



PLAYERS CLUB AT BAYSIDE LAKES, PHASE 3



A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA BEING A "REPLAT" OF THE "MULTI-FAMILY" LOT OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 1" RECORDED IN PLAT BOOK 45, PAGES 65 & 66 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK 50 PAGE 22
SHEET 1 OF 1
SEC. 19, TWP. 29 S., RGE. 37 E.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

PLAYERS CLUB AT BAYSIDE LAKES, PHASE 3

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL UTILITY EASEMENTS TO THE PUBLIC.

IN WITNESS WHEREOF, THE BELOW NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON:

DATE: May 22, 2003
TOWN CENTER PARTNERS, LTD.
A FLORIDA GENERAL PARTNERSHIP
BY: B. J. Jeffries
BAYSIDE LAKES DEVELOPMENT CORPORATION
A FLORIDA CORPORATION / GENERAL PARTNER
BENJAMIN E. JEFFRIES, PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:
Irene Sullivan Jane Sullivan
Barbara Lori Nuss

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON May 22, 2003
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

BENJAMIN E. JEFFRIES

RESPECTIVELY AS PRESIDENT AND SECRETARY 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 PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BAY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE:
NOTARY PUBLIC: Irene Sullivan
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JUNE 11, 2001, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BAY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATE: May 21, 2003
ROBERT M. PACKARD, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #3867
FOR: R.M. PACKARD & ASSOC., INC.
1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 632-6335
FLORIDA CORPORATE CERTIFICATE #6649

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON: July 20, 2000
THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: John J. Mazzotta
ATTEST: Alvin Cassano S E A L
CITY CLERK:

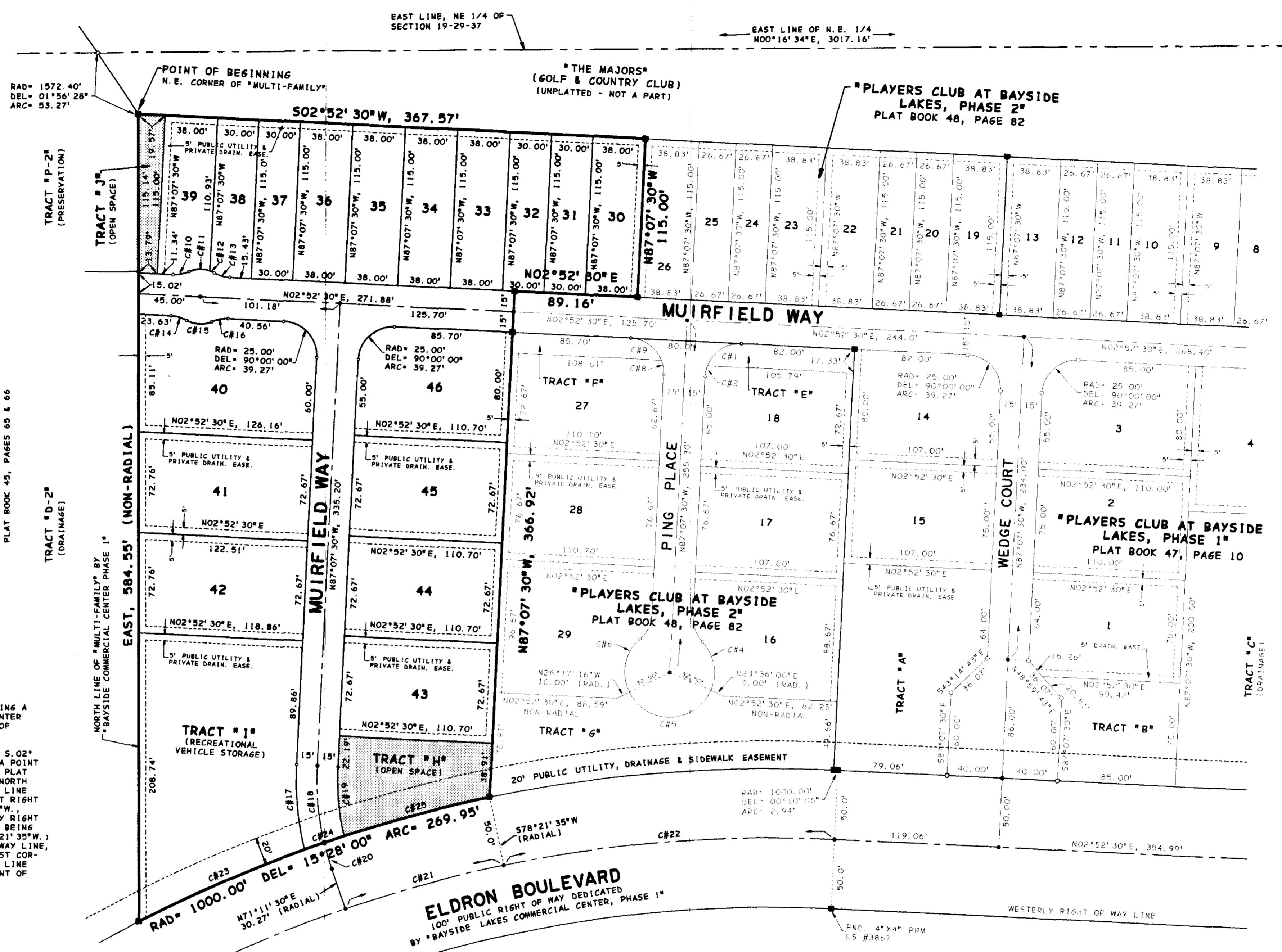
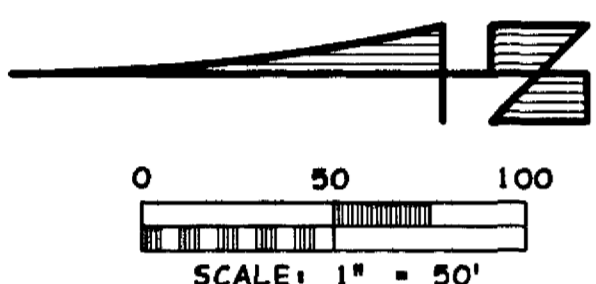
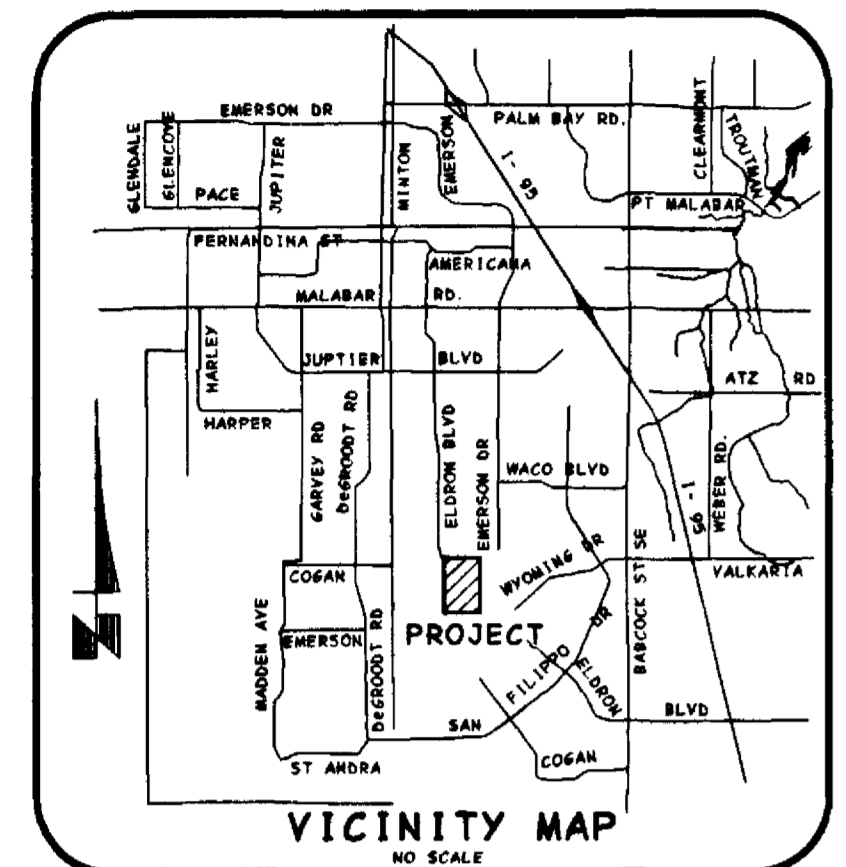
CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

Craig S. McInnon
CRAIG S. MCINNON, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #5057

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: 05/29/2003 AT 1:15 PM FILE NO. 2003157538
Scott Ellis
CLERK OF CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA



PLAT DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BEING A PORTION OF THAT TRACT LABELED "MULTI-FAMILY" WITHIN "BAYSIDE COMMERCIAL CENTER PHASE 1", RECORDED IN PLAT BOOK 45, PAGES 65 AND 66 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT LABELED "MULTI-FAMILY", AND RUN S. 02° 52' 30"W., ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 367.57 FEET TO A POINT ON THE NORTH LINE OF "PLAYERS CLUB AT BAYSIDE LAKES, PHASE 2", RECORDED IN PLAT BOOK 48, PAGE 82 OF SAID PUBLIC RECORDS; THENCE N. 87° 07' 30"W., ALONG SAID NORTH LINE, A DISTANCE OF 115.00 FEET TO AN ANGLE POINT ON THE EAST RIGHT OF WAY LINE OF MUIRFIELD WAY; THENCE N. 02° 52' 30"E., ALONG SAID NORTH LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 89.16 FEET TO AN ANGLE POINT; THENCE N. 87° 07' 30"W., ALONG SAID NORTH LINE, A DISTANCE OF 366.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ELDRON BOULEVARD (A 100 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A 1000.00 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF 578° 21' 35"W.; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 15° 28' 00" A DISTANCE OF 269.95 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT LABELED "MULTI-FAMILY"; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT LABELED "MULTI-FAMILY", A DISTANCE OF 584.55 FEET TO THE POINT OF BEGINNING; CONTAINING 3.441 ACRES.

- SURVEYOR'S NOTES:**
- - INDICATES PERMANENT REFERENCE MONUMENTS STAMPED "PRM" / PACKARD / LS #3867" EITHER SET OR FOUND.
 - - INDICATES PERMANENT CONTROL POINTS STAMPED "PCP" / PACKARD / LS #3867".
 - - INDICATES POINTS OF CURVATURE, POINTS OF TANGENCY AND / OR OTHER POINTS REQUIRING DEFINITION OR CLARITY.
- THE BEARING STRUCTURE OF THIS PLAT IS BASED ON "BAYSIDE LAKES COMMERCIAL CENTER, PHASE 1", RECORDED IN PLAT BOOK 45, PAGES 65 AND 66. SPECIFICALLY, THE EAST LINE OF SECTION 19-29-37 - A BEARING OF N00°16'34"E.
 - TRACTS "H" AND "J" ARE "OPEN SPACE" COMMON AREAS; AND TRACT "I" IS A STORAGE AREA FOR RECREATIONAL VEHICLES, ALL OF WHICH ARE HEREBY DEDICATED TO THE "PLAYERS CLUB AT BAYSIDE LAKES HOMEOWNERS' ASSOCIATION". MAINTENANCE AND OPERATION OF THESE TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
 - A STRIP OF LAND 10 FEET IN WIDTH IS HEREBY DEDICATED ALONG / ADJACENT TO ALL PLATTED RIGHTS OF WAY FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES, DRAINAGE AND SIDEWALKS.
 - FIVE (5) FOOT WIDE PUBLIC UTILITY & DRAINAGE EASEMENTS ARE AS INDICATED.
 - THE RIGHTS OF WAY DEDICATED WITHIN THE PLATTED LIMITS DESCRIBED ARE PRIVATE AND DEDICATED TO THE PLAYERS CLUB HOMEOWNERS ASSOCIATION, HOWEVER, AN EASEMENT IS HEREBY GRANTED FOR EMERGENCY AND / OR MAINTENANCE VEHICLES.
 - 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 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.

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 PLAT.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

| CURVE | RADIUS | DELTA | ARC | TAN | CHORD BRG | CHD |
|-------|----------|-----------|---------|---------|-------------|---------|
| CR10 | 25.00' | 27°15'58" | 11.90' | 6.06' | N10°45'29"W | 11.78' |
| CR11 | 20.00' | 44°50'53" | 15.65' | 8.25' | N01°38'02"W | 15.26' |
| CR12 | 20.00' | 09°41'04" | 3.38' | 1.69' | N25°17'57"E | 3.38' |
| CR13 | 25.00' | 27°15'58" | 11.90' | 6.06' | N16°30'29"E | 11.78' |
| CR14 | 25.00' | 27°15'58" | 11.90' | 6.06' | N16°30'29"E | 11.78' |
| CR15 | 20.00' | 54°31'56" | 19.03' | 10.31' | N02°52'30"E | 18.32' |
| CR16 | 25.00' | 27°15'58" | 11.90' | 6.06' | N10°45'29"W | 11.78' |
| CR17 | 215.00' | 16°26'39" | 61.71' | 31.07' | N84°39'11"E | 61.49' |
| CR18 | 200.00' | 16°01'17" | 55.93' | 28.15' | N84°51'51"E | 55.74' |
| CR19 | 185.00' | 15°36'02" | 50.37' | 25.34' | N85°04'29"E | 50.22' |
| CR20 | 200.00' | 05°39'44" | 19.76' | 9.89' | N74°01'21"E | 19.76' |
| CR21 | 950.00' | 07°10'05" | 118.85' | 59.50' | N15°13'27"W | 118.77' |
| CR22 | 950.00' | 14°30'55" | 240.67' | 120.98' | N04°22'57"W | 240.03' |
| CR23 | 1000.00' | 07°29'27" | 130.74' | 65.46' | N23°21'42"W | 130.64' |
| CR24 | 1000.00' | 01°43'38" | 30.14' | 15.07' | N18°45'10"W | 30.14' |
| CR25 | 1000.00' | 06°14'56" | 109.06' | 54.59' | N14°45'53"W | 109.01' |

- ABBREVIATIONS:**
- RAD = RADIUS
 - DEL = DELTA
 - ARC = CURVE LENGTH
 - TAN = TANGENT
 - CHD = CHORD
 - BRG = BEARING
 - FND = FOUND
 - PRM = PERMANENT REFERENCE MONUMENT
 - LS = LAND SURVEYOR
 - DRAIN = DRAINAGE
 - EASE = EASEMENT
 - TR = TRACT
 - CH = CURVE DATA
 - LT = LINE TABLE

