

OAK FOREST

A SUBDIVISION LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST,
THE CITY OF MELBOURNE, 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

OAK FOREST

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets, public drainage easements, public utility easements, rights of way and public easements shown hereon to the perpetual use of the public, and hereby dedicates to the Oak Forest at Melbourne Homeowners Association, Inc., and the City of Melbourne all private drainage easements, which shall be maintained by the Oak Forest at Melbourne Homeowners Association, Inc., and which the City of Melbourne may elect but shall not be obligated to maintain.

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 January 5, 2005

By Francis J. Dolan Lennor Homes, Inc.
Francis J. Dolan, Vice President
151 Wymore Road
Suite #4000
Altamonte Springs, FL 32714

Attest: None

Signed and sealed in the presence of:
Catherine Brant
Winston Bodice

STATE OF FLORIDA COUNTY OF Orange County
THIS IS TO CERTIFY, That on February 3, 2005
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared FRANCIS J. DOLAN and NONE

respectively VICE PRESIDENT and NONE
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 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.

Rhonda Puricano
NOTARY PUBLIC
My Commission Expires _____

My Commission Expires _____

CERTIFICATE OF PLATTING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on APRIL 23, 2004 he completed a boundary 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 that the plat 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 FEBRUARY 10, 2005

Marco Paul Cazessus Registration No. 4762

MARCO PAUL CAZESSUS, P.L.S., N.P.
BUSSON-MAYER ENGINEERING GROUP, INC. - CERTIFICATE OF AUTHORIZATION NO. L.B. # 3535
100 PARNELL STREET - MERRITT ISLAND, FL 32953

CERTIFICATE OF REVIEW 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 Registration No. 4870
MICHAEL J. SWEENEY, R.L.S.M.
REVIEWING SURVEYOR - CITY OF MELBOURNE

CERTIFICATE OF ACCEPTANCE OF DEDICATION

THE CITY OF MELBOURNE, FLORIDA

THIS IS TO CERTIFY That the City of Melbourne, Florida hereby accepts all roads, streets, alleys, thoroughfares, drainage easements, utility easements, and other rights of way, easements and areas dedicated for public use on this plat.

ATTEST: Cheryl J. Wolfe Clerk of the Board
Henry C. ... Chairman of the Board

CERTIFICATE OF APPROVAL BY THE BOARD OF PLANNING & ZONING, CITY OF MELBOURNE, FLORIDA

THIS IS TO CERTIFY, That on January 6, 2005 the foregoing plat was approved by the Planning & Zoning Board of the City of Melbourne, Florida.

ATTEST: Cheryl J. Wolfe Clerk of the Board
... Chairman of the Board

BREVARD COUNTY SUBDIVISION NO. SD-2002-09

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 2/10/05 at Melbourne File No. 2005071342

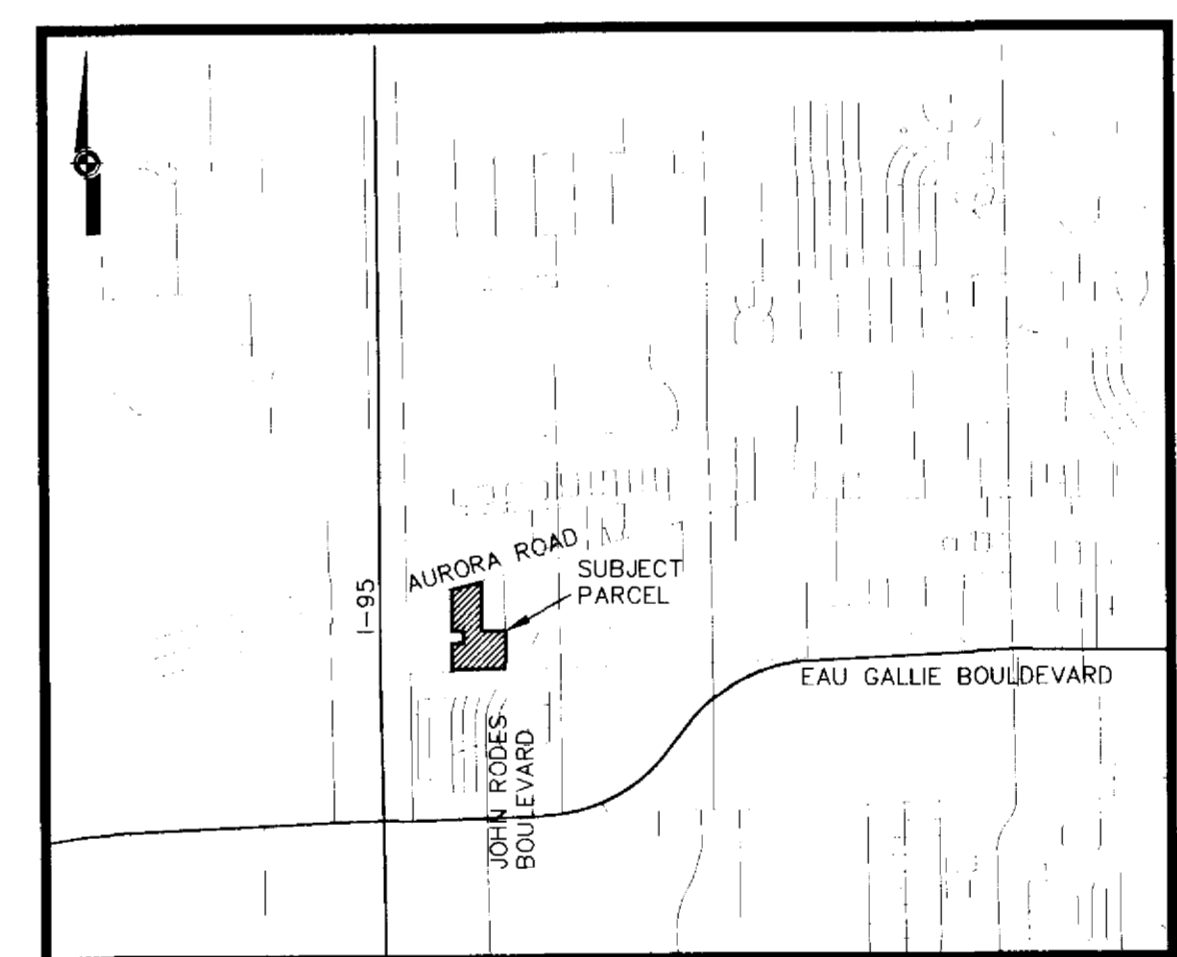
Scott Ellis by ...
Clerk of the Circuit Court
in and for Brevard County, Fla.

Description:

A parcel of land lying in the Southwest 1/4 of Section 14, Township 27 South, Range 36 East, being the same lands as described in O.R. Book 4394, Page 0627 together with O.R. Book 4394, Page 0629 less and except therefrom the 66.00 foot wide right-of-way of Aurora Road as described in Deed Book 0012, Page 0499, all as recorded in the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Commence at the southwest corner of said Southwest 1/4 as marked by a concrete monument marked "PLS 1812"; thence N.89°31'00"E., along the south line of said Southwest 1/4, a distance of 704.22 feet to the southwest corner of said lands per O.R. Book 4394, Page 0627 and the Point-of-Beginning of the lands herein described; thence departing said south and along the westerly line of said lands per O.R. Book 4394, Page 0627, the following five (5) courses to wit: N.00°03'18"E., parallel with the west line of said Southwest 1/4, a distance of 452.00 feet; N.89°31'00"E., parallel with said south line, a distance of 209.00 feet; S.00°50'36"W., parallel with said west line, a distance of 208.00 feet; S.89°31'00"W., parallel with said south line, a distance of 209.00 feet; N.00°03'18"E., parallel with said west line and along the west line of said lands per O.R. Book 4394, Page 0629, a distance of 719.94 feet to the southerly line of said 66.00 foot wide right-of-way of Aurora Road which lies 33.00 feet southerly, by right angle measure, of the centerline of pavement; thence departing said westerly and west lines, N.75°20'22"E., along said southerly right-of-way line, a distance of 541.02 feet to the east line of said lands per O.R. Book 4394, Page 0629; thence departing said southerly right-of-way line, S.00°03'18"W., parallel with said west line of the Southwest 1/4 and along the east lines of said lands per O.R. Book 4394, Page 0629 and O.R. Book 4394, Page 0627, a distance of 852.45 feet; thence N.89°31'00"E., parallel with said south line, a distance of 422.06 feet to the west line of the 100.00 foot wide right-of-way of John Rodas Boulevard as described in O.R. Book 2837, Page 0013 of said Public Records; thence S.00°50'36"W., along said west right-of-way line, a distance of 0.13 feet to the southwest corner of said O.R. Book 2837, Page 0013; thence continue S.00°50'36"W., a distance of 538.59 feet to the point-of-curvature of a 449.17 foot radius curve concave to the west, said curve being a 100.00 foot westerly off-set, by concentric measure, of a 549.17 foot radius curve along the easterly right-of-way line of John Rodas Boulevard as shown on the plat of "Cypress Cove", said plat being recorded in Plat Book 42, Page 63 of said Public Records; thence Southerly, along an arc of said curve, through a central angle of 15°44'10", an arc distance of 123.36 feet to said south line of the Southwest 1/4 of Section 14; thence departing said arc, S.89°31'00"W., along said south line, a distance of 919.44 feet to the Point-of-Beginning.

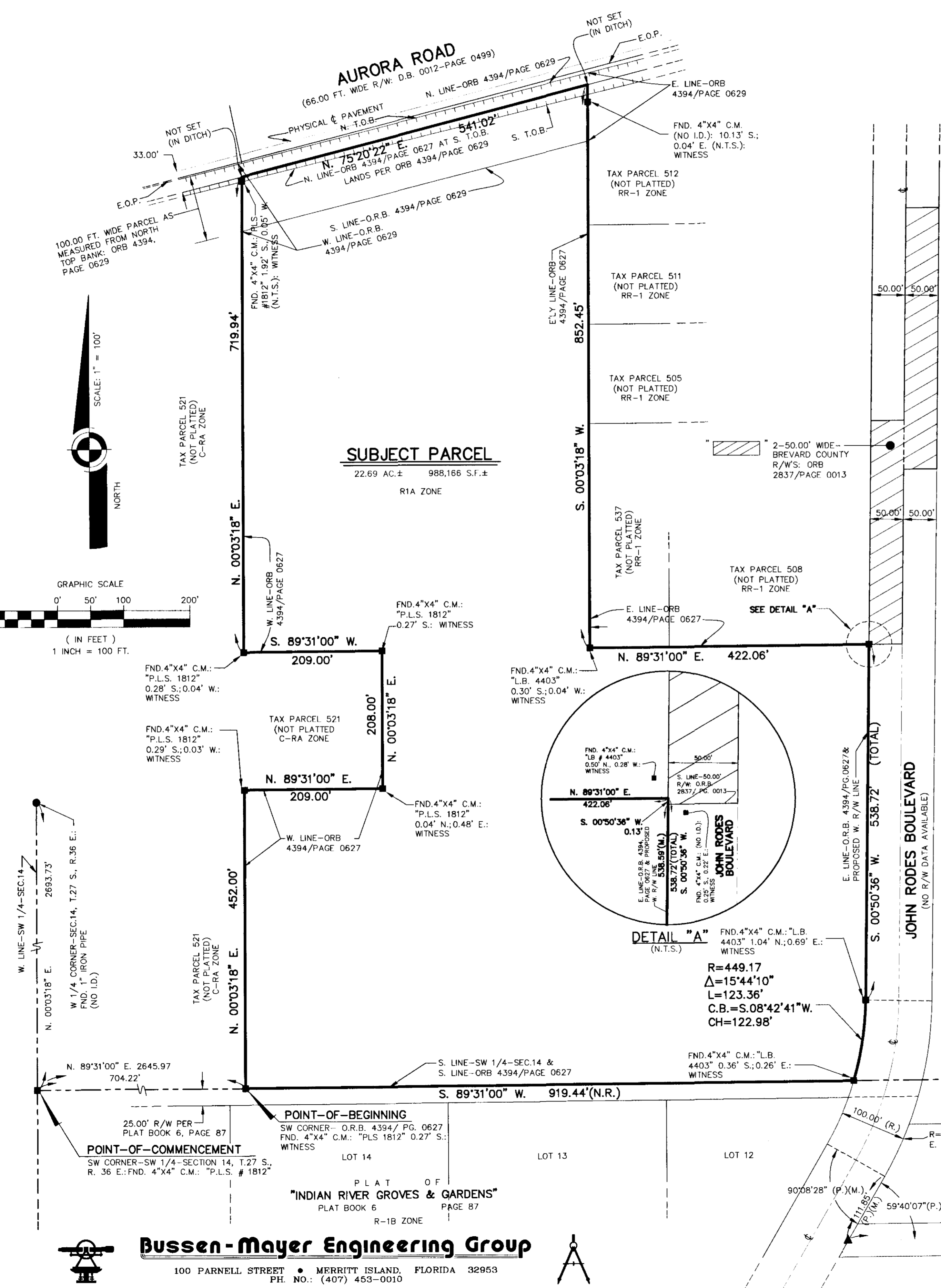
Containing 22.69 acres (988,166 square feet), more or less.



Vicinity Map (N.T.S.)

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

Note:
See Sheet 2 of 3 for bearings and distances for individual tracts and/or lots.
See Sheet 3 of 3 for plat notes, legend and details for Tracts "E" and "F".



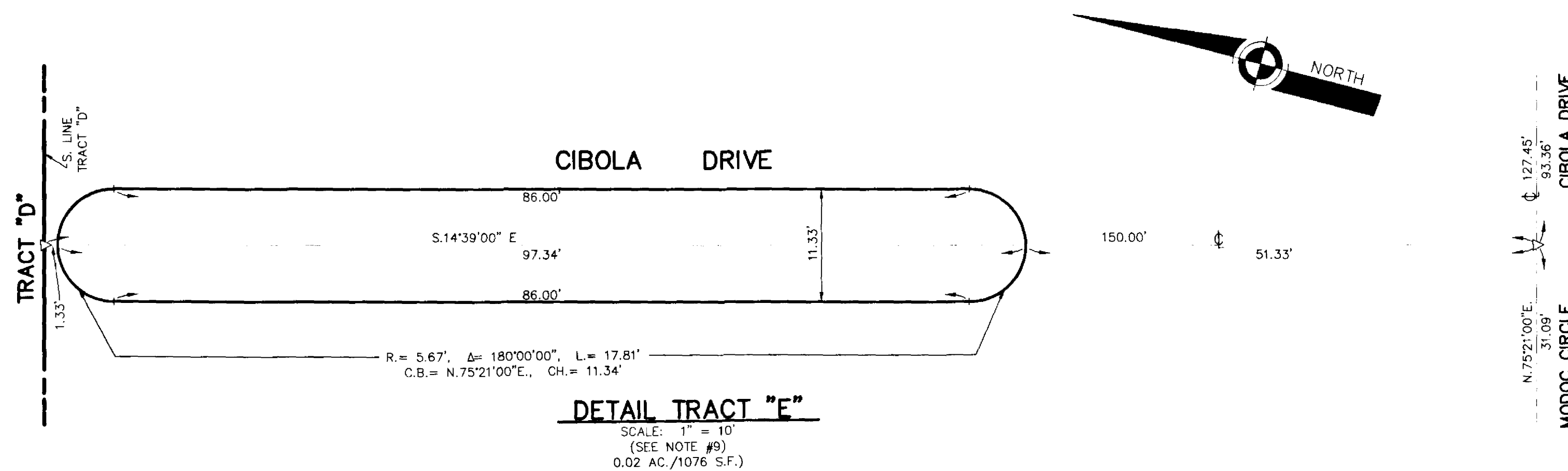
Bussen-Mayer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (407) 463-0010

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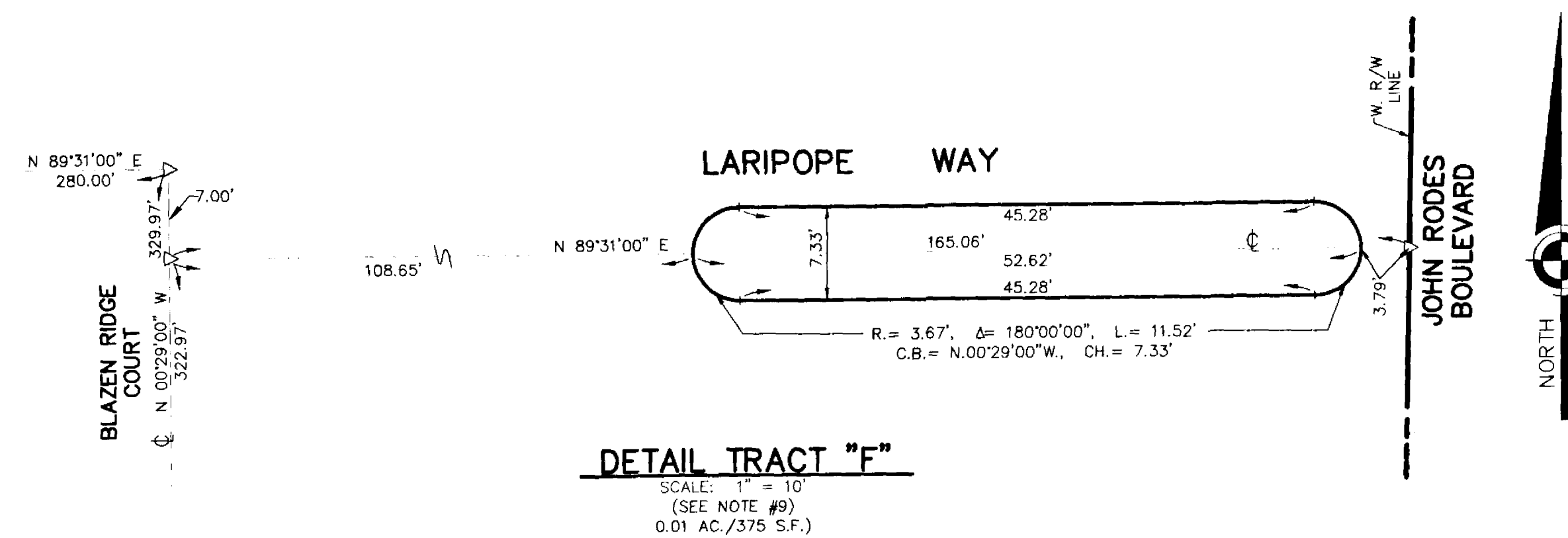
A SUBDIVISION LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST,
THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA.

Notes:

- Bearings shown hereon are based on the south line of the Southwest 1/4 of Section 14, Township 27 South, Range 36 East being "N 89°31'00"E., an assumed bearing.
- All platted utility easements except the Tract "A" easement per note 6 hereon, 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 section 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.
- A 3.75 foot wide easement for the installation and maintenance of public utilities is hereby dedicated over, under and across all non frontage, side and rear lot lines, unless otherwise shown.
- A 10.00 foot wide easement, contiguous, coincident and adjoining the rights-of-way dedicated by this plat (exclusive of Tract "D"), is hereby dedicated over, under and across all lots and tracts contiguous, coincident and adjoining said rights-of-way, for the installation and maintenance of public utilities.
- All private drainage easements are in favor of the Oak Forest at Melbourne Homeowner's Association, Inc. which shall be responsible for all maintenance in accordance with the appropriate permits and approvals.
- Tracts "A" and "B" are landscape and buffer tracts conveyed to and owned by the Oak Forest at Melbourne Homeowner's Association, Inc. which shall be responsible for all landscape maintenance, in accordance with the appropriate permits and approvals. Additionally, Tract "A" is wholly encumbered by a sewer forcemain easement in favor of the City of Melbourne who shall be responsible for the maintenance of said sewer forcemain.
- Tract "C" is a private stormwater detention tract conveyed to and owned by the Oak Forest at Melbourne Homeowner's Association, Inc. which shall be responsible for all maintenance in accordance with the appropriate permits and approvals.
- Tract "D" is an additional right-of-way tract conveyed to and owned by the County of Brevard to provide additional right-of-way for the right-of-way of Aurora Road.
- Tracts "E" and "F" are landscape and signage tracts conveyed to and owned by the Oak Forest at Melbourne Homeowner's Association, Inc. which shall be responsible for all maintenance in accordance with the appropriate permits and approvals.
- The construction of fences within easements is regulated by the City of Melbourne, Code Appendix D, Chapter 9, Section 9.47(d).
- Vehicular access is limited to those rights-of-way dedicated by this plat.
- "□" denotes the setting of a Permanent Reference Monument consisting of a 4" x 4" x 2" concrete monument with a metal washer stamped "B-MEG LB 3535 PRM".
- "Δ" denotes the setting of a Permanent Control Point consisting of a P.K. Nail and metal washer stamped "B-MEG LB 3535 PCP".
- All lot and tract corners will be monumented post-construction of the subdivision improvements, prior to the expiration of the construction bond, and will consist of a 5/8" reinforcement bar/cap or a P.K. Nail/washer stamped "B-MEG LB 3535".
- For Description of Restrictions and Covenants, see O.R. Book 5429, Page 356.
- See sheet 1 of 3 for perimeter boundary information.
- See sheet 2 of 3 for lot and tract information.
- As utilized in the notes and as shown hereon, the term "public utility" easement or the use of the term "electric" in regard to an electric easement or public utility easement shall specifically include Florida Power and Light Co. and shall not exclude other suppliers of electricity.

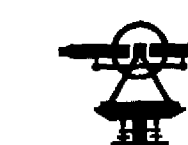


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Legend:

- B-MEG BUSSEN-MAYER ENGINEERING GROUP
- FND. FOUND
- C.M. CONCRETE MONUMENT
- P.K./W. PARKER-KAYLON NAIL/WASHER
- L.B. LICENSED BUSINESS NUMBER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- L.S. LAND SURVEYOR
- P.C.P. PERMANENT CONTROL POINT
- D.B. DEED BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT-OF-WAY
- (D.) DEED INFORMATION
- (M.) SURVEY MEASURED INFORMATION
- (P.) PLAT INFORMATION
- (TYP.) TYPICAL
- (N.T.S.) NOT TO SCALE
- T.O.B. TOP OF BANK
- E.O.P. EDGE OF PAVEMENT
- R. RADIUS
- Δ CENTRAL ANGLE
- L. ARC LENGTH
- C.B. CHORD BEARING
- CH. CHORD
- (N.R.) (NON-RADIAL)
- (R.) (RADIAL)
- P.I. POINT-OF-INTERSECTION
- P.C. POINT-OF-CURVATURE
- P.T. POINT-OF-TANGENCY
- P.R.C. POINT-OF-REVERSE CURVATURE
- R.P. RADIUS POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- ⑩ CURVE TABLE NUMBER
- ⑪ LINE TABLE NUMBER
- |/| GRAPHICS NOT TO SCALE
- C-RA CONDITIONAL USE, RESIDENTIAL HOLDING
- RR-1 RURAL RESIDENTIAL
- R1A SINGLE FAMILY RESIDENTIAL
- R-1B SINGLE FAMILY RESIDENTIAL



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