

CYPRESS WOODS PHASE 4

A SUBDIVISION LYING IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 35 EAST,
BREVARD COUNTY, FLORIDA.

SURVEY NOTES:

1. The bearings shown hereon are based to the north line of the NW 1/4 of Section 15, Township 23 South, Range 35 East, being "N 89°56'28"E," an assumed bearing.
2. A 10.00 foot wide easement contiguous, coincident and adjoining the rights-of-way of Cinnamon Fern Boulevard and Yaupon Holly Drive is hereby dedicated over and across all lots and/or tracts which are contiguous, coincident and adjoining said rights-of-way. This easement is dedicated to the public for the installation and maintenance of public utilities and to the Homeowners Association for private drainage. Additionally, this easement also encumbers the south 10.00 feet, by right angle measure, of Tracts "C" and "G".
3. A 5.00 foot wide easement adjoining and coincident with all side lot lines is hereby dedicated to the public for the installation and maintenance of public utilities and to the Homeowners Association for private drainage, unless otherwise shown.
4. All "private drainage/maintenance access easements" graphically depicted on sheet 3 of 3 will include vehicular access as required for the maintenance of the facilities. The installation of any improvements within said easement which may impede or impair said vehicular access is prohibited.
5. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of underground 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 Services Commission.
6. A 5.00 foot wide easement adjoining and coincident with the 40.00 wide public right-of-way of Yaupon Holly Drive is hereby dedicated to the public over and across all lots, for the installation and maintenance of public roadways, utilities and sidewalks.
7. Tract "C" is a Drainage and Stormwater Detention Area Tract dedicated to and owned by the Homeowners Association, its successors and assigns, which will be responsible for all maintenance, in accordance with appropriate permits and approvals.
8. Lots abutting Tract "C" shown hereon will not have riparian rights with respect to said drainage facilities, drainage structures or aquatic landscape features which may be constructed within said Tract "C".
9. Tract "G" is a Conservation and Preservation Tract, dedicated to, maintained and owned by the Homeowners Association, and will not be impacted or altered, excepted as specified within governmental agency permits. Tract "G" is also wholly encumbered by a private drainage and maintenances access easement in favor of the Homeowners Association.
10. An ingress and egress easement is hereby dedicated to Brevard County over and across all private drainage easements and private stormwater tracts for emergency access and emergency maintenance.
11. All lot drainage is private and is the responsibility of the individual lot owner and/or the Homeowner Association to maintain.
12. Each lot owner consents to the imposition of a Municipal Service Taxing Unit by Brevard County or other governmental entity for maintenance of common areas in the event of the failure of the Homeowners Association to maintain properly the common areas in conformance with the applicable regulatory permits or upon petition of 50% plus 1 of the lot owners to Brevard County Board of County Commissioners requesting the creation of a Municipal Service Taxing Unit. If an MSTU is established, a right-of-way or easement to the common area is hereby granted to Brevard County for maintenance purposes.
13. See O.R. Book 5468 Page 3365 for subdivision restrictions and covenants.
14. See O.R. Book 5468 Page 3361 for joinder in dedication.
15. O.R. Book 3433, Page 0594 and as amended in O.R. Book 3623, Page 3101, is an agreement with the City of Titusville regarding sewer transmission line construction and connection to existing facilities to service the subject parcel and as such does encumber the subject parcel but does not establish any easements.
16. O.R. Book 3474, Page 1869 is Brevard County Resolution 95-129 which vacates that portion of the plat of "Cocoa - Indian River Properties Map No. 2 in a series of Two Maps" in Section 15, Twp. 23 S., Rge. 35 E. except for the 66.00 ft. wide right-of-way of King's Highway (a.k.a. Ranch Road).
17. O.R. Book 5402, Page 7721 is a Purchase Money Mortgage and Security Agreement which encumbers the subject parcel but does not establish any easements.
18. Brevard County Vertical Control Station "D5A01" is located within the limits of this plat boundary and is on the curb inlet located at the northwest corner of the intersection of Cinnamon Fern Boulevard and Yaupon Holly Drive. For site benchmark elevation and additional information, contact the Brevard County Surveyor's office.

19. Elevations shown hereon are based on North American Vertical Datum (NAVD) 1988:
 - A. Control Benchmark: Florida Department of Transportation Brass Disk "I-95 73 B04 RM1" on Kings Highway overpass at Interstate 95 in top of concrete curb, 1.6 ft. north of metal witness post, 18.6 ft. east of southeast corner of concrete bridge guardrail and 20.6 ft. south of Kings Highway centerline. Per National Geodetic Survey Data Sheet P.I.D. AK 2043, published elevation = 46.77 feet NAVD'88.
 - B. Site benchmark described in Note No. 18 heretofor.
20. The coordinates shown hereon are based on the State Plane Coordinate System for Florida East Zone, North American Datum of 1983 and as readjusted in 1990 (NAD 83/90). The following control stations were utilized to establish the coordinates shown on this plat:

Station Name: BREVARD GPS 1074 (P.I.D.: AK 7523)
 Northings: 1,499,857.786; Eastings: 719,073.426;
 Latitude: 28°27'34.61336 (N); Longitude: 080°48'15.18583 (W);
 Combined scale factor: 0.99994899;
 Convergence: 00°05'35.88";

Station Name: I-95 73 B04 RM 1 (P.I.D.: AK 2043)
 Northings: 1,509,603.704; Eastings: 712,054.789;
 Latitude: 28°29'11.21811 (N); Longitude: 080°49'33.66508 (W);
 Combined scale factor: 0.99994693;
 Convergence: 00°04'58.74";
21. The coordinate values shown for the permanent reference monuments and section corners were computed utilizing AutoCAD Land Development Desktop. A project scale factor of 0.99994839 was used to convert ground distance to grid distance and all distances shown on the plat are ground distances. The project scale factor can be applied to convert the ground distance to grid distance and all of the values are expressed in U.S. Survey Feet.

Station Name: PRM No. 1
 Northings: 1,510,939.279; Eastings: 714,663.426;
 Latitude: 28°29'24.40428 (N); Longitude: 080°49'04.74388 (W);
 Combined scale factor: 0.99994841;
 Convergence: 00°05'12.72";

Station Name: PRM No. 2
 Northings: 1,510,384.588; Eastings: 714,660.421;
 Latitude: 28°29'18.91169 (N); Longitude: 080°49'04.45076 (W);
 Combined scale factor: 0.99994840;
 Convergence: 00°05'12.66";

Station Name: NW Corner - Development Parcel
 Northings: 1,510,938.766; Eastings: 713,925.343;
 Latitude: 28°29'24.40976 (N); Longitude: 080°49'12.67957 (W);
 Combined scale factor: 0.99994848;
 Convergence: 00°05'08.76";

Station Name: W 1/4 Corner - Section 15
 Northings: 1,508,321.021; Eastings: 713,787.373;
 Latitude: 28°28'58.49257 (N); Longitude: 080°49'14.26965 (W);
 Combined scale factor: 0.99994826;
 Convergence: 00°05'07.92";
22. The coordinate values shown hereon were established to Third-Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks as published by the Federal Geodetic Control Committee dated September 1984.
23. "□" denotes the setting of permanent reference monument consisting of a 4" x 4" x 24" concrete monument with a 1" brass washer stamped "BMEG - PRM - LB 3535".
24. "Δ" denotes the setting of a Permanent Control Point consisting of a P.K. nail with a 1" brass washer stamped "BMEG - PCP - LB 3535".
25. Individual lot and/or tract corners to be set post-construction of the subdivision improvements and will consist of either a 5/8-inch rebar and cap or a p.k. nail and washer stamped "B-MEG-L.B. 3535". Said monumentation and permanent control points to be set according to Sec. 177.091 (9) F.S., Part I and under the guarantees posted with the Brevard County Board of County Commissioners for the required improvements. Lot monumentation at the common lot lines of Lots 5 through 10, inclusive, Block "B" were set a 5.00 ft. off-set north, by right angle measure, from the south plat line (existing ditch) and are marked with a cap stamped "B-MEG LB 3535 WITNESS".

TRACT INFORMATION			
TRACT NAME	OWNERSHIP	MAINTENANCE RESPONSIBILITY	TRACT USE / PURPOSE
"C"	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	STORMWATER DETENTION TRACT
"G"	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION	CONSERVATION / PRESERVATION TRACT

