

SHERIDAN WOODS

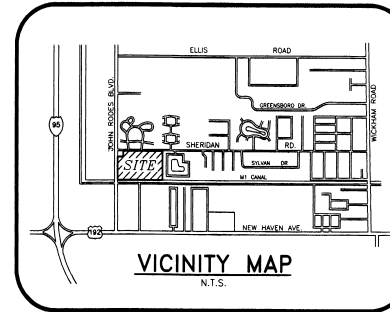
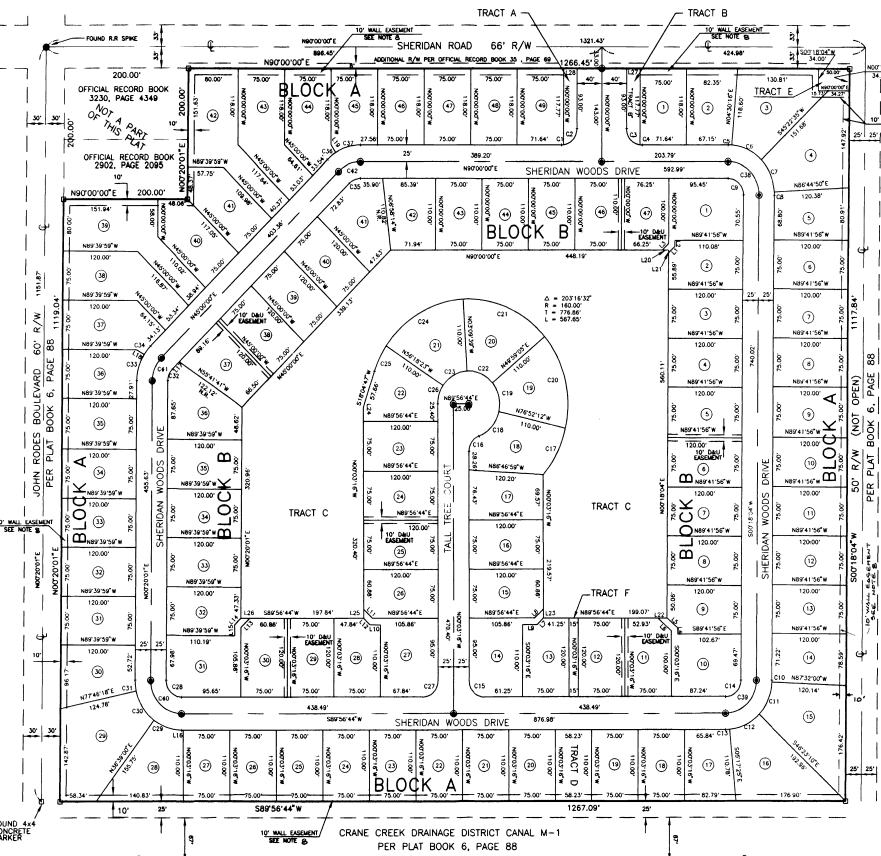
A RESUBDIVISION OF LOTS 36,37,38,39,48,49,50,51 OF
INDIAN RIVER GROVES AND GARDENS AS PER PLAT BOOK
6, PAGE 88 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SECTION 35, TOWNSHIP 27 SOUTH, RANGE 36 EAST CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA

- NOTES:
- THE BOUNDARY SHOWN HEREON ARE FOR COMPUTATIONS ONLY AND ARE BASED ON THE CENTERLINE OF SHERIDAN ROAD BEING ASSUMED AS 100.00' WIDE.
 - TRACTS "A", "B", "C", "D", "E", "F", AND "G" ARE HEREBY DEDICATED TO THE SHERIDAN WOODS COMMUNITY ASSOCIATION, INC. TO BE USED AND MAINTAINED AS COMMON PROPERTY AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHERIDAN WOODS AS SAME SHALL BE RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE DECLARATION OF TRACTS "A", "B", "C", "D", "E", "F", AND "G" IS HEREBY DEDICATED TO THE CITY OF WEST MELBOURNE FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE CITY OF WEST MELBOURNE.
 - A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE FRONT OF ALL LOTS RUNNING PARALLEL WITH AND ADJACENT TO SHERIDAN WOODS DRIVE AND TALL TREE COURT, TOGETHER WITH A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, TO BE USED AND MAINTAINED AS COMMON PROPERTY AS PROVIDED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SHERIDAN WOODS AS SAME SHALL BE RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE DECLARATION OF TRACTS "A", "B", "C", "D", "E", "F", AND "G" IS HEREBY DEDICATED TO THE CITY OF WEST MELBOURNE FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE CITY OF WEST MELBOURNE.
 - ALL SEPARATE UTILITY EASEMENTS MAY BE UTILIZED FOR THE SUBSTANTIAL, NECESSARY MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES OF ANY PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
 - WATER LINES AND SANITARY SEWER LINES AND LEFT EIGHTY FIVE FEET SHALL BE CONVEYED TO THE CITY OF WEST MELBOURNE WHICH SHALL THEREAFTER HAVE SOLE RESPONSIBILITY FOR MAINTENANCE THEREOF.
 - FOR DECLARATIONS OF COVENANTS AND RESTRICTIONS SET OFFICIAL RECORDS BOOK 2902, PAGE 2085 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - LOT LINES ARE PERPENDICULAR OR PARALLEL UNLESS OTHERWISE NOTED.
 - THESE SHALL BE NO RIGHTS OF EGRESS OR ACCESS TO THE SUBDIVISION TRANSDUCING THE TEN FOOT WIDE MAIL EASEMENT AS SHOWN ALONG SHERIDAN ROAD, JOHN ROSES BOULEVARD, AND THE "T" CANAL. 60' WIDE R/W.
 - ALL ROADWAYS EXCEPT HEREON ARE PRIVATE ROADS WHICH SHALL BE COMMON PROPERTY AND OWNED BY SHERIDAN WOODS COMMUNITY ASSOCIATION, INC. AND WHICH ROADWAYS SHALL BE UTILIZED BY PEDESTRIAN AND VEHICULAR TRAFFIC AND EGRESS OVER, ACROSS, UPON AND THROUGH SAID ROADWAYS TO PROVIDE ACCESS FROM THE PUBLIC ROADS TO EACH LOT DEDICATED HEREON. EGRESS FOR DRAINAGE, UTILITIES AND OTHER PURPOSES ARE RESERVED IN THE "DECLARATION".

LEGEND:

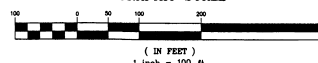
- INDICATES PERMANENT CONTROL POINT
- INDICATES PERMANENT REFERENCE MONUMENT SET STAMPED "P.R.M. - P.L.S. 3913"
- FOUND 4"x4" CONCRETE MARKER
- FOUND 1/2" IRON ROD & CAP
- Δ = CENTRAL ANGLE OF CURVE (DELT)
- R = RADIUS OF CURVE
- L = TANGENT LENGTH OF CURVE
- T = ARC LENGTH OF CURVE
- (NR) = NON RADIAL CURVE
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- PLUDED = PUBLIC UTILITY AND DRAINAGE EASEMENT
- (TYP) = TYPICAL
- R/W = RIGHT OF WAY
- C = CENTERLINE



DESCRIPTION:
LOTS 36,37,38,39,48,49,50,51, INDIAN RIVER GROVES & GARDENS, AS RECORDED IN PLAT BOOK 6, PAGE 88, LESS THE NORTH 800 FEET OF LOTS 36,37,38,39, FOR SHERIDAN ROAD RIGHT OF WAY AS PER OFFICIAL RECORDS BOOK 29, PAGE 69, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT A 200' BY 200' OUTPARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2902, PAGE 2085 AND OFFICIAL RECORDS BOOK 3230, PAGE 4348, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; WHICH OUTPARCEL IS LOCATED IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY.

CONTAINING 2.3161 ACRES, MORE OR LESS.

GRAPHIC SCALE



Sender in OR BOOK 3351 pg 1435

LINE	DESCRIPTION	DATE
1	10' MAIL EASEMENT	12-21-93
2	10' MAIL EASEMENT	12-21-93
3	10' MAIL EASEMENT	12-21-93
4	10' MAIL EASEMENT	12-21-93
5	10' MAIL EASEMENT	12-21-93
6	10' MAIL EASEMENT	12-21-93
7	10' MAIL EASEMENT	12-21-93
8	10' MAIL EASEMENT	12-21-93
9	10' MAIL EASEMENT	12-21-93
10	10' MAIL EASEMENT	12-21-93
11	10' MAIL EASEMENT	12-21-93
12	10' MAIL EASEMENT	12-21-93
13	10' MAIL EASEMENT	12-21-93
14	10' MAIL EASEMENT	12-21-93
15	10' MAIL EASEMENT	12-21-93
16	10' MAIL EASEMENT	12-21-93
17	10' MAIL EASEMENT	12-21-93
18	10' MAIL EASEMENT	12-21-93
19	10' MAIL EASEMENT	12-21-93
20	10' MAIL EASEMENT	12-21-93
21	10' MAIL EASEMENT	12-21-93
22	10' MAIL EASEMENT	12-21-93
23	10' MAIL EASEMENT	12-21-93
24	10' MAIL EASEMENT	12-21-93
25	10' MAIL EASEMENT	12-21-93
26	10' MAIL EASEMENT	12-21-93
27	10' MAIL EASEMENT	12-21-93
28	10' MAIL EASEMENT	12-21-93
29	10' MAIL EASEMENT	12-21-93
30	10' MAIL EASEMENT	12-21-93
31	10' MAIL EASEMENT	12-21-93
32	10' MAIL EASEMENT	12-21-93
33	10' MAIL EASEMENT	12-21-93
34	10' MAIL EASEMENT	12-21-93
35	10' MAIL EASEMENT	12-21-93
36	10' MAIL EASEMENT	12-21-93
37	10' MAIL EASEMENT	12-21-93
38	10' MAIL EASEMENT	12-21-93
39	10' MAIL EASEMENT	12-21-93
40	10' MAIL EASEMENT	12-21-93
41	10' MAIL EASEMENT	12-21-93
42	10' MAIL EASEMENT	12-21-93
43	10' MAIL EASEMENT	12-21-93
44	10' MAIL EASEMENT	12-21-93
45	10' MAIL EASEMENT	12-21-93
46	10' MAIL EASEMENT	12-21-93
47	10' MAIL EASEMENT	12-21-93
48	10' MAIL EASEMENT	12-21-93
49	10' MAIL EASEMENT	12-21-93
50	10' MAIL EASEMENT	12-21-93
51	10' MAIL EASEMENT	12-21-93

CURVE	BACKS	LENGTH	ANGLES	CHORD	BEARING	DELTA
1	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
2	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
3	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
4	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
5	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
6	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
7	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
8	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
9	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
10	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
11	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
12	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
13	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
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35	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
36	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
37	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
38	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
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48	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
49	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
50	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°
51	10' MAIL EASEMENT	100.00'	90.00°	100.00'	N00°00'00"E	90.00°

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd., Suite 4, Melbourne, Florida (407) 725-3874
DATE 11-30-93
REV. 12-07-93

PLAT BOOK 40 PAGE 2
SHEET 1 OF 1
SECTIONS 35, TOWNSHIP 27 SOUTH, RANGE 36 EAST

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner...in fee simple of the lands described in
SHERIDAN WOODS

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the drainage easements, utility easements, and other easements shown hereon to the perpetual use of the public, as described in surveyor's notes.

IN WITNESS WHEREOF, the undersigned
hereunto set hand and seal on 12-21-93

SHERIDAN WOODS DEVELOPMENT CORPORATION
1499 S. HARBOR CITY BLVD.
SUITE 300
MELBOURNE, FL 32901

COY A. CLARK
PRESIDENT

Signed and sealed in the presence of:

SEAL
Laura A. Sawyer
Notary Public

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 12-21-93, 1993,
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

COY A. CLARK

to me known to be the person, described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set
my hand and seal on the above date

Laura A. Sawyer
Notary Public

My Commission Expires 8-11-97

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on June 15, 1993, he completed the survey of the lands described in the foregoing plat that said plat is a correct representation of the lands therein described and plotted, that permanent permanent monuments have been placed as shown hereon as required by Chapter 177, Florida Statutes, and that said lands is located in Brevard County, Florida.

William A. Lane
WILLIAM A. LANE Registration Number 2813

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on December 21, 1993 the
CITY OF WEST MELBOURNE

City Council approved the foregoing plat

Charles B. Saterman DEPUTY MAYOR

Attest James E. Daniels CITY CLERK

James E. Daniels

James E. Daniels

James E. Daniels

James E. Daniels

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