

OCEANSIDE VILLAGE PHASE THREE-A

A REPLAT OF LOTS S & W AND A PORTION OF LOTS M, N, O, R, T, U & X PLAT OF ASPINWALL, PLAT BOOK 1 PAGE 45 SECTION 14, TOWNSHIP 27 SOUTH, RANGE 37 EAST CITY OF MELBOURNE, COUNTY OF BREVARD

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.

NOTE:
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND,
ALL LOT CORNER MONUMENTATION WILL BE SET AS
1/2" IRON RODS WITH CAPS MARKED "LB 3608".

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.

SATELLITE BEACH PROFESSIONAL CENTER
1275 SOUTH PATRICK DRIVE, SUITE H
SATELLITE BEACH, FLORIDA, 32937-3955
PHONE (321) 773-4323
PROJECT NUMBER: 2020128
DRAWING NAME: OCEANSIDE-3A.DWG
DRAWN BY: DANIEL D. GARNER P.S.M. 6189

LEGAL DESCRIPTION:

All of Lots S and W and a portion of Lots M, N, O, R, T, U, and X, Plat of Aspinwall, according to the Plat thereof, as recorded in Plat Book 1, Page 45, of the Public Records of Brevard County, Florida, said land described in O.R. Book 4356, pages 1323-1324, O.R. Book 4356, pages 1325-1326, O.R. Book 4356, pages 1327-1328, of the said Public Records of Brevard County, said lands Lying in Section 14, Township 27 South, Range 37 East, of said Brevard County.

Beginning at the Northwest corner of Canova Beach Vacation Home sites, according to the Plat thereof, as recorded in Plat Book 10, Page 13, of the said Public Records of Brevard County, said point being on the West line of the Southwest 1/4 of Section 13, Township 27 South, Range 37 East, of said Brevard County; thence North 02°05'27" West along the said West line, a distance of 295.40 Feet to the Northeast corner of Lot Y, of the said Plat of Aspinwall and the POINT-OF-BEGINNING of the herein described parcel; thence South 73°59'30" West along the North line of said Lot Y, a distance of 775.00 Feet to the East Right-of-Way line of North Riverside Drive (a.k.a. South Patrick Drive) and the point of curvature of a non tangent circular curve concave to the Southwest, having a radius of 2,914.49 Feet, and a central angle of 17°30'11"; thence from a tangent bearing of North 37°22'41" West, run northwesterly along the said East Right-of-Way of North Riverside Drive and the arc of said curve an arc distance of 890.34 Feet; thence North 35°36'37" East, a distance of 180.01 Feet to the point of curvature of a non tangent circular curve concave to the Southwest, having a radius of 3,094.49 Feet, and a central angle of 01°24'40"; thence from a tangent bearing of North 54°51'09" West, run northwesterly along the arc of said curve an arc distance of 76.21 Feet; thence North 36°36'27" East, a distance of 465.98 Feet; thence North 24°13'01" West, a distance of 26.96 Feet; thence North 62°53'56" East, a distance of 147.14 Feet; thence North 05°59'39" East, a distance of 134.26 Feet; thence North 89°21'30" East, a distance of 39.57 Feet to the point of curvature of a circular curve concave to the South, having a radius of 600.00 Feet and a central angle of 37°14'57"; thence easterly along the arc of said curve an arc distance of 390.07 Feet; thence South 53°23'33" East, a distance of 473.62 Feet to the point of curvature of a circular curve concave to the Northeast, having a radius of 370.00 Feet and a central angle of 20°45'19"; thence southeasterly along the arc of said curve an arc distance of 134.03 Feet to the said West line of the Southwest 1/4 of Section 13; thence South 02°05'27" East, a distance of 730.81 Feet to the POINT-OF-BEGINNING. Containing 29.607 Acres of land more or less.

Notes:

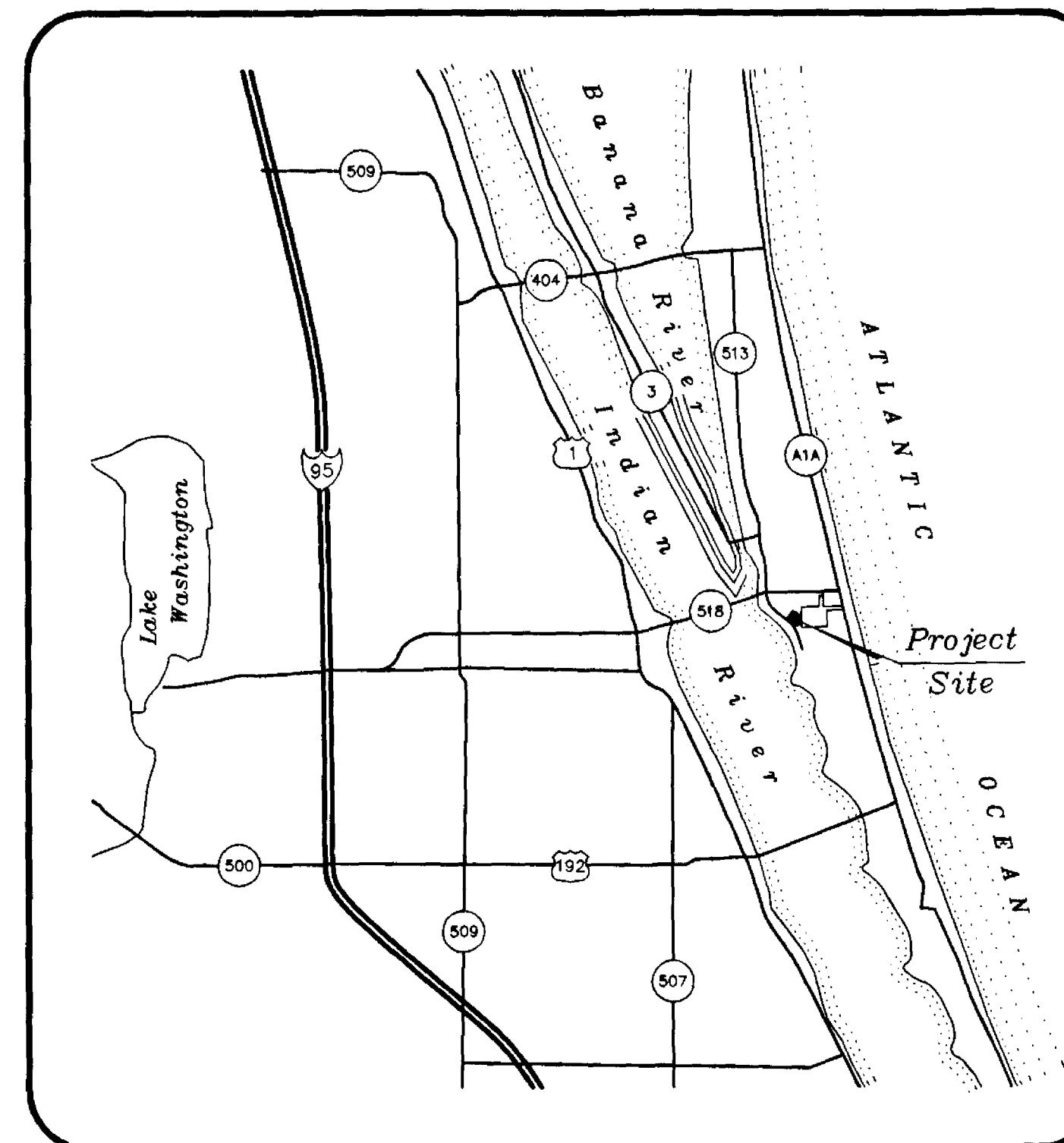
- The bearings shown hereon are referenced to an assumed value of North 02°05'27" West for the West line of the Southwest 1/4 of Section 13, Township 27 South, Range 37 East, Brevard County, Florida.
- The following easements are hereby reserved:
 - An easement 3.75 Feet in width along all side and rear Lot lines, is hereby dedicated for the installation and maintenance of Public utilities and cable television services unless otherwise shown.
 - A nonexclusive easement 10 Feet in width across the front of all Lots and Tracts and parallel with and adjacent to all road rights-of-way with the exception of lands outside the boundary of the Plat are hereby dedicated for the installation of electric and other utilities.
 - A nonexclusive easement 5 Feet in width along the frontage of North Riverside Drive is hereby dedicated for the installation of electric utilities. The developer and the Oceanside Village Homeowners Association reserves the right to landscape this easement, and construct screening amenities within the rear 2 Feet of said easement.
 - A nonexclusive easement 10 Feet in width along the South boundary line as shown hereon is hereby dedicated for the installation of electric utilities. The developer (Oceanside Village, Inc.) and the Oceanside Village Homeowners Association reserves the right to construct screening amenities within the South 3 Feet of said easement.
 - Where more than one Lot or parts of one or more Lots are intended to be used as a single building site, the outside boundaries of that building site shall carry the side Lot line easements, provided that no utilities exist within said easement and proper verification has been made. This does not apply to the line between Lots 2 and 3, Lots 9 and 10, Lots 18 and 19, Lots 26 and 27, Lots 28 and 27, Lots 29 and 30, Lots 40 and 41, Lots 48 and 49, Lots 68 and 69.
 - 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. This note shall not apply to those private easements granted to or operated by a particular electric, telephone, gas, or other Public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission. The term Public utilities includes but is not limited to electric service, telephone service, fiber optic communication and cable television services, natural gas, water sewer, and drainage structures.
- As utilized in the notes and as shown hereon, the term "electric" easement shall specifically include Florida Power and Light Co. and shall not exclude other suppliers of electricity.
- Tract A (3.91 Acres more or less) is hereby conveyed to, controlled by, and maintained by the Oceanside Village Homeowners Association for storm water management.

- No alteration, including excavation or filling shall be permitted in the lake drainage easement as shown hereon.
- Tract B (6.39 Acres more or less) is hereby conveyed to, controlled by, and maintained by the Oceanside Village Homeowners Association for a private road.
- Tract C (0.13 Acres more or less) is hereby conveyed to, controlled by, and maintained by the Oceanside Village Homeowners Association for landscape and screening amenities.
- Fencing of easements are regulated by city code appendix D, Chapter 9, Section 9.47(d).
- Potable water distribution system shall be conveyed to the City of Melbourne.
- Gravity sewer collection system shall be conveyed to the County of Brevard.
- For protective covenants and restrictions see O.R. Book 4478 Page 1199, of the Public Records of Brevard County, Florida.
- For joinders and dedication see O.R. Book 4478 Page 1198.
- No driveway shall be constructed over the Brevard County sanitary sewer laterals within Lot 68 and Lot 75.
- Site Data:

Total Lots 75
Average Lot size 75'x 135'
Building setbacks (per the City of Melbourne R-2 (cap 3) zoning applicable at the time of recording)
Land use: Low Density Residential
Density: 2.6 Units per acre
Front = 20 Feet
Rear = 26 Feet
Side = 7.5 Feet
Side corner = 20 Feet to either Right-of-Way
Melbourne subdivision no. SD-1999-02A

Building setbacks must be verified with the City of Melbourne Zoning Department prior to construction of homes.

VICINITY MAP
(NOT TO SCALE)



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in OCEANSIDE VILLAGE PHASE THREE-A hereby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and an easement for the installation and maintenance of utilities over and under Tract B, noted as a private road as shown hereon and an easement over Tracts A and B and the drainage easements shown hereon pursuant to the recorded storm water maintenance agreement. No other easements are dedicated or granted to the public, unless shown otherwise, it being the intention of the undersigned that all streets and other easements and common areas be privately owned and maintained by the Oceanside Village Homeowners Association and that the public and City of Melbourne Has no right or interest therein, however the City of Melbourne has the right to access for inspection.

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 W. Todd Schweizer, Vice President

Attest: Michael L. Iovieno, Vice President

Signed and sealed in the presence of:

Oceanside Village, Inc.
4 Laguna Street, Suite 201
Fort Walton Beach, Florida 32548

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on August 29th, 2002 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared W. Todd Schweizer and Michael L. Iovieno respectively as Vice President and Vice President 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 thereto 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 hereto set my hand and seal of the above date.
Notary Public
My Commission Expires 12/25/04

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on March 13, 2002 I completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and complies with all the survey requirements of Chapters 177 Part 1 & 472 Florida Statutes; and that said land is located in Brevard County Florida. Dated August 28, 2002

Jonathan M. Mott Registration No. 5060
Jonathan M. Mott P.L.S. 5060
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.

Michael J. Sweeney, RLSM 4870
Reviewing Surveyor for the City of Melbourne.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 6/25/2002 the MELBOURNE CITY COUNCIL approved the foregoing plat

ATTEST Carol A. Bunch
CITY CLERK

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

ATTEST: THIS IS TO CERTIFY, That on JUNE 6, 2002 the zoning commission of the above City approved the foregoing plat.

Edwin Vin
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 09/06/2002 at 4:54 PM

File No. 2002229356
Scott Ellis Deputy Clerk
Clerk of the Circuit Court
in and for Brevard County, FL

