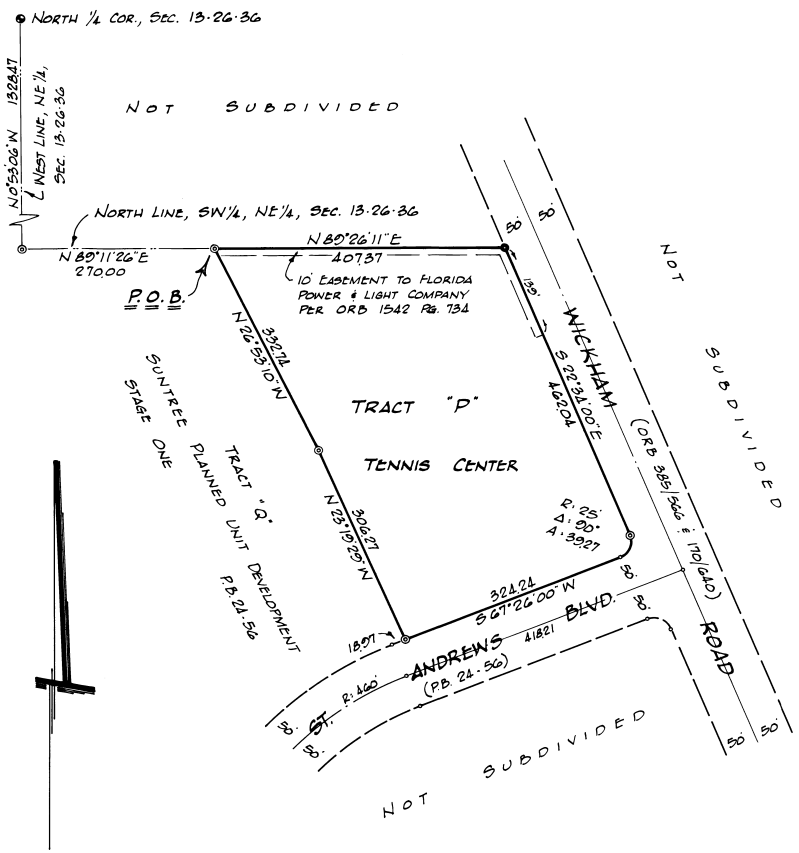
# SUNTREE PLANNED UNIT DEVELOPMENT STAGE FOUR, TRACT P

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

SCALE IN FEET

100 50 0 100 200 300 400

January 1978 Scale: 1" = 50'




LEGAL DESCRIPTION

A portion of the NE 1/4 of Section 13, Township 26 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Begin at a point on the North line of the SW 1/4 of said NE 1/4, said point being the Northeast corner of Tract "Q", "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; Thence run N 89°11'26"E, along the North line of the SW 1/4 of said NE 1/4, for a distance of 407.37 feet to the Westerly Right of Way line of WICKHAM ROAD, as described in Official Records Book 385 at Page 566 and Book 170 at Page 640 of the Public Records of Brevard County, Florida; Thence run S 22°34'00"E, along said Westerly Right of Way line, for a distance of 462.04 feet to a point on the Northerly Right of Way line of ST. ANDREWS BLVD., as shown on the aforesaid plat of "SUNTREE PLANNED UNIT DEVELOPMENT STAGE ONE", said point being the point of curvature of a curve to the right having for its elements a radius of 25.00 feet and a central angle of 90°00'00"; Thence run Southwesterly, along said Northerly Right of Way line, along the arc of said curve for a distance of 39.27 feet; Thence run S 67°26'00"W, along said Northerly Right of Way line and tangent to the last described curve, for a distance of 324.24 feet to the Southeast corner of said Tract "Q"; Thence run N 23°19'29"W, along the Easterly line of said Tract "Q" for a distance of 306.27 feet; Thence run N 26°53'10"W, continuing along the Easterly line of said Tract "Q" for a distance of 332.74 feet to the Point of Beginning; Containing 4.597 acres, more or less.

SURVEYORS NOTES

1- Bearings are based on the Florida Coordinate System, East Zone.
2- ● Denotes Permanent Reference Monument.
3- ◎ Denotes Permanent Reference Monument per Plat Book 24 Pg. 56.
4- For declaration of Covenants, Conditions, and Restrictions see ~~ORB 1345 Pg. 481 and ORB 1739 Pg. 407~~ ORB 1545 PG. 144
5- For joinder in dedication see ORB 1864 Page 908.

Prepared By
BREVARD ENGINEERING COMPANY
CAPE CANAVERAL FLORIDA

PLAT BOOK 25
AND PAGE 35

## 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 FOUR, TRACT P **hereby dedicates said lands and plat for the uses and purposes therein 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 January 9, 1978 A.D.

By Harold J. Staub Exec. Vice Pres.
Harold J. Staub

Attest: Terry L. Flora Secy.
Terry L. Flora

Signed and sealed in the presence of:
Theodore R. Stotzer
M. S. Sullivan
Wm. Ed. Griggs

SUNTREE DEVELOPMENT, CO.
ONE COUNTRY CLUB DRIVE
MELBOURNE, FL. 32935

STATE OF Florida COUNTY OF Duval

**THIS IS TO CERTIFY, That on** January 9, 1978 **before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared** Harold J. Staub **and** Terry L. Flora **respectively** Exec. Vice 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 hereto set my hand and seal on the above date.**

Laura J. Shrewsbury
**NOTARY PUBLIC**

**My Commission Expires** Feb. 17, 1980 **SEAL**

## CERTIFICATE OF SURVEYOR

**KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on** 2 January 1974 **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 platted; 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. Dated** 16 JAN. 1978

Alan W. Schwager
Alan W. Schwager **Registration No.** 1219

## CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

This is to certify that the Board of County Commissioners hereby accepts all lands, 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.

By: _____ Attest: R. C. Whitehead, Clerk
Chairman of the Board Clerk of the Board

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

**THIS IS TO CERTIFY, That on** MARCH 9, 1978 **the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.**

_____
**Chairman of the Board.**

**Attest:** R. C. Whitehead
R. C. Whitehead, Jr.
**Clerk of the Board**

**Approved** _____
**County Engineer**

## CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

**THIS IS TO CERTIFY, That on** March 9, 1978 **the Zoning Commission of the above County 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** MARCH 29 1978 **at** 3:36 PM **File No.** 210992

R. C. Whitehead
**Clerk of the Circuit Court in and for Brevard County, Fla.**

By Jean E. Cooper, D.C.

See: O.R. Bk. 2387/1109 for Affidavit Confirming Bearing on Record Plat Correcting a bearing also the scale —

BREVARD BLUEPRINT CO. — 127