

Six Mile Creek Subdivision Phase IV

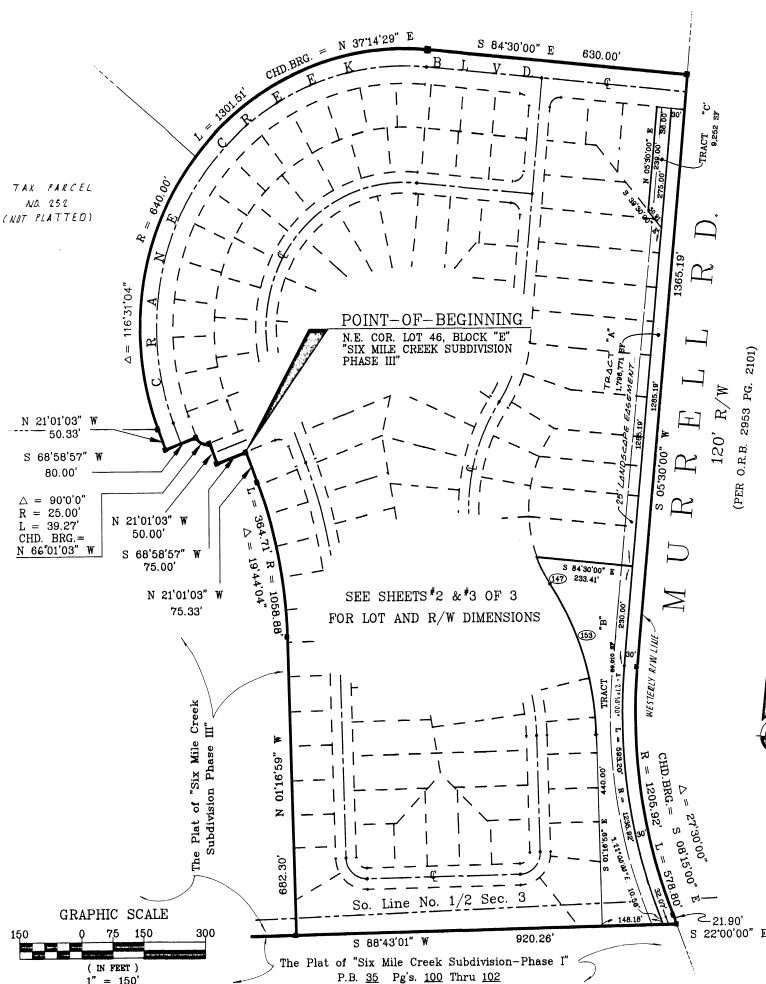
A Subdivision lying within the Third Section of the Twentysixth Township
South of the Thirtysixth Range East of the County of Brevard of the State of Florida.

DESCRIPTION

A parcel of land lying within Section 3, Township 26 South, Range 36 East, Brevard County, Florida being more particularly described as follows:

Begin at the northeast corner of Lot 46, Block "E" of the plat of "Six Mile Creek Subdivision Phase III" as recorded in Plat Book 37, Pages 42 and 47 of the Public Records of said county; thence S.68°58'57"W., along the North line of said Lot 46, a distance of 75.00 feet; thence departing said North line, N.21°01'03"W., coincident with the Easterly right-of-way line of Jacques Drive (a 50.00 foot wide right-of-way) as recorded on said plat of "Six Mile Creek Subdivision Phase III", a distance of 50.00 feet to a point-of-curvature of a 25.00 foot radius circular curve concave northerly and having a chord bearing of N.69°01'03"W.; thence Westerly, coincident with the arc of said curve, through a central angle of 90°00'00", a distance of 39.27 feet to a point on the northerly terminus of "Crane Creek Boulevard" (a 80.00 foot wide right-of-way) as recorded on said plat of "Six Mile Creek Subdivision Phase III"; thence departing said arc, S.68°58'57"W., coincident with the northerly right-of-way line of said "Crane Creek Boulevard", a distance of 80.00 feet to a point-of-intersection with the East line of Lot 51, Block "H" as recorded on said plat of "Six Mile Creek Subdivision Phase III"; thence N.21°01'03"W., coincident with said East line, a distance of 50.39 feet to the Northeast corner of said Lot 51, said point also being a point-of-curvature of a 640.00 foot radius circular curve concave southeasterly and having a chord bearing of N.37°14'29"E.; thence departing said East line, Easterly, coincident with the arc of said curve, through a central angle of 168°51'04", a distance of 1501.51 feet to the point-of-tangency; thence S.84°30'00"E., a distance of 630.00 feet; thence S.08°15'00"W., a distance of 1365.19 feet to a point-of-curvature of a 1205.92 foot radius circular curve concave easterly and having a chord bearing of S.08°15'00"E.; said point-of-curvature also being coincident with the Westerly right-of-way line of "Murrell Road" (a 120.00 foot wide right-of-way) as recorded in O.R. Book 2953, Page 2101 of said Public Records; thence Southerly, coincident with both the arc of said curve and said right-of-way line, through a central angle of 27°30'00", a distance of 578.60 feet to the point-of-tangency; thence S.22°00'00"E., coincident with said right-of-way line, a distance of 21.90 feet; thence departing said right-of-way line, S.88°43'01"W., coincident with the North line of the plat of "Six Mile Creek Subdivision Phase I" as recorded in Plat Book 35, Pages 100 thru 102, inclusive of said Public Records, a distance of 920.26 feet to the Southeast corner of block "E" as recorded on said plat of "Six Mile Creek Subdivision Phase III"; thence departing said North line, coincident with the East line of said Block "E" the next three courses to wit: N.01°16'59"W., a distance of 682.30 feet to a point-of-curvature of a 1058.88 foot radius circular curve concave westerly and having a chord bearing of N.11°03'01"W.; thence Westerly, coincident with the arc of said curve through a central angle of 19°44'04", a distance of 364.71 feet to the point-of-tangency; N.21°01'03"W., a distance of 75.33 feet to the Point-of-Beginning.

TAX PARCEL NO. 2 (NOT PLATTED)



The foregoing described parcel of land contains 46.73 acres more or less.

Notes:

- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- Bearings shown are based on the north line of "Six Mile Creek Subdivision Phase I" being "S.88°43'01"W." per Plat Book 35, Pages 100 through 102.
- There is hereby reserved coincident with all front, rear, and side lot lines, a 7.50 foot wide easement for the installation and maintenance of public utilities and drainage, unless otherwise shown.
- There is hereby reserved over and across all lots or tracts, a 10.00 foot wide P.P. & L Co. easement coincident with street rights-of-ways.
- Utility easement per Note No. 3 above will also be easements for the construction, installation, maintenance and operation of public utilities including, but not limited to, cable television, telephone, electrical, gas, sewer and water services.
- When more than one lot is used as a building site, the easements noted by Note No. 3 will revert to the perimeter of said building site; however, if utility and/or drainage facilities exist, an alternate method of easement vacating will be used.
- Tract "A" is to be reserved for dedication to Brevard County for additional right-of-way for Murrell Road.
- Tract "B" is hereby dedicated to Brevard County for stormwater retention from Murrell Road.
- Tract "C" is to be used as a landscape and subdivision sign tract, to be owned and maintained by the Homeowners Association.
- "M" denotes the setting of a Permanent Reference Monument consisting of a 4" x 4" x 28" concrete monument with a metal cap stamped "P.R.M.-Bussen Eng. #9525".
- "R" denotes the setting of a Permanent Control Point consisting of a P.K. nail with a 1-1/4" brass washer stamped "P.C.P.-Bussen - MAYER ENG."
- "(R)" denotes a radial line; "(NR)" denotes a non-radial line.
- For Details and Restrictions see O.R.B. 3311, Page 2972.
- For Mortgages Joinder in Dedication see O.R.B. 3311, Page 2976.
- O.R.B. 3311, Page 2977.
- The 25 foot wide landscape easement lying west of and coincident with Tract "A" to be maintained by the Homeowners Association.
- Drainage easements shown, which encumber portions of Lots 1, 2, and 4 through 15, inclusive, of Block "E" and portions of Lots 1 through 17, inclusive, Lots 19, 20, 21, and Lots 23 through 44, inclusive of Block "G", are stormwater retention easements and are to be maintained by the Homeowners Association.

RUSSER ENGINEERING GROUP INC.
P.O. BOX 540428 • 100 PALM-BELL STATION
MERIDITH ISLAND, FLORIDA 32955

PLAT BOOK 39 PAGE 46

SHEET 1 OF 3
SECTION 3 TWP. 26 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described as **SIX MILE CREEK SUBDIVISION PHASE IV** hereby dedicates said lands and plat for the uses and purposes therein expressed and

SEE PAGE 2 OF 3 FOR DEDICATION

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 _____ President

Attest: _____

Signed and sealed in the presence of: _____

STATE OF _____ COUNTY OF _____
THIS IS TO CERTIFY, That _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ and _____ respectively, of the above named corporation incorporated under the laws of the State of _____, 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 thereto 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 hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires: _____

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on _____, 1999, he completed the survey of the lands as shown in the foregoing plat, that said plat is a true and correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes and that said land is located in Brevard County, Florida. Dated 30 AUG 1999

Registration No. 8875

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

SEAL

MAYOR.

ATTEST: _____

CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept of roads, streets, alleys, thoroughfares, parkways, 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 7-20-93, 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 7-19-93, the Zoning Commission of the County of Brevard, Florida, 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 August 3, 1999, at 1:50 PM, File No. 99-22023.

Clerk of the Circuit Court
in and for Brevard County, Fla.

*A Subdivision lying within the Third Section of the Twentysixth Township
South of the Thirtysixth Range East of the County of Brevard of the State of Florida.*

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
	800.00	1620.17	989.82	1090.52	37.24° 29' 7"	118.31° 34'
1	V.O.P.					
2	305.28	160.34	78.78	148.83	N 19° 30' 31" E	113° 11' 31"
3	400.00	500.14	300.68	500.01	S 0° 00' 30" E	90° 00' 00"
4	500.00	148.83	78.78	148.83	S 77° 52' 30" E	97° 52' 30"
5	80.00	78.78	50.00	70.71	N 42° 53' 01" E	90° 00' 00"
6	80.00	78.78	50.00	70.71	N 48° 14' 50" E	90° 00' 00"
7	118.88	101.11	205.95	408.79	N 11° 50' 01" E	19.44° 24'
8	386.00	681.89	841.64	869.70	S 37° 12' 30" E	118.31° 34'
9	118.88	78.78	50.00	70.71	S 60° 00' 00" E	90° 00' 00"
10	118.88	78.78	50.00	78.78	S 20° 44' 1" E	92° 42' 48"
11	118.88	80.01	40.12	80.01	S 77° 52' 30" E	97° 52' 30"
12	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
13	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
14	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
15	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
16	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
17	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
18	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
19	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
20	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
21	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
22	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
23	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
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29	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
30	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
31	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
32	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
33	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
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41	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
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45	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
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48	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
49	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
50	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
51	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
52	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
53	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
54	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
55	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
56	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
57	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
58	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
59	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
60	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
61	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
62	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
63	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
64	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
65	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
66	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
67	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
68	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
69	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
70	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
71	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
72	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
73	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
74	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
75	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
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77	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
78	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
79	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
80	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
81	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
82	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
83	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
84	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
85	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
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87	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
88	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
89	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
90	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
91	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
92	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
93	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
94	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
95	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
96	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
97	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
98	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
99	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"
100	118.88	80.01	40.12	80.19	S 14° 30' 50" E	33° 57' 58"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
95	360.00	73.10	581.95	616.31	57° 51' 29" W	116° 04' 04"
96	25.00	36.00	58.00	58.00	90° 00' 00" E	90° 00' 00"
97	50.00	11.80	5.97	11.83	N 20° 24' 50" E	17° 31' 15"
98	560.00	87.70	43.67	87.66	N 10° 16' 47" E	8° 56' 45"
99	560.00	87.70	43.67	87.66	N 10° 16' 47" E	8° 56' 45"
100	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
101	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
102	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
103	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
104	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
105	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
106	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
107	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
108	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
109	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
110	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
111	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
112	560.00	87.70	43.67	87.66	N 09° 56' 08" E	8° 56' 45"
113	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
114	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
115	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
116	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
117	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
118	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
119	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
120	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
121	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
122	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
123	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
124	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
125	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
126	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
127	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
128	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
129	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
130	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
131	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
132	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
133	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
134	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
135	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
136	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
137	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
138	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
139	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
140	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 56' 45"
141	480.00	72.08	36.12	72.01	N 65° 04' 16" E	8° 5

PLAT BOOK 39 PAGE 48
SHEET 3 OF 3
SECTION 3 TWP. 26S., RANGE 36E.

Notes:

- 1.) See sheet 1 of 3 for Legal Description, Notes, and additional Boundary information.
- 2.) See sheet 2 Of 3 for Curve Tables.

