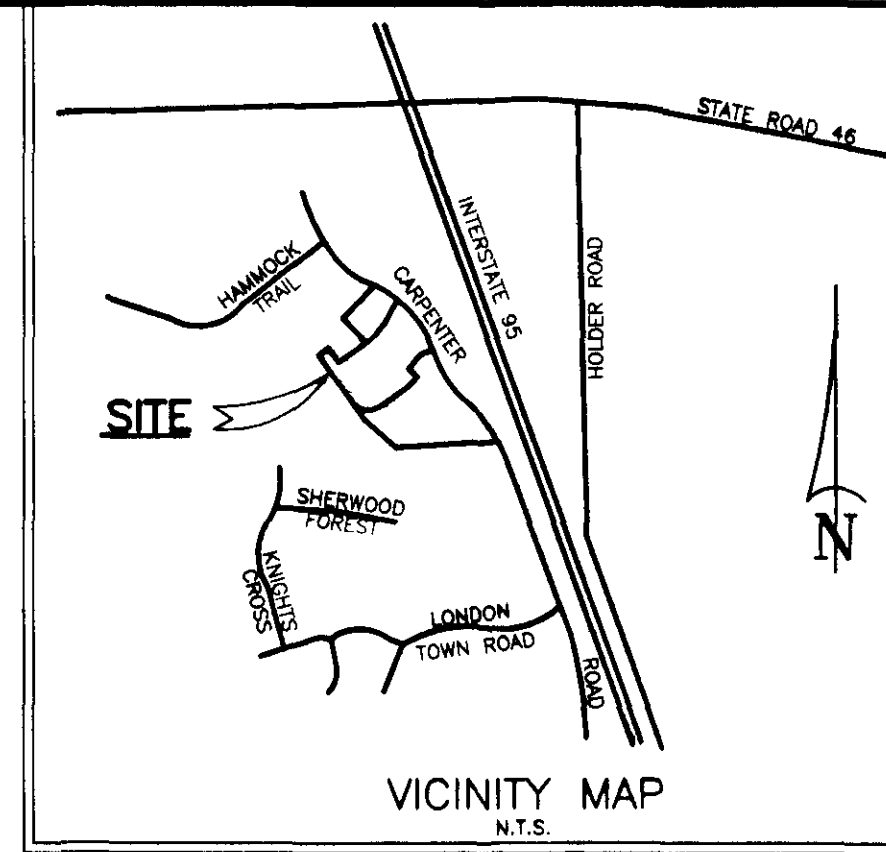
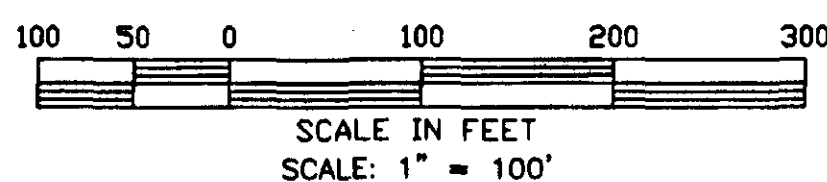


# BIRCHWOOD FOREST

A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA



PLAT BOOK 50 PAGE 8  
SHEET 1 OF 2  
SECTION 13 TWP. 21 S., RANGE 34 E.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **BIRCHWOOD FOREST** hereby dedicate said lands and plot for the use and purposes therein expressed and dedicates the Right-of-Way for Sugarberry Lane shown hereon to Brevard County for the perpetual use of the public.  
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 July 7, 2003  
By [Signature]  
Birchwood Developers Group, Inc.  
Hamid Hafiz, President  
2000 N. Tropical Trail, Merritt Island, FL

### LEGAL DESCRIPTION:

A parcel of land lying the Southeast 1/4 of Section 13, Township 21 South, Range 34 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Southeast 1/4, and run N.88°45'58"E., along the South line of said Southeast 1/4, a distance of 1100.00 feet to the Point of Beginning of this description; thence continue N.88°45'58"E., along said south line, a distance of 840.40 feet to a point on the West right of way of Carpenter Road ( a 66 foot wide right of way ), said point being on a curve to the left, having a radius of 815.01 feet and whose radius point lies S.69°57'33"W., from said point; thence run Northwesterly, along said West right of way line and along the arc of said curve 399.78 feet, through a central angle of 28°06'18" to a point of reverse curvature, having a radius of 881.07 feet; thence run Northerly, along said West right of way line and along the arc of said curve 432.19 feet, through a central angle of 28°06'18" to a point of tangency; thence run N.20°02'27"W., along said West right of way, a distance of 152.84 feet to a point of curvature of a curve to the left, having a radius of 967.00 feet; thence run Northwesterly, along said West right of way line and along the arc of said curve 708.86 feet, through a central angle of 42°00'03"; thence departing said West right of way line run S.46°16'45"W., along the Southerly boundary of FAIRWAY WOODS CONDOMINIUM, PHASE 1, a distance of 384.04 feet to an angle point on said Southerly boundary line; thence run S.42°13'15"E., along said Southerly boundary line, a distance of 288.93 feet to an angle point on said Southerly boundary line; thence run S.57°01'43"W., along said Southerly boundary line, a distance of 281.63 feet to an angle point on said Southerly boundary line; thence run N.32°58'17"W., along said Southerly boundary line, a distance of 148.10 feet to an angle point on said Southerly boundary line; thence run S.57°01'58"W., along said Southerly boundary line, a distance of 103.30 feet to the end of said Southerly boundary line; thence run S.32°58'17"E., a distance of 667.28 feet; thence run S.46°13'57"E., a distance of 350.00 feet to the Point of Beginning of this description. Containing 22.664 acres, more or less.

#	RADIUS	DELTA	DISTANCE	CHORD BEARING	CHORD
C107	175.00'	90°00'00"	274.89'	N.77°58'17"W.	247.49'
C108	700.00'	07°13'17"	88.22'	S.40°06'52"W.	88.17'
C109	251.90'	15°56'10"	70.06'	S.44°28'18"W.	69.84'
C110	38.00'	31°23'44"	20.82'	S.68°08'15"W.	20.56'
C111	60.00'	21°39'35"	22.68'	S.73°00'19"W.	22.55'
C112	241.90'	09°44'41"	41.14'	S.67°02'53"W.	41.09'
C113	25.00'	88°02'20"	38.41'	N.64°03'37"W.	34.75'
C114	300.00'	20°31'30"	107.47'	N.46°45'58"W.	106.89'
C115	651.90'	09°24'31"	107.05'	S.41°12'29"W.	106.93'

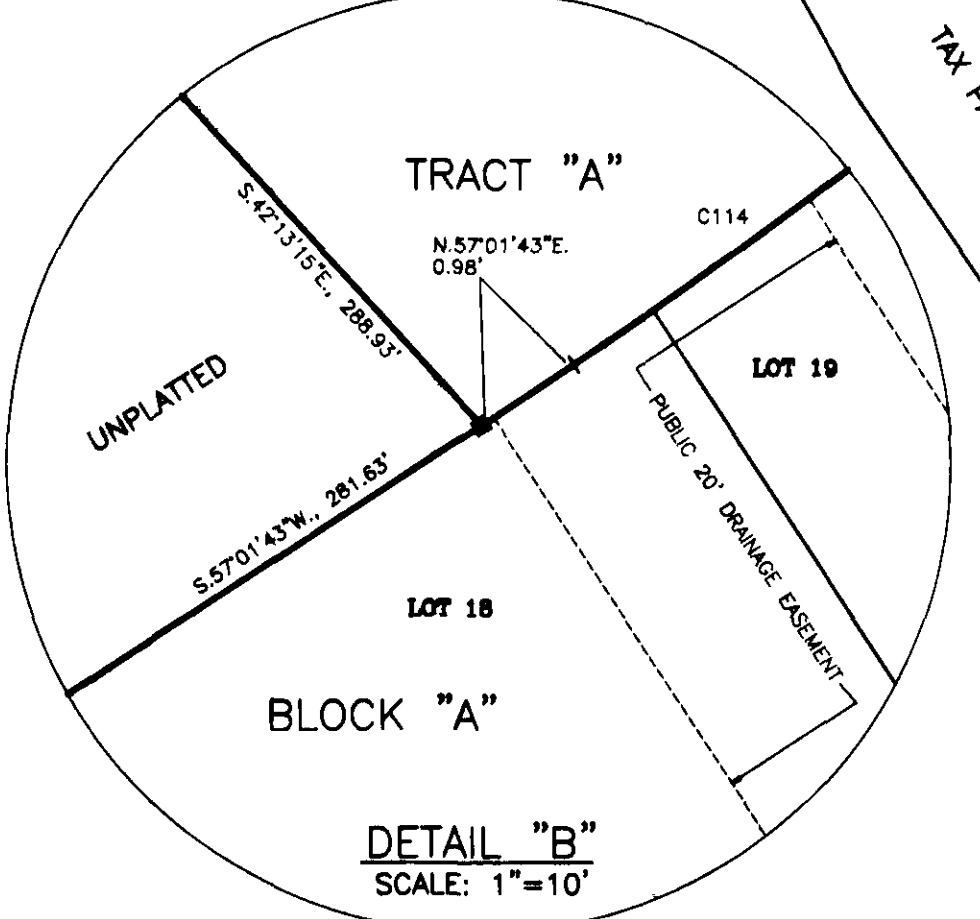
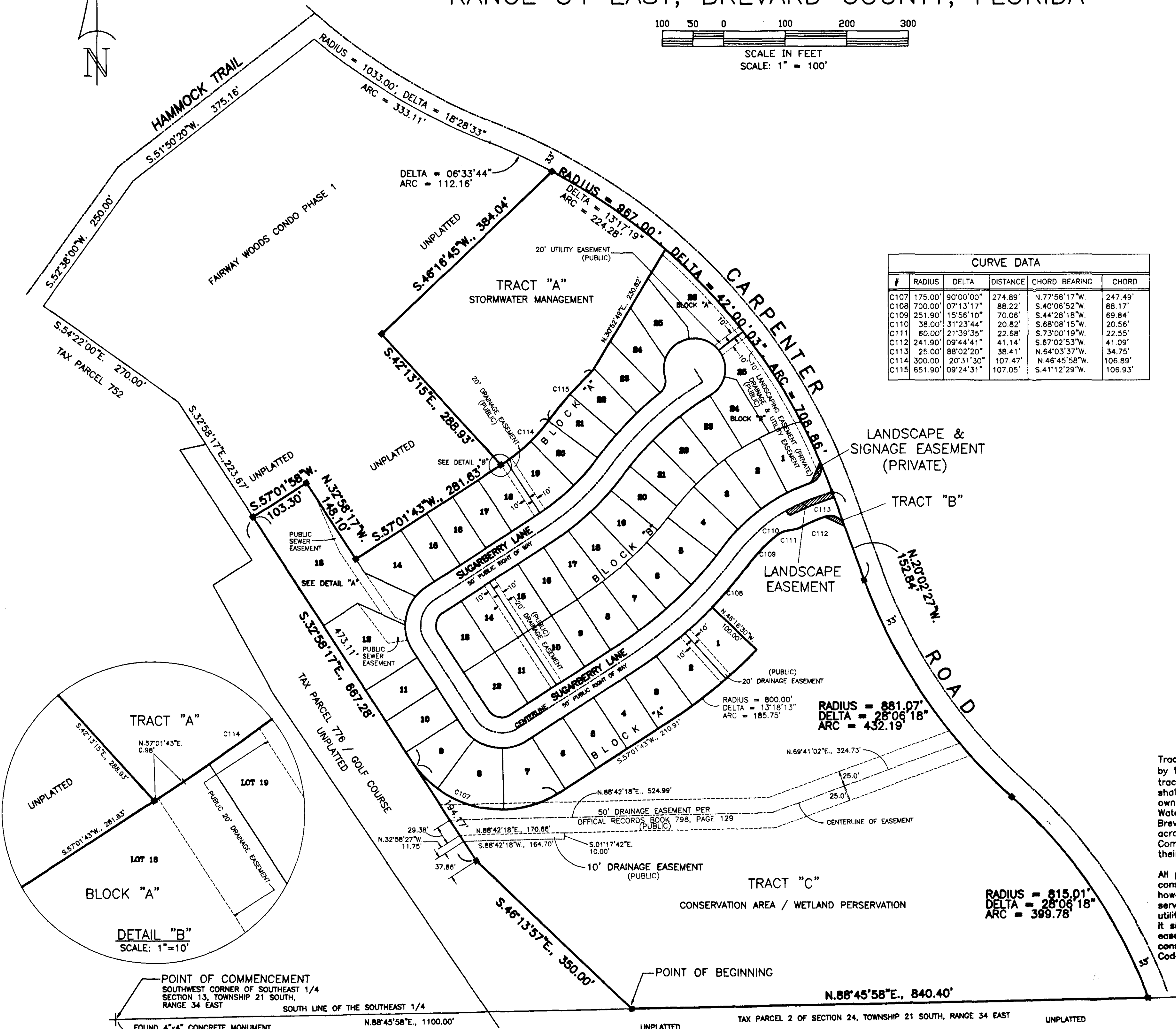
### LEGEND

- INDICATES PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT SET WITH DISK STAMPED "PRM PLS 2351".
- INDICATES A 4"x4" CONCRETE MONUMENT FOUND WITH MARKING AS SHOWN.
- ▲ INDICATES PERMANENT CONTROL POINT SET, A DISK STAMPED "PCP PLS 2351".
- △ INDICATES PERMANENT REFERENCE MONUMENT SET, DISK STAMPED "PRM PLS 2351" SET IN CONCRETE CURB.

### NOTE:

Tract "A" shall be a Stormwater Management Tract and is to be owned and maintained by the Home Owners Association. Tract "B" shall be used as a signage and landscape tract and is to be owned and maintained by the Home Owners Association. Tract "C" shall be used as a Wetland Preservation and Conservation tract. This tract shall be owned by the Home Owners Association. An Easement is granted to the St. Johns River Water Management District pursuant to the provisions of Section 704.06 Florida Statutes. Brevard County is granted an emergency access and maintenance easement over and across all private easement that lie within this subdivision. Florida Power and Light Company is granted a 10 foot wide easement for the installation and maintenance of their facilities that abuts all lots that are coincident with Sugarberry Lane.

All platted utility easement shall provide that such easment shall also be easements for 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, 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 easement granted to or obtained by a particular electric, gas, or other public utility. Such construction, installation, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.



### GENERAL NOTES:

- Tract "A" is for Stormwater Management and is to be owned and maintained by the Birchwood Homeowners Association. Emergency access to Tract "A" is over and across the 20 foot wide drainage easement lying on Lot 18, Block "A" and Lot 19, Block "A".
- Tract "C" is Wetlands / Conservation Area and is to be owned and maintained by the Home Owners Association. An easement is granted to the St. John River Water Management District pursuant to provisions of Section 704.06 Florida Statutes.
- Tract "B" is for Signage and Landscaping and is dedicated to and maintained by the Birchwood Homeowners Association.
- Landscape Easement lying within the right of way of Sugarberry Lane is for Landscaping and is dedicated to and maintained by the Birchwood Homeowners Association.
- Signage Easement lying within Lot 1, Block "B" is for signage and landscaping and is to be maintained by the Birchwood Homeowners Association.

### SURVEYORS NOTES:

- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BEING N.88°45'58"E., AND IS ASSUMED AND MAY NOT BE ON A TRUE NORTH AZIMUTH.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS COINCIDENT WITH AND ADJACENT TO THE PUBLIC RIGHT OF WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- PUBLIC UTILITY EASEMENT INCLUDES FLORIDA POWER AND LIGHT, BELL SOUTH, TV CABLE SERVICES, BREVARD COUNTY SEWER, WATER AND UTILITIES. ALL OTHER EASEMENTS ARE AS SHOWN HEREON.
- ALL LOT DRAINAGE IS PRIVATE. BREVARD COUNTY'S ONLY RESPONSIBILITY IS TO MAINTAIN POSITIVE FLOW WITHIN THE PUBLIC RIGHT OF WAY, AND PUBLIC DRAINAGE EASEMENTS.
- ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED BY (NR), INDICATING NON-RADIAL LINE.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK 5091 PAGE(S) 1545 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR MORTGAGES JOINDER IN DEDICATION SEE: OFFICIAL RECORDS BOOK 5091 PAGE(S) 1516 OF THE PUBLIC RECORDS OF 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.

**Campbell** SURVEYING AND MAPPING  
OF BREVARD, INC.  
3525 N. COURTESY PARKWAY - SUITE 1  
MAILING ADDRESS: P.O. BOX 542148  
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820  
E-MAIL: SURVEY1@DIGITALSOUTH.COM FAX: (321) 453-5820  
BUSINESS LICENSE: LB 6484  
FILE: PLAT\_02-279.DWG

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 7-22-03 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
[Signature]  
Chairman of the Board  
ATTEST:  
Clerk of the Board

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered surveyor, does hereby certify that on July 15, 2002, he 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 that the plat complies with all survey requirements of Chapter 177, Part 1 & 472 Florida Statutes; and that said land is located in Brevard County, Florida.  
Date: February 2002  
[Signature]  
JOHN R. CAMPBELL Registration No. 2351  
3925 N. Courtesy Parkway, Suite 1 Merritt Island, FL 32954 Certificate of Authorization #L5494  
Phone (321) 453-5820

### 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.  
[Signature] 8/20/03  
County Surveyor  
in and for Brevard County, FL

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all roads, streets, alleys, thoroughfares, drainage easements, utility easements, and other rights of way, easements and areas dedicated for the use on this plat.  
[Signature]  
Chairman of the Board  
ATTEST:  
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 the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on 10-16-03 at 4:55pm  
File No. 2003228522  
[Signature]  
Clerk of the Circuit Court  
in and for Brevard County, FL

Dated at plot: 6/11/03

# FAITH LANDINGS

## SECTION 10, TOWNSHIP 28 SOUTH, RANGE 37 EAST CITY OF MELBOURNE, COUNTY OF BREVARD, FLORIDA.

**LEGAL DESCRIPTION:**

A portion of Sunny Pines, according to the plat thereof, as recorded in Plat Book 6, Page 48, of the Public records of Brevard County, Florida, lying in Section 10, Township 28 South, Range 37 East, being more particularly described as follows:

Beginning at the Southeast corner of said Section 10; thence North 88°53'50" West along the South line of said Section 10, a distance of 1,313.20 Feet to the intersection of said South line and the Southerly extension of the West line of Block E, of said Sunny Pines; thence North 00°36'14" East along said West line, a distance of 30.00 Feet to the POINT-OF-BEGINNING; thence continue North 00°36'14" East along said West line and it's Northerly extension and the West line of Block C, of said Sunny Pines, a distance of 1,256.06 Feet to the Northwest corner of Lot 1, Block C, of said Sunny Pines; thence South 88°48'01" East along the North line of said Block C and it's Easterly extension and the North line of Lot 1, Block D, of said Sunny Pines, a distance of 302.67 Feet to a point on the West line of Briarwood Park Section Two, according to the plat thereof, as recorded in Plat Book 18, Page 68, of the said Public records of Brevard County; thence South 00°17'49" West along said West line and the West line of Briarwood Park Section Three, according to the plat thereof, as recorded in Plat Book 19, Page 64, of the said Public records of Brevard County and the West line of Briarwood Park Section Four Part 3, according to the plat thereof, as recorded in Plat Book 23, Page 33, of the said Public records of Brevard County and the West line of Briarwood Park Section Four Part 4, according to the plat thereof, as recorded in Plat Book 23, Page 36, of the said Public records of Brevard County, a distance of 1,255.62 Feet to the North Right-of-Way line of Florida Avenue (A.K.A. Palm Street as shown on said Sunny Pines); thence North 88°53'50" West along said North Right-of-Way line, a distance of 309.39 Feet to the POINT-OF-BEGINNING.  
Containing 8.822 Acres of land more or less.

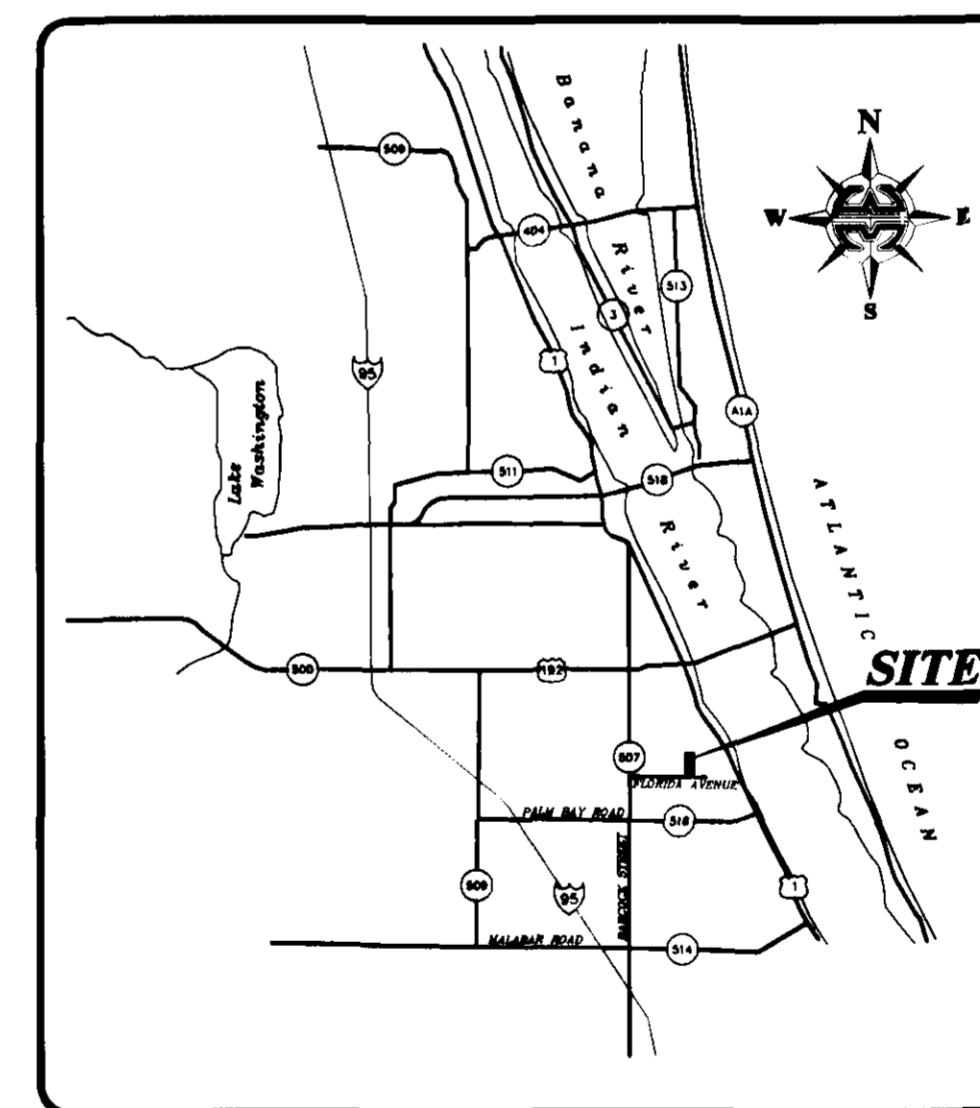
**Surveyors notes:**

- Bearings hereon are referred to a value of South 88°53'50" East for the South line of Section 10 said bearing is derived from the State Plane Coordinate System for Florida's East Zone (N.A.D. 83/90).
- The following easements are hereby reserved:
  - A. An easement 3.75 Feet in width along all side and rear Lot lines, is hereby dedicated for the installation and maintenance of Public utilities and cable television services unless otherwise shown.
  - B. A nonexclusive easement 10 Feet in width across the front of all Lots and Tracts and parallel with and adjacent to all road rights-of-way are hereby dedicated for the installation of electric and other utilities as shown hereon.
- Side Lot easements along the boundaries of a single building site shall be terminated when two or more Lots are used for a single building site, unless a drainage structure or utility has been constructed within the easement. When more than one Lot or parts of one or more Lots are used as a single building site, the outside boundaries of the building site shall carry the side Lot line easements reserved by this Plat.
- As utilized in the notes and as shown hereon, the term "electric" easement shall specifically include Florida Power and Light Co. And shall not exclude other suppliers of electricity.
- All utility easements shall also be for the construction, installation, maintenance, and operation of cable television services, provided however no such services shall interfere with the facilities and services of an electric, gas, telephone, or other Public utility. In the event that a cable television company damages the facilities of a Public utility, it shall be solely responsible for the damages.
- Tract A (0.16 acres+) is hereby reserved for road Right-of-Way and shall be conveyed by warranty deed to the City of Melbourne.
- Tract B (1.84 acres+) is owned by, and maintained by the Testimony Baptist Church, for future development.
- Tract C (1.29 acres+) is hereby conveyed to, controlled by, and maintained by the Faith Landings Homeowners Association, Inc., for storm water management.
- Tract D (0.16 acres+) is hereby, controlled by the Faith Landings Homeowners Association, Inc. and shall be for a landscape buffer/screening amenities.
- Tract E (0.13 acres+) is hereby conveyed to, controlled by, and maintained by the Faith Landings Homeowners Association, Inc., and shall be for a landscape buffer/screening amenities and storm water management.
- Tract F (0.211 acres+) is owned by Testimony Baptist Church and is controlled by, and maintained by the Faith Landings Homeowners Association, Inc., for storm water management.
- For protective covenants and restrictions see O.R. Book 6093, Page 291 of the Public Records of Brevard County, Florida.
- For joinders and dedication see O.R. Book \_\_\_\_\_, Page \_\_\_\_\_.
- Fencing of easements is regulated by city code Appendix D, chapter 9, Section 9.47(d).
- Water and sewer lines shall be conveyed to the City of Melbourne.
- Site Data:
  - Total Lots = 28
  - Average Lot size 117' x 60'
  - Total Acreage = 8.822

**PREPARED BY:**  
**WM WILLIAM MOTT LAND SURVEYING INC.**

SATELLITE BEACH PROFESSIONAL CENTER  
1275 SOUTH PATRICK DRIVE, SUITE H  
SATELLITE BEACH, FLORIDA, 32937-3955  
PHONE (321) 773-4323  
PROJECT NUMBER: 2030147  
DRAWING NAME: FAITH LANDINGS.DWG  
DRAWN BY: DANIEL D. GARNER P.S.M. 6189

**VICINITY MAP**  
SCALE: 1" = 2000'



**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".

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.

**DEDICATION**

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

**FAITH LANDINGS**

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets, drainage easements, utility easements, rights of way and easements shown hereon to the perpetual use of the public, 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: Joseph Leo Gassman  
Joseph Leo Gassman, President  
Attest: D. Thomas Lee

Signed and sealed in the presence of:  
Habitat for Humanity of South Brevard, Inc.  
4450 Enterprise Court  
Melbourne, Florida 32934  
Stacy Hale  
Elizabeth Kennedy

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on October 10, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Joseph Leo Gassman and D. Thomas Lee 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 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.  
Stacy Hale STACY HALE  
Notary Public, State of Florida  
By Comm. exp. June 11, 2006  
Comm. No. DD 124556  
My Commission Expires \_\_\_\_\_

**JOINER**

KNOW ALL MEN BY THESE PRESENTS: that the Testimony Baptist Church, a Florida Corporation, being the owner in fee simple of a portion of lands platted hereunder as

**FAITH LANDINGS**

which portion is described hereon as Tracts B and F, hereby joins in and consents to the foregoing dedication solely for the purpose of submitting Tracts B and F to the uses and purposes expressed hereon pertaining to such Tracts. The Testimony Baptist Church joins in such dedication solely in its capacity as the fee simple owner of said Tracts B and F and not as a developer of the lots platted hereunder 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: Stephen Holmes  
Stephen Holmes, Trustee  
By: Haynie Mitchell  
Haynie Mitchell, Trustee  
By: Clifford Marshall  
Clifford Marshall, Trustee

Signed and sealed in the presence of:  
Elizabeth E. Kennedy  
Stacy Hale

Testimony Baptist Church  
2904 S. Harbor City Blvd.  
Melbourne, Florida 32901  
STATE OF FLORIDA COUNTY OF BREVARD THIS IS TO CERTIFY, That on October 10, 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Stephen Holmes, Haynie Mitchell and Clifford Marshall, Trustees of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individual and officer 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.  
Elizabeth E. Kennedy ELIZABETH E. KENNEDY  
Notary Public, State of Florida  
My Comm. exp. Aug. 31, 2004  
Comm. No. CC 964859  
My Commission Expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on August 21, 2002 I completed the 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 as required by Chapters 177 Part 1 & 472 Florida Statutes; and that said land is located in Brevard County Florida.  
Dated October 9, 2003

Jonathan M. Mott P.L.S.  
Jonathan M. Mott P.L.S.  
William Mott Land Surveying, Inc.  
Satellite Beach Professional Center  
1275 South Patrick Drive, Suite H  
Satellite Beach, Florida 32937  
Certificate of Authorization LB 3608

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on 2/11/2003 the MELBOURNE CITY COUNCIL approved the foregoing plat  
Attest: John A. Bunchley Mayor  
Carol A. Wilk City Clerk

**CERTIFICATE OF REVIEWING 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  
Michael J. Sweeney, RLSM 4870  
Reviewing Surveyor for the City of Melbourne

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
ATTEST:  
THIS IS TO CERTIFY, That on 1/23/2003 the zoning commission of the above approved the foregoing plat.  
Andy Edlin  
Planning and Zoning Director

**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 10/20/03 at 1:47 PM  
File No: 200331048  
Scott Elvia by Chaelene Smith  
Clerk of the Circuit Court  
in and for Brevard County, FL  
Depository Clerk