

PLANTATION POINT PHASE TWO

A SUBDIVISION LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, COUNTY OF BREVARD, FLORIDA AND A REPLAT OF TRACT II OF VENTANA PHASE TWO AS RECORDED IN PLAT BOOK 46, PAGES 77-78

LEGAL DESCRIPTION:

A portion of lands Described in O.R. BOOK 2240, Page 2937, of the Public Records of Brevard County, Florida, and all of Tract II, Ventana Phase Two, according to the Plat thereof, as recorded in Plat Book 46, Pages 77-78, of the said Public Records of Brevard County, lying in Section 22, Township 25 South, Range 36 East, of said Brevard County and being more particularly described as follows:

Beginning at the Southwest corner of said Tract II, and the Southeast corner of Lot 64, of said Ventana Phase Two, said point being the POINT-OF-BEGINNING of the herein described parcel of land; thence North 00°21'56" East along the West line of said Tract II and the East line of said Lot 64, a distance of 110.26 Feet; thence South 89°38'04" East along the North line of said Tract II, a distance of 36.79 Feet to the East line of said Ventana Phase Two; thence along the East line of the said Ventana Phase Two for the following five calls, North 00°21'56" East, a distance of 258.00 Feet; thence North 59°15'27" West, a distance of 96.50 Feet; thence North 38°21'56" West, a distance of 77.54 Feet; thence North 28°38'04" West, a distance of 126.61 Feet; thence North 00°21'56" East, a distance of 287.98 Feet to the South line of Tract E, Ashwood Lakes Phase Four, according to the Plat thereof, as recorded in Plat Book 45, Page 64, of the said Public Records of Brevard County, Florida; thence South 89°38'04" East along the said South line, a distance of 193.14 Feet to the East line of the said Tract E; thence North 00°21'56" East along said East line, a distance of 123.82 Feet to the South line of the said Tract E; thence South 89°38'04" East along the said South line and the South line of Ashwood Lakes Phase Five, according to the Plat thereof, as recorded in Plat Book 46, pages 75-76, of the said Public Records of Brevard County, Florida and it's Easterly extension, a distance of 1,029.03 Feet; thence South 46°42'28" East, a distance of 148.12 Feet; thence South 00°21'56" West, a distance of 601.01 Feet; thence South 89°58'00" West, a distance of 50.00 Feet; thence South 00°02'00" East, a distance of 120.00 Feet; thence South 89°58'00" West, a distance of 120.84 Feet; thence South 00°21'56" West, a distance of 54.92 Feet to the point of curvature of a non tangent circular curve concave to the North, having a radius of 175.00 Feet, and a central angle of 03°10'38"; thence from a tangent bearing of South 89°38'04" East, run Easterly along the arc of said curve an arc distance of 9.70 Feet; thence South 00°21'56" West, a distance of 115.28 Feet to a point on the South line of said Section 22; thence South 89°58'00" West along the said South line and the Easterly extension of the South line of said Ventana Phase Two, a distance of 1,014.00 Feet to the POINT-OF-BEGINNING. Containing 27.083 Acres of land more or less.

Notes:

- The bearings shown hereon are referred to an assumed value of N 89°58'00" E for the South line of Section 22/25/36, said bearing is identical with O.R. Book 2240, Page 2937.
- The following easements are hereby reserved:
 - An easement 5 Feet in width along all sides Lot lines is hereby dedicated for the installation and maintenance of Public utilities and cable television services unless otherwise shown.
 - An easement 10 Feet in width contiguous with and outside of the road rights-of-way dedicated by this Plat is reserved for the installation of Florida Power and Light (F.P.&L.) facilities and other Public utilities unless otherwise noted.
 - All drainage and maintenance easements shown hereon are dedicated to The Plantation Point Homeowners Association unless shown as Public.
- 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.
- Tracts C and L are hereby conveyed to, controlled by, and maintained by the Plantation Point homeowners association for storm water management.
- Tracts J are hereby conveyed to, controlled by, and maintained by the Plantation Point homeowners association for preservation, conservation and storm water management.
- Tract J and portions of Lots 69 and 70, and Lots 78-81, inclusive, are subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes, AND ARMY CORPS OF ENGINEERS PERMIT # 200100994 (SP-AP).
- Tract O is hereby conveyed to, controlled by, and maintained by the Plantation Point homeowners association for landscape amenities.
- No construction of permanent structures are allowed within the preservation and conservation Tracts and or easements. No alteration or filling is allowed within the preservation and conservation Tracts except that which are permitted through the applicable agencies.
- The developer must abide by conditions as noted in Section 57.15 of the Land Development Regulations for the construction, operation and maintenance of the wet detention ponds.
- For protective covenants and restrictions see O.R. Book 4732 PG. 3650 of the Public Records of Brevard County, Florida.
- For joinders and dedication see O.R. Book 4732 PG. 3649
- Site Data:

Total Lots 74

Setbacks

Front = 25'
Rear = 20' (15' with screened porch)
Side = 8' on one side, 10' on the other side
Side corner = 25' to either Right-of-Way

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.

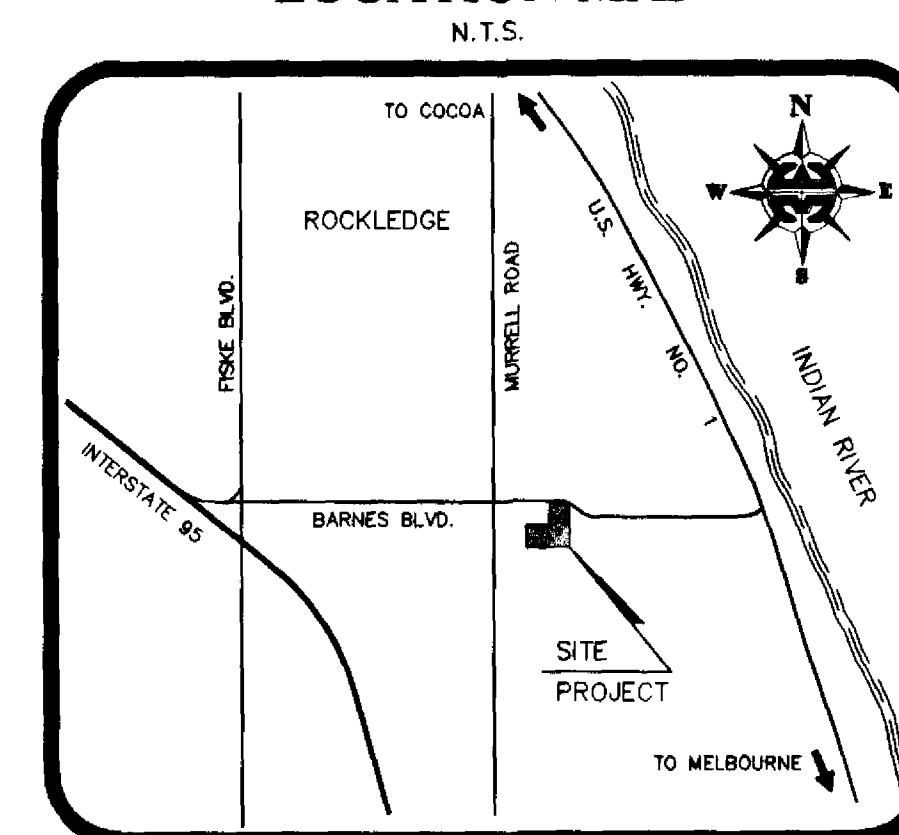
SATELLITE BEACH PROFESSIONAL CENTER
1275 SOUTH PATRICK DRIVE, SUITE H
SATELLITE BEACH, FLORIDA, 32937-3955
PHONE (321) 773-4323
PROJECT NUMBER: 2010465
DRAWING NAME: PLANTATION PH2.DWG
DRAWN BY: EDWARD A. WHYTE
CHECKED BY: DANIEL D. GARNER, P.S.M. 6189

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".

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.

LOCATION MAP



DEDICATION

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

PLANTATION POINT PHASE TWO

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all utility easements and streets / roads to the perpetual use of the public and IN WITNESS WHEREOF, 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

By: Arthur F. Evans III PLANTATION POINT L.L.C.
Managing Member 1688 W. Hibiscus Blvd.
Melbourne, FL 32901

Attest: Timothy C. Jelus
Member

Signed and sealed in the presence of: Elizabeth Kennedy
Notary Public

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on August 15, 2002 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Arthur F. Evans III and Timothy C. Jelus

respectively as managing members of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individuals and members described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such members thereunto 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 on the above date.

Elizabeth Kennedy SEAL
NOTARY PUBLIC ELIZABETH E. KENNEDY
Notary Public, State of Florida
My Commission Expires Aug. 31, 2004
Comm. No. CC 964859

CERTIFICATE OF SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on September 5, 2001 I 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 by law, and that Permanent Control Points ("P.C.P.s") and monuments according to Sec. 177.091(1) F.S., will be set under the guarantees posted with the City of Rockledge 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 July 31, 2002

Jonathan M. Mott P.L.S.
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.

9/4/02
Robert M. Packard P.S.M.
Reg. Florida Surveyor & Mapper #3867

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on Nov. 6, 2002 the Rockledge City Council approved the foregoing plat
ATTEST: Betsy Betty Moore
Betsy Betty Moore, CITY CLERK

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on _____ the zoning commission of the above _____ approved the foregoing plat.

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 November 7, 2002 at 10:02 AM
File No. 2002281070
Scott Ellis Deputy Clerk
Clerk of the Circuit Court
in and for Brevard County, FL

