

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in SUNTREE, PLANNED UNIT DEVELOPMENT, STAGE ONE, TRACT B, UNIT ONE hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility 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 MARCH 24, 1976

SUNTREE DEVELOPMENT COMPANY  
ONE COUNTRY CLUB DRIVE, MELBOURNE, FLORIDA 32936

BY: Charles R. Martin VICE PRES.  
CHARLES R. MARTIN SEALS

ATTEST: William L. Toner ASST. SEC.  
WILLIAM L. TONER  
Signed and sealed in the presence of:  
William L. Toner  
James G. Hunt

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on MARCH 24, 1976 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CHARLES R. MARTIN and WILLIAM L. TONER respectively VICE PRESIDENT and ASSISTANT 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 therunto 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 hereto set my hand and seal on the above date.

William L. Toner  
NOTARY PUBLIC  
My Commission Expires July 9, 1977

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed and registered land surveyor, does hereby certify that on JANUARY 2, 1974 he completed the survey of the lands as shown in the foregoing plat, that said plat is a true and correct representation of the lands therein described and that the monument 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. Dated MARCH 4, 1976

William L. Toner Registration No. 1219

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS BY ITS APPROVAL OF THIS PLAT HEREBY ACCEPTS ALL DRAINAGE EASEMENTS, UTILITY EASEMENTS, AND OTHER EASEMENTS AND AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

William L. Toner  
CHAIRMAN OF THE BOARD

ATTEST: William L. Toner  
SECRETARY OF THE BOARD

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on APRIL 1, 1976 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

William L. Toner Chairman of the Board  
Attest: William L. Toner Secretary of the Board  
Approved: William L. Toner Clerk of the Board  
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on APRIL 1, 1976 the Zoning Commission of the above County approved the foregoing plat.

William L. Toner  
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 APRIL 1, 1976 at 4:25 PM File No. 50417

William L. Toner  
Clerk of the Circuit Court  
in and for Brevard County, Fla.

# SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT B, UNIT ONE

A RESUBDIVISION OF A PORTION OF  
TRACT B, "SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE"  
PLAT BOOK 24, PAGE 56, BREVARD COUNTY, FLORIDA  
SCALE 1" = 40' MARCH 1976

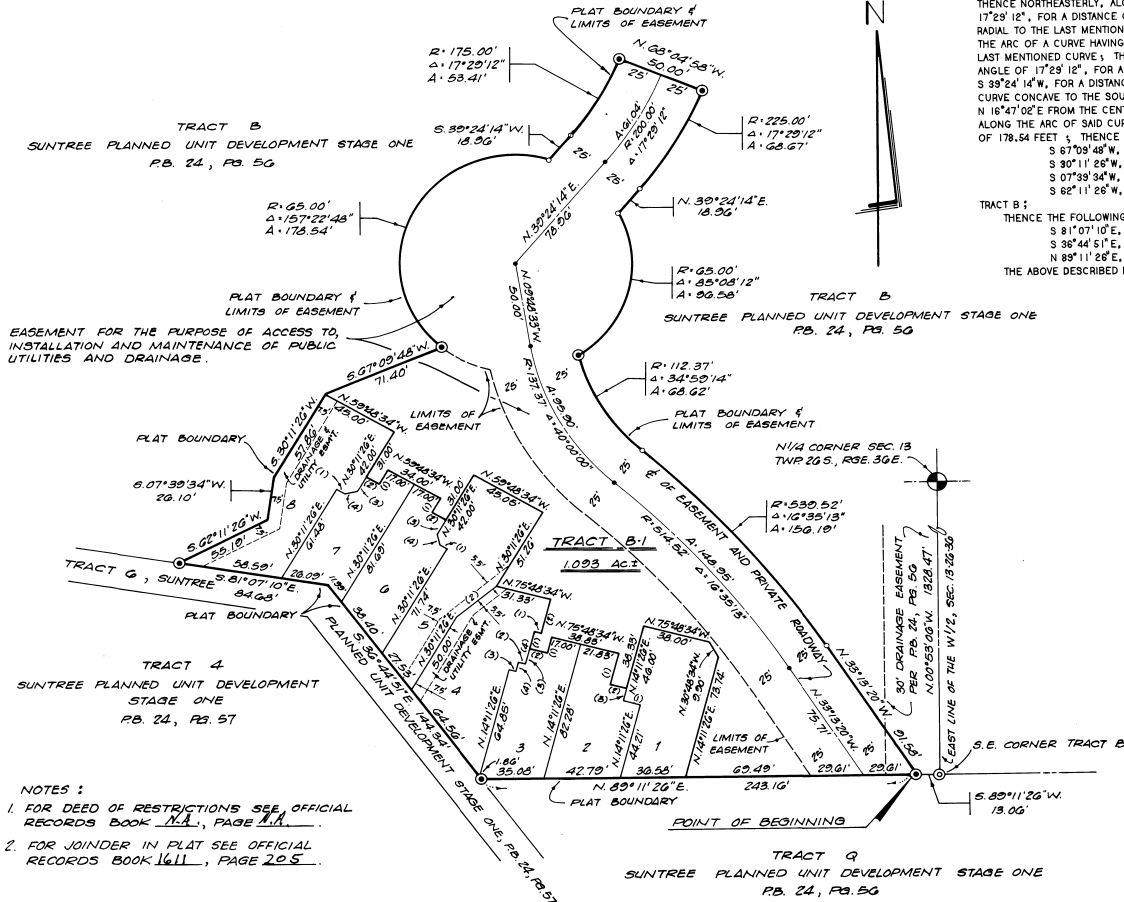


SHEET 1 OF 1  
PREPARED BY  
BREVARD ENGINEERING COMPANY  
CAPE CANAVERAL FLORIDA

ALL PROPOSED STRUCTURES AND IMPROVEMENTS TO COMMON OPEN SPACE ARE MORE COMPLETELY DEFINED IN THE FINAL DEVELOPMENT PLAN WHICH IS ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY AND IS HEREBY MADE A PART OF THIS DOCUMENT (BY REFERENCE).

THE SUNTREE DEVELOPMENT COMPANY IN RECORDING THIS PLAT OF "SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT B, UNIT ONE," HAS DESIGNATED CERTAIN AREAS OF LAND AS COMMON PROPERTY INTENDED FOR USE BY THE HOMEOWNERS IN SAID "SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE, TRACT B, UNIT ONE" FOR RECREATION AND OTHER RELATED ACTIVITIES.

- SURVEYOR'S NOTES:**
- BEARINGS ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE.
  - ⊙ DENOTES PERM.
  - ⊙ DENOTES PRM PER PLAT BOOK 24, PAGE 56.
  - DENOTES PCP.
  - AN EASEMENT IS HEREBY PROVIDED ACROSS TRACT B-1 FROM THE PRIVATE ROADWAY TO THE LOTS FOR ACCESS PURPOSES.



LEGAL DESCRIPTION

A RESUBDIVISION OF A PORTION OF TRACT B, "SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24 AT PAGE 56 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE S 89°11'26"W, ALONG THE SOUTH LINE OF SAID TRACT B, FOR A DISTANCE OF 13.06 FEET TO THE POINT OF BEGINNING; THENCE N 33°13'20"W, FOR A DISTANCE OF 31.58 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 539.52 FEET; THENCE NORTH-WESTERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 16°35'13", FOR A DISTANCE OF 168.19 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 112.37 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 34°53'14", FOR A DISTANCE OF 58.82 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 85.00 FEET, SAID POINT BEARS S 32°50'24"E FROM THE CENTER OF SAID 85.00 FOOT RADIUS CURVE; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 88°08'12", FOR A DISTANCE OF 96.88 FEET; THENCE N 39°24'14"E FOR A DISTANCE OF 18.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 17°29'12", FOR A DISTANCE OF 88.67 FEET; THENCE N 88°04'58"W, ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE HAVING A RADIUS OF 175.00 FEET WHICH IS CONCENTRIC TO THE LAST MENTIONED CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THRU ANGLE OF 17°29'12", FOR A DISTANCE OF 53.41 FEET TO A POINT OF TANGENCY; THENCE S 39°24'14"W, FOR A DISTANCE OF 18.36 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 85.00 FEET, SAID POINT BEARS N 10°47'02"E FROM THE CENTER OF SAID CURVE; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 157°22'48", FOR A DISTANCE OF 178.54 FEET; THENCE THE FOLLOWING COURSES:

S 67°09'48"W, 71.40 FEET;  
S 30°11'26"W, 57.88 FEET;  
S 07°39'34"W, 26.10 FEET;  
S 62°11'26"W, 55.19 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B;

THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID TRACT B:

S 81°07'10"E, 84.88 FEET;  
S 36°44'51"E, 144.34 FEET;  
N 89°11'26"E, 243.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.717 ACRES MORE OR LESS.

LOT	TO	BEARING	DIST.
TR. B-1	(1)	N. 14°11'26"E	10.67'
	(2)	N. 14°11'26"E	21.33'
1	(1)	N. 75°48'34"W	9.87'
	(2)	N. 14°11'26"E	19.33'
2	(1)	N. 75°48'34"W	9.83'
	(2)	N. 14°11'26"E	7.67'
3	(1)	N. 14°11'26"E	10.00'
	(2)	N. 75°48'34"W	10.00'
4	(1)	N. 14°11'26"E	9.50'
	(2)	N. 75°48'34"W	3.23'
5	(1)	N. 75°48'34"W	4.00'
	(2)	N. 75°48'34"W	4.33'
6	(1)	N. 14°11'26"E	20.17'
	(2)	N. 59°48'34"W	5.67'
7	(1)	N. 59°48'34"W	22.33'
	(2)	N. 59°48'34"W	10.00'
8	(1)	N. 59°48'34"W	8.67'
	(2)	N. 30°11'26"E	11.00'
9	(1)	N. 14°48'34"W	5.66'
	(2)	N. 30°11'26"E	11.00'
10	(1)	N. 30°11'26"E	5.66'
	(2)	N. 59°48'34"W	5.67'