

KINGSMILL

Section 12, Township 27 South, Range 36 East
CITY OF MELBOURNE, Brevard County, Florida

Legal Description: Begin at the intersection of the north right-of-way line of Lake Washington Road and the west line of Longwood Estates Phase II as recorded in Plat Book 29, page 48, Public Records of Brevard County, Florida; Thence S 89°00'10" W along said right-of-way line, 543.93 feet; thence continue along said right-of-way line, S 89°20'45" W, 1315.69 feet to the southeast corner of Ranchwood Estates as recorded in Plat Book 25, page 45; Thence N 00°19'04" E along the east line of Ranchwood Estates, 1275.97 feet; Thence continue along said east line, N 00°24'45" E, 800.09 feet to the northeast corner of said Ranchwood Estates; Thence N 00°13'39" E, 1185.15 feet to the south line of Park Place as recorded in Plat Book 29, page 34; Thence S 89°41'11" E, along the south line of Park Place and the easterly extension thereof, 1648.55 feet to the intersection of the northerly extension of the west line of Longwood Estates Phase II; Thence S 00°07'00" W along the west line of Longwood Estates Phase II and the northerly extension thereof, 3231.52 feet to the Point of Beginning, Containing 123.24 acres more or less.

7. MINIMUM LIVING AREA FOR ALL HOUSES WILL BE 1500 S.F.
8. THE PLATTED PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT CERTAIN STIPULATED MAINTENANCE AGREEMENT BY AND BETWEEN THE CITY OF MELBOURNE, FLORIDA, KINGSMILL HOMEOWNERS

ASSOCIATION, INC. AND TOMPKINS LAND AND HOUSING, LLC, DATED 8-19-88, AND RECORDED IN OFFICIAL RECORDS BOOK PAGE, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Notes:

1. Bearings based on Plot of Longwood Phase II as recorded in Plat Book 29, page 48 of the Public Records of Brevard County, Florida.
2. A strip of land 7.5 feet wide along all front, side and rear lot lines is reserved for drainage and the installation and maintenance of Public Utilities unless otherwise noted.
3. □ - Indicates permanent control point
4. ○ - Indicates permanent reference monument set
5. ■ - Indicates permanent reference monument found.
6. No access will be allowed to Lake Washington Road from Lots 1 through 6, Block 2 also Lots 60 through 66 Block 2.

No.	Radius	Arc	Delta
1	3000	4712'	90°00'00"
2	6000	9425'	90°00'00"
3	9000	14137'	90°00'00"
4	9000	3101'	194°43'31"
5	9000	5574'	35°29'04"
6	9000	5462'	34°46'23"
7	47000	3503'	4°16'14"
8	165000	105.64'	3°59'53"
9	47000	5641'	6°32'37"
10	165000	190.61'	6°57'05"
11	165000	24.88'	0°51'50"
12	9000	6215'	39°55'48"
13	9000	4571'	29°06'07"
14	9000	3351'	1°20'03"
15	9000	5800'	36°55'26"
16	9000	5837'	37°09'37"
17	9000	2500'	15°34'56"
18	36000	7004'	11°08'51"
19	47000	9144'	11°08'51"
20	176000	9600'	3°07'30"
21	165000	9000'	3°07'30"
22	176000	5443'	1°46'19"
23	165000	5103'	1°46'19"
24	9000	2571'	16°22'07"
25	9000	5052'	32°09'33"
26	9000	4750'	30°14'21"
27	9000	1764'	11°55'59"
28	53000	650'	0°42'09"
29	159000	8708'	3°08'16"
30	148000	8106'	3°08'16"
31	64000	785'	0°42'09"
32	3000	4552'	86°55'44"
33	53000	6821'	7°22'26"
34	64000	11667'	10°26'42"
35	159000	9669'	3°29'05"
36	148000	9000'	3°29'05"

No.	Radius	Arc	Delta
37	159000	2890'	1°02'28"
38	148000	2690'	1°02'28"
39	137000	2490'	1°02'28"
40	137000	8900'	3°43'19"
41	148000	9615'	3°43'19"
42	137000	63.65'	2°59'43"
43	75000	2695'	2°03'32"
44	64000	2500'	2°03'32"
45	148000	6876'	2°39'43"
46	75000	8771'	6°42'02"
47	3000	4837'	92°25'16"
48	64000	10152'	9°05'19"
49	3000	4605'	87°57'12"
50	81000	7866'	5°08'23"
51	92000	11539'	7°11'11"
52	81000	5600'	3°57'40"
53	131000	3282'	1°26'07"
54	120000	3006'	1°26'07"
55	92000	63.61'	3°57'40"
56	131000	9607'	4°12'06"
57	120000	8800'	4°12'06"
58	131000	2993'	1°18'31"
59	120000	2741'	1°18'31"
60	109000	2490'	1°18'31"
61	109000	8800'	4°37'32"
62	120000	9685'	4°37'32"
63	109000	1117'	0°55'14"
64	103000	8621'	4°47'43"
65	92000	7700'	4°47'43"
66	120000	1230'	0°55'14"
67	103000	8529'	4°37'59"
68	3000	4805'	91°43'09"
69	92000	10200'	6°21'08"
70	109000	8660'	4°35'07"
71	120000	9534'	4°35'07"
72	109000	2240'	1°10'38"

No.	Radius	Arc	Delta
73	103000	7134'	3°58'05"
74	92000	6372'	3°58'05"
75	120000	2466'	1°10'38"
76	103000	9740'	5°25'05"
77	92000	8700'	5°25'05"
78	103000	3166'	1°45'40"
79	92000	2828'	1°45'40"
80	81000	2490'	1°45'40"
81	81000	8600'	6°04'59"
82	92000	9768'	6°04'59"
83	81000	4670'	3°18'11"
84	131000	4400'	1°55'28"
85	120000	4031'	1°55'28"
86	92000	5304'	3°18'11"
87	131000	9500'	4°09'18"
88	120000	8702'	4°09'18"
89	131000	8517'	3°43'30"
90	3000	4783'	91°20'35"
91	120000	10615'	5°04'05"
92	3000	4632'	88°27'54"
93	109000	7388'	3°52'59"
94	120000	11348'	5°25'05"
95	3000	4648'	88°36'20"
96	137000	6811'	2°50'55"
97	148000	10530'	4°04'35"
98	137000	9008'	3°46'02"
99	148000	9731'	3°46'02"
100	137000	7900'	3°18'14"
101	75000	1108'	0°50'46"
102	64000	945'	0°50'46"
103	148000	8534'	3°18'14"
104	75000	9961'	7°36'34"
105	64000	8500'	7°36'34"
106	75000	3524'	2°41'30"
107	64000	3007'	2°41'30"
108	53000	2490'	2°41'30"

No.	Radius	Arc	Delta
109	53000	7822'	8°27'21"
110	159000	500'	0°10'48"
111	148000	465'	0°10'48"
112	64000	9845'	8°27'21"
113	148000	8900'	3°26'43"
114	159000	9562'	3°26'43"
115	148000	10530'	4°04'35"
116	159000	8255'	2°58'28"
117	3000	4270'	91°06'07"
118	162000	3159'	11°08'51"
119	50000	9728'	11°08'51"
120	78000	15176'	11°08'51"
121	134000	26072'	11°08'51"
122	106000	20624'	11°08'51"
123	47000	9144'	11°08'51"
124	53000	10312'	11°08'51"
125	75000	14592'	11°08'51"
126	81000	15760'	11°08'51"
127	103000	20040'	11°08'51"
128	109000	21207'	11°08'51"
129	131000	25488'	11°08'51"
130	137000	26655'	11°08'51"
131	159000	30936'	11°08'51"
132	165000	32103'	11°08'51"
133	47000	9145'	11°08'51"
134	53000	7471'	8°04'36"
135	75000	11466'	8°45'34"
136	81000	12666'	9°06'03"
137	103000	16950'	9°25'42"
138	109000	18287'	9°36'46"
139	131000	22417'	9°48'16"
140	137000	23719'	9°55'11"
141	159000	27878'	10°02'44"
142	165000	32103'	11°08'51"

9. LOTS 1 AND 43 OF BLOCK 2 SHALL BE COMMON AREAS DESIGNATED FOR RECREATION USE AND WILL BE MAINTAINED ALONG WITH THE EQUIPMENT AND FACILITIES THEREON BY THE KINGSMILL HOMEOWNERS ASSOCIATION.

FOR RESTRICTIONS SEE O.R.B. 2692 PAGE 758

Under in Dedication by Mortgage recorded in O.R. Book 2692, Pages 702 of the Public Records of Brevard County, Florida

Prepared by:
D.M. MILLER AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1790 N.A. 4th, Suite 204, Seffville Beach, Florida 32957

PLAT BOOK 33
AND PAGE 58

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

KINGSMILL
hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, and drainage easements shown hereon to the perpetual use of the public, and
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 hereunto on October 10, 1986
By Raymond W. Tompkins President
Thomas W. Tompkins Secretary
James H. Tompkins Treasurer
Signed and sealed in the presence of:
Charles J. ...

STATE OF Florida, COUNTY OF Brevard
THIS IS TO CERTIFY, That on October 10, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Raymond W. Tompkins and Thomas W. Tompkins respectively, President and Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Minnie J. Whyatt
NOTARY PUBLIC
My Commission Expires August 10, 1987

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 10/10/86 he completed the survey of the lands as shown in the foregoing plat that is a true and correct representation of the lands therein described and related; that permanent reference monuments have been placed on the land as required by Chapter 177, Florida Statutes; and that the same are located in Brevard County, Florida. Date 10/10/86 Registration No. 12345

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on April 22, 1986 the Melbourne City Council approved the foregoing plat.
James C. ... MAYOR
ATTEST: William J. ... DEPUTY CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.
Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on April 22, 1986 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
Clerk of the Board
Approved ... County Engineer

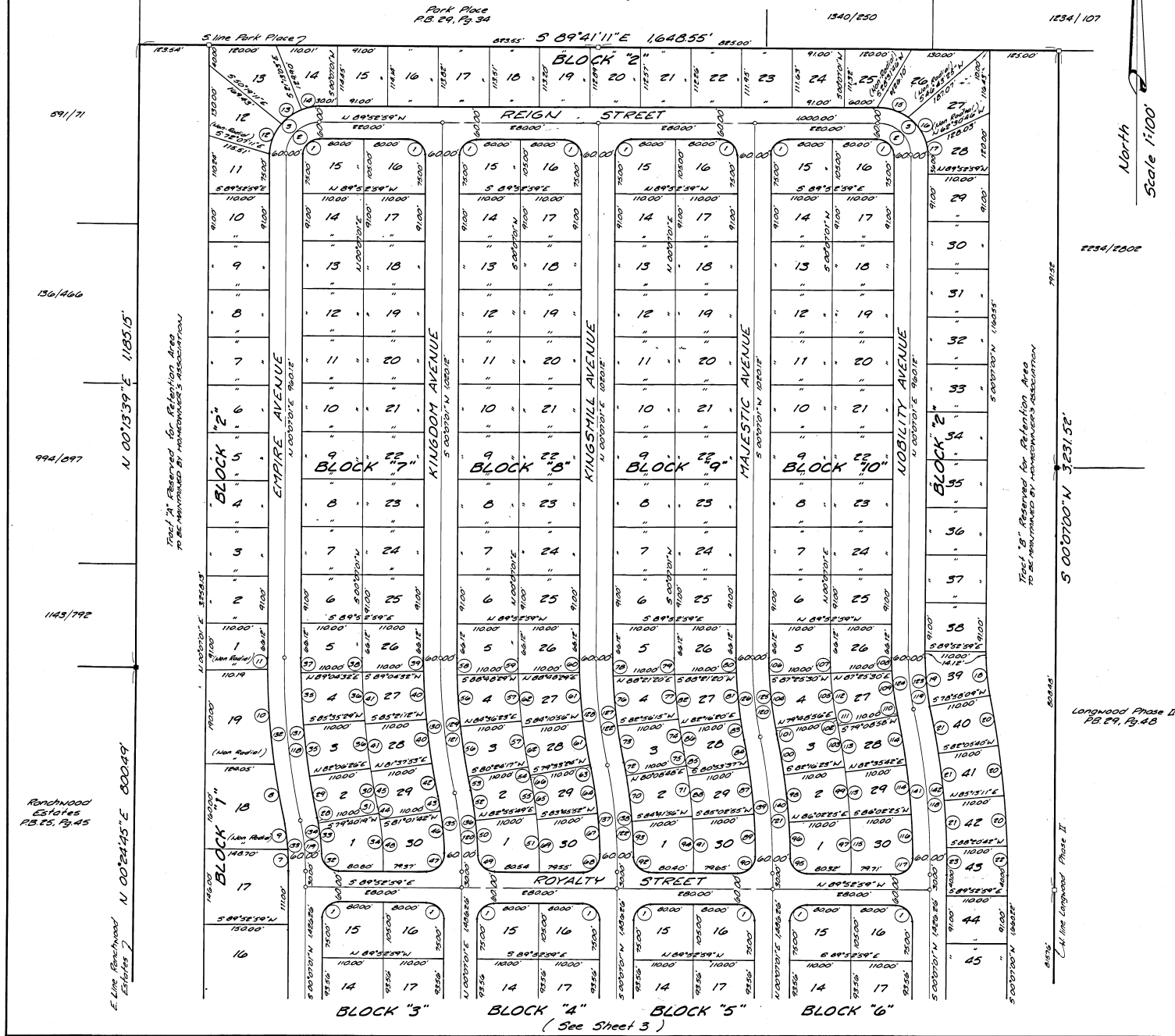
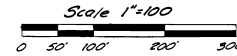
CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on 10/10/86 the Zoning Commission of the above named City approved the foregoing plat.
Planning and Zoning Director

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on 10-27-1986 at 3:11 P.M., File No. 177-402.
R.E. ... Clerk of the Circuit Court in and for Brevard County, Fla.

KINGSMILL

Section 12, Township 27 South, Range 36 East
CITY OF MELBOURNE, Brevard County, Florida

Sheet 2 of 3



PLAT BOOK ³² 59
AND PAGE

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

hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on _____

By _____ President
Signed and sealed in the presence of: _____

STATE OF _____ COUNTY OF _____
THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ and _____ respectively, President and _____ of the above named corporation incorporated under the laws of the State of _____, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Expires _____ SEAL

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, being a licensed and registered land surveyor, do hereby certify that on _____ he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Done _____
Registration No. _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
SEAL
ATTEST: _____ MAYOR
_____ CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.
Chairman of the Board
ATTEST: _____ Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
ATTEST: _____ Clerk of the Board
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above _____ approved the foregoing plat.
Planning and Zoning Director

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____
Clerk of the Circuit Court in and for Brevard County, Fla.

