

# EDGEWATER LANDINGS

A SUBDIVISION IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST,  
BREVARD COUNTY, FLORIDA

**DEDICATION**

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

**EDGEWATER LANDINGS**

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, rights of way, all public easements shown and described hereon to the perpetual use of the public and, IN WITNESS WHEREOF, has caused these presents to be signed and attested to by General Partnership

By: William Ducais  
General Partner, William Ducais

Attest: Robert Gray

Signed and Sealed in the presents of: Robert Gray  
DSV Enterprises, a General Partnership  
28 Country Club Road  
Cocoa Beach, Florida 32931

State of Florida, County of Brevard

THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgments is the State and County aforesaid, personally appeared William Ducais, General Partner of the above partnership under the laws of the State of Florida, to me known to be the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as the General Partner, and that the said Dedication is the act and deed of said Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date



Frances M. Broch  
NOTARY PUBLIC

My Commission Expires June 22, 2007

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, that on 5-18-04 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: Nancy Hesse Chairman of the Board  
Scott Ellis by Scott Ellis Deputy Clerk Clerk of the Board

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned being a licensed and registered land surveyor, do hereby certify that on February 3, 2004, I completed the boundary survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described, and that the permanent reference monuments have been placed and shown hereon and said plat complies with all surveying requirements of Chapters 177, Part 1 & 472, Florida Statutes, and all monuments located in Brevard County, Florida.  
Dated: February 3, 2004

John R. Campbell Registration No. 2351  
JOHN R. CAMPBELL  
CAMPBELL SURVEYING & MAPPING OF BREVARD, INC.

**CERTIFICATE OF COUNTY 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.

Susan Jacobs County Surveyor  
in and for Brevard County, FL  
PSM 463  
5/20/04

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**

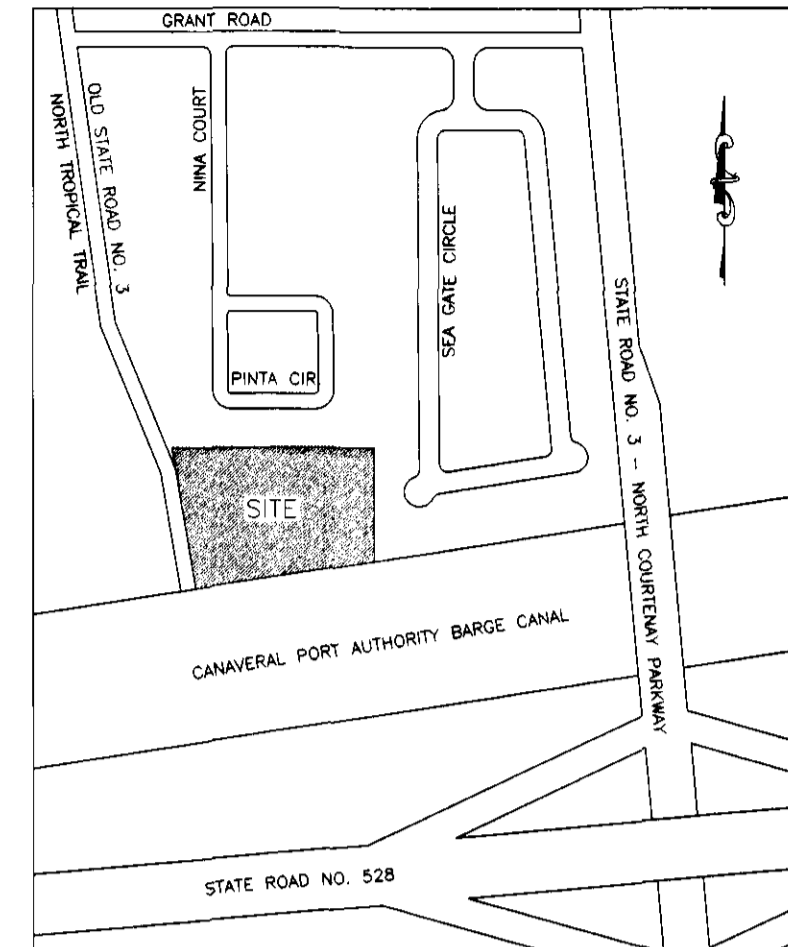
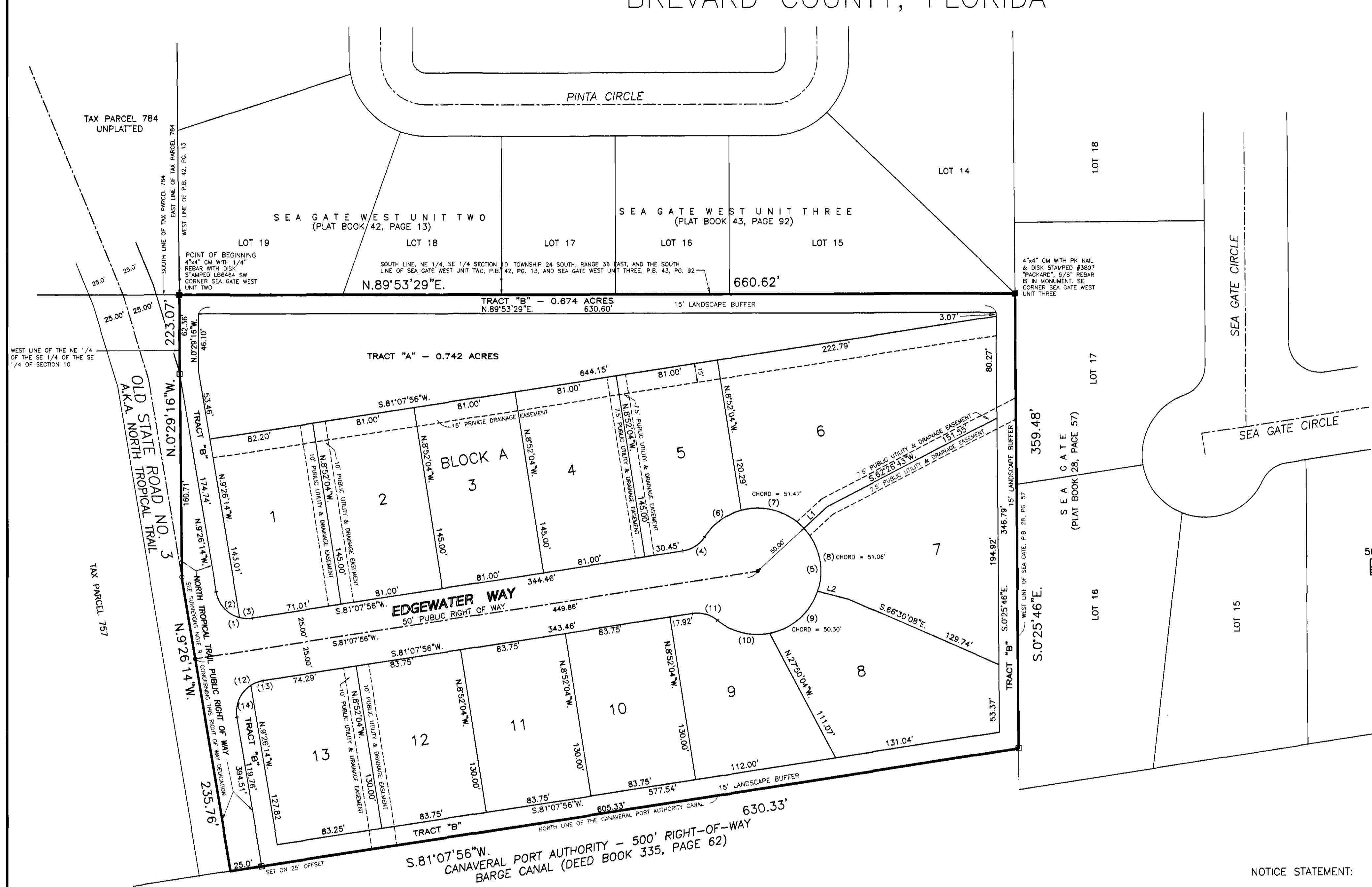
THIS IS TO CERTIFY that the Board of County Commissioners hereby accepts all roads, streets, rights of way, easements and areas dedicated for public use on this plat.

ATTEST: Nancy Hesse Chairman of the Board  
Scott Ellis by Scott Ellis Deputy Clerk Clerk of the Board

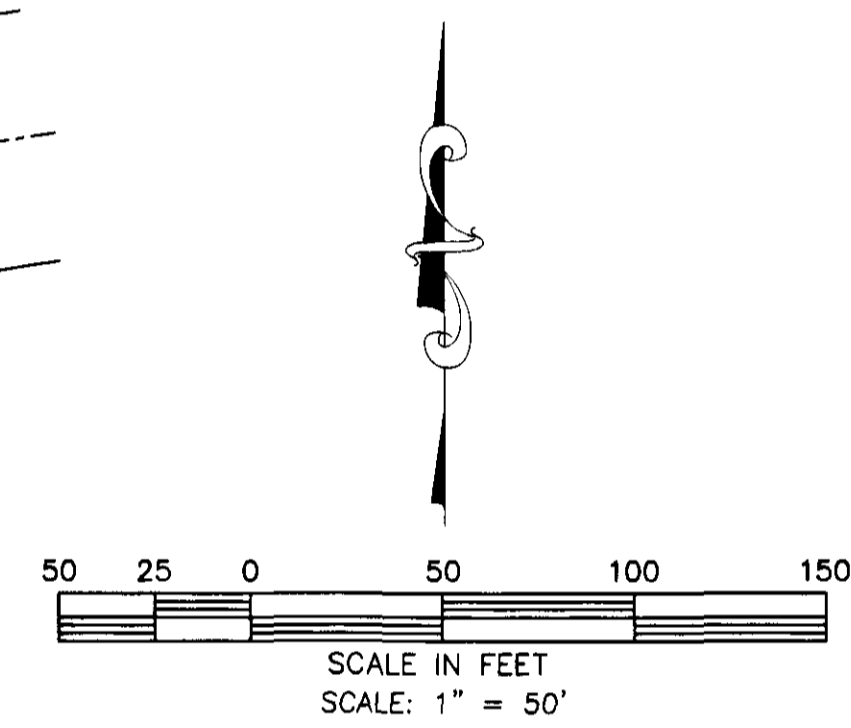
**CERTIFICATE OF CLERK**

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in every particular with the requirements of Chapter 177, Part 1, Florida Statutes, and has been recorded on

07/16/2004 9:23 AM  
File No. 2004-226-506  
Scott Ellis by Scott Ellis Deputy Clerk Clerk of the Board  
in and for Brevard County



LOCATION MAP  
N.T.S.



**LEGEND:**

- Indicates Permanent Control Point Nail & Disk Stamped PCP/PLS2351
  - Indicates Permanent Reference Monument Nail & Disk Stamped PRM/PLS2351
  - Indicates Permanent Reference Monument set. 4"x4" concrete monument with metal disk marked: PRM LS2351
  - Found concrete monument, size and identification #, as shown
- The individual Lot and Tract corners to be set shall be a 5/8" rebar, 18" long and marked with a yellow cap stamped "LB4644"

**NOTICE STATEMENT:**

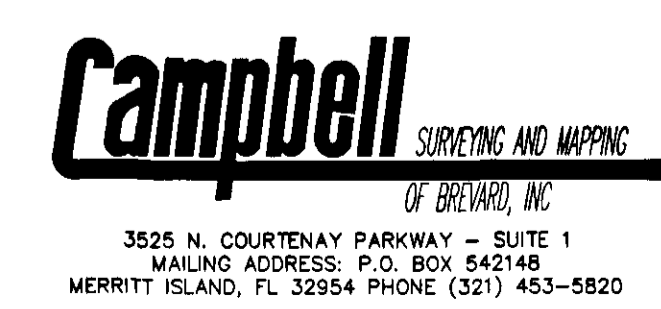
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BEING S.89°53'29"W., AS PER THE PLAT OF SEA GATE WEST UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 13 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THIS BEING AN ASSUMED DATUM FOR COMPUTATIONAL PURPOSES.
2. LOT LINES ARE NON-RADIAL.
3. TRACT "A" IS RESERVED FOR STORM WATER MANAGEMENT AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT "B" IS A COMMON AREA FOR LANDSCAPE BUFFER AND UTILITY EASEMENT PURPOSES AS SHOWN AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. A 5.0 FOOT PUBLIC UTILITIES AND PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG ALL SIDES LOTS LINES UNLESS NOTED OTHERWISE.
5. A 10.0 FOOT PUBLIC UTILITIES AND PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS THAT ABUT EDGEWATER WAY.
6. A 15.0 FOOT PRIVATE MAINTENANCE AND PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE NORTH LINE OF LOTS 1 THROUGH 6, INCLUSIVE. THIS EASEMENT IS IN FAVOR OF THE HOMEOWNERS ASSOCIATION.
7. ALL LOT DRAINAGE IS PRIVATE AND IS NOT THE RESPONSIBILITY OF BREVARD COUNTY.
8. ALL UTILITY EASEMENTS ARE FOR ALL PUBLIC UTILITIES AND SHALL BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF 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.
9. THE DEVELOPERS DEDICATION TO THE RIGHT OF WAY OF NORTH TROPICAL TRAIL, IS CONFIRMED BY THIS PLAT. ANY INTEREST BETWEEN THE DEVELOPERS PROPERTY AND THE PRESCRIPTIVE RIGHTS OF THE PUBLIC ARE DEDICATED TO BREVARD COUNTY.
10. BREVARD COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY ACCESS AND EMERGENCY REPAIR OVER ALL PRIVATE DRAINAGE TRACTS AND PRIVATE DRAINAGE EASEMENTS.

CURVE TABLE									
NO.	RADIUS	DELTA	ARC	CHORD	NO.	RADIUS	DELTA	ARC	CHORD
1	25.00'	89°25'32"	39.02'	35.18'	8	50.00'	61°24'07"	53.58'	51.05'
2	25.00'	66°25'12"	28.98'	27.39'	9	50.00'	60°23'52"	52.71'	50.30'
3	25.00'	23°00'20"	10.04'	9.97'	10	50.00'	50°34'26"	44.13'	42.71'
4	25.00'	48°11'23"	21.03'	20.41'	11	25.00'	48°11'23"	21.03'	20.41'
5	50.00'	83°37'14"	72.97'	66.67'	12	25.00'	90°34'10"	39.52'	35.53'
6	50.00'	42°02'50"	36.69'	35.87'	13	25.00'	24°08'58"	10.54'	10.46'
7	50.00'	61°57'31"	54.07'	51.47'	14	25.00'	66°25'12"	28.98'	27.39'

LINE TABLE	
NO.	BEARING/DISTANCE
L1	S.47°11'59"W. 24.99'
L2	S.75°36'15"E. 25.04'



**LEGAL DESCRIPTION:**  
(OFFICIAL RECORDS BOOK 629, PAGE 701)  
THE WEST 1/4 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST, LYING EAST OF THE ROAD KNOWN AS OLD STATE ROAD NO. 3, AND NORTH OF THE NORTH RIGHT-OF-WAY OF THE CANAVERAL PORT AUTHORITY CANAL.  
(DEED BOOK 422, PAGE 580)  
THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) (EXCEPT THE WEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE THIRTY-SIX (36) EAST, EXCEPTING THE LANDS CONVEYED TO CANAVERAL PORT AUTHORITY AS DESCRIBED IN DEED BOOK 335, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.)  
BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST QUARTER (1/4) OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST, AND THE WEST LINE OF SEA GATE WEST UNIT TWO, AS RECORDED IN PLAT BOOK 42, PAGE 13, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.89°53'29"E., ALONG THE SAID SOUTH LINE OF SEA GATE WEST UNIT TWO AND ALONG THE SOUTH LINE OF SEA GATE WEST UNIT THREE, AS RECORDED IN PLAT BOOK 43, PAGE 92, OF SAID PUBLIC RECORDS, A DISTANCE OF 660.62 FEET TO A POINT ON THE WEST LINE OF SEA GATE, AS RECORDED IN PLAT BOOK 28, PAGE 57, OF SAID PUBLIC RECORDS; THENCE RUN S.0°25'46"E., ALONG SAID WEST LINE A DISTANCE OF 359.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CANAVERAL PORT AUTHORITY CANAL; THENCE RUN S.81°07'56"W., ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 630.33 FEET TO A POINT ON THE CENTERLINE OF OLD STATE ROAD NO. 3; THENCE RUN N.09°26'14"W., ALONG SAID CENTERLINE A DISTANCE OF 237.76 FEET; THENCE LEAVING SAID CENTERLINE, RUN N.00°29'16"W., A DISTANCE OF 223.07 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 6.12 ACRES MORE OR LESS.

**Declaration of Covenants, Conditions & Restrictions: ORB 5301, Pg. 1733**