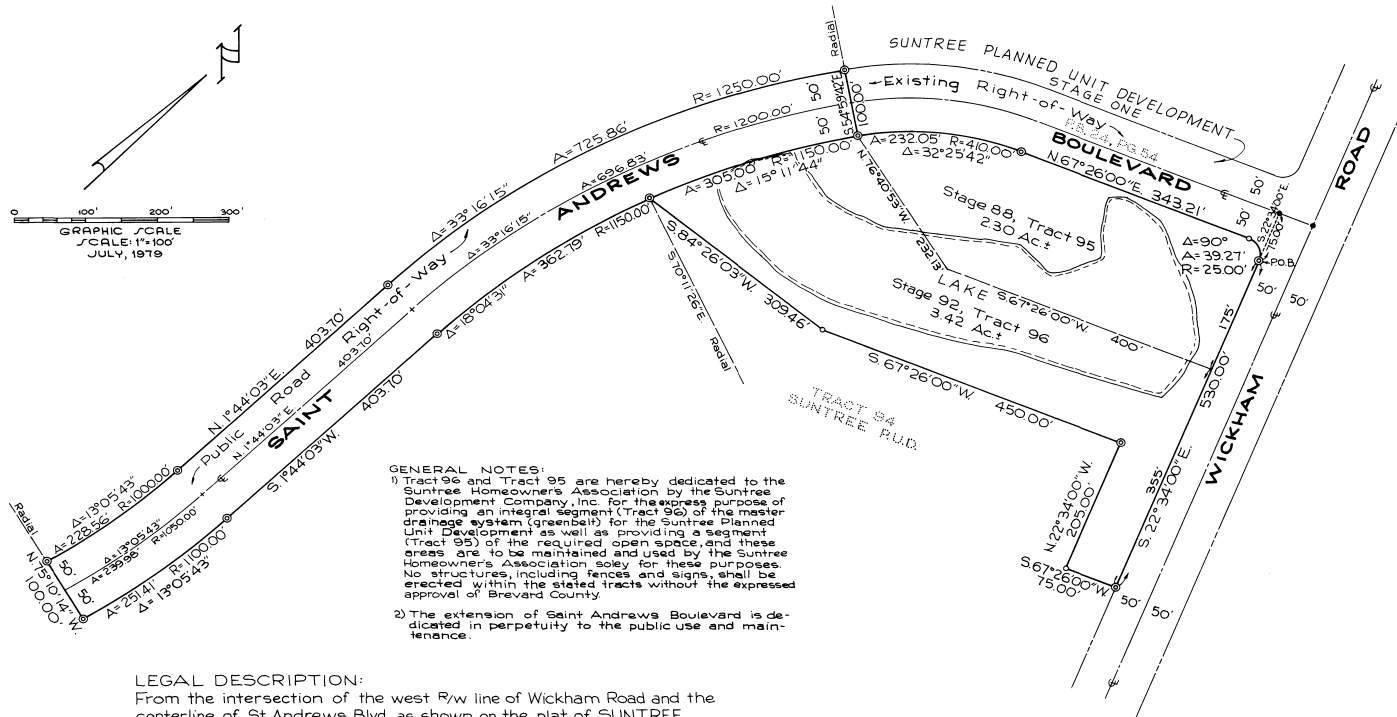
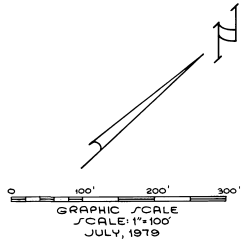


# SUNTREE PLANNED UNIT DEVELOPMENT

## STAGE 88, TRACT 95

## STAGE 92, TRACT 96

Located in Section 13, Township 26 South, Range 36 East, Brevard County, Florida.



**GENERAL NOTES:**

- 1) Tract 96 and Tract 95 are hereby dedicated to the Suntree Homeowners Association by the Suntree Development Company, Inc. for the express purpose of providing an integral segment (Tract 96) of the master drainage system (greenbelt) for the Suntree Planned Unit Development as well as providing a segment (Tract 95) of the required open space and these areas are to be maintained and used by the Suntree Homeowners Association solely for these purposes. No structures, including fences and signs, shall be erected within the stated tracts without the expressed approval of Brevard County.
- 2) The extension of Saint Andrews Boulevard is dedicated in perpetuity to the public use and maintenance.

**LEGAL DESCRIPTION:**

From the intersection of the west R/W line of Wickham Road and the centerline of St. Andrews Blvd., as shown on the plat of SUNTREE PLANNED UNIT DEVELOPMENT, STAGE ONE, as recorded in Plat Book 24, Page 54, Brevard County Public Records, run S 22° 34' 00" E, along said west R/W line, a dist. of 75.00 ft. to the Point Of Beginning of the herein described parcel; thence continue S 22° 34' 00" E, along said R/W line, a dist. of 530.00 ft.; thence S 67° 26' 00" W, 75.00 ft.; thence N 22° 34' 00" W, 205.00 ft.; thence S 67° 26' 00" W, 450.00 ft.; thence S 84° 26' 03" W a dist. of 309.46 ft. to a curve to the left, from which point the center of said curve bears S 70° 11' 26" E, 1150.00 ft.; thence southwesterly along said curve, having a radius of 1150.00 ft., and a central angle of 18° 04' 31", an arc dist. of 362.79 ft. to the P.T.; thence S 1° 44' 03" W a dist. of 403.70 ft. to the P.C. of a curve to the right; thence southwesterly along said curve, having a radius of 1100.00 ft. and a central angle of 13° 05' 43", an arc dist. of 251.41 ft.; thence N 75° 10' 14" W, 1000.00 ft. to a curve to the left; thence northeasterly along said curve, having a radius of 1000.00 ft. and a central angle of 13° 05' 43", an arc dist. of 228.56 ft. to the P.T.; thence N 1° 44' 03" E, a dist. of 403.70 ft. to the P.C. of a curve to the right; thence northeasterly along said curve, having a radius of 1250.00 ft. and a central angle of 33° 16' 15", an arc dist. of 725.86 ft.; thence S 54° 59' 42" E, 1000.00 ft. to the southerly R/W line of aforesaid St. Andrews Blvd.; thence northeasterly along said R/W line and along a curve to the right, having a radius of 4100.00 ft. and a central angle of

32° 25' 42", an arc dist. of 232.05 ft. to the P.T.; thence N 67° 26' 00" E, a dist. of 343.21 ft. to the P.C. of a curve to the right; thence northeasterly and southeasterly along said curve, having a radius of 25.00 ft. and a central angle of 90° 00' 00", an arc dist. of 39.27 ft. to the P.O.B. Containing 8.795 acres more or less, and being in Sec. 13, T. 26 S., R. 36 E., Brevard County, Florida.

**NOTES:**

- Permanent Reference Monument
- Permanent Control Point

Bearings based on Florida Plane Coordinate System - East Zone.

prepared by:  
**VISLAY, CANTELOU & HERRERA**  
 ARCHITECTS & ENGINEERS, INC.  
 MELBOURNE, FLA.

PLAT BOOK **26**  
 AND PAGE **80**

**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 88, TRACT 95, STAGE 92, TRACT 96, 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 prepared and attested to by the officers named below and its corporate seal to be affixed hereto on August 23, 1979

By: Harold J. Galt President  
Ray G. Blahaus Secretary  
 SUNTREE DEVELOPMENT CO., Inc.  
 One Country Club Drive  
 Melbourne, Fla. 32935

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on August 20, 1979 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Harold J. Galt, Ray G. Blahaus and Ann O'Brien respectively, President and Ann O'Brien Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers referred to 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.  
James O. Powers  
 NOTARY PUBLIC  
 My Commission Expires 3/24/80

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on May 18, 1979 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, Section 13, Township 26 South, Range 36 East, Registration No. 1812.

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

ATTEST: \_\_\_\_\_ MAYOR, \_\_\_\_\_ SEAL

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.

ATTEST: R. C. Williams Clerk of the Board  
Jim C. Long

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on 8/23/79 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: R. C. Williams Chairman of the Board  
Jim C. Long Clerk of the Board  
 Approved: R. C. Williams County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, That on August 23, 1979 the Zoning Commission of the City of Melbourne approved the foregoing plat.

Approved: James O. Powers 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 August 23, 1979 at 2:57 PM File No. 111008.

Clerk of the Circuit Court  
 in and for Brevard County, Fla.  
James O. Powers