

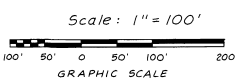
tanglewood at suntree

country club condominium

stage 88, tract 94, suntree p.u.d.

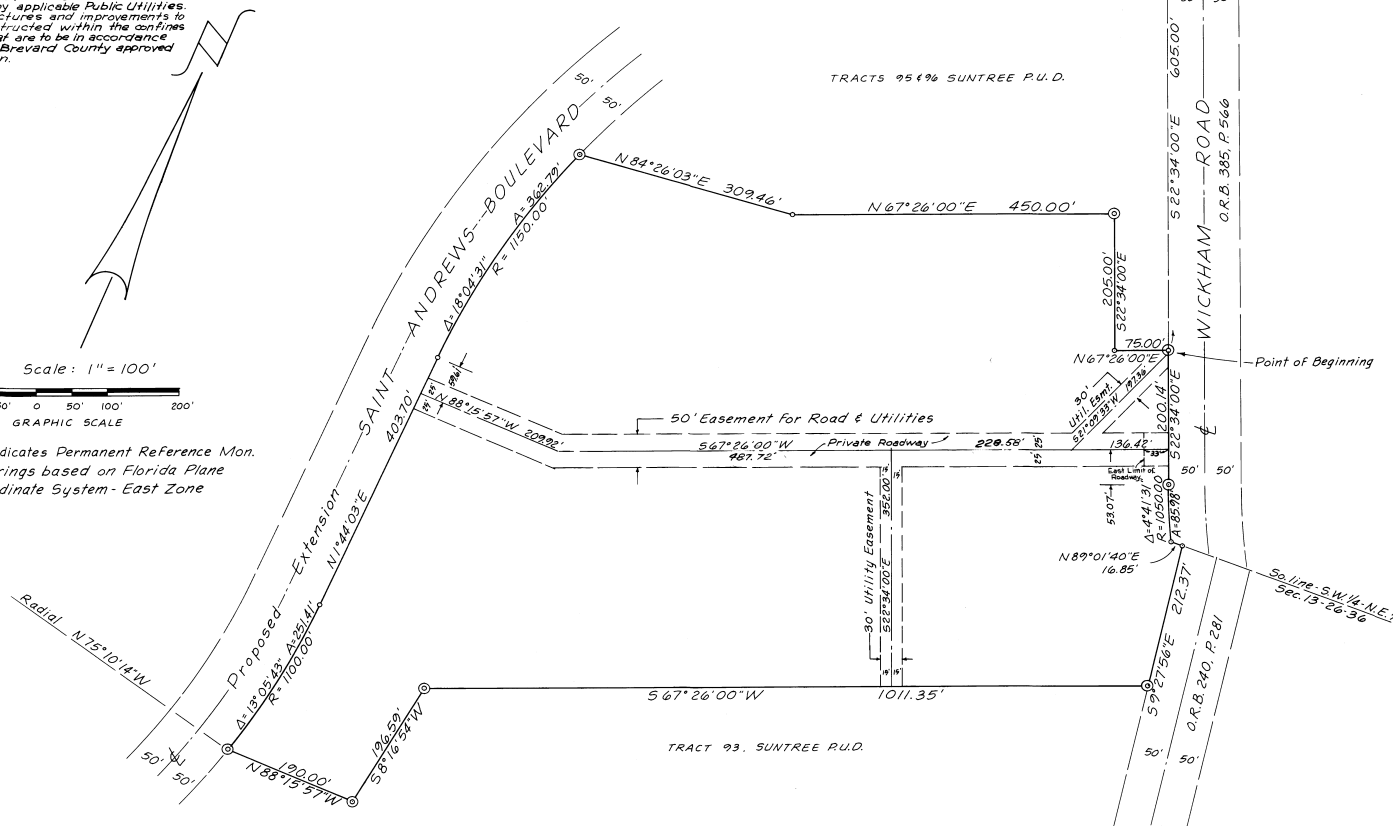
A condominium located in Section 13, Township 26 South, Range 36 East, Brevard County, Florida. Contains 18.128 Acres, more or less.

GENERAL NOTES:
 (Continued from below right)
 4) by TANGLEWOOD CONDOMINIUM ASSOC. INC. subject to an ingress/egress easement dedicated to Brevard County for the express purpose of allowing access for governmental purposes and utility services.
 5) The utility easements as noted on the plat are dedicated to Brevard County for the express purpose of allowing installation and maintenance of underground utilities within the limits of the easements by applicable Public Utilities.
 6) All structures and improvements to be constructed within the confines of the plat are to be in accordance with a Brevard County approved site plan.



© Indicates Permanent Reference Mon.
 Bearings based on Florida Plane Coordinate System - East Zone

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, Public Records of Brevard County, Fla., run S22°34'00"E along said west R/W line a dist. of 605.00 Ft. to the Point of Beginning of the herein described parcel; thence continue S22°34'00"E along said R/W line a dist. of 200.14 Ft. to the R.C. of a curve to the left, having a radius of 1050 Ft. and a central angle of 4°41'31"; thence southeasterly along said curve an arc dist. of 85.98 Ft.; thence N89°01'40"E along said R/W line a dist. of 16.85 Ft.; thence S9°27'56"E along said west R/W line of Wickham Road a dist. of 212.37 Ft.; thence, departing from said R/W line, run S67°26'00"W a dist. of 1011.35 Ft.; thence S8°16'54"W a dist. of 196.59 Ft.; thence N88°15'57"W a dist. of 190.00 Ft. to a curve to the left, the center of which curve bears N75°10'14"W, thence northeasterly 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. to the P.T. of said curve; thence N1°44'03"E a dist. of 403.70 Ft. to the R.C. of a curve to the right, having a radius of 1150.00 Ft. and a central angle of 18°04'31"; thence northeasterly along said curve an arc dist. of 362.79 Ft.; thence N84°26'03"E 309.46 Ft.; thence N67°26'00"E 450.00 Ft.; thence S22°34'00"E 205.00 Ft.; thence N67°26'00"E 75.00 Ft. to the Point of Beginning. Containing 18.128 Acres, more or less, and being a part of Sec. 13, T. 26 S., R. 36 E., Brevard Co., Fla.



- GENERAL NOTES:**
- 1) For Mortgage Joinder in Dedication, see Official Record Book 2229 Page 465, 466
 - 2) For deed of restrictions see Official Record Book 2229, Page 467.
 - 3) For articles of incorporation of _____, and for by-laws see O.R.B. _____, Page _____.
 - 4) The 50 Ft. wide road easement as noted on the plat is a private roadway to be owned and maintained as a common element (cont'd. - see above left)

VISLAY CANTELOU & HERRERA
 ARCHITECTS & ENGINEERS, INC.
 MELBOURNE FLORIDA

PLAT BOOK 26
 AND PAGE 93

DEDICATION

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

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 April 3, 1979

By: Joseph P. Scarf President
G. A. Maffey MAFFEY & SCARF
 DEV. CORP.
 Signed and sealed in the presence of: William E. Powell
 242 COUNTRY CLUB DR. PALM BEACH, FLA.
Melbourne, Fla.

STATE OF Florida, COUNTY OF Brevard
 THIS IS TO CERTIFY, That on Apr. 3, 1979
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
JOSEPH P. SCARF, and VICTOR A. MAFFEY,
 respectively President and SEC. TREAS.
 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.

James A. Stewart
 NOTARY PUBLIC
 My Commission Expires: Jan 2, 1982

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Mar. 1, 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 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. Dated: Mar. 29, 1979

Vislay Cantelou & Herrera Registration No. 1812
 BY: W. Powell

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

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, easements and other rights of way, easements and areas dedicated for public use on this plat.

W. Powell
 Chairman of the Board

ATTEST: Richard J. ...
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 3/23/79 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

W. Powell
 Chairman of the Board.

ATTEST: Richard J. ...
 Clerk of the Board.
 Approved _____ County Engineer.

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on August 23, 1979 the Zoning Commission of the Board of County Commissioners approved the foregoing plat.

W. Powell
 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 APR 18, 1980 at 12:15 PM, File No. 419461

Richard J. ...
 Clerk of the Circuit Court
 in and for Brevard County, Fla.