

SANDY PINES PRESERVE, PHASE 4

A SUBDIVISION WITHIN SANDY PINES DRIVE LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA BEING A "REPLAT" OF PORTIONS OF "FLORIDA INDIAN RIVER LAND COMPANY" RECORDED IN PLAT BOOK 1, PAGE 164

PLAT BOOK 48 PAGE 21
SHEET 1 OF 2
SEC. 27, TWP. 28 S., R6E. 37 E.

PLAT DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3/4 INCH IRON PIPE (NO IDENTIFICATION), WHICH MONUMENTS THE EAST 1/4 CORNER OF SAID SECTION 27, AND RUN N.00°41'33"E., ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 467.27 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SANDY PINES DRIVE (AN 80 FOOT WIDE RIGHT OF WAY DEDICATED BY "PORT MALABAR, UNIT FIFTY-NINE", RECORDED IN PLAT BOOK 32, PAGES 78 THRU 88 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE CONTINUE N.00°41'33"E., ALONG SAID EAST LINE, A DISTANCE OF 1112.68 FEET TO A POINT ON A SOUTH LINE OF LANDS DESCRIBED IN O.R. 3218, PAGE 3773 OF SAID PUBLIC RECORDS; THENCE N.88°03'03"W., ALONG SAID SOUTH LINE, A DISTANCE OF 163.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°03'03"W., ALONG SAID SOUTH LINE, A DISTANCE OF 627.48 FEET TO AN ANGLE POINT; THENCE S.00°28'46"W., ALONG SAID SOUTH LINE, A DISTANCE OF 34.08 FEET TO AN ANGLE POINT; THENCE N.88°03'03"W., ALONG SAID SOUTH LINE, A DISTANCE OF 200.00 FEET TO AN ANGLE POINT; THENCE N.00°28'46"E., ALONG SAID SOUTH LINE, A DISTANCE OF 34.08 FEET TO AN ANGLE POINT; THENCE N.88°03'03"W., ALONG SAID SOUTH LINE, A DISTANCE OF 42.96 FEET TO AN ANGLE POINT; THENCE N.88°03'03"W., ALONG SAID SOUTH LINE, A DISTANCE OF 25.94 FEET TO THE NORTHEAST CORNER OF TRACT "M" OF AFORESAID "PORT MALABAR, UNIT FIFTY-NINE"; THENCE S.00°28'46"W., ALONG AN EAST LINE OF SAID TRACT "M", A DISTANCE OF 422.30 FEET TO THE NORTHWEST CORNER OF LOT 47 OF "SANDY PINES PRESERVE, PHASE 3", RECORDED IN PLAT BOOK 46, PAGES 79 AND 80 OF SAID PUBLIC RECORDS; THENCE N.76°49'10"E., ALONG A NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 123.09 FEET TO AN ANGLE POINT; THENCE N.81°31'58"E., ALONG SAID NORTH LINE, A DISTANCE OF 30.11 FEET TO AN ANGLE POINT, SAID POINT BEING ON A 430.00 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF N.00°06'36"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE, THRU A CENTRAL ANGLE OF 33°33'26" A DISTANCE OF 252.09 FEET TO A POINT OF REVERSE CURVATURE OF A 190.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE, THRU A CENTRAL ANGLE OF 35°25'47" A DISTANCE OF 117.49 FEET TO A POINT OF TANGENCY; THENCE S.88°03'03"E., ALONG SAID NORTH LINE, A DISTANCE OF 174.56 FEET TO A POINT ON A 430.00 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF N.44°47'51"E.; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE, THRU A CENTRAL ANGLE OF 85°41'48" A DISTANCE OF 643.15 FEET; THENCE S.88°03'03"E., ALONG SAID NORTH LINE, A DISTANCE OF 194.69 FEET TO AN ANGLE POINT ON THE WEST RIGHT OF WAY LINE OF SPRING CREEK CIRCLE; THENCE N.00°41'33"E., ALONG SAID NORTH LINE AND WEST RIGHT OF WAY LINE, A DISTANCE OF 85.97 FEET TO AN ANGLE POINT; THENCE N.31°03'18"E., ALONG SAID NORTH LINE, A DISTANCE OF 37.96 FEET TO AN ANGLE POINT; THENCE N.94°08'48"E., ALONG SAID NORTH LINE, A DISTANCE OF 150.38 FEET TO AN ANGLE POINT; THENCE N.00°41'33"E., ALONG SAID NORTH LINE, A DISTANCE OF 59.12 FEET TO THE POINT OF BEGINNING; CONTAINING 11.035 ACRES.

SUBJECT TO EASEMENTS RECORDED IN O.R. 3218, PAGES 3768 AND 3769 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

SANDY PINES PRESERVE, PHASE 4

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL UTILITY EASEMENTS SHOWN / NOTATED TO THE PERPETUAL USE OF THE PUBLIC (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE BELOW NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND IT'S CORPORATE SEAL TO BE AFFIXED HERETO ON:

DATE: 6/12/02
BY: Benjamin E. Jeffries
BENJAMIN E. JEFFRIES, PRESIDENT
SANDY PINES DEVELOPMENT CORPORATION
ATTEST: C. Douglas Engle
C. DOUGLAS ENGLE, SECRETARY

SIGNED AND SEALED IN THE PRESENCE OF:
Irene Sullivan Irene Sullivan

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON June 10, 2002 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

RESPECTIVELY AS PRESIDENT AND SECRETARY 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 HERETO AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: Irene Sullivan
MY COMMISSION EXPIRES: June 10, 2003

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 4, 2002 HE 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(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BAY, FLORIDA 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: June 11, 2002
Robert M. Packard
ROBERT M. PACKARD, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #3867
FOR: R.M. PACKARD & ASSOC., INC.
1007 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (407) 632-8338
FLORIDA CORPORATE CERTIFICATE #6649

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON June 20, 1997 THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: Ed Seier
ATTEST: Alvin Passmore
CITY CLERK:

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

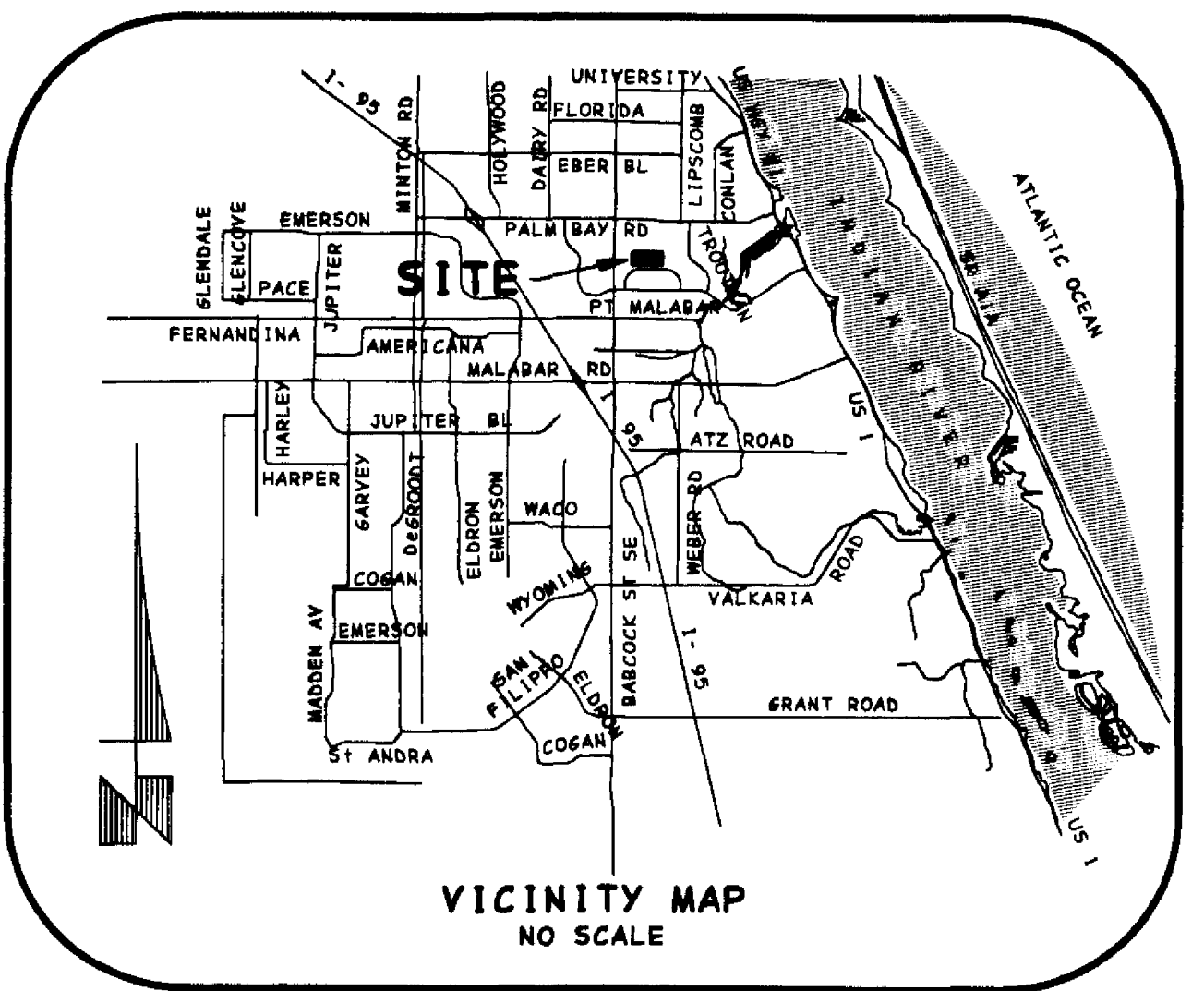
I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

Craig S. McKinnon
CRAIG S. MCKINNON, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #5057

CERTIFICATE OF CLERK

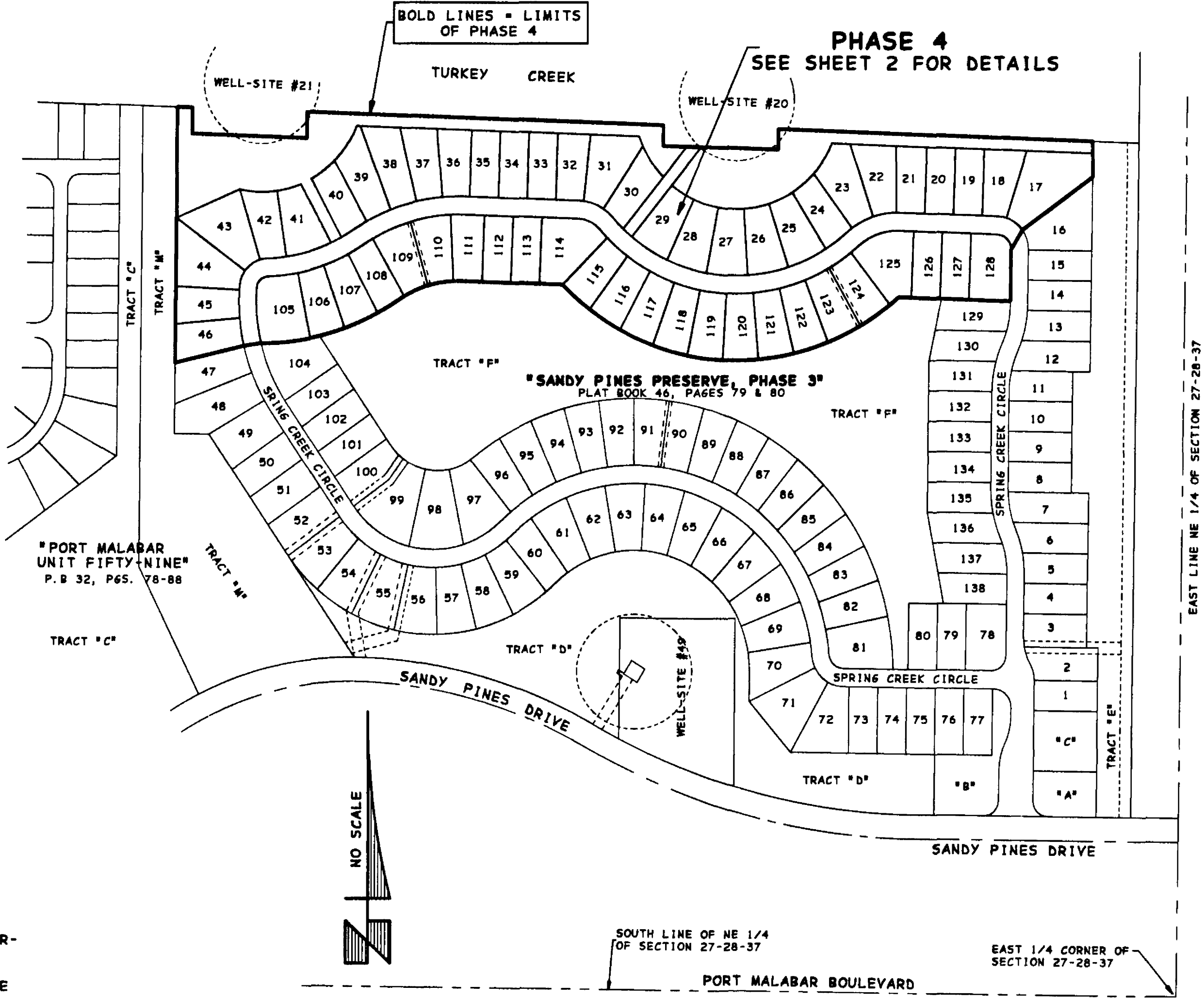
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER #177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON:

6/24/2002 FILE NO. 2002157408
Scott Sills
CLERK OF CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA



LEGEND OF ABBREVIATIONS:

RAD	▪	RADIUS
DEL	▪	DELTA (CENTRAL ANGLE)
ARC	▪	LENGTH OF CURVE
TAN	▪	TANGENT
CHD	▪	CHORD
BR6	▪	BEARING
DRAIN	▪	DRAINAGE
PU	▪	PUBLIC UTILITIES
EASE	▪	EASEMENT
SEC	▪	SECTION
O.R.	▪	OFFICIAL RECORDS
P6.	▪	PAGE
NR	▪	NON-RADIAL



SURVEYOR'S NOTES:

- - INDICATES PERMANENT REFERENCE MONUMENTS STAMPED "PACKARD / LS #3867 / PRM", UNLESS OTHERWISE NOTED.
 - - INDICATES PERMANENT CONTROL POINTS STAMPED "PACKARD / LS #3867 / PCP".
 - o - INDICATES BEGINNINGS AND ENDS OF CURVES AND / OR OTHER POINTS REQUIRING CLARIFICATION.
- 1.) THAT ROADWAY KNOWN AS "SPRING CREEK CIRCLE" IS PRIVATE AND DEDICATED TO THE "SANDY PINES PRESERVE PHASES THREE AND FOUR HOMEOWNERS ASSOCIATION, INC. FOR INGRESS - EGRESS, DRAINAGE AND UTILITIES, HOWEVER, AN EASEMENT IS HEREBY GRANTED FOR EMERGENCY AND MAINTENANCE VEHICLES.
 - 2.) A 15 FOOT WIDE EASEMENT IS HEREBY DEDICATED ALONG / ADJACENT TO THE RIGHTS OF WAY OF SPRING CREEK CIRCLE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE AND SIDEWALKS.
 - 3.) AN EASEMENT 5 FEET IN WIDTH ALONG ALL SIDE LOT LINES IS HEREBY DEDICATED TO THE "SANDY PINES PRESERVE PHASES THREE AND FOUR HOMEOWNERS ASSOCIATION, INC. AS A PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT, UNLESS OTHERWISE NOTED.
 - 4.) AN EASEMENT 10 FEET IN WIDTH ALONG THE REAR OF ALL LOTS IS HEREBY DEDICATED TO THE "SANDY PINES PRESERVE PHASES THREE AND FOUR HOMEOWNERS ASSOCIATION, INC. AS A PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT.
 - 5.) TRACTS "6" (PRESERVE / PRESERVATION) IS HEREBY DEDICATED TO THE "SANDY PINES PRESERVE HOMEOWNERS ASSOCIATION, INC."
 - 6.) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE RECORD PLAT OF "PORT MALABAR, UNIT FIFTY-NINE", RECORDED IN PLAT BOOK 32, PAGES 78 THRU 88. SPECIFICALLY, THE RIGHT OF WAY TANGENT FOR SANDY PINES DRIVE = A BEARING OF N89°18'24"W.
 - 7.) PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY 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, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.

NOTICE: THIS PLAT, AS RECORDED IN IT'S 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.

LOCATION & KEY MAP NO SCALE

RESTRICTIONS / COVENANTS / JOINDERS:

O.R. 4623, PAGE 2038
O.R. _____, PAGE _____
O.R. _____, PAGE _____



