

CAPRON RIDGE PHASE FOUR

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

LEGAL DESCRIPTION:

Tract 2, 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.

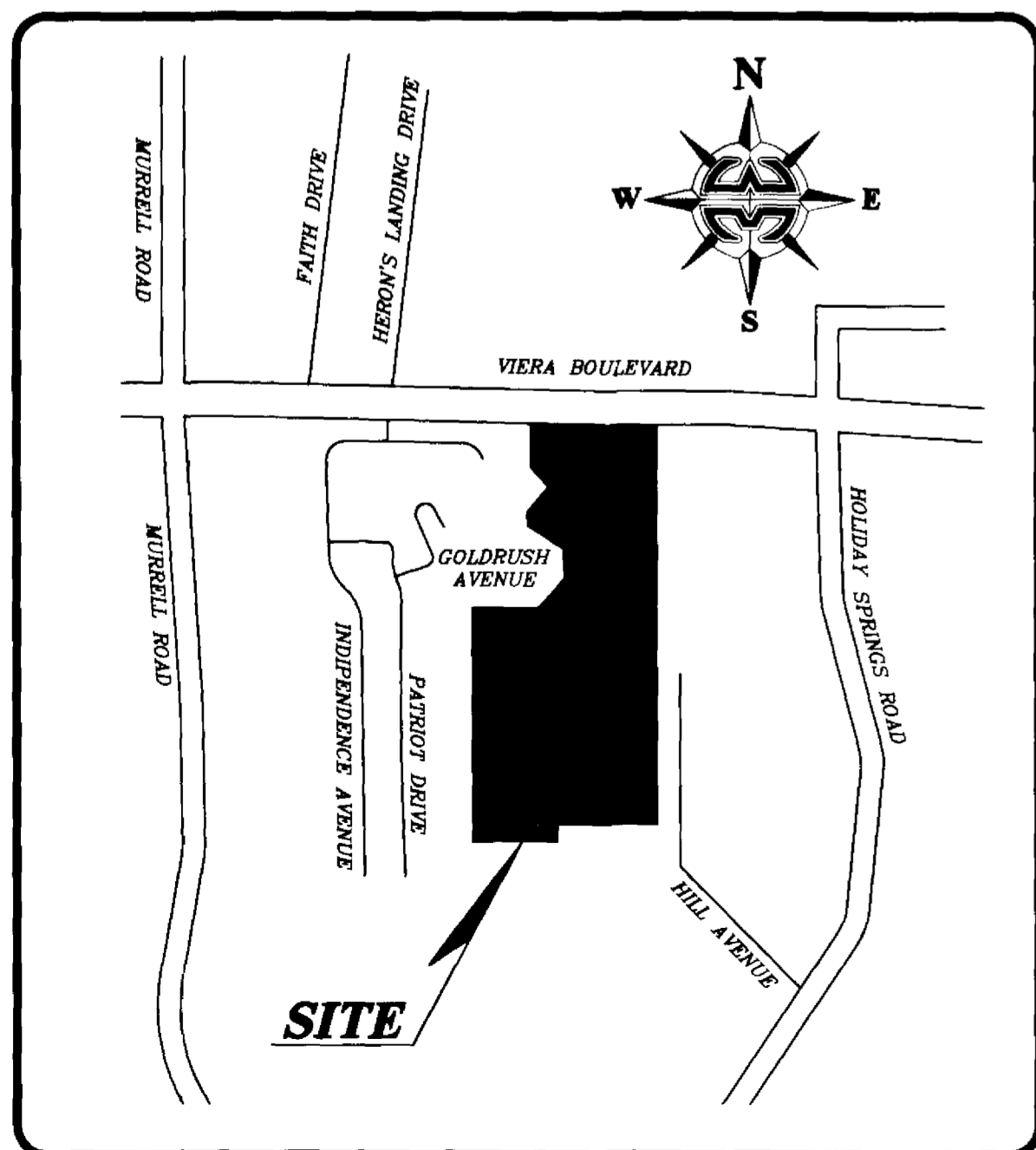
PREPARED BY:
WM WILLIAM MOTT LAND SURVEYING INC.
3716 NORTH WICKHAM ROAD, SUITE 3
MELBOURNE, FLORIDA 32935-2338
PHONE (321) 751-4444 FAX (321) 751-4445
PROJECT NUMBER: 204-0133
DRAWING NAME: CAPRON RIDGE-PH4.DWG
DRAWN BY: EDWARD A. WHYTE
CHECKED BY: DANIEL D. GARNER P.S.M. 6189

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.

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".

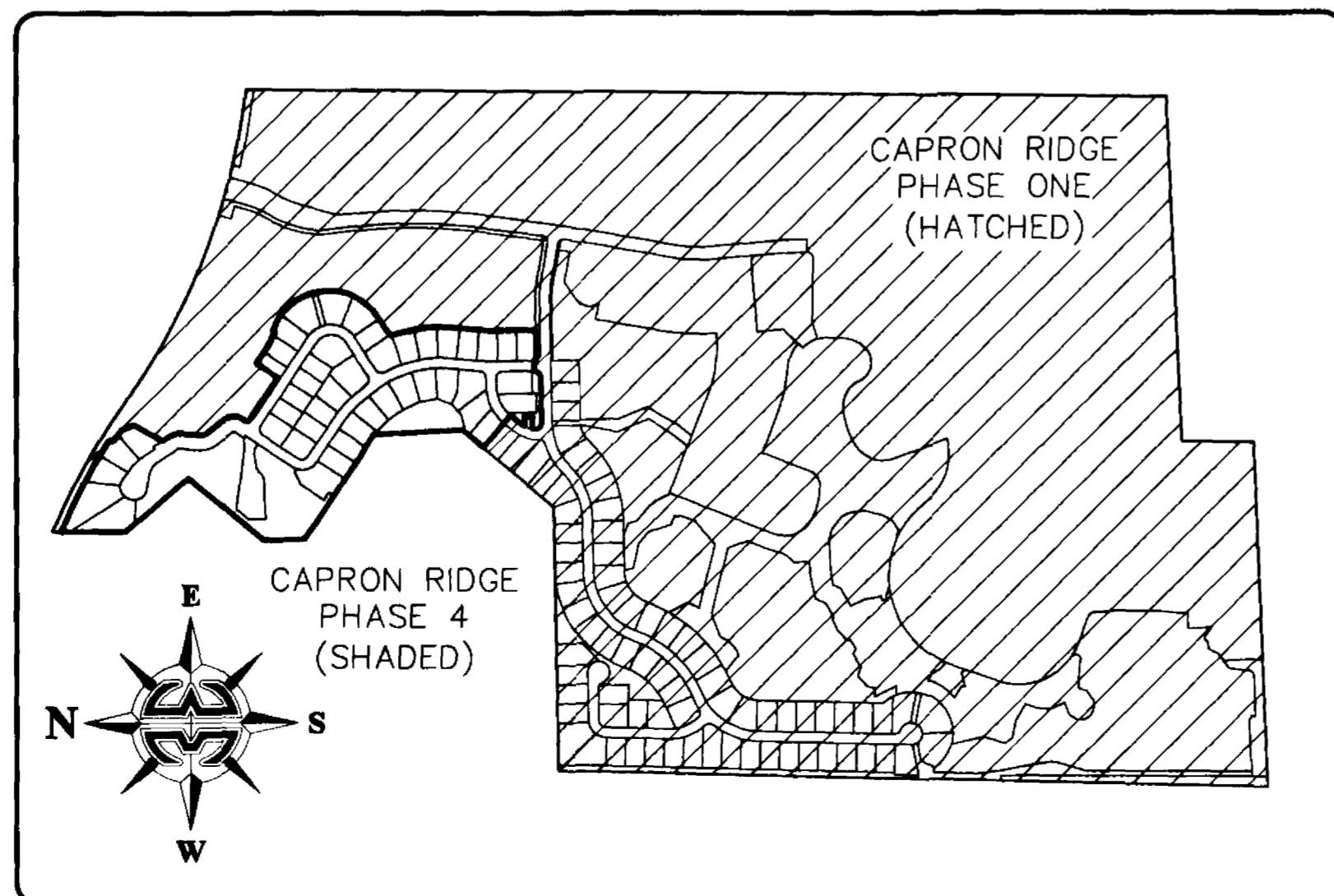
VICINITY MAP

SCALE: NOT TO SCALE



KEY MAP

(NOT TO SCALE)



Notes:

- Bearings hereon are referred to an assumed value of North 01°02'34" West for the West line of Tract C, Capron Ridge Phase One said bearing is identical with the Plat of record 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 reserved:
 - A Public easement 10 Feet in width across the front of all Lots and Tracts contiguous with and adjacent to the private roadways as shown hereon is reserved for the installation of Florida Power and Light (F.P. & L.), private drainage, other Public utilities, and 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.
- Tract V is hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for common area, recreational amenities, landscape amenities, sidewalk, drainage and access for the installation, operation and maintenance of public utilities.
- Tract X is hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for landscape buffer.
- Tract Y is hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for common area, drainage, sidewalk and utilities.
- Tracts W-7 and W-8 are hereby conveyed to, controlled by, and maintained by the Capron Ridge Homeowners Association, Inc., for conservation of preserved wetlands and uplands.
- Tract W-7 and W-8 are subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.
- 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.
- Where more than one Lot or parts of one or more Lots are intended to be used as a single building site, the outside boundaries of that building site shall carry the side Lot line easements, provided that no utilities exist within said easement and proper verification has been made.
- For joinders in dedication see O.R. Book 5434, Page 8364, of the Public Records, Brevard County, Florida. O.R. Book 5434, Page 8365.
- For protective covenants and restrictions see O.R. Book 5434, Page 8368, of the Public Records of Brevard County, Florida.
- Brevard County Vertical Control Marks stamped "F6A17 2004" and "F6A18 2004" are located within the boundary of this Plat.
- For recorded Quit Claim deed, see O.R. Book 5434, page 8371.

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 FOUR
hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements as further described in the notes 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: Harcy Hale
Harcy Hale
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 _____ and _____

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.

Harcy Hale
NOTARY PUBLIC
STATE HALL
Notary Public, State of Florida
My comm. exp. June 11, 2009
Comm. No. DP 12455F
My Commission Expires _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 1-25-05 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: Scott Elias
Chairman of the Board
Robert P. Price
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 07, 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 platted; that permanent reference monuments have been placed as shown thereon and 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 January 8, 2005

Jonathan M. Mott
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, Part 1, Florida Statutes.

Susan Jackson
County Surveyor
in and for Brevard County, FL
P.S.M. 4637
3/9/05

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: Scott Elias
Chairman of the Board
Robert P. Price
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 MARCH 11, 2005 at 10:52 A.M.
File No. 2005085081
Scott Elias
Clerk of the Court
in and for Brevard County, FL