records of Brevard County, Florida; said point being the POINT OF BEGINNING; thence S88°33'30"E, along the South line of said Lot 18, 20.48 feet; thence continue along said South line of Lot 18 S85°20'44"E, 125.59 feet; thence departing from said South line S07°04'51"E, 21.88 feet; thence S20°57'13"E, 83.42 feet; thence S22°41'13"E, 58.01 feet; thence S22°41'44"W, 50.18 feet; thence S82°00'12"W, 78.73 feet; thence S82°08'28", 80.28 feet; thence N04°58'22"W, 101.54 feet; thence N28°28'43"E, 70.32 feet; thence N10°10'19"E, 30.75 feet; to a nontangent curve, curvose Easterly, having a radius of 50.00 feet and a radial bearing of N01°00'19"E, thence Northerly along the arc of said curve, a distance of 150.00 feet; through a central angle of 33°14'05", to the curve and, thence N02°45'30", 33.70 feet; to the point of a curve, curvose Easterly, having a radius of 608.08 feet; thence Northerly along the arc of said curve, a distance of 108.85 feet; through a central angle of 06°52'05", to a nontangent line, thence S88°53'30"E, 50.00 feet, to the POINT OF BEGINNING; containing 1.34 acres.



**PLAT OF CHATSWORTH SOUTH**

A REPLAT OF LOTS 19, 20, 21 OF  
PLAT OF BAYTREE PLANNED UNIT DEVELOPMENT  
PHASE 2, STAGES 1 AS RECORDED IN  
PLAT BOOK 45, PAGES 23-25.

**SECTION 23, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA**



LINE	BEARING	LENGTH
L1	S88°33'30"E	20.48
L2	N01°00'19"E	30.75
L3	N04°58'22"W	101.54
L4	S02°45'30"E	13.98

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	BEARING
C1	46.25	858.08	03°09'13"	46.25	S02°28'10"E
C2	38.05	35.00	82°13'45"	38.05	S33°02'27"E
C3	42.84	45.00	54°32'58"	41.24	N36°58'36"W
C4	42.80	45.00	54°29'47"	41.21	N17°31'45"E
C5	101.68	45.00	129°27'49"	81.99	S22°28'30"E
C6	108.88	833.08	08°52'05"	105.79	S02°18'33"E
C7	29.00	50.00	33°14'05"	28.80	S22°42'38"E

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 SUPERPLANTED 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.

THIS PLAT PREPARED BY  
**B.S.E. CONSULTANTS, INC.**  
CONSULTING, ENGINEERING, LAND SURVEYING  
312 S. Harbor City Blvd. Suite 4, Melbourne, Florida (407) 725-3874

DATE: FEBRUARY 24, 2000

PLAT BOOK 45 PAGES 27  
SHEET 1 OF 1  
SECTION 23, TWP. 26 S., RANGE 36 E.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in  
**PLAT OF CHATSWORTH SOUTH**

Hereby dedicate to Brevard County for the perpetual use of the public on easement over and across the roads and streets shown on this plat for ingress and egress for emergency vehicles and hereby dedicates to private utility companies for their perpetual use and easement over and across said roads and streets for the maintenance of utilities as described in the general notes. Except as shown in the general notes, no other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets, roads and other easements and common areas be privately owned and maintained and that the public and Brevard County have no right or interest therein.

IN WITNESS WHEREOF, the undersigned hereunto set their hand and seal on March 30, 2000

Witness: James D. Moffitt (Signature)  
Witness: James D. Moffitt (Signature)  
Witness: James D. Moffitt (Signature)

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on March 30, 2000 before me, an officer duly authorized to take acknowledgments in the State and County of FLORIDA, James D. Moffitt has appeared to me known to be the person 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.  
William A. Lane (Signature)  
NOTARY PUBLIC  
My Commission Expires: 12/31/2001

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and professional surveyor and map maker, duly hereby certify that on 1-25-00, he completed the survey of the lands as shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, Part 1, Florida Statutes, and that said land is located in Brevard County, Florida.

William A. Lane (Signature) Registration Number 3913  
WILLIAM A. LANE  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
(407) 725-3874  
B-000000  
Certificate of Authorization Number

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all easements dedicated for public use on this plat.  
James H. Heger (Signature)  
Chairman of the Board  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on 4-11-00 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
James H. Heger (Signature) Chairman of the Board  
Sandy Crawford (Signature) Clerk of the Board

**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 APRIL 14, 2000 at 1:40 P.M., File No. 2000-06757  
Sandy Crawford (Signature) Clerk of the Circuit Court in and for Brevard County, Fla.

**CERTIFICATE OF COUNTY 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.  
William A. Lane (Signature)  
County Surveyor, in and for Brevard County, Fla.