

CAPRON RIDGE PHASE THREE

PORTION OF POD "D" AND POD "F" OF ST. PATRICK PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF TRACT 4, CAPRON RIDGE PHASE ONE, AS RECORDED IN PLAT BOOK 52, PAGES 24-30,
 SECTION 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND SECTION 2, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
 BREVARD COUNTY, FLORIDA

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.

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.

3716 NORTH WICKHAM ROAD, SUITE 3
 MELBOURNE, FLORIDA 32935-2338
 PHONE (321) 751-4444 FAX (321) 751-4445
 PROJECT NUMBER: 204-0134
 DRAWING NAME: CAPRON RIDGE PH-3.DWG
 DRAWN BY: EDWARD A. WHYTE
 CHECKED BY: DANIEL D. GARNER P.S.M. 6189

PLAT BOOK 52 PAGE 172
 SHEET 1 OF 2
 SECTION 35 TWP. 25 S., RANGE 36 E.
 AND
 SECTION 2 TWP. 26 S., RANGE 36 E.

DEDICATION

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

CAPRON RIDGE PHASE THREE

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all public utility easements as further described in the notes or as shown hereon.

The Developer 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 Tract A, noted as a private road as shown hereon. The roadway easement, drainage facilities and drainage easements within the subdivision are not dedicated to, or the responsibility of Brevard County, 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

By: Edward M. Fleis
 Edward M. Fleis,
 President
 CAPRON RIDGE, L.L.C.
 1682 W. Hibiscus Blvd.
 Melbourne, FL 32901

Attest: Timothy C. Jelus
 Timothy C. Jelus,
 Member

Signed and sealed in the presence of: _____

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____
Edward M. Fleis and Timothy C. Jelus

respectively as president and member of the above named company formed 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 company is duly affixed thereto; and that the said Dedication is the act and deed of said company.

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

Mechelle A. Cook
 NOTARY PUBLIC

My Commission Expires Feb 27, 2005

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 Hoge
 Chairman of the Board
Scott Ellinger
 Clerk of the Board

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 9, 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 plotted; that permanent reference monuments have been placed as shown thereon and said plat complies with all the survey requirements of Chapter 177, Part 1 & 472 Florida Statutes; and that said plat is located in Brevard County, Florida Dated May 14, 2004.

Jonathan M. Mott, P.L.S.
 William Mott Land Surveying Inc.
 3716 North Wickham Road, Suite 3
 Melbourne, Florida 32935-2338
 Certificate of Authorization LB 3608

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177 Florida Statutes.
Susan Jackson
 County Surveyor
 in and for Brevard County, FL P.S.M. 4837

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all easements dedicated to the public.

ATTEST: Nancy Hoge
 Chairman of the Board
Scott Ellinger
 Clerk of the Board

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 5/18/04 at 10:00 AM
 File No. 20050285543
Scott Ellinger
 Clerk of the Circuit Court
 in and for Brevard County, FL

LEGAL DESCRIPTION:

Tract 4, Capron Ridge Phase One, according to the plat thereof, as recorded in Plat Book 52, Pages 24 - 30, of the Public records of Brevard County, Florida.

State Plane Coordinate Notes:

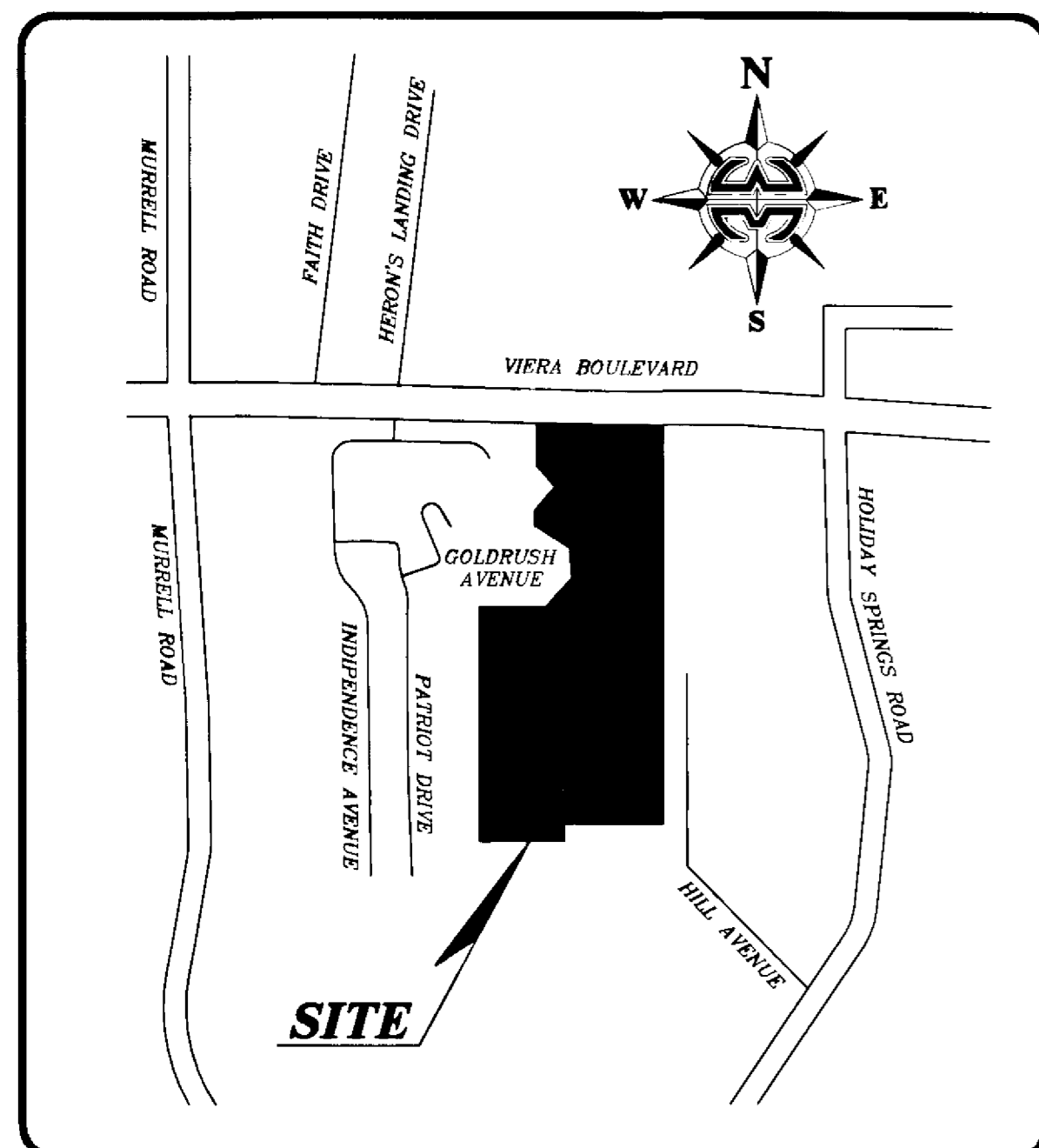
The coordinates shown hereon are based on the State Plane Coordinate System for Florida's East Zone North American Datum of 1983 and readjusted in 1990 (NAD 83/90). A G.P.S. Control Survey utilizing three (3) Trimble 4400 G.P.S. receivers was performed on December 4, 2003. The network vector data was adjusted by Least Squares Method utilizing Trimble Geomatics Office Ver. 1.50. The stations listed below were held fixed in the network adjustment.

Station Name	Northing	Easting	Latitude	Longitude	Combined Scale Factor	Convergence
Brevard County GPS 1023	1394633.770	761844.909	28°10'11.81413"N	80°40'19.17599"W	0.99995662	00°09'17"
Brevard County GPS 1026	1426547.304	757069.063	28°15'27.93587"N	80°41'11.61726"W	0.99995634	00°08'54"
Brevard County GPS 1090	1422840.467	740680.095	28°14'51.61826"N	80°44'14.98184"W	0.99995247	00°07'27"

The coordinate values shown on the plat boundary corners were computed utilizing AutoCAD Land Development Desktop. A project scale factor of 0.99995195806 was used to convert ground distance to grid distance. The distances shown on the plat are ground distance. The project scale factor can be applied to convert the ground distance to grid distance. All of the values shown are expressed in U.S. Survey Feet.

VICINITY MAP

SCALE: NOT TO SCALE

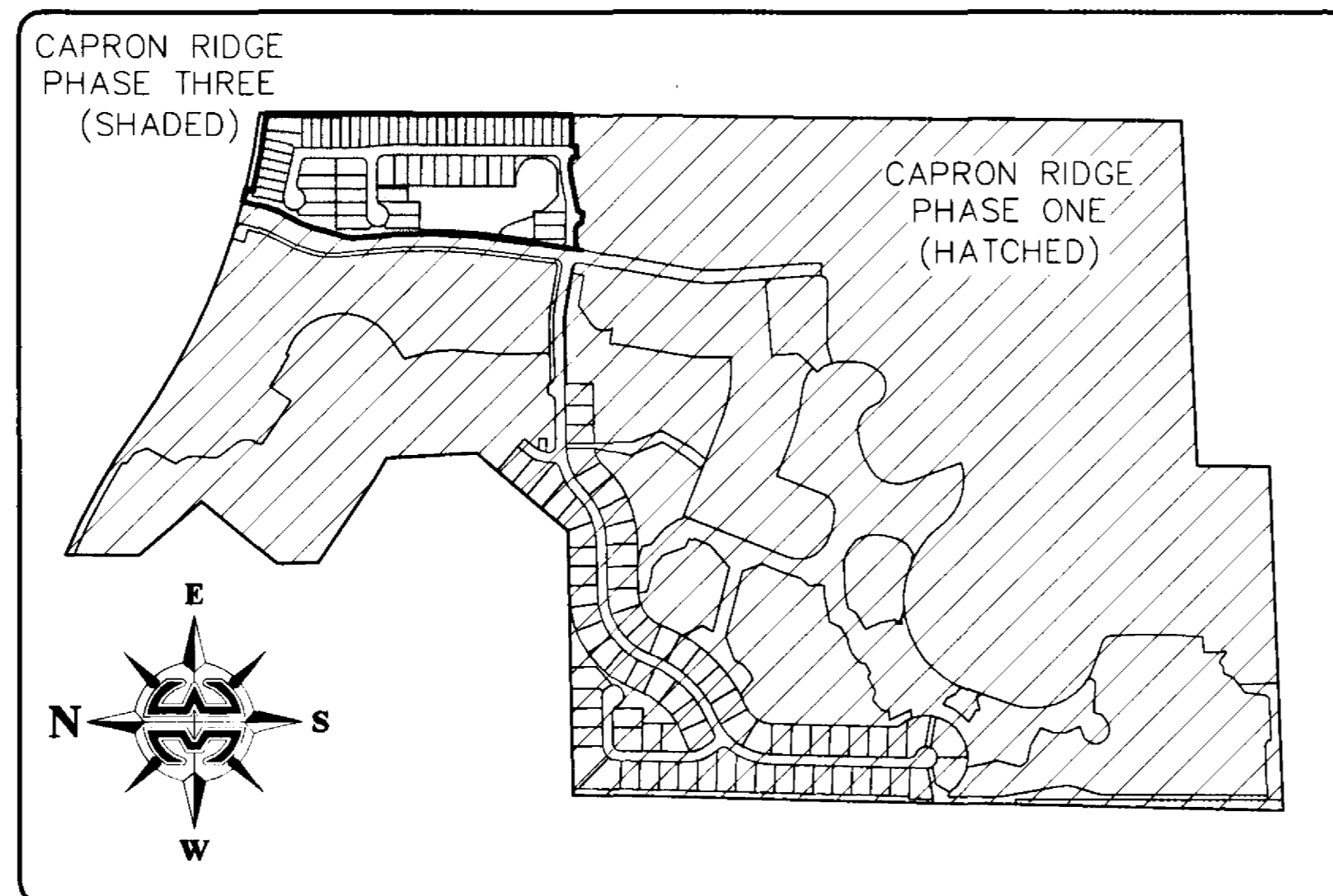


NOTE:

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".

KEY MAP

(NOT TO SCALE)



Notes:

- Bearings hereon are referred to an assumed value of North 88°57'45" East for the South line of the Southwest 1/4 of Section 35, Township 25 South, Range 36 East and is rotated counter clockwise 00°01'26" from grid bearing based on the State Plane Coordinate System for Florida's East Zone, North American Datum of 1983, readjusted in 1990 (NAD 83/90).
- The following easements are hereby dedicated:
 - A Public utility easement 10 Feet in width across the front of all Lots and Tracts contiguous with and adjacent to the private roadways as shown hereon for the installation of Florida Power and Light (F.P. & L.), other Public utilities, private roadway easement, private drainage and private side walks.
 - All Private drainage easements are to be maintained by the Capron Ridge Homeowners Association, Inc. Brevard County is hereby granted an easement over all private drainage easements and all private drainage tracts for emergency access and emergency maintenance. All Lot drainage is private and is not the responsibility of Brevard County.
- All platted utility easements shall provide that such easements shall also be easements 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. In the event a cable television company damages the facilities of a Public utility, it shall be solely responsible for the damages. This shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other Public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tract A is hereby dedicated to, controlled by and maintained by the Capron Ridge Homeowners Association, Inc. as a private road. The private roads as shown hereon are also encumbered with an easement for the installation and maintenance of Public utilities and F.P.&L. facilities for the Capron Ridge Development.
- Tracts E and F are hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for landscape buffer. Tract F is also known as Tract LB-2 as described in Capron Ridge Preliminary Development Plan.
- Tracts T and Z are hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for common area, recreational amenities, landscape amenities, sidewalk, storm water management, drainage and utilities. An easement is hereby dedicated to the St. Johns River Water Management District and Brevard County over said Tracts for access to adjoining conservation Tracts. Tract T is also known as Tract LB-3 as described in Capron Ridge Preliminary Development Plan.
- Tract W-6 is hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for conservation of preserved wetlands and uplands.
- Tract W-6 is subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.
- For joinders in dedication see O.R. Book 5444, Page 1985, of the Public Records, Brevard County, Florida. O.R.B. 5444 Page 1988
- For protective covenants and restrictions see O.R. Book 5444, Page 1989 of the Public Records of Brevard County, Florida.
- Lots 1-36, Block P are utilized as single family attached home sites and Lots 1-2, Block Q, Lots 1-10, Block R, Lots 1-3, Block S and Lots 1-9, Block T are utilized as single family detached home sites.
- This property is subject to a binding development plan (BDP) approved as Z-10839 which is recorded in O.R. Book 5062, Pages 3979-3986.
- The private Ingress/Egress easement within Lot 7, Block P is to be maintained by the Capron Ridge Homeowners Association, Inc. for maintenance of driveway amenities and utilities.

