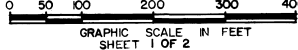


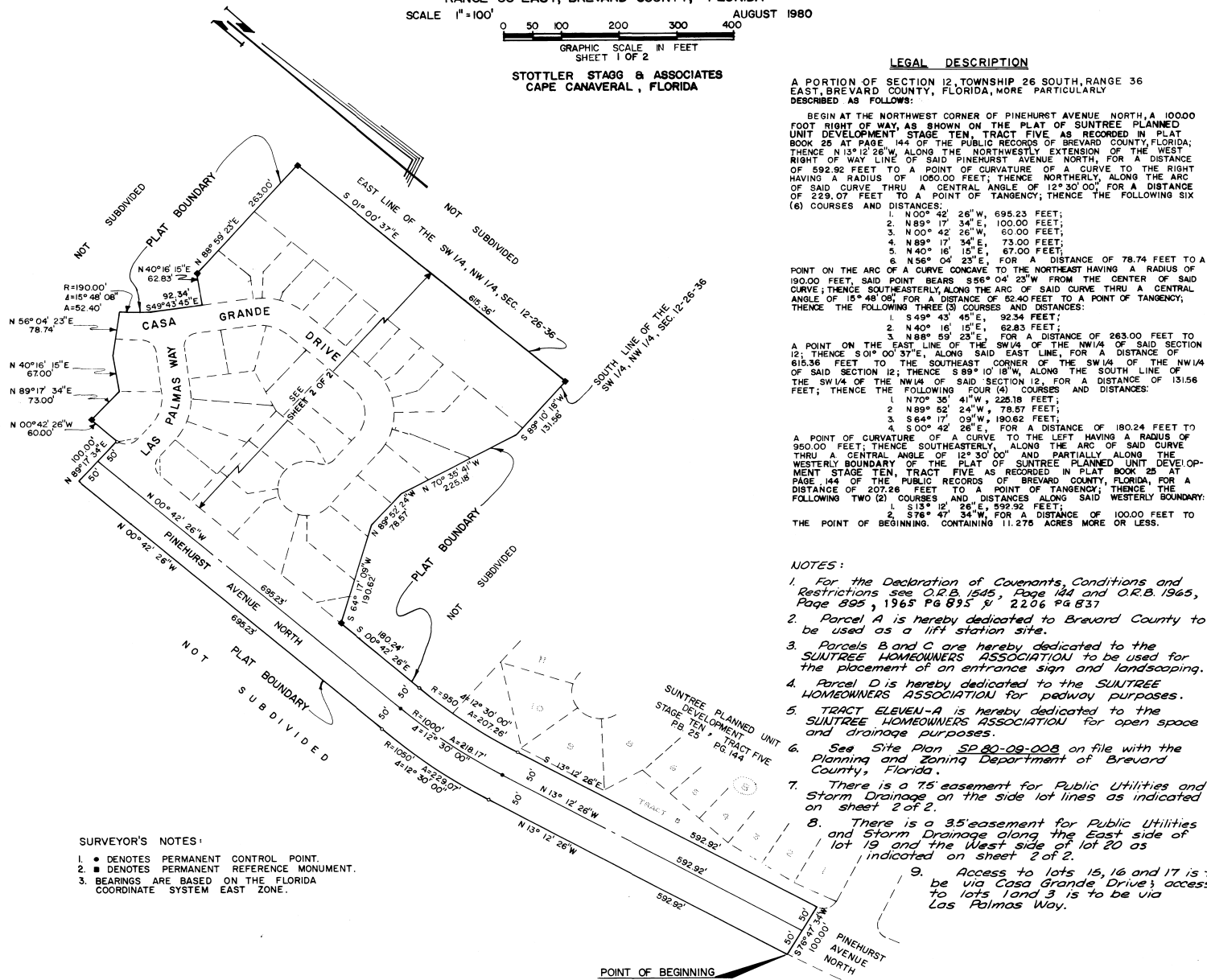
SUNTREE PLANNED UNIT DEVELOPMENT STAGE FOURTEEN, TRACT TEN, UNIT ONE AND TRACT ELEVEN-A

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 26 SOUTH,
RANGE 36 EAST, BREVARD COUNTY, FLORIDA

SCALE 1"=100' AUGUST 1980



STOTTLER STAGG & ASSOCIATES
CAPE CANAVERAL, FLORIDA



SURVEYOR'S NOTES:

1. ● DENOTES PERMANENT CONTROL POINT.
2. ■ DENOTES PERMANENT REFERENCE MONUMENT.
3. BEARINGS ARE BASED ON THE FLORIDA COORDINATE SYSTEM EAST ZONE.

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PINEHURST AVENUE NORTH, A 100.00 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF SUNTREE PLANNED UNIT DEVELOPMENT STAGE TEN, TRACT FIVE AS RECORDED IN PLAT BOOK 26 AT PAGE 144 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 13° 12' 26" W, ALONG THE NORTHWESTLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF SAID PINEHURST AVENUE NORTH, FOR A DISTANCE OF 592.92 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 12° 30' 00" FOR A DISTANCE OF 229.07 FEET TO A POINT OF TANGENCY; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. N 00° 42' 26" W, 695.23 FEET;
2. N 89° 17' 34" E, 100.00 FEET;
3. N 00° 42' 26" W, 60.00 FEET;
4. N 89° 17' 34" E, 73.00 FEET;
5. N 40° 16' 15" E, 67.00 FEET;
6. N 56° 04' 23" E, FOR A DISTANCE OF 78.74 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 190.00 FEET; SAID POINT BEARS S 86° 04' 23" W FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 15° 48' 06" FOR A DISTANCE OF 62.40 FEET TO A POINT OF TANGENCY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 49° 43' 45" E, 92.34 FEET;
2. N 40° 16' 15" E, 62.83 FEET;
3. N 88° 59' 23" E, FOR A DISTANCE OF 263.00 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE S 01° 00' 37" E, ALONG SAID EAST LINE, FOR A DISTANCE OF 615.36 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE S 89° 10' 18" W, ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 131.56 FEET; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 70° 36' 41" W, 226.18 FEET;
2. N 89° 52' 24" W, 78.57 FEET;
3. S 64° 17' 09" W, 190.62 FEET;
4. S 00° 42' 26" E, FOR A DISTANCE OF 180.24 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 12° 30' 00" AND PARTIALLY ALONG THE WESTERLY STAGE TEN, TRACT FIVE AS RECORDED IN PLAT BOOK 26 AT PAGE 144 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR A DISTANCE OF 207.26 FEET TO A POINT OF TANGENCY; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WESTERLY BOUNDARY:

1. S 13° 12' 26" E, 592.92 FEET;
2. S 76° 47' 34" W, FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.276 ACRES MORE OR LESS.

NOTES:

1. For the Declaration of Covenants, Conditions and Restrictions see O.R.B. 1545, Page 144 and O.R.B. 1965, Page 895, 1965 Pg 895 & 2206 Pg 837
2. Parcel A is hereby dedicated to Brevard County to be used as a lift station site.
3. Parcels B and C are hereby dedicated to the SUNTREE HOMEOWNERS ASSOCIATION to be used for the placement of an entrance sign and landscaping.
4. Parcel D is hereby dedicated to the SUNTREE HOMEOWNERS ASSOCIATION for pedway purposes.
5. TRACT ELEVEN-A is hereby dedicated to the SUNTREE HOMEOWNERS ASSOCIATION for open space and drainage purposes.
6. See Site Plan SP 80-09-008 on file with the Planning and Zoning Department of Brevard County, Florida.
7. There is a 7.5' easement for Public Utilities and Storm Drainage on the side lot lines as indicated on sheet 2 of 2.
8. There is a 3.5' easement for Public Utilities and Storm Drainage along the East side of lot 19 and the West side of lot 20 as indicated on sheet 2 of 2.
9. Access to lots 15, 16 and 17 is to be via Casa Grande Drive; access to lots 1 and 3 is to be via Las Palmas Way.

PLAT BOOK 27
AND PAGE 32

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 FOURTEEN, TRACT TEN, UNIT ONE & TRACT ELEVEN-A hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, lift station site, drainage easements, utility easements,

shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, I have caused these presents to be signed and attested by the officers named below and in compliance thereto to be affixed hereto on SEPTEMBER 24, 1980

By: Harold J. Staub President
Attest: Kay Blahauvitz ASST. SECRETARY

Signed and attested in presence of SUNTREE DEVELOPMENT COMPANY
John J. Blahauvitz 1 COUNTRY CLUB OF MELBOURNE, FLORIDA 32935
Joe Wainwright STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 24 SEP 80 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HAROLD J. STAUB and KAY BLAHAUVITZ respectively, President and ASST. SECRETARY of the above named corporation incorporated under the laws of the State of FLORIDA, who are 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 hereto; 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 Cardinal
NOTARY PUBLIC

My Commission Expires 12/24/84

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 1974 he has surveyed the survey of the lands as shown in the foregoing plat that said plat is a correct representation of the lands therein described and that the permanent reference monuments have been placed as shown, in compliance with Chapter 177, Florida Statutes; and that said plat is duly filed in Brevard County, Florida, dated 19 SEP 80.
David A. Gombert Registration No. 1112
David A. Gombert Surveyor

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
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, lift station sites, drainage easements, utility easements, and areas dedicated for public use on this plat.
J. P. Ashford Chairman of the Board
Attest: Ed. James G. Cooper Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12-16-80 the foregoing plat was approved by the Board of County Commissioners Brevard County, Florida.
J. P. Ashford Chairman of the Board
Attest: Ed. James G. Cooper Clerk of the Board
Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on SEPTEMBER 16, 1980 the Zoning Commission of the above COUNTY, approved the foregoing plat.
John J. Blahauvitz Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY that I have surveyed the foregoing plat and find that it complies in every way with all the requirements of Chapter 177, Florida Statutes, and was filed for record in O.R.B. 24, 1980, at 10:39 A.M. File No. 24-5-911
R.C. Wainwright
Clerk of the Circuit Court in and for Brevard County, Florida
Harold J. Staub