

# LAUREL RUN AT MEADOWRIDGE - PHASE TWO

A SUBDIVISION OF A PART OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST LYING IN THE CITY OF TITUSVILLE, 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

### LAUREL RUN AT MEADOWRIDGE - PHASE TWO

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets and easements shown thereon 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 its corporate seal to be affixed hereto on MARCH 11, 2003

By: Joseph J. Sanders  
Vice President: Condev Corporation, a Florida corporation  
2479 Aloma Avenue  
Winter Park, Florida 32790-1748

ATTEST:  
Signed and sealed in the presence of: Reagan Keith

### CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF ORANGE  
The foregoing instrument was acknowledged before me this 11th day of March, 2003 (date) by Joseph J. Sanders (name of officer or agent, title of officer or agent) of Condev Corporation (name of corporation acknowledging), a Florida state or place of incorporation) corporation, on behalf of the corporation. (He/She is personally known to me) or has produced (type of identification) as identification and did/did not take an oath.  
Reagan Keith (Signature of Acknowledger)  
Reagan Keith (Name of Acknowledger)  
(Title or Rank)  
(Serial Number)  
My Commission Expires 11/23/06

### CERTIFICATE OF SURVEYOR

I hereby certify that this plat was prepared under my direction and supervision and that the plat complies with Chapter 177, Part 1 of the Florida Statutes.

Dennis W. Wright Registration No. 4014  
Dated 3-7-03  
Honeycutt and Associates Inc.  
5195 South Washington Avenue  
Titusville, Florida 32780  
Certificate of Authorization No. LB 6762

### CERTIFICATE OF CITY SURVEYOR

PLAT REVIEWED BY Lynn E. Sanders P.S.M. No. 4863

WITH THE CITY OF TITUSVILLE, FLORIDA, FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

Lynn E. Sanders DATE: 4-10-03

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on January 14, 2003 the Titusville City Council approved the foregoing plat.

Ronald S. Swank  
MAYOR

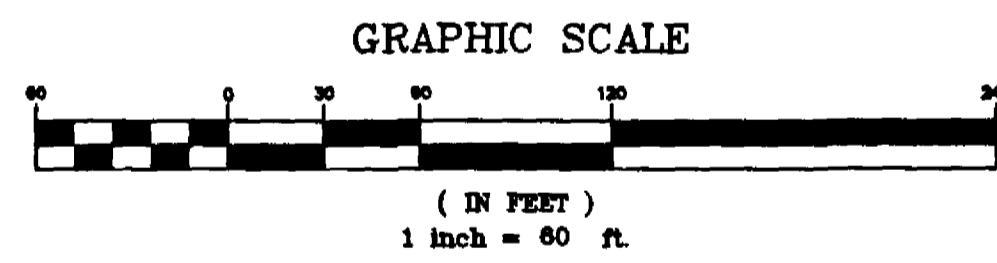
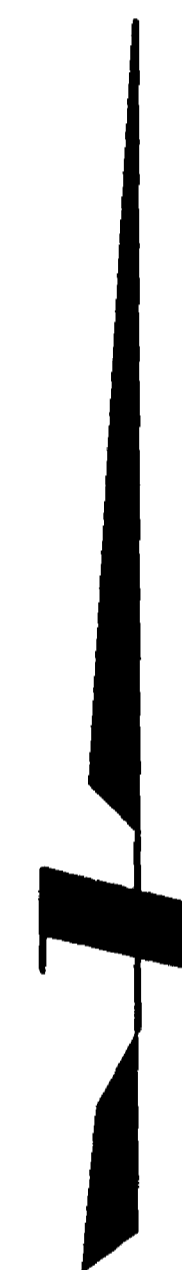
ATTEST:  
Karen J. Roumalla  
CITY CLERK

### 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 APRIL 10, 2003 at 11:11 AM File No. 2003-3633  
Karen J. Roumalla  
Clerk of the Circuit Court  
in and for Brevard County, Florida DEPUTY CLERK

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF TRACT A AS SHOWN ON THE PLAT OF THE OAKTRAILS AT MEADOWRIDGE UNIT III AS RECORDED IN PLAT BOOK 35, PAGE 76 AND SAID POINT BEING THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF LAUREL RUN AT MEADOWRIDGE - PHASE ONE AS RECORDED IN PLAT BOOK 47, PAGE 88 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID PLAT OF LAUREL RUN AT MEADOWRIDGE - PHASE ONE, THE FOLLOWING SEVENTEEN COURSES AND DISTANCES; THENCE S.00°12'53"E, 259.69 FEET; THENCE S.60°11'56"E, 49.82 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 175.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.08°22'53"W; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°12'37", 18.97 FEET; THENCE S.00°10'16"W, 50.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 225.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.00°10'16"W; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°36'59", 37.76 FEET; THENCE S.09°47'15"W, 139.09 FEET; THENCE S.88°21'37"W, 41.73 FEET; THENCE N.47°00'51"W, 265.65 FEET; THENCE S.75°02'02"W, 28.93 FEET; THENCE S.84°09'10"W, 238.53 FEET; THENCE S.29°41'19"E, 35.08 FEET; THENCE S.60°18'41"W, 50.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.60°09'10"E; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'07", 13.42 FEET; THENCE S.68°57'06"W, 127.58 FEET; THENCE N.29°45'20"W, 151.75 FEET; THENCE N.21°13'55"W, 75.00 FEET; THENCE N.04°00'02"W, 157.10 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT C AS SHOWN ON THE AFORESAID PLAT OF THE OAKTRAILS AT MEADOWRIDGE UNIT III; THENCE ALONG THE BOUNDARIES OF SAID PLAT OF THE OAKTRAILS AT MEADOWRIDGE UNIT III, THE FOLLOWING THREE COURSES AND DISTANCES: THENCE S.85°52'03"E, 81.88 FEET; THENCE N.64°07'57"E, 355.06 FEET; THENCE N.88°38'46"E, 327.85 FEET TO THE POINT OF BEGINNING.  
CONTAINING 5.85 ACRES MORE OR LESS.

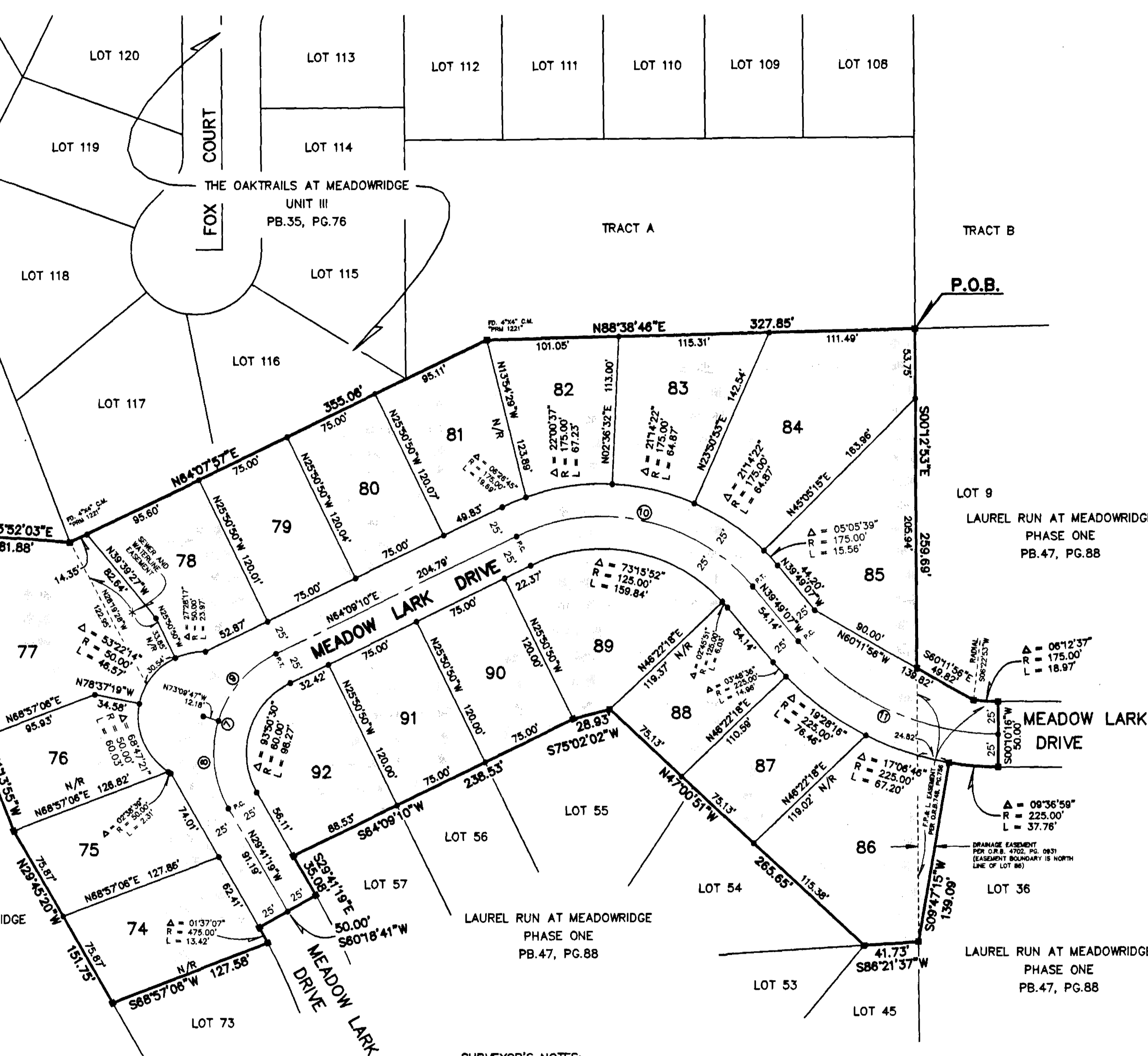


### LEGEND

- C.M. = Concrete Monument
- FD = Found
- F.P.L. = Florida Power and Light
- I.P. = Iron Pipe
- I.R. = Iron Rod
- ORB, PG. = Official Records Book and Page
- R/W = Right-of-way
- P = Plat
- P.C. = Point of Curvature
- P.C.P. = Permanent Control Point
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.O.T. = Point of Termination
- P.R.M. = Permanent Reference Monument
- P.T. = Point of Tangency
- P.U.&D. ESMT. = Public Utility & Drainage Easement
- SB = Setback
- R.P. = Radius Point
- TYP = Typical
- ⊕ = Centerline
- P.R.C. = Point of Reverse Curvature
- P.C.C. = Point of Compound Curvature
- Δ = Delta Angle

### SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A BEARING OF S.00°12'53"E., AS SHOWN ALONG THE WEST LINE OF LOT 9, LAUREL RUN AT MEADOWRIDGE AS RECORDED IN PLAT BOOK 47, PAGE 88, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- 2) ● WHEN SHOWN ALONG CENTERLINE OF STREETS INDICATE SET PK NAIL AND DISK STAMPED "PCP PLS 4014"
- 2) ● WHEN SHOWN ALONG LOT LINES OR ON LOT CORNERS INDICATE SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762" OR "LB 6762 WITNESS"
- 3) ■ INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM PLS 4014" UNLESS OTHERWISE SHOWN HEREON.
- 4) THE TERM "PUBLIC UTILITY EASEMENT" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH AND CABLE TELEVISION SERVICES. NO 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 FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 5) THERE SHALL BE A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT CONTIGUOUS TO ALL INTERIOR SIDE LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT CONTIGUOUS TO ALL FRONT AND REAR LOT LINES. THERE SHALL BE A 10.00 FOOT WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ALONG SIDE LOT LINES OF CORNER LOTS ADJACENT TO STREET RIGHTS OF WAYS.
- 6) WHEN LOTS OR PARTS OF LOTS ARE COMBINED INTO A SINGLE PARCEL, UN-UTILIZED SIDELINE EASEMENTS SHALL RESCIND TO THE SIDE LINES OF SAID PARCEL.
- 7) "N/R" INDICATES SIDE LOT LINE THAT IS NOT RADIAL TO A CURVED FRONT LOT LINE.
- 8) THERE SHALL BE A 10.00 FOOT WIDE SIDEWALK EASEMENT ALONG ALL LOT BOUNDARIES WHICH ARE CONTIGUOUS TO STREET RIGHTS OF WAY.
- 9) FOR JOINERS IN DEDICATION SEE O.R.B. 4876 PAGE 3533
- 10) FOR RESTRICTIONS SEE O.R.B. 4876 PAGE 3527



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
7	93°30'30"	85.00	139.22	90.90	124.17	S171°35'55"W
8	46°31'32"	85.00	69.02	36.54	67.14	S06°25'33"E
9	47°18'58"	85.00	70.19	37.24	68.22	S40°29'42"W
10	76°31'43"	180.00	198.04	117.25	184.78	N77°49'58"W
11	50°00'37"	200.00	174.57	93.28	169.08	S84°49'25"E

PREPARED BY:  
**Honeycutt & Associates, Inc.**  
ENGINEERS • SURVEYORS • PLANNERS  
5195 South Washington Avenue • Titusville, FL 32780  
(321) 267-6233 Fax (321) 269-7847  
CERTIFICATE OF AUTHORIZATION NO. LB 6762

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.