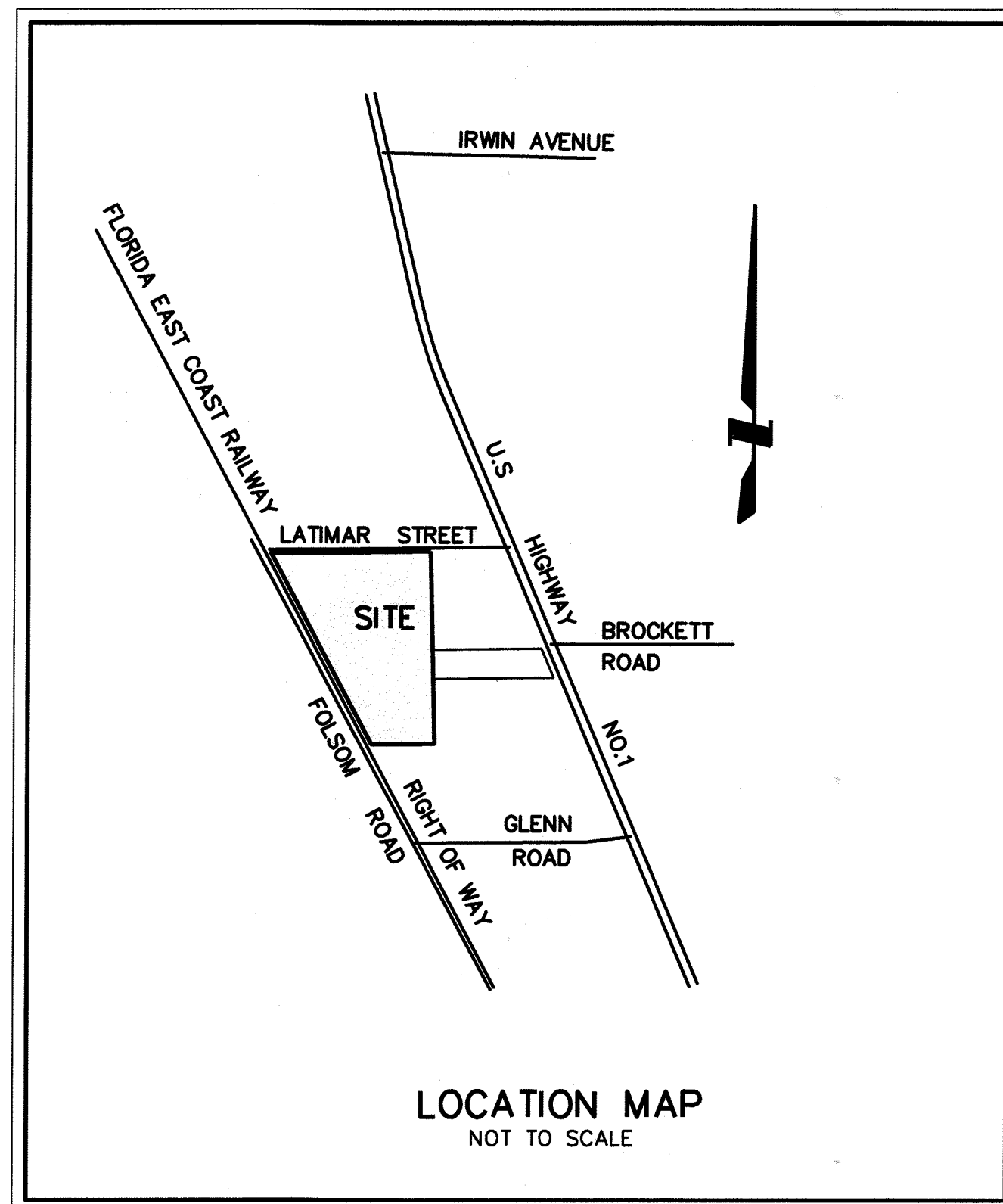


MEADOW LAKES ESTATES PHASE ONE

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.



STATE PLANE COORDINATE REFERENCE DATA:

STATE PLANE COORDINATES SHOWN BELOW ESTABLISHED BY G.P.S. REAL TIME KINEMATIC EQUIPMENT AND PROCEDURE:

G.P.S. CONTROL STATION MONUMENTATION USED IN STATE PLANE COORDINATE DETERMINATION IS AS LISTED BELOW:

PRIMARY CONTROL STATION:

DESIGNATION - BREVARD GPS 1064

PID - AK7513

ALUMINUM ALLOY ROD ACCESSED THROUGH 5.5" ACCESS COVER LOCATED ON SOUTH SIDE OF WILEY AVENUE.

STATE PLANE COORDINATES: NAD 83(2011) NORTH: 1,577,739.34 EAST: 708,281.30
LAT 28° 40' 25.89708" (N) LONG 080° 50' 14.91806" (W)
COMBINED SCALE FACTOR = 0.99994810
CONVERGENCE ANGLE = +0° 04' 40.7"

SECONDARY CONTROL STATION:

DESIGNATION - BREVARD GPS 1063

PID - AK7512

ALUMINUM ALLOY ROD ACCESSED THROUGH 5.5" ACCESS COVER LOCATED ON SOUTH SIDE OF WILEY AVENUE.

STATE PLANE COORDINATES: NAD 83(1999) NORTH: 1,577,786.53 EAST: 710,992.60
LAT 28° 40' 26.32681" (N) LONG 080° 49' 44.47810" (W)
COMBINED SCALE FACTOR = 0.99994887
CONVERGENCE ANGLE = +0° 04' 55.3"

STATE PLANE COORDINATE TABLE

CORNER NUMBER	EASTING	NORTHING	COMBINED SCALE FACTOR
①	700538.36	1582983.77	0.99994629
②	701872.08	1583000.65	0.99994643
③	701872.65	1582975.65	0.99994643
④	701902.94	1581655.22	0.99994657
⑤	701467.59	1581651.74	0.99994653
⑥	700771.73	1582961.72	0.99994646

THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE SCALE FACTORS SHOWN CAN BE APPLIED TO CONVERT THE GROUND DISTANCES TO GRID DISTANCES. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

PLAT NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON AN ASSUMED BEARING OF S.01°17'47"E., ALONG THE EAST LINE OF THE NE.1/4 OF NW.1/4 OF SECTION 7, TWP.21 S., RGE.35 E
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE 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, TELEPHONE, 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.
- SIDE LOT LINES WHICH ARE NOT RADIAL TO CURVED RIGHT OF WAY LINES ARE DESIGNATED AS SUCH BY THE SYMBOL "N/R".
- ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR THE DECLARED MAINTENANCE ENTITY.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE
- 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.
- 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.
- BREVARD COUNTY BENCH MARK "B5A29" HAS BEEN IN SET WITHIN THE LIMITS OF THIS PLAT. CONTACT THE BREVARD COUNTY SURVEYING DEPARTMENT FOR THE ELEVATION OF THIS BENCH MARK.
- THERE IS HEREBY DEDICATED A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ACROSS THE FRONT OF ALL LOTS AND TRACT C CONTIGUOUS WITH AND COINCIDENT TO THE PUBLIC RIGHTS OF WAY SHOWN HEREON AND ACROSS THE NORTH 10.00 FEET OF LOT 21, BLOCK A AND ACROSS THE EAST 10.00 FEET OF LOT 1, BLOCK A.
- NO VEHICULAR ACCESS IS ALLOWED FROM THE LOTS ONTO OR FROM LATIMAR STREET.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE O.R.B. _____, PG. _____
- THE PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIONS, EASEMENTS AND ENCUMBRANCES LISTED IN OPINION OF TITLE FOR MEADOWLAKES ESTATES PHASE ONE PLAT APPROVAL BY KRISTY MOUNT, P.A., DATED JULY 23, 2021.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN O.R. BOOK 7453, PAGE 1580, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND/OR ASSESSMENTS
 - BINDING DEVELOPMENT PLAN RECORDED IN O.R. BOOK 5472, PAGE 2868, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL DRAINAGE EASEMENTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE MEADOW LAKES ESTATES, PHASE ONE HOMEOWNERS' ASSOCIATION. 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.
- THE 20 FOOT WIDE PUBLIC UTILITY EASEMENT SHOWN RUNNING ACROSS TRACT B SHALL BE EXCLUSIVELY DEDICATED TO THE BREVARD COUNTY UTILITY SERVICES DEPARTMENT.
- THE PRIVATE CONSERVATION AND DRAINAGE EASEMENT ENCUMBERING TRACT B AND SHOWN ON SHEET 4 SHALL BE DEDICATED TO AND MAINTAINED BY THE MEADOW LAKES AND ANGLERS HOMEOWNERS' ASSOCIATION.

TRACT DATA TABLE

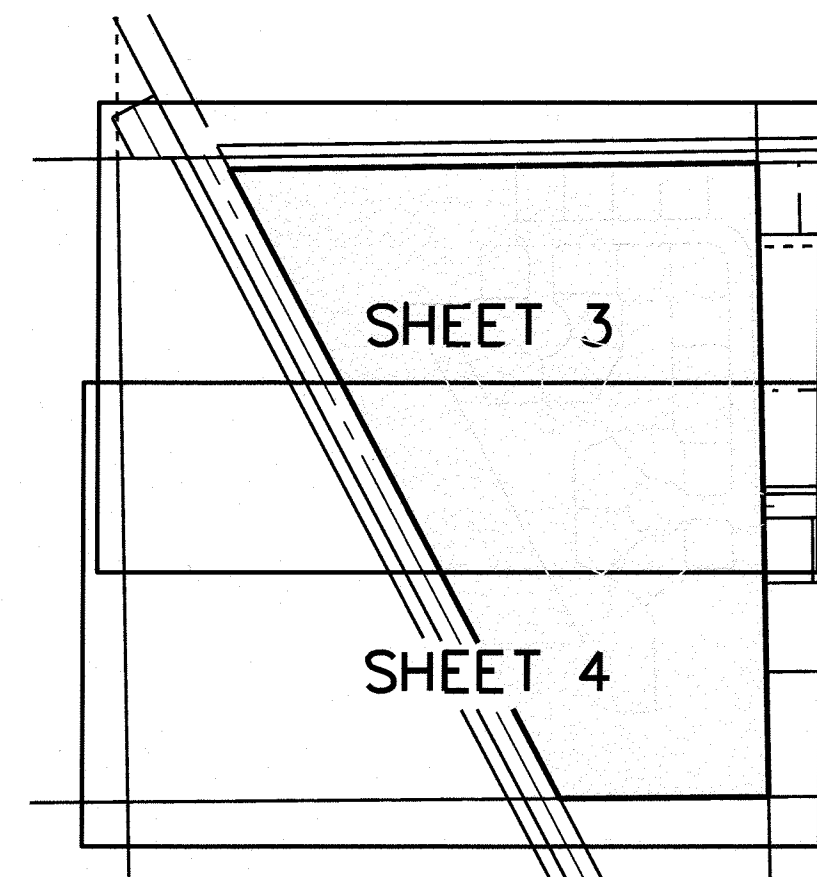
TRACT PURPOSE, OWNERSHIP AND MAINTENANCE.

TRACT	PURPOSE, OWNERSHIP AND MAINTENANCE.
TRACT A	TO BE USED FOR PRIVATE DRAINAGE AND TO BE OWNED AND MAINTAINED BY THE MEADOW LAKES HOMEOWNERS' ASSOCIATION.
TRACT B	UNDEVELOPED TRACT TO BE OWNED AND MAINTAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
TRACT C	TO BE USED AS PLANTED BUFFER AND FOR PRIVATE DRAINAGE AND TO BE OWNED AND MAINTAINED BY THE MEADOWLAKES HOMEOWNERS' ASSOCIATION.

PREPARED BY:

Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS

3700 SOUTH WASHINGTON AVENUE • TITUSVILLE, FL 32780
(407) 267-6233 Fax (407) 269-7847
CERTIFICATE OF AUTHORIZATION NO. LB 6762



SHEET INDEX MAP
NOT TO SCALE

LEGEND

CHD = CHORD BEARING AND DISTANCE
COR = CORNER
CM = CONCRETE MONUMENT
FD = FOUND
FLA = FLORIDA
F.P.L = FLORIDA POWER AND LIGHT COMPANY
I.R. = IRON ROD
G.P.S. = GLOBAL POSITIONING SYSTEM
L = ARC LENGTH
LB = LICENSED BUSINESS
N/D = NAIL & DISK
N/R = NOT RADIAL
(NO I.D.) = NO IDENTIFICATION
NO. = NUMBER
PB. ____ PG. ____ = PLAT BOOK AND PAGE
PC = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.D.E. = PRIVATE DRAINAGE EASEMENT
PLS = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
REG. = REGISTERED
R/W = RIGHT-OF-WAY
WITNESS PRM = SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014 WITNESS".

③ = TYPICAL CORNER IDENTIFIER ON MAP.

5347/2640 = OFFICIAL RECORDS BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014" UNLESS OTHERWISE SHOWN HEREON.
 - INDICATES SET PK.NAIL AND ALUMINUM DISC STAMPED "PCP PLS 4014"
 - INDICATES SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762"
- △ = DELTA OR INCLUDED ANGLE

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 _____ AT _____

FILE NO. _____

CLERK OF THE CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 4

SECTION 7 TWP. 21 S., RANGE 35 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS HEREIN DESCRIBED

MEADOW LAKES ESTATES PHASE ONE

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND HEREBY DEDICATES ANGLERS LANE, SUNFLOWER CIRCLE AND LEXI COURT AS PUBLIC RIGHTS OF WAY AND THE PUBLIC UTILITY EASEMENTS, AND EASEMENTS FOR DRAINAGE EMERGENCY ACCESS AND REPAIR AND EMERGENCY VEHICLES AND LAW ENFORCEMENT SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND HEREBY GRANT THE PRIVATE EASEMENTS SHOWN HEREON TO THE MEADOW LAKES ESTATES HOMEOWNERS' ASSOCIATION.

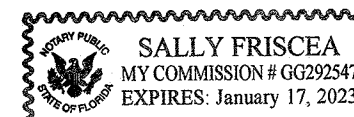
IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON 8-10-21

BY: Jimmy Martin
AMBR JM Brothers Realty, LLC
A FLORIDA LIMITED LIABILITY COMPANY
24 RICE STREET
ATTLEBORO, MA 02703

ATTEST:
SIGNED AND SEALED IN THE PRESENCE OF: Samuel T. Glenn
SAMUEL T. GLENN

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA, COUNTY OF BREVARD
The foregoing instrument was acknowledged by me by means of ☒ Physical or ☐ online notarization, this 10th day of August, 2021, by JIMMY MARTIN as Authorized Officer for JM Brothers Realty, LLC



Personally known or Produced identification
Type of identification produced SHORE ISLAND D/L

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.

ATTEST: RITA PRITCHETT, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON 3/22/21 HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID BOUNDARY SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID BOUNDARY SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND BREVARD COUNTY SUBDIVISION ORDINANCE SECTION 62-2841(C)(D).

COMPANY NAME: HONEYCUTT AND ASSOCIATES, INC.

CORPORATION NO: LB 6762 SURVEYOR OF RECORD, P.S.M.
ADDRESS: 3700 S. WASHINGTON AVE. D. WAYNE WRIGHT
TITUSVILLE, FLORIDA 32780 LICENSE NO. 4014
STATE OF FLORIDA

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, AS AMENDED AND BREVARD COUNTY SUBDIVISION ORDINANCE SECTION 62-2841(C)(D) AS AMENDED.

MICHAEL J. SWEENEY PROFESSIONAL SURVEYOR AND MAPPER
NO.4870 IN AND FOR BREVARD COUNTY, FLORIDA.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

HEREBY ACCEPTS THIS PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND ACCEPTS ANGLERS LANE, SUNFLOWER CIRCLE AND LEXI COURT AS PUBLIC RIGHTS OF WAY AND THE PUBLIC UTILITY EASEMENTS AND THE DRAINAGE EMERGENCY ACCESS AND REPAIR EASEMENTS DEDICATED FOR SAID USE ON THIS PLAT.

ATTEST: RITA PRITCHETT, CHAIR

CLERK OF THE BOARD

MEADOW LAKES ESTATES PHASE ONE

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

MAP SHOWING OVERALL BOUNDARY

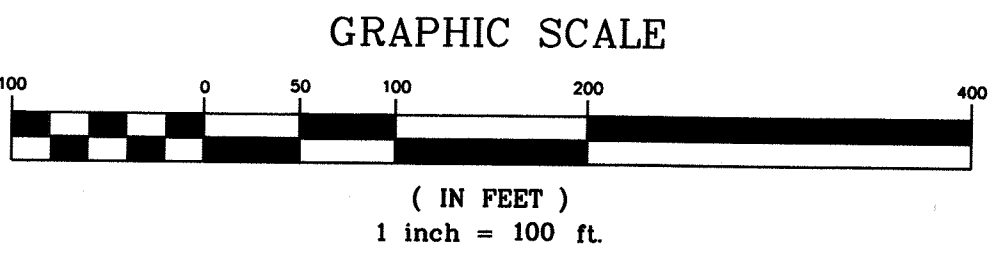
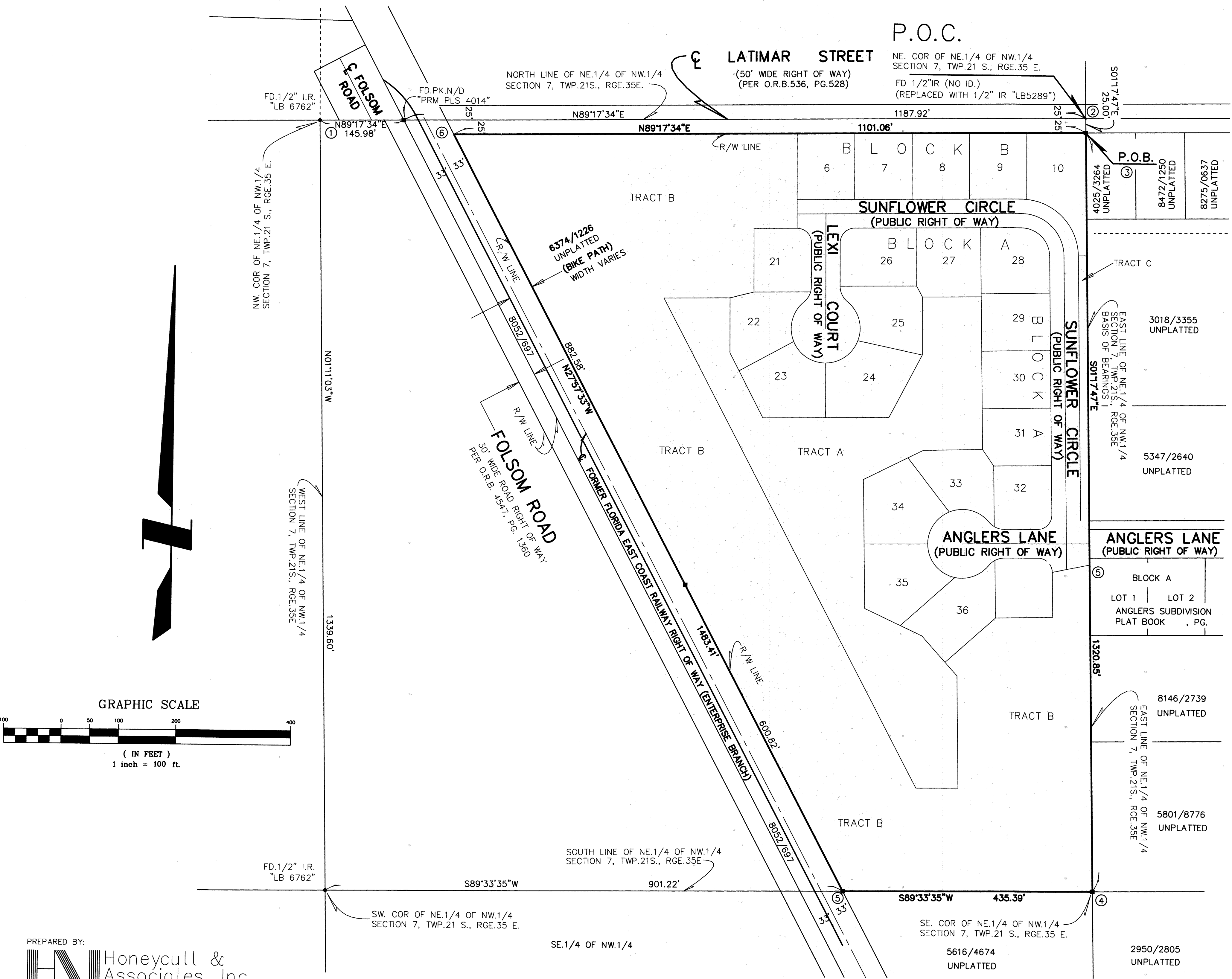
LEGAL DESCRIPTION:
A PARCEL OF LAND BEING THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF LATIMAR STREET AND EAST OF THE FORMER EASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY. THE PERIMETER OF SAID PARCEL BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; THENCE S.01°17'47"E., ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LATIMAR STREET AND SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.01°17'47"E., ALONG SAID LINE, 1320.85 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7; THENCE S.89°33'35"W., ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 435.39 FEET TO A POINT LYING ON THE EAST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6374, PAGE 1226 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SAID LINE BEING THE EAST RIGHT OF WAY LINE OF THE FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (ENTERPRISE BRANCH); THENCE N.27°57'33"W., ALONG SAID LINE, 1483.41 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LATIMAR STREET; THENCE N.89°17'34"E., ALONG SAID RIGHT OF WAY LINE, 1101.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 23.27 ACRES MORE OR LESS.

- LEGEND
- CHD = CHORD BEARING AND DISTANCE
 - COR = CORNER
 - CM = CONCRETE MONUMENT
 - FD = FOUND
 - FLA = FLORIDA
 - F.P.L = FLORIDA POWER AND LIGHT COMPANY
 - I.R. = IRON ROD
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - L = ARC LENGTH
 - LB = LICENSED BUSINESS
 - N/D = NAIL & DISK
 - N/R = NOT RADIAL
 - (NO I.D.) = NO IDENTIFICATION
 - NO. = NUMBER
 - PB., PG. = PLAT BOOK AND PAGE
 - PC = POINT OF CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.D.E. = PRIVATE DRAINAGE EASEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - PT. = POINT OF TANGENCY
 - R = RADIUS
 - REG. = REGISTERED
 - R/W = RIGHT-OF-WAY
 - WITNESS PRM = SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014 WITNESS".
 - ③ = TYPICAL CORNER IDENTIFIER ON MAP.
 - 5347/2640 = OFFICIAL RECORDS BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014" UNLESS OTHERWISE SHOWN HEREON.
 - INDICATES SET PK.NAIL AND ALUMINUM DISC STAMPED "PCP PLS 4014"
 - INDICATES SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762"
 - Δ = DELTA OR INCLUDED ANGLE

STATE PLANE COORDINATE TABLE

CORNER NUMBER	EASTING	NORTHING	COMBINED SCALE FACTOR
①	700538.36	1582983.77	0.99994629
②	701872.08	1583000.65	0.99994643
③	701872.65	1582975.65	0.99994643
④	701902.94	1581655.22	0.99994657
⑤	701467.59	1581651.74	0.99994653
⑥	700771.73	1582961.72	0.99994646

THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE SCALE FACTORS SHOWN CAN BE APPLIED TO CONVERT THE GROUND DISTANCES TO GRID DISTANCES. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

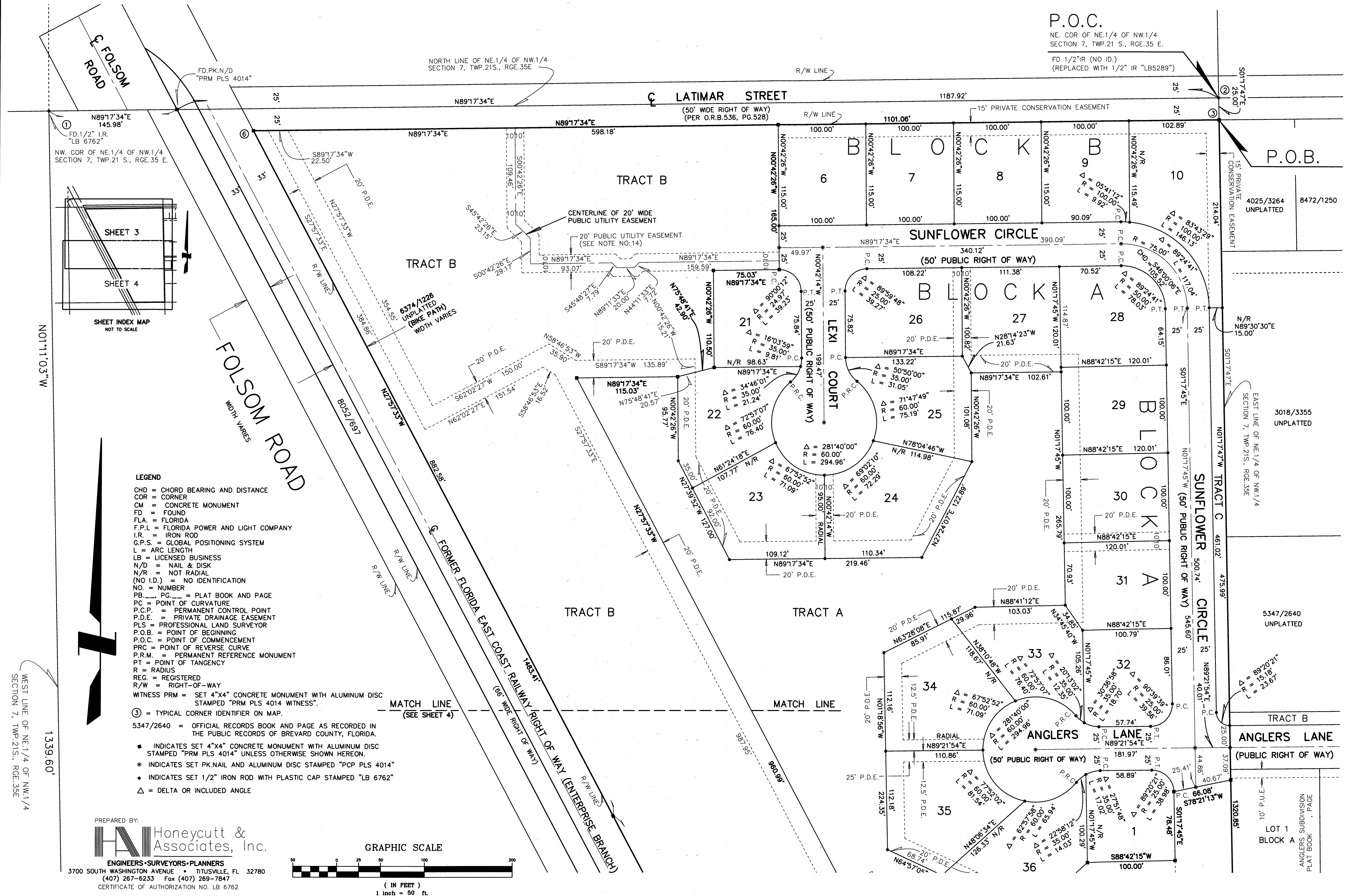


PREPARED BY:
Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
3700 SOUTH WASHINGTON AVENUE • TITUSVILLE, FL 32780
(407) 267-6233 Fax (407) 269-7847
CERTIFICATE OF AUTHORIZATION NO. LB 6762

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4
SECTION 7 TWP. 21 S., RANGE 35 E.

P.O.C.

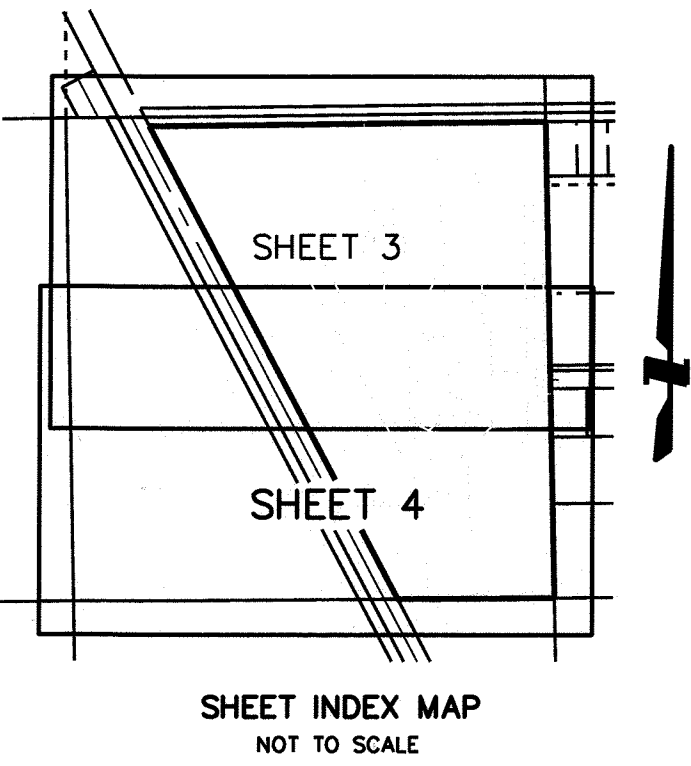
FD 1/2"IR (NO ID.)
(REPLACED WITH 1/2" IR "LB5289")



MEADOW LAKES ESTATES PHASE ONE

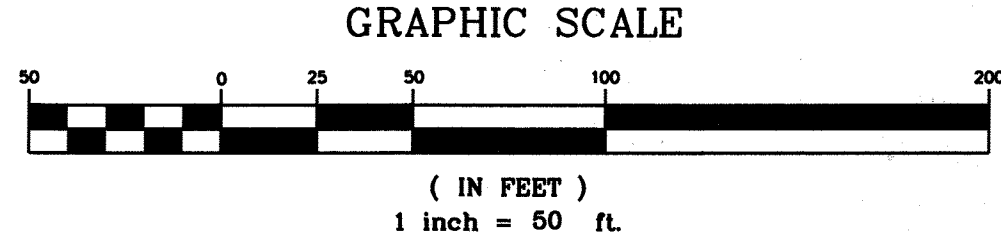
PLAT BOOK _____ PAGE _____
SHEET 4 OF 4
SECTION 7 TWP. 21 S., RANGE 35 E.

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.



NO111°03'W
WEST LINE OF NE.1/4 OF NW.1/4
SECTION 7, TWP.21S., RGE.35E

- LEGEND**
- CHD = CHORD BEARING AND DISTANCE
 - COR = CORNER
 - CM = CONCRETE MONUMENT
 - FD = FOUND
 - FLA = FLORIDA
 - F.P.L. = FLORIDA POWER AND LIGHT COMPANY
 - I.R. = IRON ROD
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - L = ARC LENGTH
 - LB = LICENSED BUSINESS
 - N/D = NAIL & DISK
 - N/R = NOT RADIAL
 - (NO I.D.) = NO IDENTIFICATION
 - NO. = NUMBER
 - P.B. = PLAT BOOK AND PAGE
 - PC = POINT OF CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.D.E. = PRIVATE DRAINAGE EASEMENT
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENCY
 - R = RADIUS
 - REG. = REGISTERED
 - R/W = RIGHT-OF-WAY
 - WITNESS PRM = SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014 WITNESS".
 - ③ = TYPICAL CORNER IDENTIFIER ON MAP.
 - 5347/2640 = OFFICIAL RECORDS BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "PRM PLS 4014" UNLESS OTHERWISE SHOWN HEREON.
 - INDICATES SET PK.NAIL AND ALUMINUM DISC STAMPED "PCP PLS 4014"
 - INDICATES SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762"
 - Δ = DELTA OR INCLUDED ANGLE



PREPARED BY:
Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
3700 SOUTH WASHINGTON AVENUE • TITUSVILLE, FL 32780
(407) 267-6233 Fax (407) 269-7847
CERTIFICATE OF AUTHORIZATION NO. LB 6762

FD.1/2" I.R.
"LB 6762"

SW. COR OF NE.1/4 OF NW.1/4
SECTION 7, TWP.21 S., RGE.35 E.

SE.1/4 OF NW.1/4

