



# LAURELWOOD AT BAYSIDE LAKES



A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA BEING A "REPLAT" OF PORTIONS OF SECTION 19, "FLORIDA INDIAN RIVER LAND CO." RECORDED IN PLAT BOOK 1, PAGE 165

### PLAT DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 19, AND RUN N89°45'12"E., ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 78.50 FEET TO A POINT ON AN EAST RIGHT OF WAY LINE OF MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL #37; THENCE N.00°27'08"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MELBOURNE - TILLMAN DRAINAGE DISTRICT CANAL #43-R, THE POINT OF BEGINNING; THENCE CONTINUE N.00°27'08"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1891.67 FEET TO THE SOUTHWEST CORNER OF TRACT "D-7" (DRAINAGE) OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE TWO", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.89°32'52"E., ALONG THE SOUTH LINE OF TRACT "D-7", A DISTANCE OF 822.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BAYSIDE LAKES BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY); THENCE S.45°27'08"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1262.81 FEET TO THE POINT OF CURVATURE OF A 1050.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 12°51'09" A DISTANCE OF 235.53 FEET TO THE NORTHWEST CORNER OF TRACT "D-9" OF AFORESAID "BAYSIDE LAKES COMMERCIAL CENTER, PHASE TWO"; THENCE S.31°41'43"W., ALONG A WESTERLY LINE OF SAID TRACT "D-9", A DISTANCE OF 306.85 FEET TO AN ANGLE POINT; THENCE S.00°14'48"E., ALONG THE WEST LINE OF SAID TRACT "D-9", A DISTANCE OF 355.00 FEET TO A POINT ON A NORTHERLY RIGHT OF WAY LINE OF MELBOURNE - TILLMAN DRAINAGE DISTRICT CANAL #43-R; THENCE S.53°18'08"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 410.00 FEET TO AN ANGLE POINT; THENCE S.89°45'12"W., ALONG A NORTH RIGHT OF WAY LINE OF SAID CANAL, A DISTANCE OF 1403.65 FEET TO THE POINT OF BEGINNING; CONTAINING 65.689 ACRES.

### DEDICATION:

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

### LAURELWOOD AT BAYSIDE LAKES

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL ROADS, STREETS, THROUGH-FARES AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF PALM BAY, FLORIDA (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: August 26, 2002  
TOWN CENTER PARTNERS, LTD.  
A FLORIDA LIMITED PARTNERSHIP

BY: Ben E. Jeffries  
BY: BAYSIDE LAKES DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION / GENERAL PARTNER  
BY: BENJAMIN E. JEFFRIES, PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

Irene Sullivan Irene Sullivan  
Maria A. Cox Maria A. Cox

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON August 26, 2002 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

Benjamin Jeffries

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 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: Irene Sullivan  
My Commission Expires: 9/5/04

### 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 30, 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.

DATE: 8/23/02

ROBERT M. PACKARD, PSM  
REGISTERED FLORIDA SURVEYOR & MAPPER #3867  
FOR: R.M. PACKARD & ASSOC., INC.  
1007 ROCKLEDGE DRIVE  
ROCKLEDGE, FLORIDA 32955  
TEL.: (407) 632-6335  
FLORIDA CORPORATE CERTIFICATE #6649

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON: JUNE 20, 2002  
THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: Ed Geier  
ATTEST: Albee Pearson SEAL  
CITY CLERK: \_\_\_\_\_

### CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

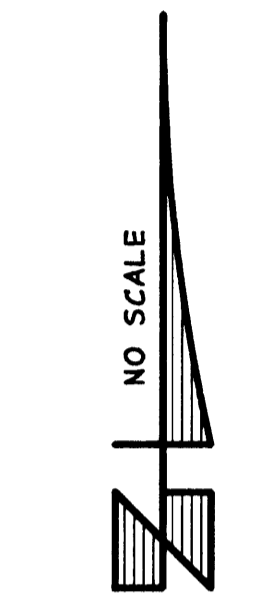
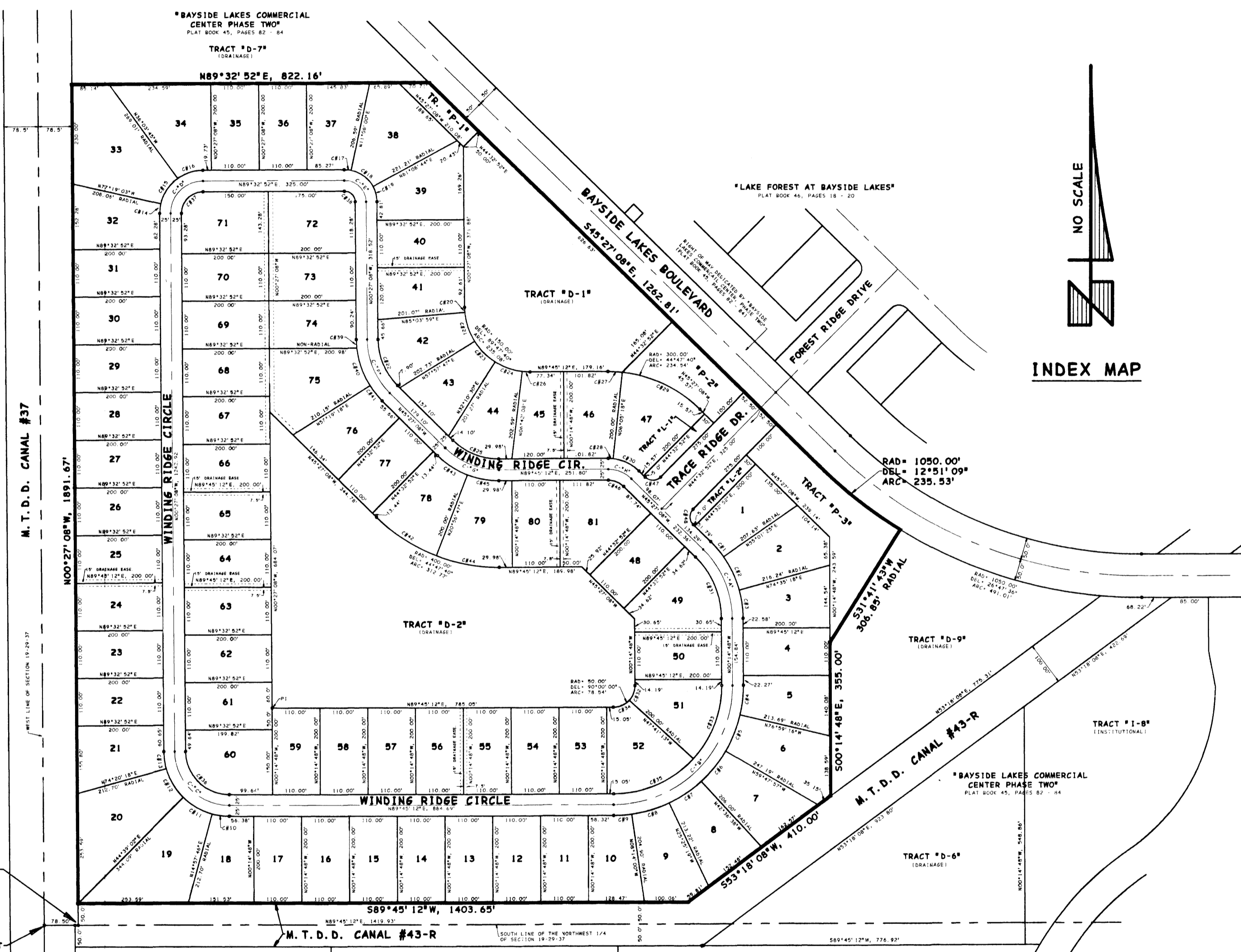
I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

Craig S. McInnon  
CRAIG S. MCINNON, PSM  
REGISTERED FLORIDA SURVEYOR & MAPPER #5057

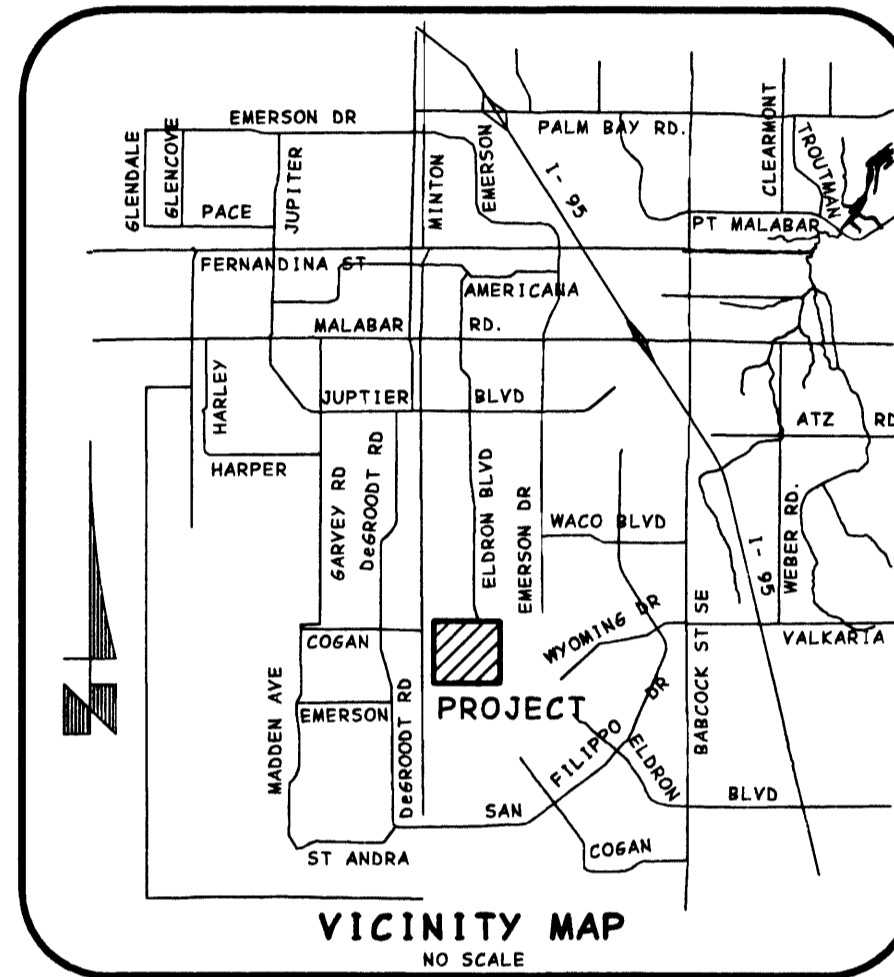
### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON: 08/30/2002 AT 2:54 PM FILE NO. 200219297

Scott's Office  
CLERK OF CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA



INDEX MAP



- LEGEND OF ABBREVIATIONS:
- RAD. = RADIUS
  - DEL. = DELTA (CENTRAL ANGLE)
  - ARC = LENGTH OF CURVE
  - TAN. = TANGENT
  - BRG. = BEARING (CHORD)
  - CHD. = CHORD
  - C# = CURVE NUMBER
  - S.F. = SQUARE FEET
  - EASE. = EASEMENT
  - M.T.D.D. = MELBOURNE - TILLMAN DRAINAGE DISTRICT

### SURVEYOR'S NOTES:

- INDICATES PERMANENT REFERENCE MONUMENTS STAMPED "PACKARD / LS #3867", UNLESS OTHERWISE NOTED.
  - INDICATES PERMANENT CONTROL POINTS STAMPED "PACKARD / LS #3867".
  - INDICATES THE POINTS OF CURVATURE, POINTS OF TANGENCY AND / OR OTHER PERTINENT POINTS REQUIRING CLARITY OR DEFINITION.
- 1.) THE BEARING STRUCTURE OF THIS SURVEY IS BASED ON THE RECORD PLAT OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE TWO", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84. SPECIFICALLY, THE RIGHT OF WAY LINE OF BAYSIDE LAKES BOULEVARD = A BEARING OF S.45°27'08"E.
  - 2.) A STRIP OF LAND 10 FEET IN WIDTH IS HEREBY DEDICATED WITHIN ALL LOTS ALONG / ADJACENT TO THE RIGHT OF WAY OF WINDING RIDGE CIRCLE FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
  - 3.) A STRIP OF LAND 5 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL SIDE AND REAR LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.
  - 4.) DRAINAGE EASEMENTS ALONG LOT LINES ARE PRIVATE AND HEREBY DEDICATED TO THE LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC. MAINTENANCE OF THESE EASEMENTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - 5.) TRACTS "D-1" AND "D-2" (DRAINAGE); "L-1" AND "L-2" (LANDSCAPE); AND "P-1", "P-2" AND "P-3" (PRESERVATION TRACTS) ARE TO BE DEDICATED TO, OPERATED BY AND MAINTAINED BY THE LAURELWOOD AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC. FOR ADDITIONAL REQUIREMENTS, LIMITATIONS AND / OR OTHER USES MAY BE FOUND IN THE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS.
  - 6.) 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 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.

### COVENANTS / RESTRICTIONS / JOINDERS:

O. R. \_\_\_\_\_, PAGE \_\_\_\_\_  
O. R. \_\_\_\_\_, PAGE \_\_\_\_\_  
O. R. \_\_\_\_\_, PAGE \_\_\_\_\_



