

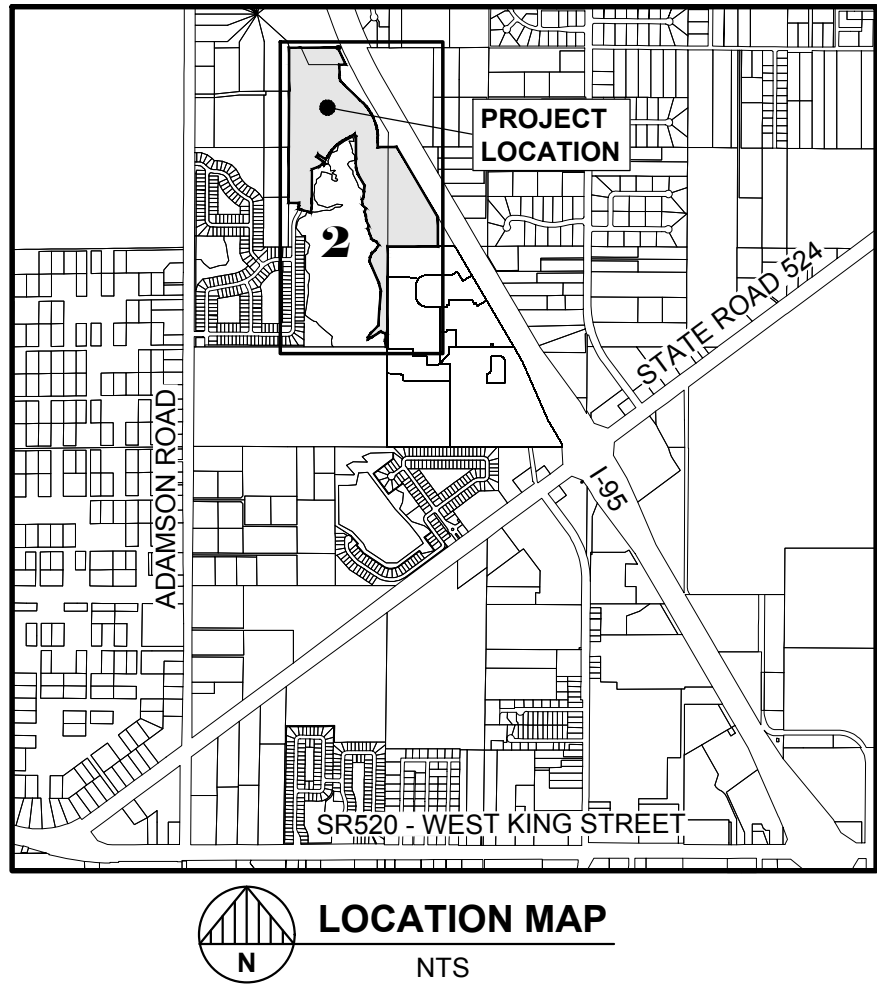
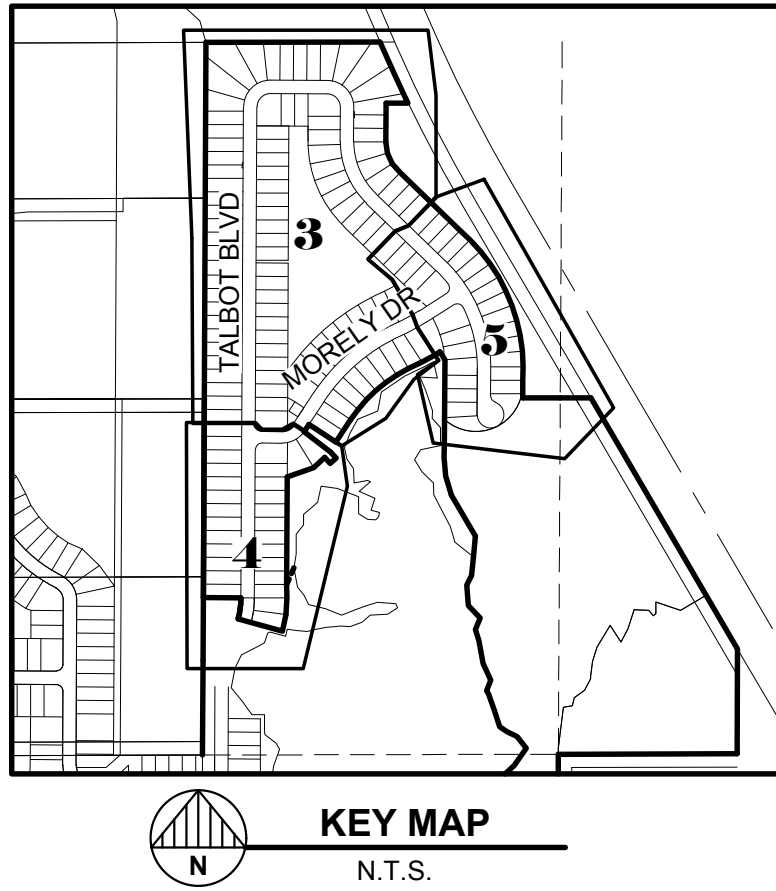
ADAMSON CREEK PHASE ONE-C

A REPLAT OF (TRACT 3, ADAMSON CREEK PHASE ONE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 8071, PAGE 1946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER ALSO WITH THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST), CITY OF COCOA, BREVARD COUNTY, FLORIDA PRELIMINARY PLAT

PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF N00°16'59"E ON THE WEST LINE OF TRACT 3, ADAMSON CREEK PHASE ONE-A, RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8) AND 177.091(9).
- LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- ALL PLATTED PUBLIC UTILITY 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. 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.
- THE FOLLOWING EASEMENTS ARE HEREBY GRANTED:
 - A PUBLIC EASEMENT 10 FEET WIDE, ACROSS THE FRONT OF ALL LOTS AND TRACTS CONTIGUOUS WITH AND ADJACENT TO THE PRIVATE ROAD RIGHTS-OF-WAY DEDICATED BY THIS PLAT, IS RESERVED FOR THE INSTALLATION OF FLORIDA POWER AND LIGHT (FP&L) FACILITIES, POTABLE WATER, RECLAIMED WATER, PRIVATE DRAINAGE, AND OTHER PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
 - AN EASEMENT TO THE CITY OF COCOA AND BREVARD COUNTY FOR EMERGENCY ACCESS FOR INGRESS/EGRESS OVER ALL PRIVATE ROAD RIGHTS-OF-WAY, PRIVATE DRAINAGE EASEMENTS AND STORM WATER MANAGEMENT TRACTS.
 - AN EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT OVER ALL PRIVATE ROAD RIGHTS-OF-WAY, DRAINAGE EASEMENTS AND TRACTS FOR ACCESS TO ADJOINING CONSERVATION TRACTS AND CONSERVATION EASEMENTS.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER TO MAINTAIN SAID PRIVATE DRAINAGE WITHIN THEIR HOME SITE. THIS DOES NOT INCLUDE DRAINAGE PIPES WITHIN THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND ACCESS TO THE STORM WATER FACILITIES WITHIN THE PLAT BOUNDARY.
- WHERE PRIVATE SIDEWALKS ARE LOCATED WITHIN LOTS OR TRACTS SHOWN HEREON, SUCH LOTS AND TRACTS SHALL BE SUBJECT TO A PRIVATE SIDEWALK EASEMENT HEREBY DEDICATED TO ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC. TO ACCOMMODATE SUCH SIDEWALK, FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING THE PRIVATE SIDEWALKS WITHIN SAID PRIVATE SIDEWALK EASEMENTS. NOTWITHSTANDING THE FOREGOING, ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC. SHALL NOT BE RESPONSIBLE, OBLIGATED OR REQUIRED IN ANY MANNER TO CONSTRUCT SIDEWALKS IN WHOLE OR PART WITHIN THE LANDS PLATTED HEREUNDER. ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC. SHALL NOT BE RESPONSIBLE FOR THE REPAIR OR THE REPLACEMENT OF ANY IRRIGATION FACILITIES OR LANDSCAPING WITHIN THE AREA BETWEEN THE PRIVATE RIGHT-OF-WAY AND THE PRIVATE SIDEWALK EASEMENT THAT MAY BE DAMAGED AS A RESULT OF MAINTENANCE AND REPAIR OF SIDEWALKS WITHIN SAID PRIVATE SIDEWALK EASEMENTS.
- TRACT H AND TRACT I ARE HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR STORM WATER MANAGEMENT, DRAINAGE, OPEN SPACE, LANDSCAPE AND RECREATION AMENITIES.
- TRACT M-1 IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, OPEN SPACE AND RECREATION AMENITIES.
- TRACT N IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR UTILITIES, OPEN SPACE AND RECREATION AMENITIES.
- TRACT O IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, UTILITIES, OPEN SPACE AND RECREATION AMENITIES.
- TRACT W IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE AND RECREATION AMENITIES.
- TRACT U IS HEREBY DEDICATED TO THE CITY OF COCOA FOR A SANITARY LIFT STATION. THIS TRACT IS INTENDED TO BE CONVEYED TO BREVARD COUNTY BY THE CITY OF COCOA FOR THE OPERATION, MAINTENANCE, AND ACCESS TO THE SANITARY LIFT STATION. UPON TRANSFER OF THIS TRACT TO BREVARD COUNTY, THEY SHALL NO LONGER BE SUBJECT TO THE TERMS AND CONDITIONS OF THIS PLAT. IN THE EVENT THAT OWNERSHIP OF THIS TRACT IS NOT TRANSFERRED TO BREVARD COUNTY, IT SHALL BE OWNED AND MAINTAINED BY THE CITY OF COCOA.
- TRACT V IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR THE CONSERVATION OF PRESERVED WETLANDS AND UPLANDS AND PASSIVE RECREATIONAL USE. NO ALTERATION OR FILLING IS ALLOWED IN TRACT V. TRACT V IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
- THE PRIVATE RIGHTS-OF-WAY FOR TALBOT BOULEVARD AND MORELY DRIVE ARE HEREBY DEDICATED TO THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR VEHICULAR AND PEDESTRIAN ACCESS IN CONNECTION WITH THE DEVELOPMENT
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5842, PAGE 3822, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TRACT DATA TABLE / OPEN SPACE CALCULATION					
TRACT ID	AREA (±ACRES)	AREA (±PERCENT)	TRACT USE	OWNERSHIP AND MAINTENANCE	COMMON OPEN SPACE CREDIT
H	3.84	6.15%	STORM WATER MANAGEMENT, DRAINAGE, OPEN SPACE, LANDSCAPE AND RECREATION AMENITIES	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	3.84
I	20.80	33.33%	STORM WATER MANAGEMENT, DRAINAGE, OPEN SPACE, LANDSCAPE AND RECREATION AMENITIES	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	7.89
M-1	0.16	0.26%	DRAINAGE, OPEN SPACE AND RECREATION AMENITIES	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	0.16
N	0.15	0.24%	UTILITIES, OPEN SPACE AND RECREATION AMENITIES	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	0.15
O	0.14	0.22%	DRAINAGE, UTILITIES, OPEN SPACE AND RECREATION AMENITIES	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	0.14
U	0.04	0.06%	SANITARY LIFT STATION	CITY OF COCOA	0.00
V	6.85	10.98%	WETLAND PRESERVATION, UPLAND BUFFER AND OPEN SPACE	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	3.37
W	0.05	0.08%	OPEN SPACE AND RECREATION AMENITIES	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	
N/A	24.90	39.90%	RESIDENTIAL DEVELOPMENT (155 LOTS)		0.00
N/A	5.47	8.78%	PRIVATE RIGHT-OF-WAY	ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC.	0.00
	62.4	100.00%	TOTAL PUD BOUNDARY		
		25.00%	REQUIRED OPEN SPACE (25% OF 62.4 AC)		15.60
			PROVIDED COMMON OPEN SPACE		15.60



DESCRIPTION OF ADAMSON CREEK PHASE ONE-C

TRACT 3, ADAMSON CREEK PHASE ONE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 8071, PAGE 1946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER ALSO WITH THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95, ALL BEING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 3 AND RUN N89°54'29"E ALONG THE NORTH LINE OF SAID TRACT 3 AND THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 646.75 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 4 AND A NON-TANGENT INTERSECTION WITH THE CURVED WEST BOUNDARY OF TRACT S OF SAID ADAMSON CREEK PHASE ONE-A, (SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TRACT S); THENCE ALONG THE WEST LINE OF SAID TRACT S THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES: (1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 5929.58 FEET, A CENTRAL ANGLE OF 2°24'50", A CHORD BEARING OF S24°45'17"E AND A CHORD LENGTH OF 249.79 FEET), A DISTANCE OF 249.81 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE WEST; (2) THENCE S89°54'29"W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 81.82 FEET; (3) THENCE S00°16'59"W, A DISTANCE OF 143.93 FEET; (4) THENCE S07°22'26"E, A DISTANCE OF 42.82 FEET; (5) THENCE S24°41'05"E, A DISTANCE OF 42.91 FEET; (6) THENCE S41°49'05"E, A DISTANCE OF 44.27 FEET; (7) THENCE S45°59'00"E, A DISTANCE OF 34.00 FEET; (8) THENCE S48°35'43"E, A DISTANCE OF 51.50 FEET; (9) THENCE S42°35'28"E, A DISTANCE OF 58.27 FEET; (10) THENCE S37°36'39"E, A DISTANCE OF 58.27 FEET; (11) THENCE S32°37'51"E, A DISTANCE OF 58.27 FEET; (12) THENCE S27°39'03"E, A DISTANCE OF 58.27 FEET; (13) THENCE S22°40'15"E, A DISTANCE OF 58.27 FEET; (14) THENCE S17°41'27"E, A DISTANCE OF 58.27 FEET; (15) THENCE S12°42'39"E, A DISTANCE OF 58.27 FEET; (16) THENCE S07°43'51"E, A DISTANCE OF 58.27 FEET; (17) THENCE S02°45'02"E, A DISTANCE OF 58.27 FEET; (18) THENCE S00°59'32"W, A DISTANCE OF 50.97 FEET; (19) THENCE S00°19'09"W, A DISTANCE OF 64.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT S; THENCE S89°40'51"E ALONG THE SOUTH LINE OF SAID TRACT S, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°53'14"E, ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 113.22 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE 95; THENCE S30°19'39"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1081.98 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE S00°19'09"W ALONG SAID EAST LINE, A DISTANCE OF 380.07 FEET TO THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE S89°52'00"W ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 664.77 FEET TO THE SOUTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 AND A POINT ON THE BOUNDARY LINE OF SAID TRACT 3; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT 3 THE FOLLOWING SEVENTY (70) COURSES AND DISTANCES: (1) THENCE S00°19'09"W, A DISTANCE OF 1334.27 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; (2) THENCE N89°58'23"W, A DISTANCE OF 16.92 FEET; (3) THENCE N08°53'29"W, A DISTANCE OF 73.91 FEET; (4) THENCE N07°14'12"E, A DISTANCE OF 99.37 FEET; (5) THENCE N64°31'19"W, A DISTANCE OF 77.11 FEET; (6) THENCE S57°14'18"W, A DISTANCE OF 145.00 FEET; (7) THENCE S62°29'02"W, A DISTANCE OF 49.23 FEET; (8) THENCE S78°10'44"W, A DISTANCE OF 10.88 FEET; (9) THENCE N00°54'03"E, A DISTANCE OF 21.33 FEET; (10) THENCE N34°36'56"E, A DISTANCE OF 63.29 FEET; (11) THENCE N44°38'20"E, A DISTANCE OF 148.87 FEET; (12) THENCE N03°54'50"E, A DISTANCE OF 216.82 FEET; (13) THENCE N05°18'23"E, A DISTANCE OF 243.14 FEET; (14) THENCE N13°52'57"W, A DISTANCE OF 109.98 FEET; (15) THENCE N23°00'03"W, A DISTANCE OF 323.75 FEET; (16) THENCE N10°39'59"E, A DISTANCE OF 47.82 FEET; (17) THENCE N21°20'41"E, A DISTANCE OF 58.17 FEET; (18) THENCE N48°31'35"E, A DISTANCE OF 68.69 FEET; (19) THENCE N34°46'00"E, A DISTANCE OF 77.57 FEET; (20) THENCE N37°07'27"W, A DISTANCE OF 56.20 FEET; (21) THENCE N68°26'23"W, A DISTANCE OF 39.14 FEET; (22) THENCE N55°56'01"W, A DISTANCE OF 34.89 FEET; (23) THENCE N18°22'07"W, A DISTANCE OF 64.70 FEET; (24) THENCE N19°23'46"W, A DISTANCE OF 64.50 FEET; (25) THENCE N29°05'29"W, A DISTANCE OF 13.86 FEET; (26) THENCE N21°27'53"E, A DISTANCE OF 42.16 FEET; (27) THENCE N24°24'06"W, A DISTANCE OF 68.00 FEET; (28) THENCE N10°43'08"W, A DISTANCE OF 85.75 FEET; (29) THENCE N17°03'09"W, A DISTANCE OF 43.86 FEET; (30) THENCE N22°25'29"E, A DISTANCE OF 46.95 FEET; (31) THENCE N43°56'57"W, A DISTANCE OF 64.25 FEET; (32) THENCE N04°08'44"W, A DISTANCE OF 76.26 FEET; (33) THENCE N26°51'50"E, A DISTANCE OF 40.59 FEET; (34) THENCE N05°22'29"E, A DISTANCE OF 68.44 FEET TO THE SOUTHEAST CORNER OF TRACT M OF SAID ADAMSON CREEK PHASE ONE-A; (35) THENCE CONTINUE N05°22'29"E, A DISTANCE OF 78.28 FEET; (36) THENCE N30°19'31"W, A DISTANCE OF 176.97 FEET; (37) THENCE N16°17'17"W, A DISTANCE OF 74.28 FEET; (38) THENCE N05°06'44"W, A DISTANCE OF 70.34 FEET; (39) THENCE N01°33'15"E, A DISTANCE OF 54.19 FEET; (40) THENCE N00°19'09"E, A DISTANCE OF 308.03 FEET; (41) THENCE N32°30'23"W, A DISTANCE OF 34.60 FEET; (42) THENCE S57°29'37"W, A DISTANCE OF 21.76 FEET; (43) THENCE S62°13'24"W, A DISTANCE OF 55.19 FEET; (44) THENCE S64°10'33"W, A DISTANCE OF 55.38 FEET; (45) THENCE S60°13'10"W, A DISTANCE OF 51.18 FEET; (46) THENCE S55°43'48"W, A DISTANCE OF 47.85 FEET; (47) THENCE S60°48'57"W, A DISTANCE OF 47.85 FEET; (48) THENCE S45°54'05"W, A DISTANCE OF 47.85 FEET; (49) THENCE S40°59'13"W, A DISTANCE OF 47.85 FEET; (50) THENCE S36°04'22"W, A DISTANCE OF 47.85 FEET; (51) THENCE S33°22'16"W, A DISTANCE OF 49.85 FEET; (52) THENCE S33°21'57"W, A DISTANCE OF 50.00 FEET; (53) THENCE N56°43'06"W, A DISTANCE OF 120.00 FEET; (54) THENCE S33°21'57"W, A DISTANCE OF 29.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; (55) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 1°51'47", A CHORD BEARING OF S34°17'51"W, AND A CHORD LENGTH OF 3.25 FEET), A DISTANCE OF 3.25 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; (56) THENCE S52°35'53"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 124.06 FEET; (57) THENCE S42°54'01"E, A DISTANCE OF 30.00 FEET; (58) THENCE S47°05'59"W, A DISTANCE OF 30.00 FEET; (59) THENCE N42°54'01"W, A DISTANCE OF 30.00 FEET; (60) THENCE S47°05'59"W, A DISTANCE OF 55.48 FEET; (61) THENCE S70°33'47"W, A DISTANCE OF 104.40 FEET; (62) THENCE S00°16'59"W, A DISTANCE OF 400.00 FEET; (63) THENCE S00°48'10"E, A DISTANCE OF 50.01 FEET; (64) THENCE S03°13'34"W, A DISTANCE OF 61.69 FEET; (65) THENCE S11°24'05"W, A DISTANCE OF 63.60 FEET; (66) THENCE N74°30'39"W, A DISTANCE OF 171.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; (67) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 15°12'21", A CHORD BEARING OF N07°53'10"E, AND A CHORD LENGTH OF 72.77 FEET), A DISTANCE OF 72.98 FEET TO THE END OF SAID CURVE; (68) THENCE N00°16'59"E, A DISTANCE OF 7.00 FEET; (69) THENCE N89°43'01"W, A DISTANCE OF 140.00 FEET; (70) N00°16'59"E, A DISTANCE OF 2065.77 FEET TO THE POINT OF BEGINNING, CONTAINING 62.4 ACRES, MORE OR LESS.

PLAT BOOK _____, PAGE _____

SHEET 1 OF 5

SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, the Corporation named below, being the owner in fee simple of the lands described in

ADAMSON CREEK PHASE ONE-C

Hereby dedicates to the City of Cocoa, Florida a perpetual public easement over and across the private rights-of-way of Talbot Boulevard and Morely Drive for ingress and egress for emergency vehicles. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets, roads, and other easements and common areas be privately owned and maintained and that the public and City of Cocoa, Florida have no right and/or interest therein.

By: Daniel J. Liparini, Assistant Secretary

SEAL

Attest: Printed Name:

Attest: Printed Name:

D.R. HORTON, INC., A DELAWARE CORPORATION
1430 CULVER DRIVE
PALM BAY, FLORIDA 32934

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of _____ physical presence _____ or online notarization, this _____ by Daniel J. Liparini, Assistant Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who is personally known to me _____ or has produced _____ as identification.

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

NOTARY PUBLIC

SEAL

My Comm. Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 02/28/2020 he completed a boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said lands are located in the City of Cocoa, Brevard County, Florida.

Registration Number 5611

LESLIE E. HOWARD
B.S.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 32901
Certificate of Authorization Number: LB-0004905

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.

J. Barry. Cabannis
Reg. Florida Surveyor & Mapper #4524
Reviewing Surveyor for the City of Cocoa

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, That on _____, the foregoing plat was approved by the City Council of the City of Cocoa, Florida.

Jake Williams, Jr., MAYOR

ATTEST: Carrie Shealy, CITY CLERK

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. _____

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

- THIS PLAT PREPARED BY -



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4524, MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 725-1158
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 08/17/2020
DESIGN/DRAWN: SMG/RMB
DRAWING#1145302_300_001
PROJECT# 11453.02

PLAT BOOK _____, PAGE _____
SHEET 2 OF 5
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST



- THIS PLAT PREPARED BY -

 <p>B.S.E. CONSULTANTS, INC.</p> <p>CONSULTING - ENGINEERING - LAND SURVEYING</p> <p>312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE FL 32901</p> <p>PHONE: (321) 726-3674 FAX: (321) 723-1159</p> <p>CERTIFICATE OF BUSINESS AUTHORIZATION: LK00004905</p> <p>CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00004905</p>	<p>DATE: 08/17/2020</p> <p>DESIGN/DRAWN: SMG/RMB</p> <p>DRAWING#1145302_300_002-005</p> <p>PROJECT# 11453.02</p>
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ADAMSON CREEK PHASE ONE-C

A REPLAT OF (TRACT 3, ADAMSON CREEK PHASE ONE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 8071, PAGE 1946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER ALSO WITH THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST), CITY OF COCOA, BREVARD COUNTY, FLORIDA

PRELIMINARY PLAT

PLAT BOOK _____, PAGE _____
SHEET 3 OF 5
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST

ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- (NR) NOT RADIAL
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CDD CENTRAL DRAINAGE DISTRICT
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DEL CENTRAL DELTA ANGLE
- DE PRIVATE DRAINAGE EASEMENT
- E EAST
- EOC END OF CURVE
- ESMT EASEMENT
- FD FOUND
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FT FOOT/FEET
- LB LICENSED BUSINESS
- N NORTH
- NTI NON-TANGENT INTERSECTION
- NTS NOT TO SCALE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PKD PARKER-KALEN NAIL AND DISK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PG(S) PAGE(S)
- R RADIUS
- R/W RIGHT-OF-WAY
- SEC SECTION
- S SOUTH
- W WEST

SURVEY SYMBOL LEGEND

SECTION CORNER, MARKED AS NOTED

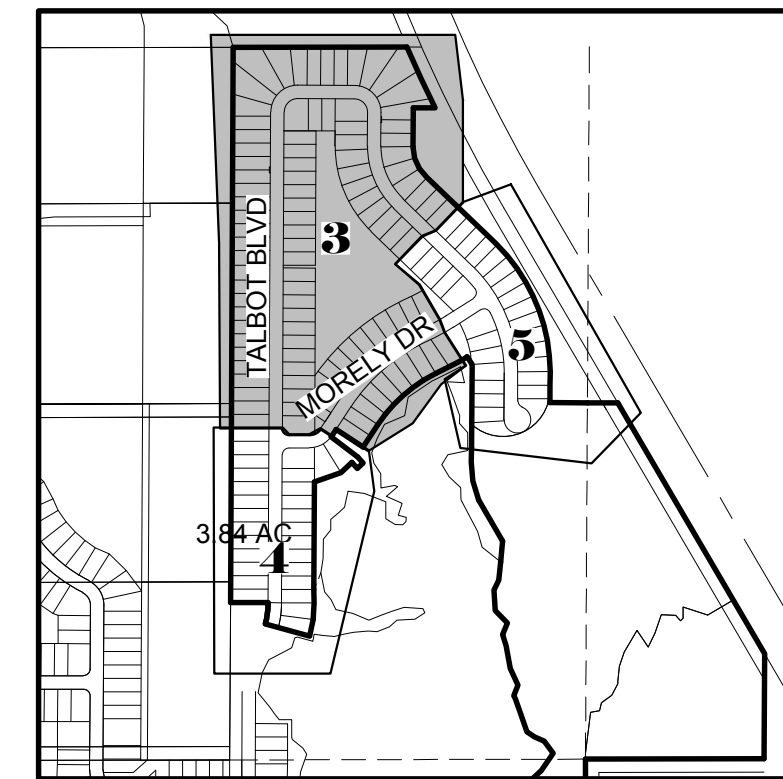
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FOUND (FD) 4"x4" CONCRETE MONUMENT (CM); STAMPED "PRM LB3608", UNLESS OTHERWISE NOTED

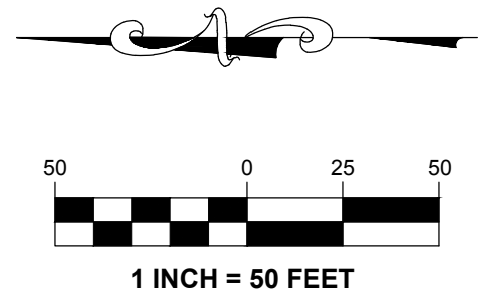
FOUND (FD) 1/2" IRON ROD AND CAP (IRC); STAMPED "LB3608", UNLESS OTHERWISE NOTED

SET PRM 5/8" IRON ROD AND CAP (IRC); STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED

PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



KEY MAP
N.T.S.



1 INCH = 50 FEET

FOR CONTINUATION SEE SHEET 4

FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET 11

FOR CONTINUATION SEE SHEET 12

FOR CONTINUATION SEE SHEET 13

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FOR CONTINUATION SEE SHEET 15

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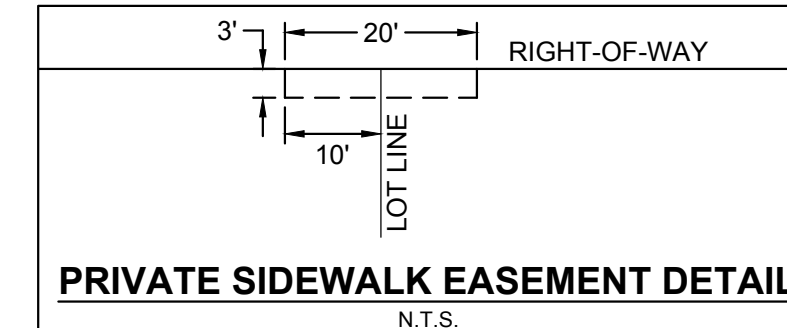
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	49.67'	50.00'	56°55'02"	N61°49'28"E
C2	28.86'	50.00'	33°04'27"	N49°54'11"E
C3	157.08'	100.00'	90°00'00"	S45°16'59"W

UNPLATTED
ORB 5289, PG 76

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C4	157.08'	100.00'	90°00'00"	N44°43'01"W
C5	218.03'	270.00'	46°15'59"	S22°51'00"E
C6	258.40'	320.00'	46°15'59"	S22°51'00"E

N00°16'59"E 2065.77'
(BASIS OF BEARINGS)

UNPLATTED
ORB 3585, PG 3522



PRIVATE SIDEWALK EASEMENT DETAIL
N.T.S.



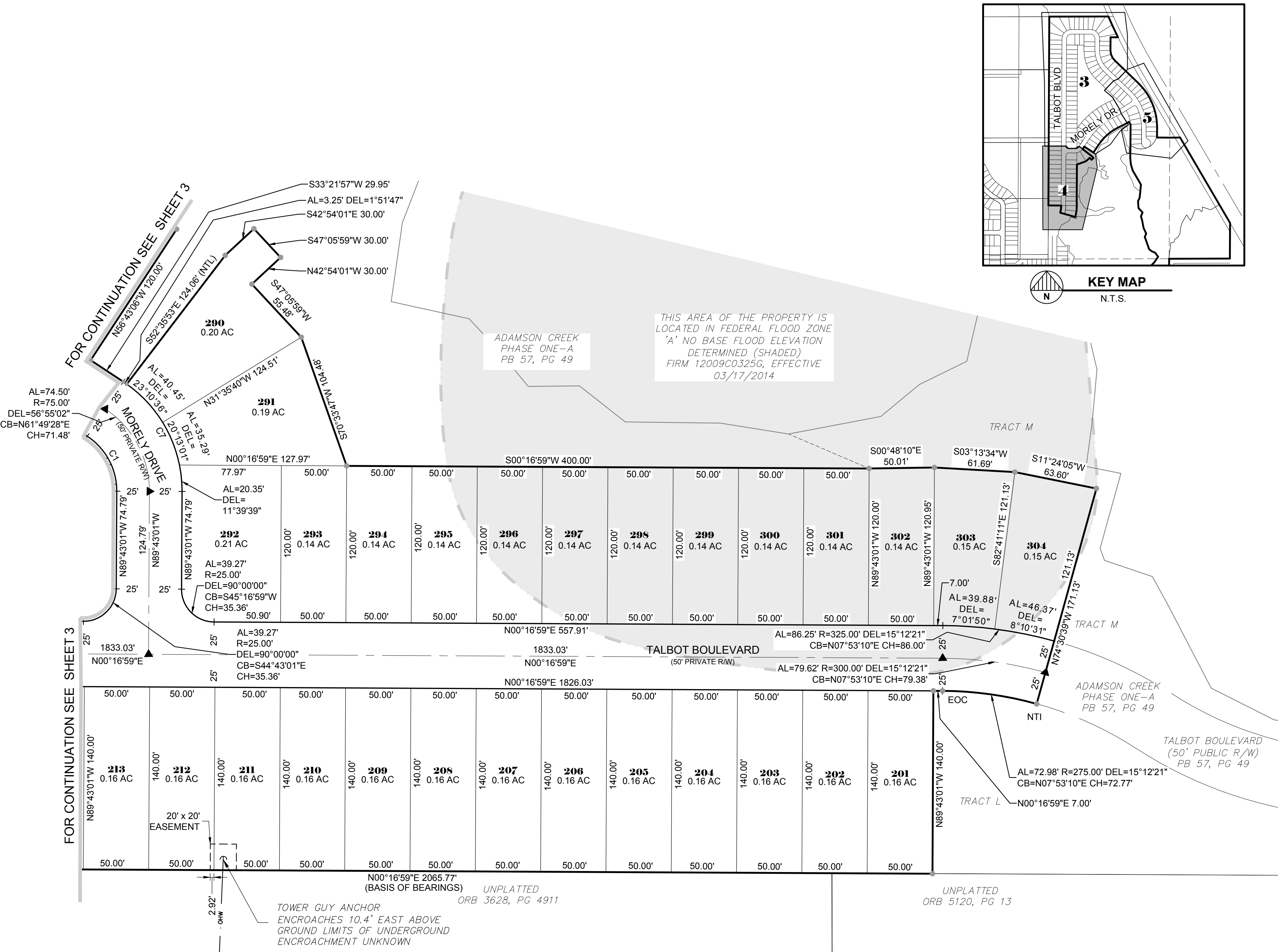
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARRISON CITY BOULEVARD, SUITE 100, MELBOURNE, FL 32901
PHONE: (321) 725-3000 FAX: (321) 725-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4605

DATE: 08/12/2020
DESIGN/DRAWN: SMG/RMB
DRAWING# 1145302_300_002-005
PROJECT# 11453.02

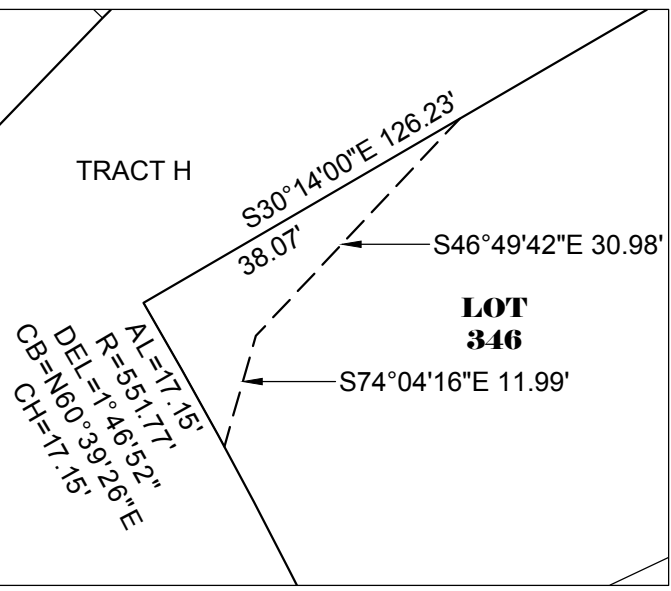
ADAMSON CREEK PHASE ONE-C

PLAT BOOK _____, PAGE _____
SHEET 4 OF 5
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST

A REPLAT OF (TRACT 3, ADAMSON CREEK PHASE ONE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 8071, PAGE 1946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER ALSO WITH THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST), CITY OF COCOA, BREVARD COUNTY, FLORIDA
PRELIMINARY PLAT



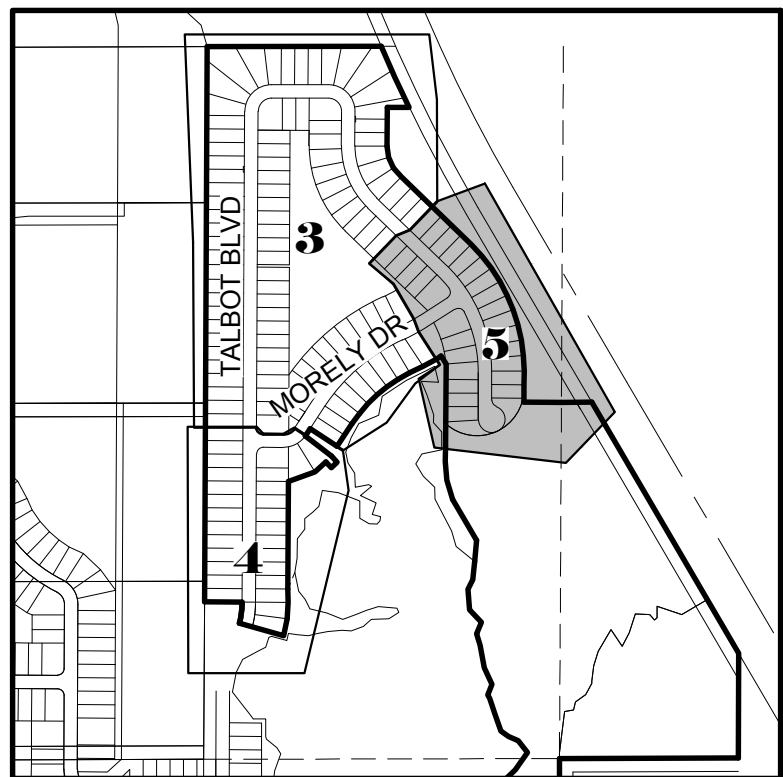
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	49.67'	50.00'	56°55'02"	N61°49'28"E	47.65
C7	99.34'	100.00'	56°55'02"	N61°49'28"E	95.30



ADAMSON CREEK PHASE ONE-C

A REPLAT OF (TRACT 3, ADAMSON CREEK PHASE ONE-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 8071, PAGE 1946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER ALSO WITH THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST), CITY OF COCOA, BREVARD COUNTY, FLORIDA
PRELIMINARY PLAT

PLAT BOOK _____, PAGE _____
SHEET 5 OF 5
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST



KEY MAP
N.T.S.



SURVEY SYMBOL LEGEND

SECTION CORNER, MARKED AS NOTED

1/4 SECTION CORNER, MARKED AS NOTED

FOUND (FD) 4"x4" CONCRETE MONUMENT (CM);
STAMPED "PRM LB3608", UNLESS OTHERWISE NOTED
FOUND (FD) 1/2" IRON ROD AND CAP (IRC); STAMPED
"LB3608", UNLESS OTHERWISE NOTED
SET PRM 5/8" IRON ROD AND CAP (IRC); STAMPED
"PRM LB4905", UNLESS OTHERWISE NOTED
PERMANENT CONTROL POINT (PCP); SET MAG NAIL
AND DISK STAMPED "PCP LB4905", UNLESS
OTHERWISE NOTED

ABBREVIATIONS

' MINUTES/FEET
" SECONDS/INCHES
° DEGREES
(NR) NOT RADIAL
AC ACRES
AL ARC LENGTH
BOC BEGINNING OF CURVE
CB CHORD BEARING
CDD CENTRAL DRAINAGE DISTRICT
CH CHORD LENGTH
CM CONCRETE MONUMENT
DEL CENTRAL/DELTA ANGLE
DE PRIVATE DRAINAGE EASEMENT
E EAST
EOC END OF CURVE
ESMT EASEMENT
FD FOUND
FDOT FLORIDA DEPARTMENT OF
TRANSPORTATION
FT FOOT/FEET
LB LICENSED BUSINESS
N NORTH
NTI NON-TANGENT INTERSECTION
NTS NOT TO SCALE
OR/ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PCP POINT OF COMPOUND
CURVATURE
PCP PERMANENT CONTROL POINT
PKD PARKER-KALEN NAIL AND DISK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE
PG(S) PAGE(S)
R RADIUS
R/W RIGHT-OF-WAY
SEC SECTION
S SOUTH
W WEST



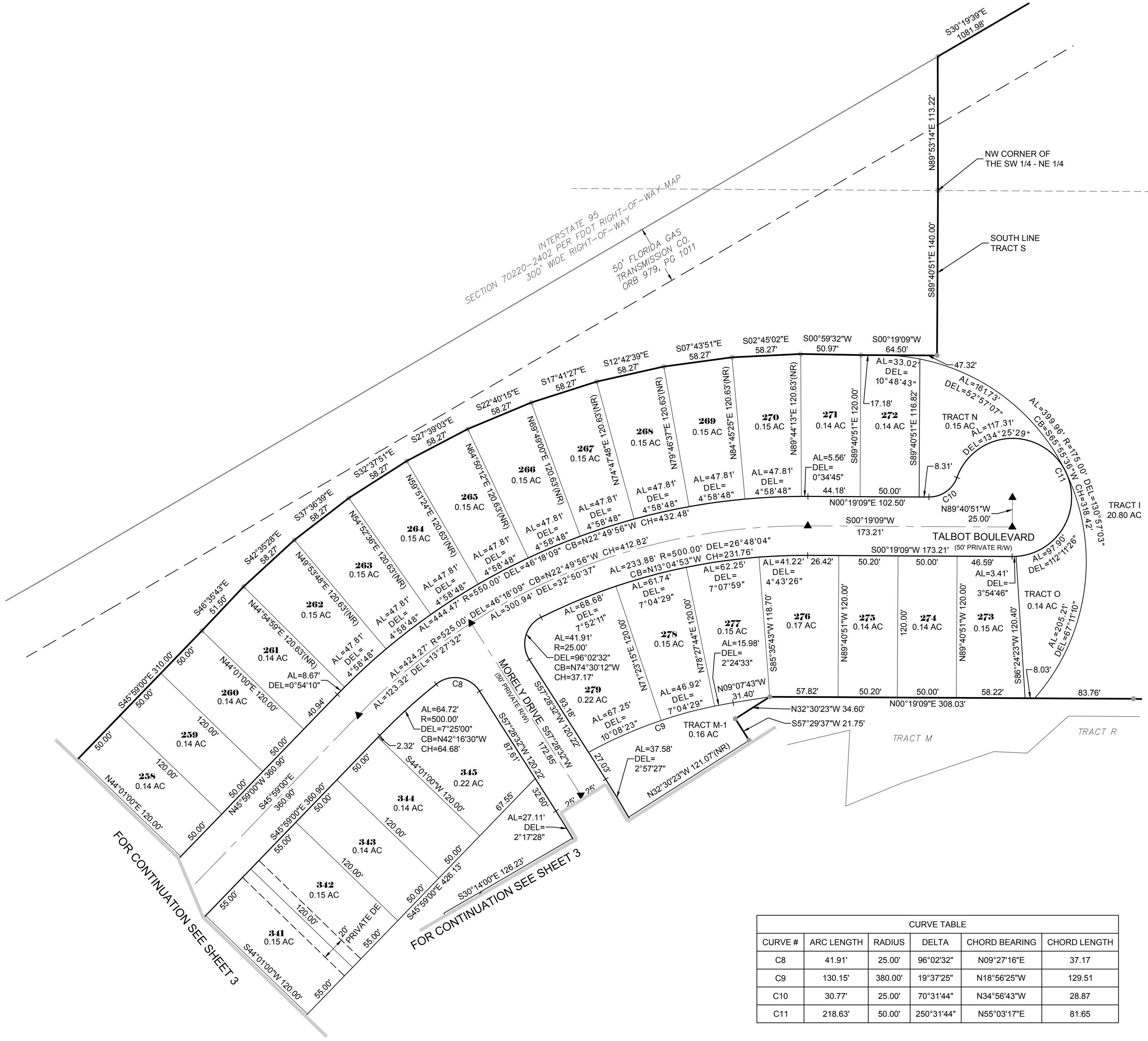
50 0 25 50
1 INCH = 50 FEET

- THIS PLAT PREPARED BY -



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CERTIFICATE OF BUSINESS AUTHORIZATION: 4605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004965

DATE: 08/12/2020
DESIGN/DRAWN: SMG/RMB
DRAWING#1145302_300_002-005
PROJECT# 11453.02



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	41.91'	25.00'	96°02'32"	N09°27'16"E	37.17
C9	130.15'	380.00'	19°37'25"	N18°56'25"W	129.51
C10	30.77'	25.00'	70°31'44"	N34°56'43"W	28.87
C11	218.63'	50.00'	250°31'44"	N55°03'17"E	81.65