

MEADOW POINTE PHASE 1

A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE NORTHWEST 1/4 SECTION 13 T21S-R34E, BEING S 88°28'59" W. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD '83/09). ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.

THE FOLLOWING HORIZONTAL CONTROL STATIONS WERE UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:

STATION NAME: BREVARD GPS 5002 (PID: DG8711)
NORTHINGS: 1,157,369.00; EASTINGS: 698,895.37
LATITUDE: 28°39'32.83983"(N); LONGITUDE: 080°52'00.35919"(W)
COMBINED SCALE FACTOR: 0.99994327 CONVERGENCE: 00°03'50.0"

STATION NAME: BREVARD GPS 1064 (PID: AK7513)
NORTHINGS: 1,577,739.34; EASTINGS: 708,281.30
LATITUDE: 28°40'25.89708"(N); LONGITUDE: 080°50'14.91806"(W)
COMBINED SCALE FACTOR: 0.99994429 CONVERGENCE: 00°04'40.7"

STATION NAME: 195 73 B17 (PID: AK5214)
NORTHINGS: 1,574,865.11; EASTINGS: 697,991.56
LATITUDE: 28°39'57.56401"(N); LONGITUDE: 080°52'10.47413" (W)
COMBINED SCALE FACTOR: 0.99994318 CONVERGENCE: 00°03'45.2"
- THE RECORDING OF THIS PLAT CREATES A NONEXCLUSIVE PUBLIC EASEMENT 10.00 FEET IN WIDTH ACROSS THE FRONT OF ALL LOTS AND TRACTS PARALLEL WITH AND COINCIDENT TO ALL ROAD RIGHTS-OF-WAY WITH THE EXCEPTION OF LANDS OUTSIDE THE BOUNDARY OF THE PLAT AND ARE HEREBY DEDICATED FOR THE INSTALLATION OF ELECTRIC AND OTHER PUBLIC UTILITIES.
- 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 PLATTED PUBLIC 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNER'S ASSOCIATION TO MAINTAIN. BREVARD COUNTY HAS THE RIGHT TO DISCHARGE DRAINAGE FROM PUBLIC RIGHT-OF-WAY INTO AND THROUGH PRIVATE DRAINAGE EASEMENTS AND TRACTS.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE ROADWAYS AND PRIVATE STORMWATER TRACTS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- TRACTS A & B ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS STORMWATER AND DRAINAGE TRACTS.
- TRACT C IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DRAINAGE AND UTILITY TRACT.
- TRACTS D, E, F & G ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS PRESERVATION/BUFFER/DRAINAGE TRACTS.
- TRACT F1 IS RESERVED TO THE DEVELOPER AS A FUTURE RESIDENTIAL/DRAINAGE TRACT.
- TRACT H IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A PRESERVATION/BUFFER TRACT.
- TRACTS I, J, K, M, N & LL ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS BUFFER/DRAINAGE TRACTS.
- TRACTS L, GG AND JJ ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DRAINAGE/BUFFER TRACTS.
- TRACTS O & Q ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS RECREATIONAL AND DRAINAGE TRACTS.
- TRACT P IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS RECREATIONAL, DRAINAGE AND UTILITY TRACT.
- TRACTS V, W, X, & KK ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS UTILITY TRACTS.
- TRACTS Z & HH ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A SIGNAGE, LANDSCAPING, ACCESS AND UTILITY TRACTS.
- TRACT AA IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE BREVARD COUNTY UTILITIES DEPARTMENT AS A LIFT STATION TRACT. TO BE DEEDED BY SEPARATE INSTRUMENT.
- TRACT BB IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A DRAINAGE AND ACCESS TRACT.
- TRACT CC IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A FRESH WATER POND AND DRAINAGE TRACT.
- TRACT DD IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY BREVARD COUNTY AS A DRAINAGE CANAL BUFFER AND MAINTENANCE ROAD, AS DESCRIBED IN O.R. BOOK 2208, PAGE 117, O.R. BOOK 2214, PAGE 2455 AND O.R. BOOK 2513, PAGE 1688.
- TRACT EE IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A LANDSCAPE BUFFER/DRAINAGE AND UTILITY TRACT.
- TRACT FF IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A PRESERVATION AND BUFFER TRACT. NO CLEARING, ALTERATION OR DEVELOPMENT IS ALLOWED WITHIN THE TRACT. REVISIONS TO THE BREVARD COUNTY AND SURVMD PERMITS MUST BE APPROVED PRIOR TO THE EXECUTION OF ACTIVITIES OTHER THAN THE PRESERVATION/ BUFFER AND MITIGATION OF THE TRACT.

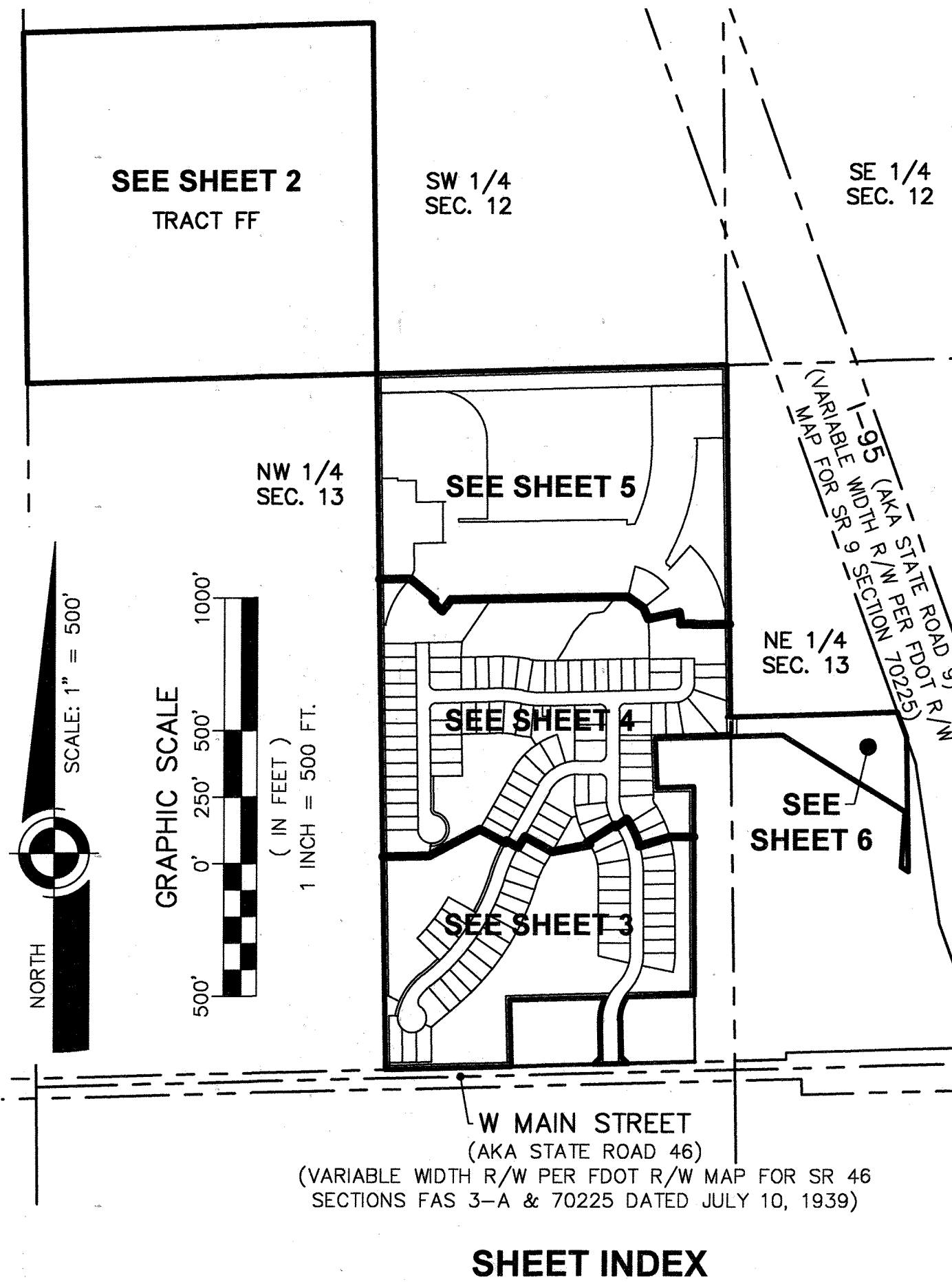
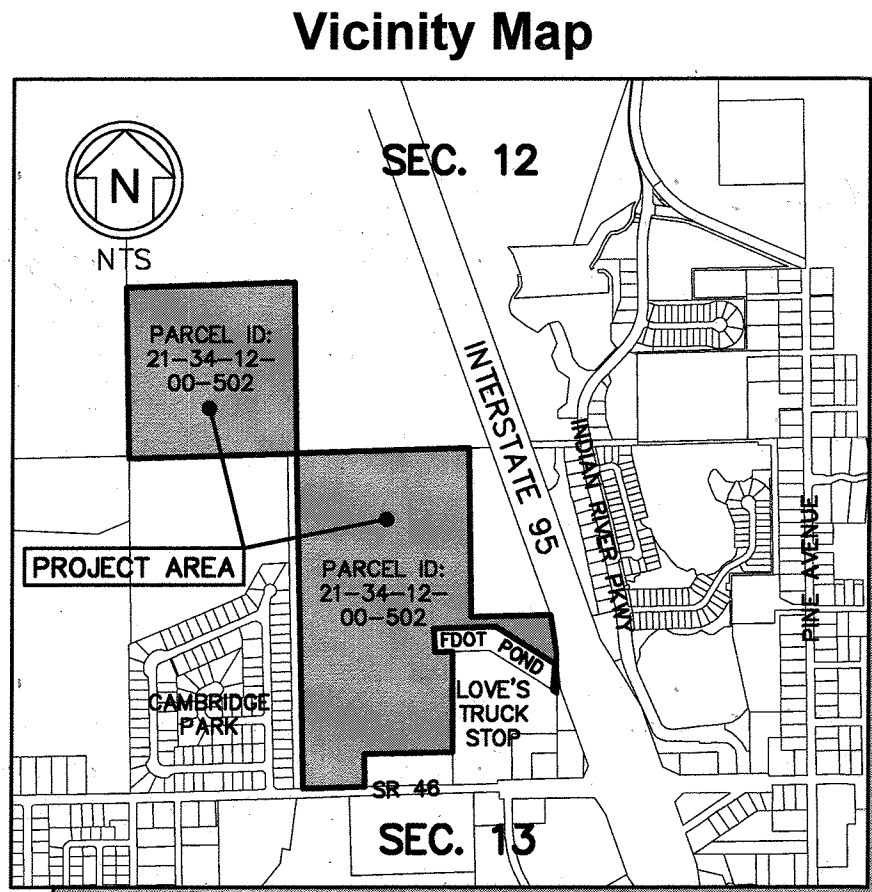
- MAINTENANCE ACTIVITIES PERFORMED WITHIN TRACTS D, E, F, G, H, L, DD, EE, JJ AND GG MUST BE PERFORMED IN A MANNER THAT WILL NOT PERMANENTLY IMPACT THE INTENT OF OTHER USES WITHIN THE TRACT SUCH AS PRESERVATION AND LANDSCAPING BUFFERS. ANY DAMAGE/ALTERATION MUST BE REPAIRED/RESTORED TO ORIGINALLY APPROVED CONDITIONS.
- MAINTENANCE ACTIVITIES PERFORMED WITHIN TRACTS D, E, F, G, H, L, DD, EE, JJ AND GG MUST BE PERFORMED IN A MANNER THAT WILL NOT PERMANENTLY IMPACT THE INTENT OF OTHER USES WITHIN THE TRACT SUCH AS PRESERVATION AND LANDSCAPING BUFFERS. ANY DAMAGE/ALTERATION MUST BE REPAIRED/RESTORED TO ORIGINALLY APPROVED CONDITIONS.
- FIRST MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND PROFITS AND FUTURE FILING BY CW-MEADOW POINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FC-V FINANCIAL, L.P., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 1982. NOT A SURVEY MATTER.
- MORTGAGE AND SECURITY AGREEMENT BY CW-MEADOW POINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CW INVESTOR HOLDINGS TWO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 2041. NOT A SURVEY MATTER.
- SUBORDINATION AGREEMENT RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 2052. NOT A SURVEY MATTER.
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEMENT AGREEMENT RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 2062. NOT A SURVEY MATTER.
- EASEMENTS SET OUT IN QUIT CLAIM DEED RECORDED MAY 30, 1978, IN OFFICIAL RECORDS BOOK 1891, PAGE 441. AS SHOWN HEREON.
- EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A DRAINAGE AND WATER CONTROL SYSTEM IN FAVOR OF BREVARD COUNTY RECORDED DECEMBER 4, 1979, IN OFFICIAL RECORDS BOOK 2208, PAGE 117. AS SHOWN HEREON.
- EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A DRAINAGE IN FAVOR OF BREVARD COUNTY RECORDED JANUARY 15, 1980 IN OFFICIAL RECORDS BOOK 2214, PAGE 2455. AS SHOWN HEREON.
- DRAINAGE MAINTENANCE ROAD EASEMENT BY AND BETWEEN CECIL B. DAVIS, MARTHA JEAN STROUD AND MAYANNE D. WARREN, TRUSTEES, GRANTOR, AND BREVARD COUNTY, GRANTEE, RECORDED MAY 30, 1984, IN OFFICIAL RECORDS BOOK 2513, PAGE 1688. AS SHOWN HEREON.
- DRAINAGE RETENTION AREA EASEMENT BY AND BETWEEN CECIL B. DAVIS, MARTHA JEAN STROUD AND MAYANNE D. WARREN, TRUSTEES, GRANTOR, AND BREVARD COUNTY, GRANTEE, RECORDED MAY 30, 1984, IN OFFICIAL RECORDS BOOK 2513, PAGE 1690. AS SHOWN HEREON.
- DRAINAGE MAINTENANCE ROAD EASEMENT BY AND BETWEEN JOHN F. JACKSON, JR. AND CAROLINE J. GRANDY, GRANTOR, AND BREVARD COUNTY, GRANTEE, RECORDED MAY 30, 1984, IN OFFICIAL RECORDS BOOK 2513, PAGE 1692. AS SHOWN HEREON.
- EASEMENT AGREEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED JULY 8, 1997, IN OFFICIAL RECORDS BOOK 3688, PAGE 2332. AS SHOWN HEREON.
- PERPETUAL DRAINAGE EASEMENT BY AND BETWEEN JOHN L. JACKSON, JR., AS TRUSTEE ETAL, GRANTOR, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, GRANTEE, RECORDED JUNE 28, 2010, IN OFFICIAL RECORDS BOOK 6192, PAGE 2854. AS SHOWN HEREON.
- PERPETUAL STORM SEWER AND MAINTENANCE ROAD EASEMENT BY AND BETWEEN JOHN L. JACKSON, JR., AS TRUSTEE ETAL, GRANTOR, AND STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, GRANTEE, RECORDED JUNE 28, 2010, IN OFFICIAL RECORDS BOOK 6192, PAGE 2866. AS SHOWN HEREON.
- DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 8, 2019, IN OFFICIAL RECORDS BOOK 8559, PAGE 471. BLANKET IN NATURE.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED DECEMBER 26, 2024 IN OFFICIAL RECORDS BOOK 10230, PAGE 2078. BLANKET IN NATURE.
- DECLARATION OF RESIDENTIAL RESTRICTIONS RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 2023. BLANKET IN NATURE.
- MEMORANDUM OF OPTION AGREEMENT BY CW-MEADOW POINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND STARLIGHT HOMES FLORIDA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 2029. NOT A SURVEY MATTER.
- COLLATERAL ASSIGNMENT OF RIGHTS UNDER OPTION AGREEMENT BETWEEN CW-MEADOW POINTE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STARLIGHT HOMES FLORIDA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND FC-V FINANCIAL, L.P., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 16, 2025 IN OFFICIAL RECORDS BOOK 10337, PAGE 2035. NOT A SURVEY MATTER.
- BENCHMARK PID "B4A25, B4A26, B4A27" ARE LOCATED WITHIN THE BOUNDARIES AND/OR VICINITY OF THIS PLAT. PLEASE CALL COUNTY SURVEYING OFFICE OR VISIT THE WEBSITE TO OBTAIN THE VERTICAL DATA.
- FOR JOINDERS IN DEDICATION SEE O.R. BOOK _____, PAGE _____ AND O.R. BOOK _____, PAGE _____
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE O.R. BOOK _____, PAGE _____
- ALL SUBDIVISION MONUMENTATION WILL BE SET IN ACCORDANCE WITH CHAPTER 177 F.A.C. AND BREVARD COUNTY SUBDIVISION ORDINANCE SECTION 62-2841 (c)(d).
- BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS, BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- BINDING DEVELOPMENT PLAN (BDP) IS RECORDED IN OR BOOK 9520, PAGES 1-11 BREVARD COUNTY PUBLIC RECORDS.

LEGEND:

- DRMP AKA AC. FDOT H.O.A. NTS O.R. PID PG R/W SEC. SQ. FT. SR.
- DRMP, INC. ALSO KNOWN AS ACRES FLORIDA DEPARTMENT OF TRANSPORTATION HOMEOWNERS ASSOCIATION NOT TO SCALE OFFICIAL RECORDS POINT IDENTIFICATION PAGE(S) RIGHT-OF-WAY SECTION SQUARE FEET STATE ROAD
- SET CM "DRMP LB2648 PRM" SET 5/8" RE-BAR WITH SURVEYOR'S CAP "DRMP LB2648 PRM"
- SET NAIL AND SURVEYOR'S DISK "DRMP LB2648 PRM" SET NAIL AND SURVEYOR'S DISK "DRMP LB2648 PCP"
- FOUND CM FOUND RE-BAR FOUND NAIL AND DISK

TRACT SUMMARY				
Tract	Description	Area (Ac.)	Area (Sq.Ft.)	Ownership
A	STORMWATER & DRAINAGE	5.83	254,030	H.O.A.
B	STORMWATER & DRAINAGE	2.14	93,237	H.O.A.
C	RETENTION / DRAINAGE / UTILITY	1.52	66,200	H.O.A.
D	PRESERVATION / BUFFER / DRAINAGE	1.59	69,471	H.O.A.
E	PRESERVATION / BUFFER / DRAINAGE	1.53	66,817	H.O.A.
F	PRESERVATION/DRAINAGE / BUFFER	1.58	68,969	H.O.A.
F1	RESIDENTIAL TRACT/DRAINAGE	15.72	684,897	CW-MEADOW POINTE LLC
G	PRESERVATION/DRAINAGE / BUFFER	5.04	219,609	H.O.A.
H	PRESERVATION / BUFFER	2.76	120,311	H.O.A.
I	BUFFER / DRAINAGE	0.48	20,990	H.O.A.
J	BUFFER / DRAINAGE	0.30	13,056	H.O.A.
K	BUFFER / DRAINAGE	0.46	20,139	H.O.A.
L	DRAINAGE / BUFFER	0.10	4,328	H.O.A.
M	BUFFER/DRAINAGE	0.37	16,118	H.O.A.
N	BUFFER / DRAINAGE	0.22	9,379	H.O.A.
O	RECREATION / DRAINAGE	0.27	11,820	H.O.A.
P	RECREATION / DRAINAGE / UTILITY	0.54	23,457	H.O.A.
Q	RECREATION / DRAINAGE	0.11	4,799	H.O.A.
V	UTILITY	0.07	3,254	H.O.A.
W	UTILITY	0.07	2,838	H.O.A.
X	UTILITY	0.06	2,700	H.O.A.
Z	SIGNAGE / LANDSCAPING / ACCESS / UTILITY	0.07	2,867	H.O.A.
AA	LIFT STATION	0.03	1,196	BREVARD COUNTY
BB	DRAINAGE / ACCESS	0.06	2,406	H.O.A.
CC	FRESH WATER POND / DRAINAGE	7.24	315,309	H.O.A.
DD	BREVARD COUNTY DRAINAGE CANAL & MAINTENANCE ROAD	2.20	95,894	BREVARD COUNTY
EE	LANDSCAPE BUFFER / UTILITY/DRAINAGE	0.16	6,906	H.O.A.
FF	PRESERVATION / BUFFER	40.25	1,753,189	H.O.A.
GG	DRAINAGE / BUFFER	0.15	6,332	H.O.A.
HH	SIGNAGE / LANDSCAPING / ACCESS / UTILITY	0.07	2,849	H.O.A.
JJ	DRAINAGE / BUFFER	0.03	1,447	H.O.A.
KK	UTILITY	0.01	452	H.O.A.
LL	BUFFER / DRAINAGE	0.08	3,677	H.O.A.
Area		91.11	3,968,944	

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.



MEADOW POINTE PHASE 1

A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE

SHEET 2 OF 6
SECTIONS 12,13 TWP. 21 S., RANGE 34 E.

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST AND NORTHEAST 1/4 OF SECTION 13 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, ALL OF TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 88°28'59" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 A DISTANCE OF 2645.31 FEET TO THE POINT-OF-BEGINNING; SAID POINT BEING THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 00°54'13" EAST, ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 13 AND THE WEST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6759 PAGE 2308 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA A DISTANCE OF 1326.64 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 88°31'29" EAST, ALONG SAID NORTH LINE AND THE SOUTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6759 PAGE 2308, A DISTANCE OF 630.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-95 PER FOOT RIGHT-OF-WAY MAP FOR STATE ROAD NO. 9 SECTION 70225; THENCE SOUTH 19°56'26" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 98.81 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00°56'52" EAST, ALONG SAID EAST LINE AND THE WEST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6390 PAGE 1622 OF SAID PUBLIC RECORDS, A DISTANCE OF 504.03 FEET TO A POINT ON THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8560 PAGE 227 OF SAID PUBLIC RECORDS; THENCE NORTH 58°02'44" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 31.02 FEET TO THE SOUTHEAST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6192 PAGE 2805 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST NORTH, WEST AND SOUTH LINES OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6192 PAGE 2805, THE FOLLOWING FIVE COURSES; THENCE NORTH 03°47'58" EAST A DISTANCE OF 208.69 FEET; THENCE NORTH 58°02'44" WEST A DISTANCE OF 543.20 FEET; THENCE SOUTH 88°24'24" WEST A DISTANCE OF 483.34 FEET; THENCE SOUTH 02°09'41" EAST A DISTANCE OF 184.01 FEET; THENCE NORTH 88°24'24" EAST A DISTANCE OF 138.42 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8560 PAGE 227; THENCE SOUTH 00°27'06" EAST, ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8560 PAGE 227, A DISTANCE OF 784.97 FEET; THENCE SOUTH 88°32'28" WEST A DISTANCE OF 253.19 FEET TO A POINT ON THE ARC OF A 154.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°13'54" A DISTANCE OF 94.70 FEET SAID CURVE HAVING A CHORD BEARING OF SOUTH 16°09'25" WEST AND A CHORD DISTANCE OF 93.21 FEET; THENCE SOUTH 01°27'32" EAST A DISTANCE OF 136.16 FEET; THENCE SOUTH 48°27'32" EAST A DISTANCE OF 35.36 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 46 PER FOOT RIGHT-OF-WAY MAP SECTIONS FAS3-A AND 70225 DATED JULY 10, 1939; THENCE SOUTH 88°32'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET; THENCE NORTH 43°32'28" EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 01°27'32" EAST A DISTANCE OF 129.31 FEET TO THE POINT-OF-CURVATURE OF A 216.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°13'54" A DISTANCE OF 99.13 FEET SAID CURVE HAVING A CHORD BEARING OF NORTH 11°41'19" EAST AND A CHORD DISTANCE OF 98.26 FEET; THENCE SOUTH 88°32'28" WEST A DISTANCE OF 359.85 FEET; THENCE SOUTH 01°27'32" EAST A DISTANCE OF 250.00 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 46; THENCE SOUTH 88°32'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 475.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13; SAID POINT ALSO BEING ON THE EAST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3577 PAGE 4568 OF SAID PUBLIC RECORDS; THENCE NORTH 00°55'45" WEST, ALONG SAID EAST LINE A DISTANCE OF 2618.52 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 88°28'59" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3577 PAGE 4568 AND OFFICIAL RECORDS BOOK 2478 PAGE 1424 BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 1322.66 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 00°54'24" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE EAST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3577 PAGE 4568 OF SAID PUBLIC RECORDS, A DISTANCE OF 1325.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 88°29'17" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 AND THE SOUTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3577 PAGE 4568 OF SAID PUBLIC RECORDS, A DISTANCE OF 1323.28 FEET TO THE NORTHEAST CORNER OF SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 00°52'46" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3577 PAGE 4568 OF SAID PUBLIC RECORDS, A DISTANCE OF 1325.21 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 88°28'59" EAST, ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3577 PAGE 4568, A DISTANCE OF 1322.66 FEET TO THE POINT-OF-BEGINNING.

ABBREVIATIONS:

DRMP	DYER, RIDDLE, MILLS & PRECOURT, INC.	ID	IDENTIFICATION
JWC	JONES, WOOD & GENTRY, INC.	REF	REFERENCE
LESLI	LEADING EDGE LAND SERVICES, INC.	AKA	ALSO KNOWN AS
ASSOC	ASSOCIATES	R/W	RIGHT-OF-WAY
LB	FLORIDA DEPARTMENT OF TRANSPORTATION	WITH	WITH BEARING/DISTANCE PER CALCULATION
FDOT	LICENSED BUSINESS NUMBER	(C)	BEARING/DISTANCE PER DEED
LS	LICENSED SURVEY NUMBER	(D)	BEARING/DISTANCE PER FDOT MAP
DB	DEED BOOK	(F)	BEARING/DISTANCE PER FIELD MEASUREMENT
ORB	OFFICIAL RECORDS BOOK	(M)	TYPICAL
PB	PLAT BOOK	(TYP)	ACRES
PG	PAGE	AC	SQUARE FEET
FND	FOUND	SF	STATE ROAD
PRM	PERMANENT REFERENCE MONUMENT	CCR	CERTIFIED CORNER RECORDS
CM	CONCRETE MONUMENT	NTS	NOT TO SCALE
RB/C	RE-BAR WITH SURVEYOR'S CAP	±	PLUS OR MINUS
N/D	NAIL AND SURVEYOR'S DISK		

ST JOHNS RIVER WATER MANAGEMENT
PARCEL ID: 21-34-12-00-500
(ORB 3577, PG 4568)
UNPLATTED

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

ST JOHNS RIVER WATER MANAGEMENT
PARCEL ID: 21-34-12-00-500
(ORB 3577, PG 4568)
UNPLATTED

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

ST JOHNS RIVER WATER MANAGEMENT
PARCEL ID: 21-34-12-00-500
(ORB 3577, PG 4568)
UNPLATTED

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

ST JOHNS RIVER WATER MANAGEMENT
PARCEL ID: 21-34-12-00-500
(ORB 3577, PG 4568)
UNPLATTED

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

ST JOHNS RIVER WATER MANAGEMENT
PARCEL ID: 21-34-12-00-500
(ORB 3577, PG 4568)
UNPLATTED

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

ST JOHNS RIVER WATER MANAGEMENT
PARCEL ID: 21-34-12-00-500
(ORB 3577, PG 4568)
UNPLATTED

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

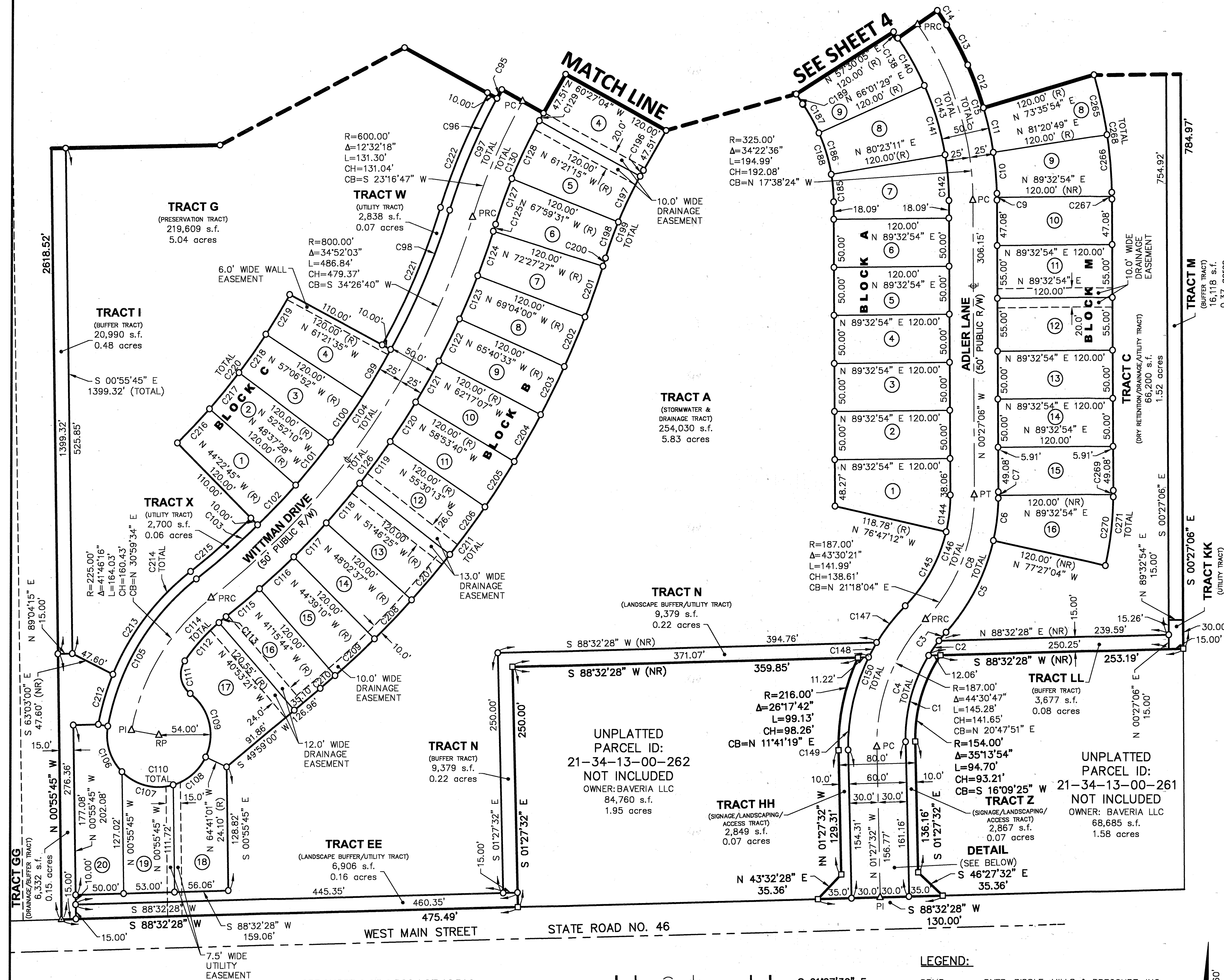
50.00'x50.00' TRIANGLE
INGRESS-EGRESS
EASEMENT PER ORB
1891, PG 440, 441

50.00'x50.00' TRIANGLE
INGRESS-EGRESS
E

MEADOW POINTE PHASE 1

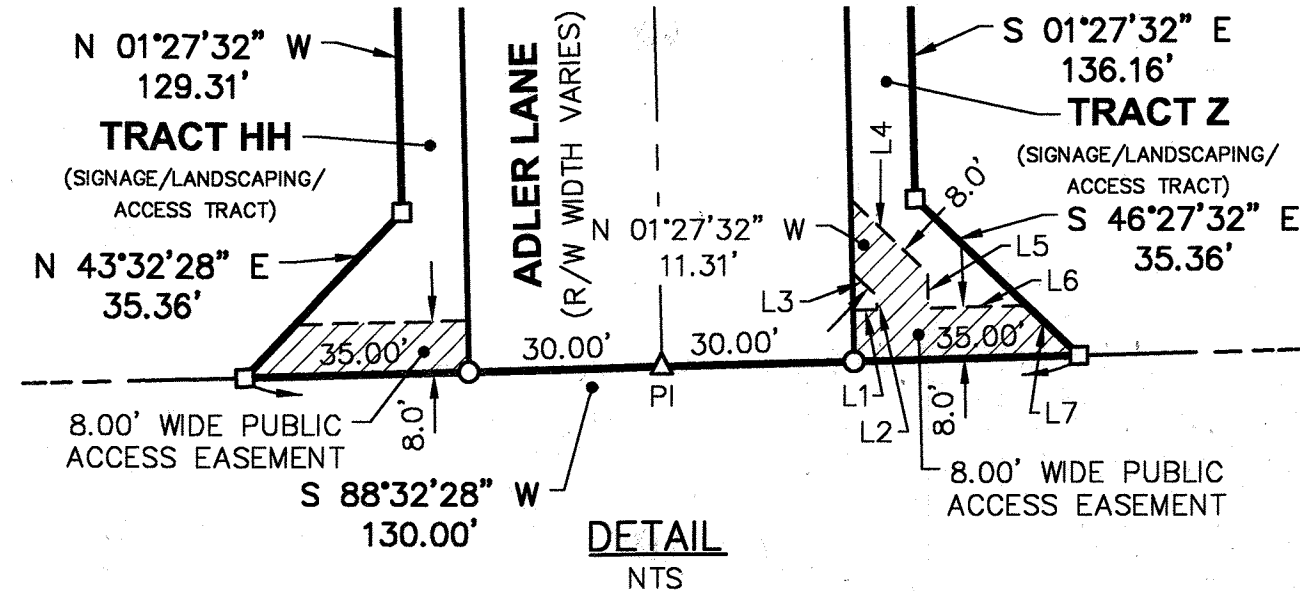
A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 3 OF 6
SECTIONS 12,13 TWP. 21 S., RANGE 34 E.



SEE SHEET 6 OF 6 FOR LOT AREAS

LINE	BEARING	DISTANCE
L1	N 88°32'28" E	3.70'
L2	N 01°27'32" W	2.09'
L3	N 46°27'32" W	5.23'
L4	S 46°27'32" E	16.55'
L5	S 01°27'32" E	5.40'
L6	N 88°32'28" E	15.30'
L7	S 46°27'32" E	11.31'

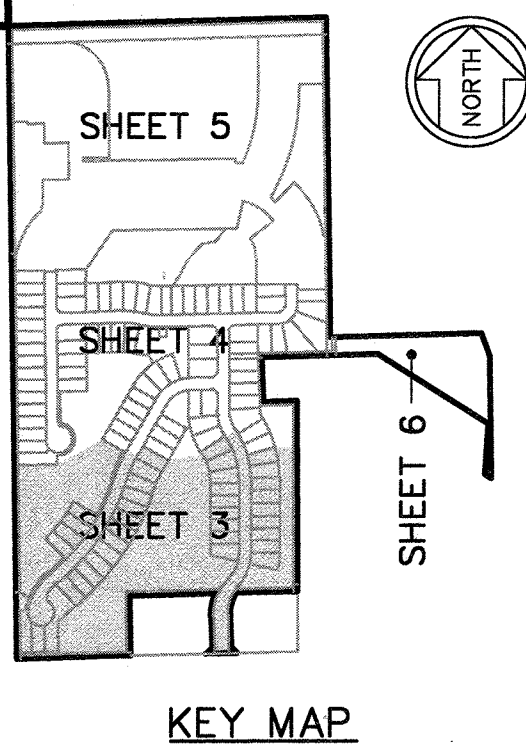
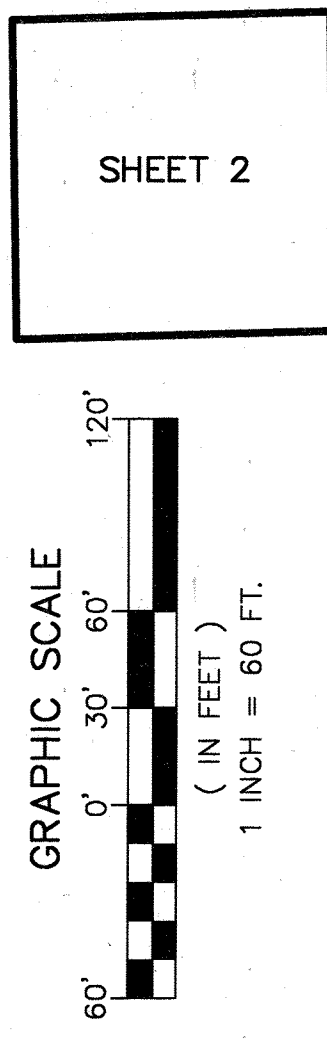


LEGEND:

- DRMP (R) NON-RADIAL LINE
- S.F. SQUARE FEET
- C13 CURVE NUMBER LABEL
- PC POINT-OF-CURVATURE
- PT POINT-OF-INTERSECTION
- PCC POINT-OF-COMPOUND CURVATURE
- PRC POINT-OF-REVERSE CURVATURE
- PT POINT-OF-TANGENCY
- CM CENTERLINE
- PCW CONCRETE MONUMENT
- PCW PERMANENT CONTROL POINT
- PCW PERMANENT CONCRETE MONUMENT
- SET CM "DRMP LB2648 PRM"
- SET NAIL & DISK "DRMP LB2648 PRM"
- SET 5/8" RE-BAR "DRMP LB2648"
- SET NAIL & DISK "DRMP LB2648 PCP"

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	164.00'	32°48'00"	93.88'	92.61'	N 14°56'28" E
C2	164.00'	6°29'19"	18.57'	18.56'	N 34°35'08" E
C3	164.00'	3°59'57"	11.45'	11.44'	N 39°49'46" E
C4	164.00'	43°17'17"	123.91'	120.98'	N 20°11'06" E
C5	212.00'	29°16'49"	108.34'	107.16'	N 27°11'20" E
C6	212.00'	12°45'03"	47.18'	47.08'	N 06°10'24" E
C7	212.00'	0°14'58"	0.92'	0.92'	N 00°19'37" W
C8	212.00'	42°16'51"	156.44'	152.92'	N 20°41'19" E
C9	350.00'	0°28'43"	2.92'	2.92'	N 00°41'28" W
C10	350.00'	7°43'22"	47.18'	47.14'	N 04°47'30" W
C11	350.00'	7°44'55"	47.33'	47.30'	N 12°31'39" W
C12	350.00'	7°44'55"	47.33'	47.30'	N 20°16'34" W
C13	350.00'	7°44'55"	47.33'	47.30'	N 28°01'28" W
C14	350.00'	2°55'46"	17.90'	17.89'	N 33°21'49" W
C15	350.00'	34°22'36"	209.99'	206.86'	N 17°38'24" W
C95	625.00'	0°56'24"	10.25'	10.25'	S 29°04'44" W
C96	625.00'	11°35'55"	126.52'	126.30'	S 22°48'35" W
C97	625.00'	12°32'18"	136.77'	136.50'	S 23°16'47" W
C98	775.00'	11°37'47"	157.31'	157.04'	S 22°49'32" W
C99	775.00'	4°14'42"	57.42'	57.41'	S 30°45'46" W
C100	775.00'	4°14'42"	57.42'	57.41'	S 35°00'29" W
C101	775.00'	4°14'42"	57.42'	57.41'	S 39°15'11" W
C102	775.00'	4°14'42"	57.42'	57.41'	S 43°29'53" W
C103	775.00'	6°15'27"	84.64'	84.60'	S 48°44'58" W
C104	775.00'	34°52'03"	471.63'	464.39'	S 34°26'40" W
C105	250.00'	41°46'16"	182.26'	178.25'	S 30°59'34" W
C106	54.00'	54°47'53"	51.65'	49.70'	S 17°17'31" E
C107	54.00'	61°15'52"	57.74'	55.03'	S 75°19'23" E
C108	54.00'	48°43'41"	45.93'	44.55'	N 49°40'50" E
C109	54.00'	78°15'57"	73.76'	68.16'	N 13°48'59" W
C110	54.00'	243°03'23"	229.08'	92.06'	N 68°34'44" E
C111	25.00'	86°47'11"	37.87'	34.35'	N 09°33'22" W
C112	200.00'	15°16'25"	53.31'	53.16'	N 41°28'26" E
C113	200.00'	2°46'03"	9.66'	9.66'	N 50°29'40" E
C114	200.00'	18°02'28"	62.97'	62.72'	N 42°51'28" E
C115	825.00'	3°08'25"	45.22'	45.21'	N 50°18'29" E
C116	825.00'	3°23'27"	48.82'	48.82'	N 47°02'33" E
C117	825.00'	3°23'27"	48.82'	48.82'	N 43°39'06" E
C118	825.00'	3°43'48"	53.71'	53.70'	N 40°05'29" E
C119	825.00'	3°43'48"	53.71'	53.70'	N 36°21'41" E
C120	825.00'	3°23'27"	48.82'	48.82'	N 32°48'04" E
C121	825.00'	3°23'27"	48.82'	48.82'	N 29°24'37" E
C122	825.00'	3°23'27"	48.82'	48.82'	N 26°01'10" E
C123	825.00'	3°23'27"	48.82'	48.82'	N 22°37'43" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C124	825.00'	3°23'27"	48.82'	48.82'	N 19°14'16" E
C125	825.00'	0°31'55"	7.66'	7.66'	N 17°16'35" E
C126	825.00'	36°39'40"	527.88'	518.92'	N 35°20'28" E
C127	575.00'	4°59'51"	50.15'	50.14'	N 19°30'33" E
C128	575.00'	6°38'17"	66.62'	66.58'	N 25°19'37" E
C129	575.00'	0°54'11"	9.06'	9.06'	N 29°05'51" E
C130	575.00'	12°32'18"	125.83'	125.58'	N 23°16'47" E
C138	200.00'	2°19'47"	8.13'	8.13'	S 33°39'48" E
C140	300.00'	10°51'11"	56.83'	56.74'	S 29°24'06" E
C141	300.00'	14°21'41"	75.20'	75.00'	S 16°47'50" E
C142	300.00'	9°09'43"	47.97'	47.92'	S 05°01'58" E
C143	300.00'	34°22'36"	180.00'	177.31'	S 17°38'24" E
C144	162.00'	13°39'54"	38.64'	38.55'	S 06°22'51" W
C145	162.00'	31°18'51"	88.54'	87.44'	S 28°52'14" W
C146	162.00'	44°58'46"	127.18'	123.94'	S 22°02'17" W
C147	206.00'	13°29'08"	48.49'	48.37'	S 37°47'05" W
C148	206.00'	4°49'24"	17.34'	17.34'	S 28°37'50" W
C149	206.00'	27°40'40"	99.51'	98.55'	S 12°22'48" W
C150	206.00'	45°59'12"	165.34'	160.94'	S 21°32'04" W
C185	180.00'	9°09'43"	28.78'	28.75'	N 05°01'58" W
C186	180.00'	14°21'41"	45.12'	45.00'	N 16°47'40" W
C187	180.00'	10°51'11"	34.10'	34.05'	N 29°24'06" W
C188	180.00'	34°22'36"	108.00'	106.38'	N 17°38'24" W
C189	320.00'	2°19'47"	13.01'	13.01'	N 33°39'48" W
C196	455.00'	0°54'11"	7.17'	7.17'	S 29°05'51" W
C197	455.00'	6°38'17"	52.71'	52.68'	S 25°19'37" W
C198	455.00'	4°59'51"	39.69'	39.67'	S 19°30'33" W
C199	455.00'	12°32'18"	99.57'	99.37'	S 23°16'47" W
C200	945.00'	0°31'55"	8.77'	8.77'	S 17°16'35" W
C201	945.00'	3°23'27"	55.93'	55.92'	S 19°14'16" W
C202	945.00'	3°23'27"	55.93'	55.92'	S 22°37'43" W
C203	945.00'	3°23'27"	55.93'	55.92'	S 26°01'10" W
C204	945.00'	3°23'27"	55.93'	55.92'	S 29°24'37" W
C205	945.00'	3°23'27"	55.93'	55.92'	S 32°48'04" W
C206	945.00'	3°43'48"	61.52'	61.51'	S 36°21'41" W
C207	945.00'	3°43'48"	61.52'	61.51'	S 40°05'29" W
C208	945.00'	3°23'27"	55.93'	55.92'	S 43°39'06" W
C209	945.00'	3°23'27"	55.93'	55.92'	S 47°02'33" W
C210	945.00'	1°14'43"	20.54'	20.54'	S 49°21'38" W
C211	945.00'	32°58'22"	543.83'	536.36'	S 33°29'49" W
C212	260.00'	11°58'44"	54.36'	54.26'	N 16°05'48" E
C213	260.00'	29°47'32"	135.19'	133.67'	N 36°58'55" E
C214	260.00'	41°46'16"	189.55'	185.38'	N 30°59'34" E
C215	765.00'	6°15'27"	83.55'	83.51'	N 48°44'58" E
C216	655.00'	4°14'42"	48.53'	48.52'	N 43°29'53" E
C217	655.00'	4°14'42"	48.53'	48.52'	N 39°15'11" E
C218	655.00'	4°14'42"	48.53'	48.52'	N 35°00'29" E
C219	655.00'	4°14'42"	48.53'	48.52'	N 30°45'46" E
C220	655.00'	16°58'49"	194.12'	193.41'	N 16°58'49" E
C221	765.00'	11°37'47"	155.28'	155.01'	N 22°49'32" E
C222	635.00'	11°35'55"	128.54'	128.32'	N 22°48'35" E
C265	470.00'	7°44'55"	63.56'	63.51'	S 12°31'39" E
C266	470.00'	7°50'42"	64.35'	64.30'	S 04°43'50" E
C267	470.00'	0°21'23"	2.92'	2.92'	S 00°37'48" E
C268	470.00'	32°15'47"	264.66'	261.17'	S 16°35'00" E
C269	332.00'	0°09'34"	0.92'	0.92'	S 00°22'19" E
C270	332.00'	12°50'28"	74.41'	74.25'	S 06°07'41" W
C271	332.00'	13°00'02"	75.33'	75.17'	S 06°02'55" W



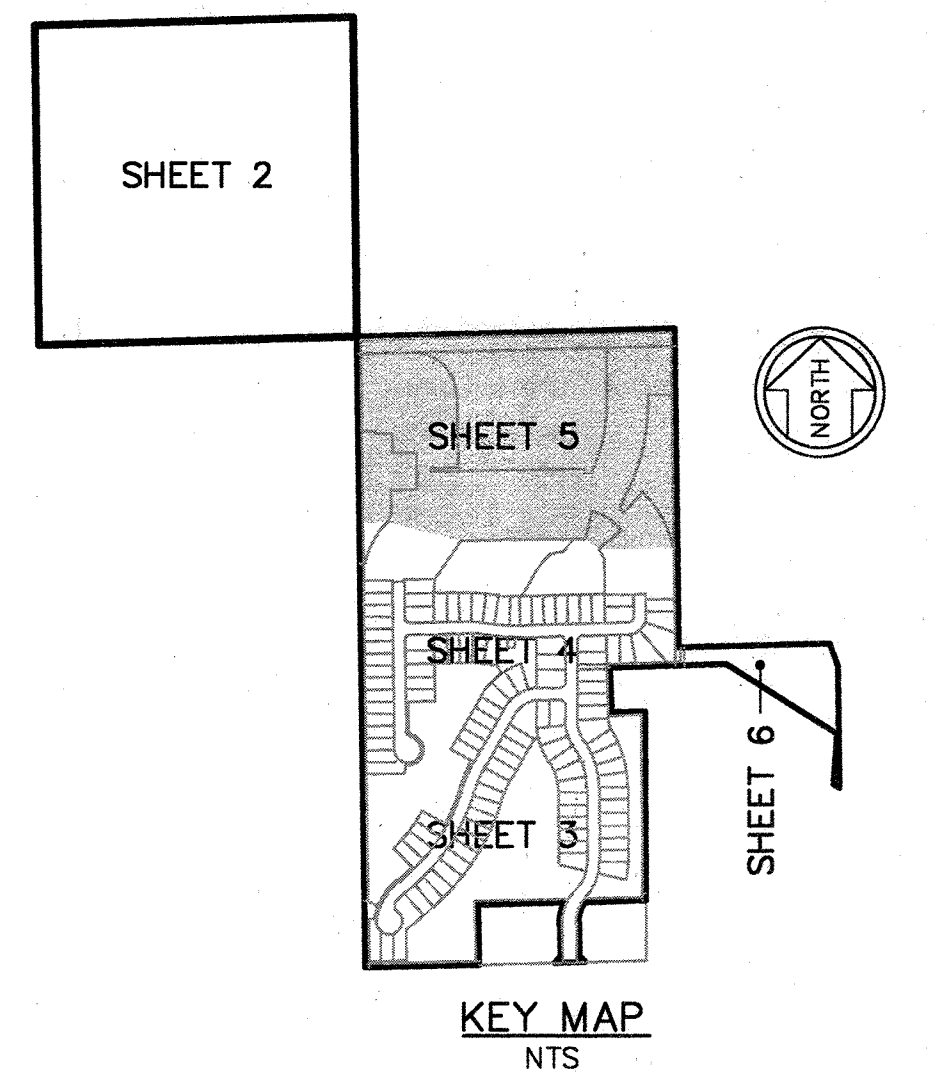
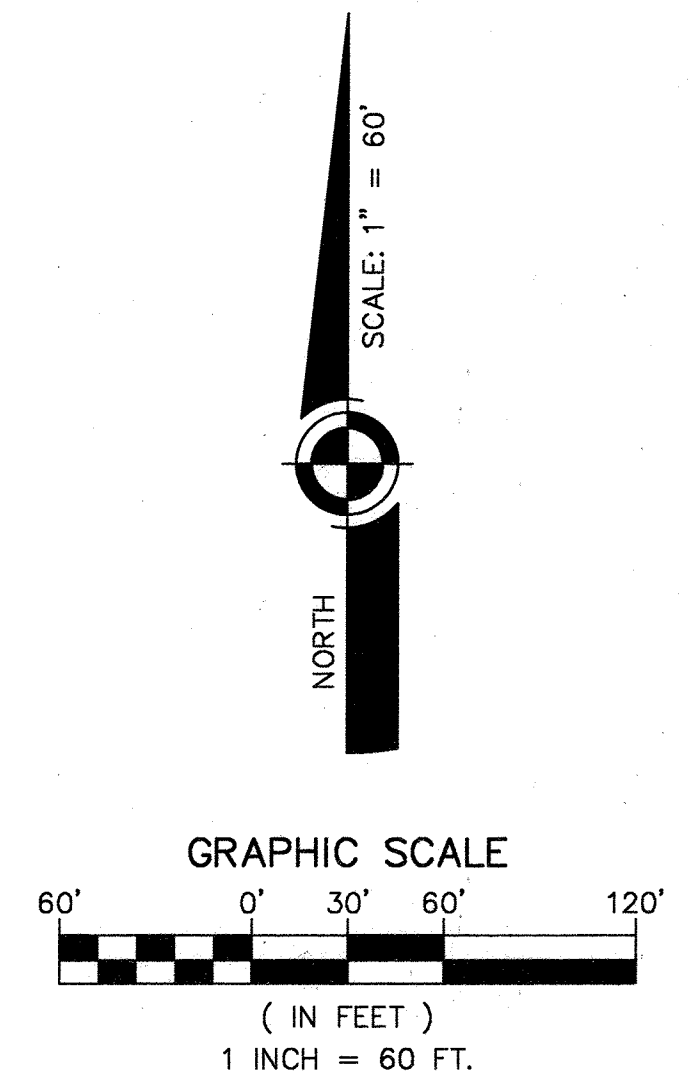
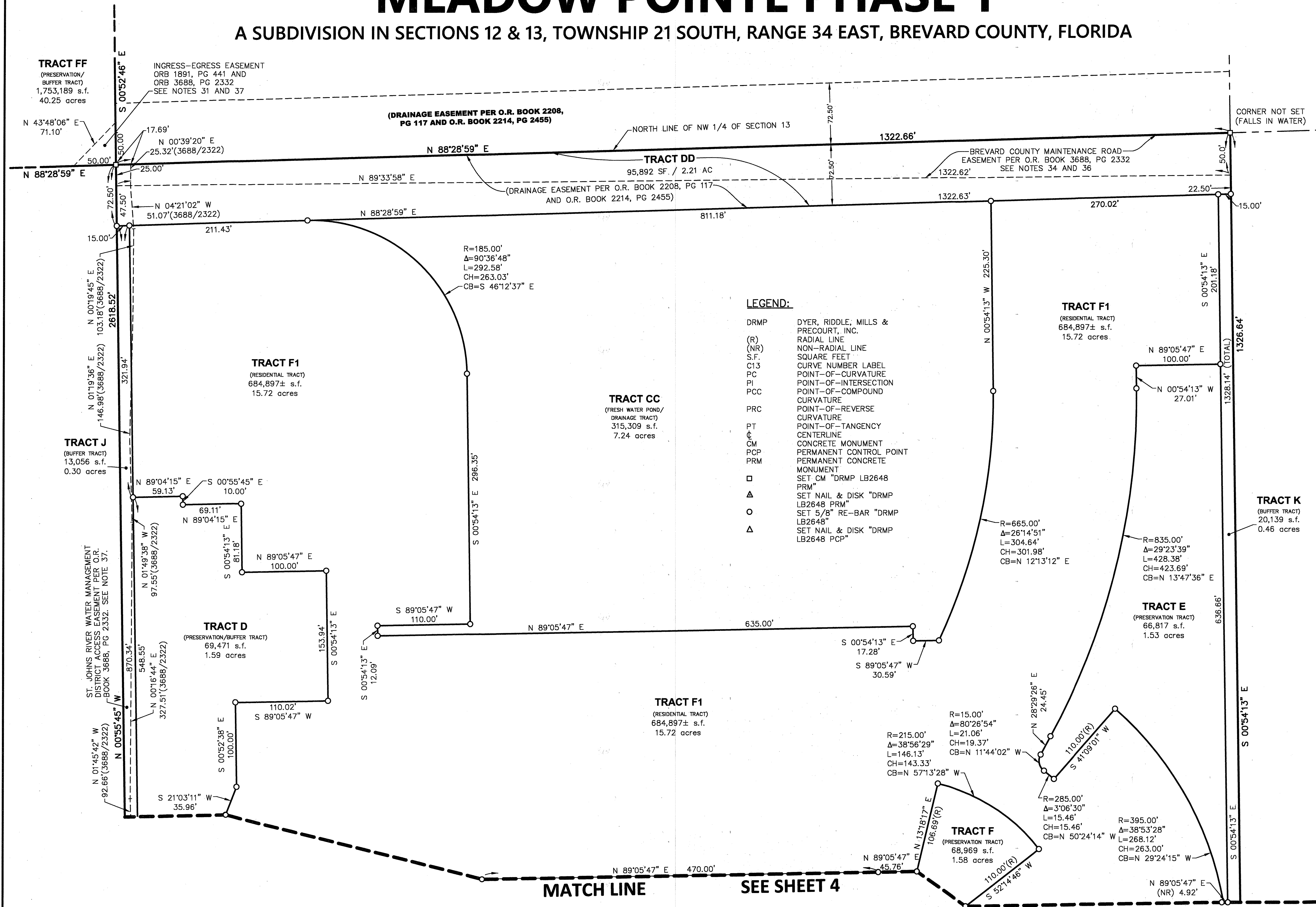
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648
J. BARRY CABANISS PLS NO. 4524

MEADOW POINTE PHASE 1

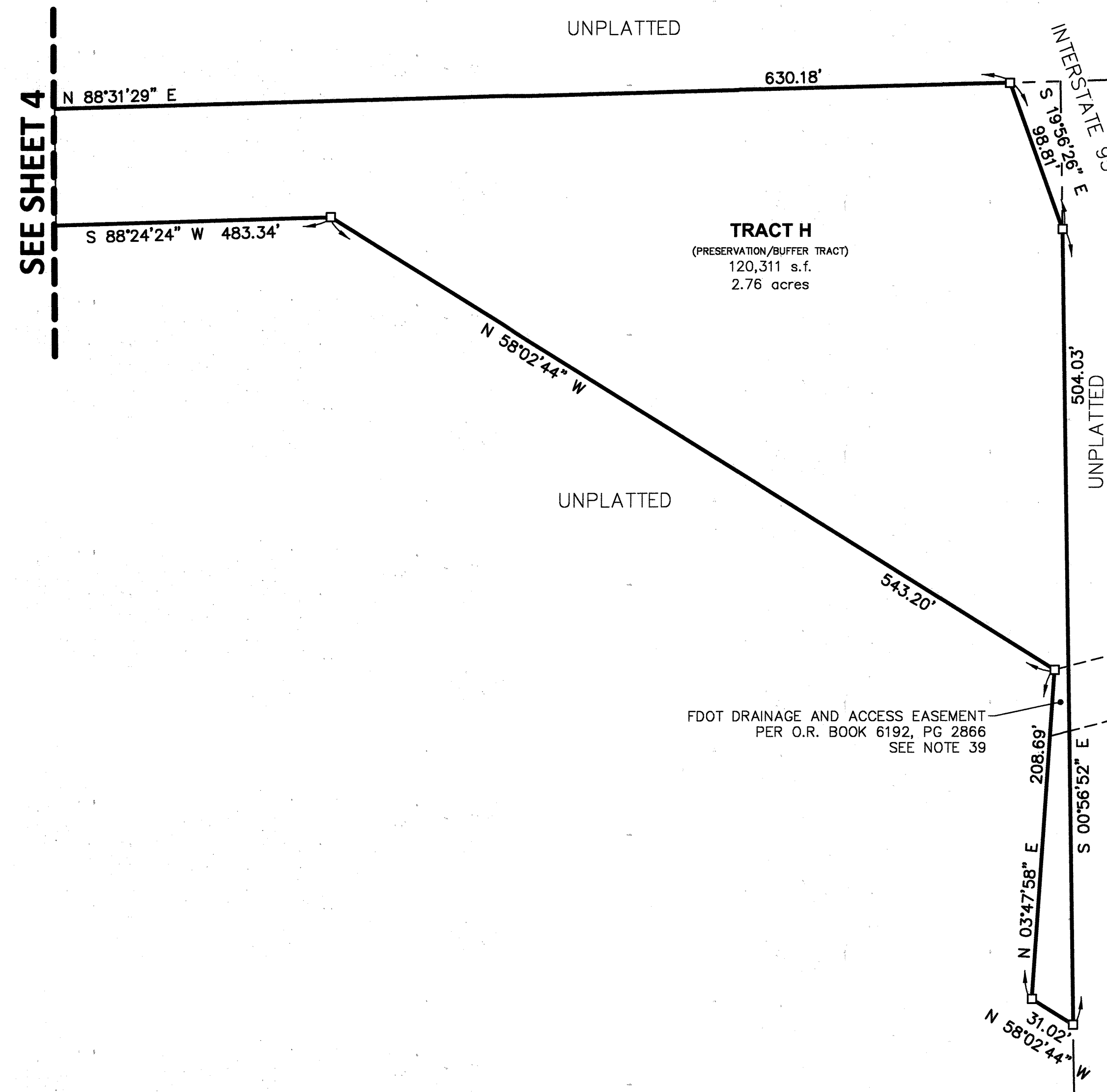
A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

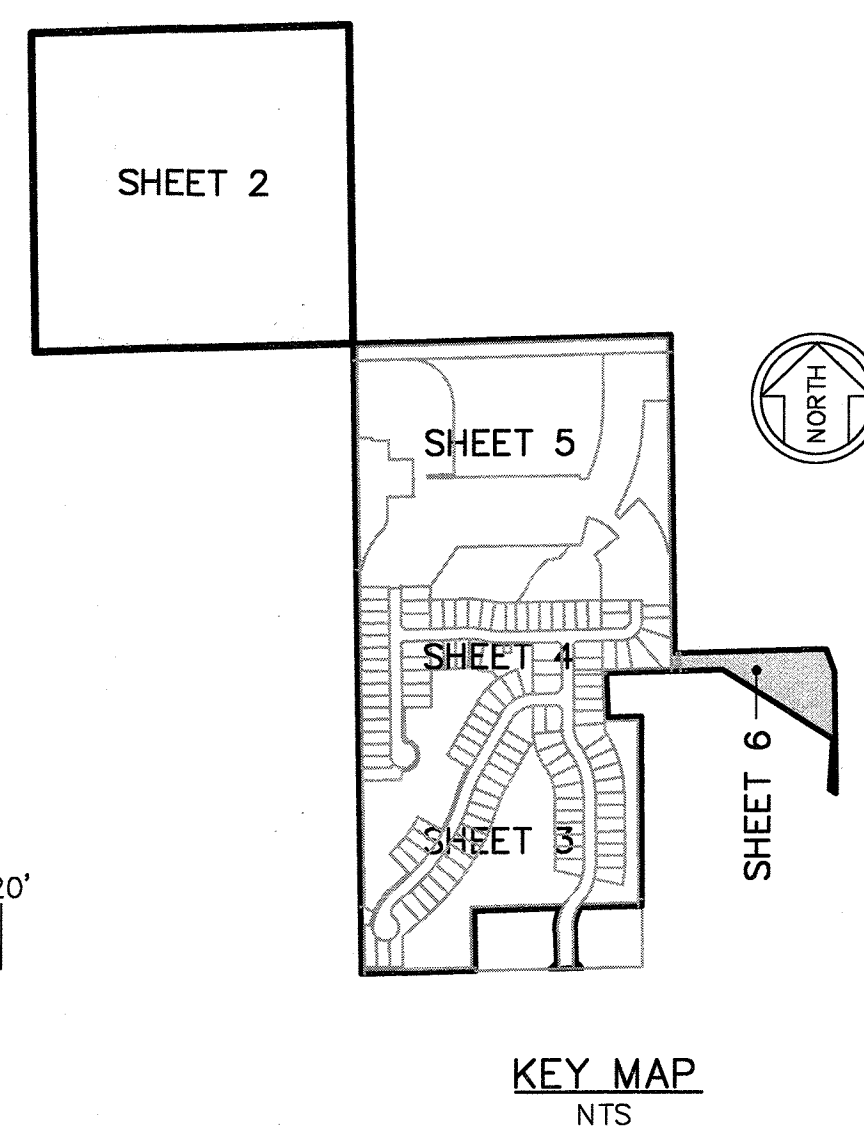
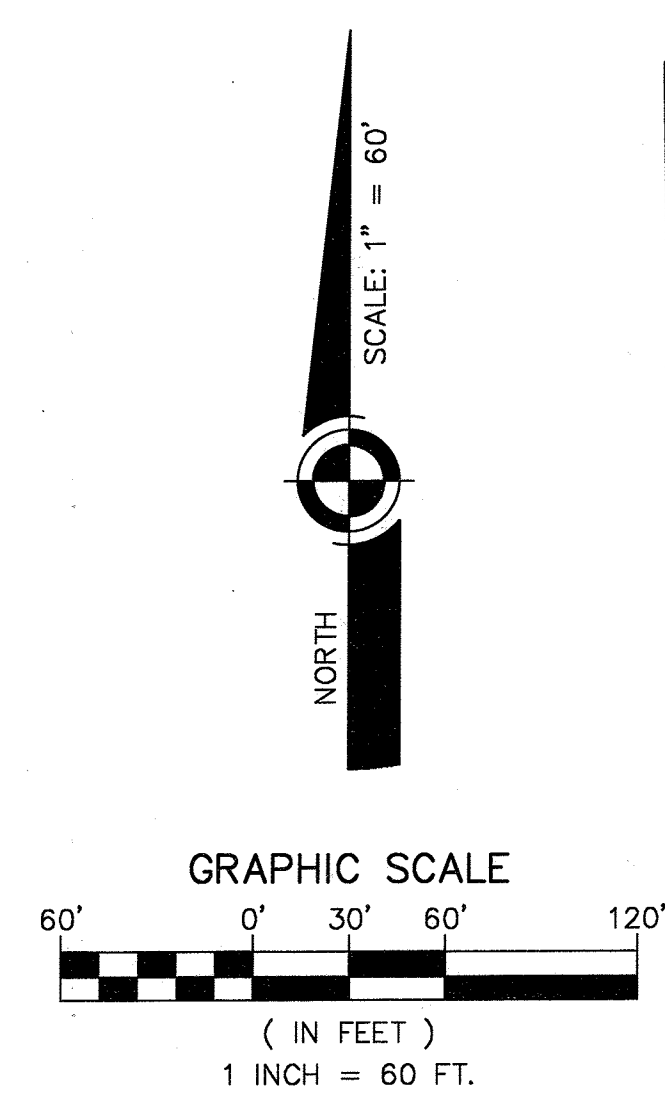
SHEET 5 OF 6
SECTIONS 12,13 TWP. 21 S., RANGE 34 E.



A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA



LOT AREAS			
LOT #	BLOCK	Area (Ac.)	Area (Sq.Ft.)
11	L	0.32	13,884
12	L	0.25	11,000
13	L	0.15	6,709
14	L	0.15	6,696
15	L	0.19	8,131
16	L	0.14	6,000
1	M	0.14	6,067
2	M	0.14	6,142
3	M	0.14	6,216
4	M	0.17	7,204
5	M	0.22	9,523
6	M	0.15	6,654
7	M	0.15	6,654
8	M	0.15	6,654
9	M	0.15	6,692
10	M	0.14	6,000
11	M	0.15	6,600
12	M	0.15	6,600
13	M	0.14	6,000
14	M	0.14	6,000
15	M	0.14	6,000
16	M	0.17	7,295
1	N	0.15	6,646
2	N	0.14	6,129
3	N	0.15	6,443
4	N	0.14	6,274
5	N	0.14	6,000
6	N	0.15	6,656
7	N	0.18	7,746
8	N	0.15	6,601
9	N	0.16	7,115
5	O	0.14	6,000
6	O	0.18	7,756
7	O	0.15	6,664
8	O	0.14	6,000
9	O	0.14	6,000
10	O	0.14	6,000
11	O	0.14	6,000
12	O	0.14	6,000
13	O	0.14	6,000



DRMP	DYER, RIDDLE, MILLS & PRECOURT, INC.
(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
S.F.	SQUARE FEET
C13	CURVE NUMBER LABEL
PC	POINT-OF-CURVATURE
PI	POINT-OF-INTERSECTION
PCC	POINT-OF-COMPOUND CURVATURE
PRC	POINT-OF-REVERSE CURVATURE
PT	POINT-OF-TANGENCY
CL	CENTERLINE
CM	CONCRETE MONUMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT CONCRETE MONUMENT
□	SET CM "DRMP LB2648 PRM"
△	SET NAIL & DISK "DRMP LB2648 PRM"
○	SET 5/8" RE-BAR "DRMP LB2648"
△	SET NAIL & DISK "DRMP LB2648 PCP"

LOT AREAS			
LOT #	BLOCK	Area (Ac.)	Area (Sq.Ft)
1	A	0.17	7,483
2	A	0.14	6,000
3	A	0.14	6,000
4	A	0.14	6,000
5	A	0.14	6,000
6	A	0.14	6,000
7	A	0.16	6,776
8	A	0.17	7,219
9	A	0.15	6,724
10	A	0.16	7,106
11	A	0.16	7,106
12	A	0.17	7,219
13	A	0.14	5,919
1	B	0.14	6,000
2	B	0.14	6,000
3	B	0.14	6,000
4	B	0.15	6,676
5	B	0.16	7,160
6	B	0.15	6,376

LOT AREAS			
LOT #	BLOCK	Area (Ac.)	Area (Sq.Ft.)
7	B	0.14	6,285
8	B	0.14	6,285
9	B	0.14	6,285
10	B	0.14	6,285
11	B	0.14	6,285
12	B	0.16	6,914
13	B	0.16	6,914
14	B	0.14	6,285
15	B	0.14	6,285
16	B	0.15	6,640
17	B	0.21	9,074
18	B	0.16	7,086
19	B	0.14	6,046
20	B	0.19	8,269
1	C	0.15	6,357
2	C	0.15	6,357
3	C	0.15	6,357
4	C	0.15	6,357
1	D	0.13	5,563

LOT AREAS			
LOT #	BLOCK	Area (Ac.)	Area (Sq.F.)
2	D	0.13	5,500
3	D	0.13	5,500
4	D	0.13	5,500
5	D	0.13	5,500
6	D	0.15	6,479
7	D	0.15	6,505
8	D	0.15	6,505
1	E	0.21	9,137
2	E	0.17	7,200
3	E	0.20	8,864
1	F	0.15	6,444
2	F	0.15	6,643
3	F	0.15	6,374
4	F	0.14	6,000
5	F	0.15	6,656
6	F	0.18	7,753
7	F	0.15	6,600
8	F	0.15	6,600
9	F	0.14	6,000

LOT AREAS			
LOT #	BLOCK	Area (Ac.)	Area (Sq. Ft.)
10	F	0.14	6,000
1	G	0.19	8,375
2	G	0.14	6,261
3	G	0.14	6,000
4	G	0.14	6,000
5	G	0.14	6,000
6	G	0.14	6,000
7	G	0.14	6,000
8	G	0.14	6,000
9	G	0.14	6,000
10	G	0.14	6,000
11	G	0.14	6,000
12	G	0.14	6,000
13	G	0.14	6,000
14	G	0.14	6,000
15	G	0.14	6,000
16	G	0.14	6,080
9	L	0.14	6,000
10	L	0.18	8,012

