

THREE MEADOWS PHASE III

A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE,
BREVARD COUNTY, FLORIDA.

DESCRIPTION:

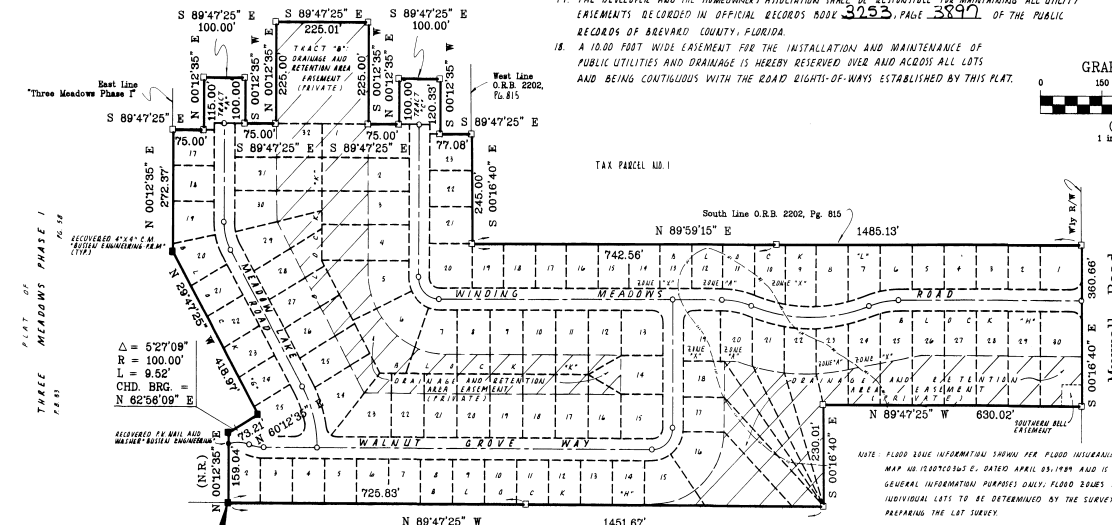
A parcel of land lying in the Northeast 1/4 of Section 21, Township 25 South, Range 36 East, Brevard County, Florida being more particularly described as follows:

Begin at the southeast corner of Lot 1, Block "H", of the plat of "Three Meadows Phase I", said plat recorded in Plat Book 33, Page 58 of the Public Records of Brevard County, Florida; thence along the easterly limits of said plat the following five courses to wit: N.00°12'35"E, a distance of 159.04 feet to a point on the arc of a 100.00 foot radius circular curve concave northwesterly, having a chord bearing of N.62°56'09"E, and a chord distance of 9.51 feet, Northeastly, along the arc of said curve, through a central angle of 5°27'09", an arc distance of 9.52 feet to the point-of-tangency, N.00°12'35"E, a distance of 73.21 feet; N.29°47'25"W, a distance of 418.97 feet; N.00°12'35"E, a distance of 272.37 feet, thence departing said east line, S.89°47'25"E, a distance of 75.00 feet; thence N.00°12'35"E, parallel with said east line, a distance of 115.00 feet; thence S.89°47'25"E, a distance of 100.00 feet, parallel with said east line, a distance of 100.00 feet, thence S.00°16'40"W, parallel with said east line, a distance of 75.00 feet; thence N.00°12'35"E, parallel with said east line, a distance of 225.01 feet; thence S.89°47'25"E, a distance of 100.00 feet; thence S.00°12'35"W, parallel with said east line, a distance of 225.00 feet; thence S.89°47'25"E, a distance of 75.00 feet; thence N.00°12'35"E, parallel with said east line, a distance of 100.00 feet; thence S.89°47'25"E, a distance of 100.00 feet; thence S.00°12'35"W, parallel with said east line, a distance of 120.38 feet; thence S.89°47'25"E, a distance of 77.08 feet to a point on the west line of those lands as described in Official Record Book 2202, Page 815, of said Public Records; thence S.00°16'40"E, along said west line, a distance of 245.00 feet; thence N.89°59'15"E, along the south line of said lands, a distance of 1,485.13 feet to a point on the westerly right-of-way line of Murrell Road (a 100.00 foot wide right-of-way); thence S.00°16'40"E, along said westerly right-of-way line, a distance of 380.66 feet; thence departing said westerly right-of-way line, N.89°47'25"W, a distance of 830.02 feet; thence S.00°16'40"E, parallel with said westerly right-of-way line, a distance of 230.01 feet; thence N.89°47'25"W, parallel with the northerly right-of-way line of Barnes Boulevard (a 100.00 foot wide right-of-way) a distance of 1,451.67 feet to the Point-of-Beginning.

Containing 30.99 acres, more or less.

Notes:

- 1.) Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 21, Township 25 South, Range 36 East, being N.00°16'40"W, an assumed bearing.
- 2.) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Brevard County.
- 3.) There is hereby reserved along all rear and side lot lines, a 7.50 foot wide easement for the installation and maintenance of public utilities and drainage, unless otherwise NOTED.
- 4.) All platted utility easements shall also be easements for the installation and maintenance of cable television services, Southern Bell telephone services and Florida Power and Light.
- 5.) Tracts "A", and "C" are intended to be common open areas to be owned and maintained by the Developer and TO BE USED FOR THE CONSTRUCTION OF TEMPORARY CURB-DIACS.
- 6.) "C" denotes the siting of a Permanent Reference Monument consisting of a 4" x 4" x 24" concrete monument with a metal cap stamped "Bussen-Mayer Eng. P.R.M. #4762".
- 7.) "O" denotes the siting of a Permanent Control Point consisting of a P.R. nail with a 1-1/4" brass washer stamped "Bussen-Mayer Eng. P.C.P. #4762".
- 8.) "R" denotes a found Permanent Reference Monument; "o" denotes a found Permanent Control Point.
- 9.) "R" denotes a radial line; "NR" denotes a non-radial line.
- 10.) FOR DECLARATION OF COVENANTS AND RESTRICTIONS, SEE O.R.B. 2853 PAGE 3108
- 11.) For Mortgagees Joinder in Dedication see O.R.B. 2853 Page 3895 & O.R.B. _____ Page _____
- 12.) Tract "B" is TO BE PART OF THE PRIVATE Drainage & Retention Area Easement; the Developer WITH Homeowners Association shall be responsible for all maintenance.
- 13.) The Developer AND Three Meadows, Phase III Homeowners Association of Brevard County, Inc. shall be solely responsible for maintaining all PUBLIC AND PRIVATE DRAINAGE EASEMENTS AND DRAINAGE EASEMENTS AND RETENTION AREAS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE AND RETENTION AREAS EASEMENTS AND RESTRICTIONS recorded in Official Records Book 2853 Page 3108 of the Public Records of Brevard County, Florida, for the purpose of providing adequate surface and stormwater drainage and retention for this subdivision.
- 14.) THE 25 FT COMMON AREA/LANDSCAPE EASEMENT LOCUMEN/US UT 30.81AL" AND LOT 1, BLOCK "L" IS TO BE MAINTAINED BY THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION.
- 15.) A declaration of Covenants and Restrictions applicable to all lots in this subdivision is being recorded in the Public Records of Brevard County, Florida concurrently with the recording of this plat.
- 16.) A 15.00 foot wide easement for the installation and maintenance of public drainage lying 7.50 feet on each side of the common lot line is hereby dedicated under the following lots: Block "H", Lots 17 and 18, Lots 20 and 21, and Lots 24 and 25; Block "K", Lots 4 and 5, Lots 11 and 12, Lots 14 and 15, Lots 18 and 19, Lots 23 and 24 and Lots 28 and 29.
17. THE DEVELOPER AND THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITY EASEMENTS DECODED IN OFFICIAL RECORDS BOOK 2853, PAGE 3897 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
18. A 10.00 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE IS HEREBY RESERVED OVER AND ACROSS ALL LOTS AND BEING CONTIGUOUS WITH THE ROAD RIGHTS-OF-WAYS ESTABLISHED BY THIS PLAT.



Point-Of-Beginning
Southeast Corner Lot 1, Block "H"
"Three Meadows Phase I"

Tax Parcel No.1

NOTE: FLOOD HAZARD INFORMATION SHOWN FOR FLOOD INSURANCE RATE MAP NO. 1305070305-C, DATED APRIL 23, 1999 AND IS FOR GENERAL INFORMATION PURPOSES ONLY. FLOOD ISSUES FOR INDIVIDUAL LOTS TO BE DETERMINED BY THE SURVEYOR PREPARING THE LOT SURVEY.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in "THREE MEADOWS PHASE III"

herby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other right of way, easements shown hereon to the perpetual use of the public, and the City of Rockledge.

IN WITNESS WHEREOF, I, the undersigned, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereon on 30th MARCH, 1999
Attest: *[Signature]*
Signed and sealed in the presence of: *[Signatures]*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on MARCH 30th, 1999
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared: C. B. BROWN, JR. and I. RUSTELL WEINSTEIN,
respectively, 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 therunto 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. *[Signature]* DEWITT W. WILSON
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
[Signature]
NOTARY PUBLIC DEWITT W. WILSON
My Commission Expires: *[Date]*

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 23, 1999, he 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 and shown thereon as required by Chapter 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated OCTOBER 31, 1991.
[Signature] Mace Paul Cognigni
MACE PAUL COGNIGNI Registration No. 4762

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on DECEMBER 16, 1999, the CITY COUNCIL of the CITY OF ROCKLEDGE, FLORIDA approved the foregoing plat.
[Signature] John J. Oates MAYOR
Attest: *[Signature]* Betha Beatty MAJOR CITY CLERK

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, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.
Chairman of the Board _____
ATTEST: _____ Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board _____
ATTEST: _____ Clerk of the Board
Approved _____ County Engineer

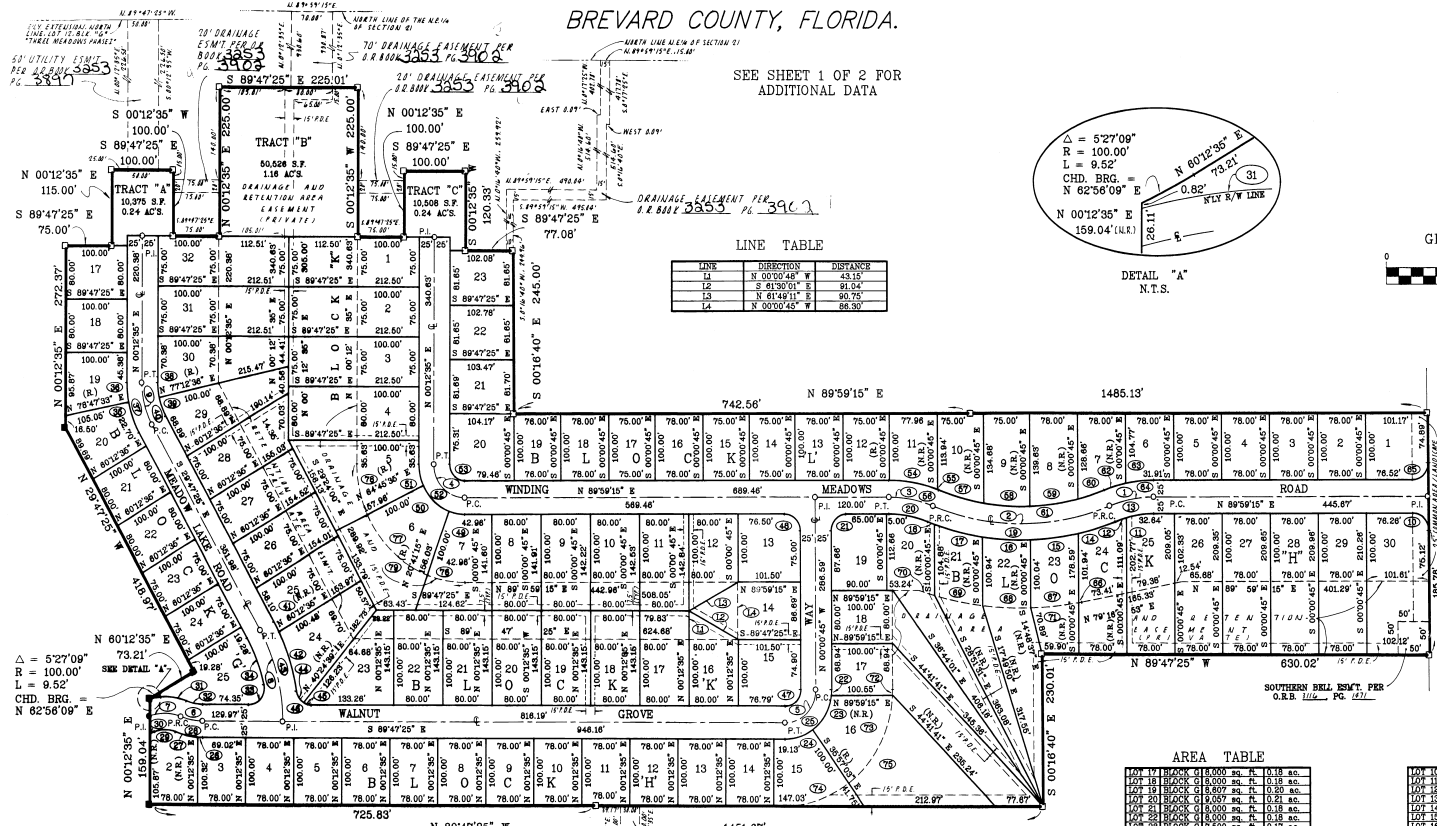
CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above _____ approved the foregoing plat.
Planning and Zoning Director _____

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 Florida Statutes, and was filed for record on 10:20 A.M. on 24th MARCH 1999
[Signature] Baren McLean
Clerk of the Circuit Court in and for Brevard County, Fla.

THREE MEADOWS PHASE III

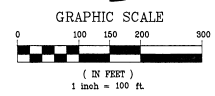
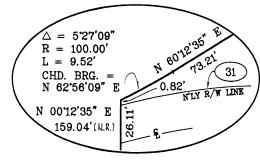
A SUBDIVISION LYING IN SECTION 21, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE,
BREVARD COUNTY, FLORIDA.

SEE SHEET 1 OF 2 FOR
ADDITIONAL DATA



LINE TABLE

LINE	DIRECTION	DISTANCE
11	N 00°00'48" W	43.15
12	S 89°47'25" E	81.04
13	N 81°49'11" E	90.75
14	N 00°00'45" W	86.30



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	250.00	210°00'	78.30	37.07	72.89	S 72°29'15" W
2	400.00	42°00'00"	293.22	153.65	286.89	N 89°59'15" E
3	200.00	210°00'	78.30	37.07	72.89	N 79°50'45" E
4	200.00	90°15'00"	78.79	50.19	70.99	S 44°34'54" E
5	80.00	90°15'00"	78.79	60.19	70.99	N 45°05'55" E
6	100.00	202°45'00"	36.59	18.55	36.59	N 78°22'58" E
7	78.00	40°14'14"	62.59	27.43	61.52	N 80°04'47" E
8	296.00	30°00'00"	143.99	73.89	142.98	N 14°47'25" W
9	125.00	90°15'00"	62.59	33.49	61.52	N 78°22'58" E
10	26.00	89°44'08"	98.18	24.88	35.27	N 45°05'55" E
11	178.00	18°01'54"	46.89	25.08	45.78	S 82°28'58" E
12	178.00	18°01'54"	46.89	25.08	45.78	S 71°38'53" E
13	178.00	219°00'00"	78.30	37.07	72.89	N 79°50'45" E
14	425.00	90°15'00"	61.52	31.68	60.51	N 78°22'58" E
15	488.00	10°38'17"	78.79	36.47	78.61	S 82°50'22" W
16	425.00	10°38'17"	78.79	36.24	78.14	N 88°54'48" W
17	425.00	10°38'17"	78.79	36.24	78.14	N 88°54'48" W
18	425.00	10°38'17"	78.79	36.24	78.14	N 88°54'48" W
19	425.00	10°38'17"	78.79	36.24	78.14	N 88°54'48" W
20	178.00	219°00'00"	78.30	37.07	72.89	N 79°50'45" E
21	25.00	90°00'00"	36.59	25.00	36.59	S 44°34'54" E
22	78.00	90°15'00"	61.52	31.68	60.51	N 78°22'58" E
23	78.00	47°01'19"	61.58	32.71	60.98	S 30°29'19" E
24	78.00	36°09'58"	47.38	24.49	46.58	S 72°07'48" W
25	78.00	90°15'00"	61.52	31.68	60.51	N 78°22'58" E
26	125.00	04°07'04"	118.17	76.29	116.27	N 42°00'00" E
27	125.00	04°07'04"	118.17	76.29	116.27	N 42°00'00" E
28	125.00	04°07'04"	118.17	76.29	116.27	N 42°00'00" E
29	80.00	40°14'14"	62.59	27.43	61.52	N 80°04'47" E
30	160.00	08°07'08"	62.59	27.43	61.52	N 80°04'47" E
31	100.00	30°12'04"	61.44	31.79	60.48	N 88°39'24" E
32	78.00	20°48'00"	27.18	13.74	27.04	S 79°24'28" E
33	25.00	102°00'00"	44.89	36.99	44.89	N 88°39'24" E
34	250.00	17°09'37"	74.86	37.72	74.80	N 21°23'38" E
35	160.00	18°34'58"	48.85	24.54	48.44	N 20°29'58" W
36	160.00	18°34'58"	48.85	24.54	48.44	N 20°29'58" W
37	160.00	18°34'58"	48.85	24.54	48.44	N 20°29'58" W
38	100.00	18°34'58"	48.85	24.54	48.44	N 20°29'58" W
39	100.00	18°34'58"	48.85	24.54	48.44	N 20°29'58" W
40	100.00	30°00'00"	52.36	33.79	51.78	S 14°47'25" W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
41	300.00	02°13'48"	15.91	8.48	15.91	S 28°10'31" E
42	300.00	17°55'13"	83.83	47.30	85.45	S 17°38'01" E
43	300.00	21°00'00"	101.74	56.01	101.74	N 81°54'55" E
44	25.00	90°15'00"	61.52	31.68	60.51	S 82°50'22" W
45	25.00	31°03'44"	13.55	6.99	13.59	S 74°15'58" E
46	25.00	22°29'00"	13.55	6.99	13.59	S 74°15'58" E
47	25.00	90°15'00"	61.52	31.68	60.51	N 45°05'55" E
48	25.00	90°00'00"	36.27	25.00	36.28	N 45°05'55" E
49	25.00	22°29'00"	13.55	6.99	13.59	S 74°15'58" E
50	25.00	90°15'00"	61.52	31.68	60.51	N 45°05'55" E
51	25.00	90°15'00"	61.52	31.68	60.51	N 45°05'55" E
52	25.00	90°15'00"	61.52	31.68	60.51	N 45°05'55" E
53	25.00	90°15'00"	61.52	31.68	60.51	N 45°05'55" E
54	25.00	90°15'00"	61.52	31.68	60.51	N 45°05'55" E
55	225.00	00°43'42"	2.88	1.43	2.88	N 62°22'38" W
56	225.00	21°00'00"	82.47	41.70	82.01	N 79°50'45" E
57	225.00	21°00'00"	82.47	41.70	82.01	N 79°50'45" E
58	225.00	21°00'00"	82.47	41.70	82.01	N 79°50'45" E
59	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
60	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
61	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
62	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
63	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
64	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
65	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
66	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
67	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
68	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
69	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
70	375.00	11°30'12"	75.29	37.77	75.18	S 86°14'18" E
71	525.00	02°13'48"	28.07	15.08	28.04	N 86°08'18" E
72	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
73	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
74	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
75	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
76	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
77	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
78	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W
79	178.00	02°58'07"	8.97	4.55	8.97	S 01°28'19" W

AREA TABLE

LOT	AREA	sq. ft.	sq. ft.	sq. ft.
1	0.18	15.55	0.18	15.55
2	0.18	15.55	0.18	15.55
3	0.18	15.55	0.18	15.55
4	0.18	15.55	0.18	15.55
5	0.18	15.55	0.18	15.55
6	0.18	15.55	0.18	15.55
7	0.18	15.55	0.18	15.55
8	0.18	15.55	0.18	15.55
9	0.18	15.55	0.18	15.55
10	0.18	15.55	0.18	15.55
11	0.18	15.55	0.18	15.55
12	0.18	15.55	0.18	15.55
13	0.18	15.55	0.18	15.55
14	0.18	15.55	0.18	15.55
15	0.18	15.55	0.18	15.55
16	0.18	15.55	0.18	15.55
17	0.18	15.55	0.18	15.55
18	0.18	15.55	0.18	15.55
19	0.18	15.55	0.18	15.55
20	0.18	15.55	0.18	15.55
21	0.18	15.55	0.18	15.55
22	0.18	15.55	0.18	15.55
23	0.18	15.55	0.18	15.55
24	0.18	15.55	0.18	15.55
25	0.18	15.55	0.18	15.55
26	0.18	15.55	0.18	15.55
27	0.18	15.55	0.18	15.55
28	0.18	15.55	0.18	15.55
29	0.18	15.55	0.18	15.55
30	0.18	15.55	0.18	15.55
31	0.18	15.55	0.18	15.55
32	0.18	15.55	0.18	15.55
33	0.18	15.55	0.18	15.55
34	0.18	15.55	0.18	15.55
35	0.18	15.55	0.18	15.55
36	0.18	15.55	0.18	15.55
37	0.18	15.55	0.18	15.55
38	0.18	15.55	0.18	15.55
39	0.18	15.55	0.18	15.55
40	0.18	15.55	0.18	15.55

AREA TABLE

LOT	AREA	sq. ft.	sq. ft.	sq. ft.
1	0.18	15.55	0.18	15.55
2	0.18	15.55	0.18	15.55
3	0.18	15.55	0.18	15.55
4	0.18	15.55	0.18	15.55
5	0.18	15.55	0.18	15.55
6	0.18	15.55	0.18	15.55
7	0.18	15.55	0.18	15.55
8	0.18	15.55	0.18	15.55
9	0.18	15.55	0.18	15.55
10	0.18	15.55	0.18	15.55
11	0.18	15.55	0.18	15.55
12	0.18	15.55	0.18	15.55
13	0.18	15.55	0.18	15.55
14	0.18	15.55	0.18	15.55
15	0.18	15.55	0.18	15.55
16	0.18	15.55	0.18	15.55
17	0.18	15.55	0.18	15.55
18	0.18	15.55	0.18	15.55
19	0.18	15.55	0.18	15.55
20	0.18	15.55	0.18	15.55
21	0.18	15.55	0.18	15.55
22	0.18	15.55	0.18	15.55
23	0.18	15.55	0.18	15.55
24	0.18	15.55	0.18	15.55
25	0.18	15.55	0.18	15.55
26	0.18	15.55	0.18	15.55
27	0.18	15.55	0.18	15.55
28	0.18	15.55	0.18	15.55
29	0.18	15.55	0.18	15.55
30	0.18	15.55	0.18	15.55
31	0.18	15.55	0.18	15.55
32	0.18	15.55	0.18	15.55
33	0.18	15.55	0.18	15.55
34	0.18	15.55	0.18	15.55
35	0.18	15.55	0.18	15.55
36	0.18	15.55	0.18	15.55
37	0.18	15.55	0.18	15.55
38	0.18	15.55	0.18	15.55
39	0.18	15.55	0.18	15.55
40	0.18	15.55	0.18	15.55