K&E 17 0193

REPLAT OF
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

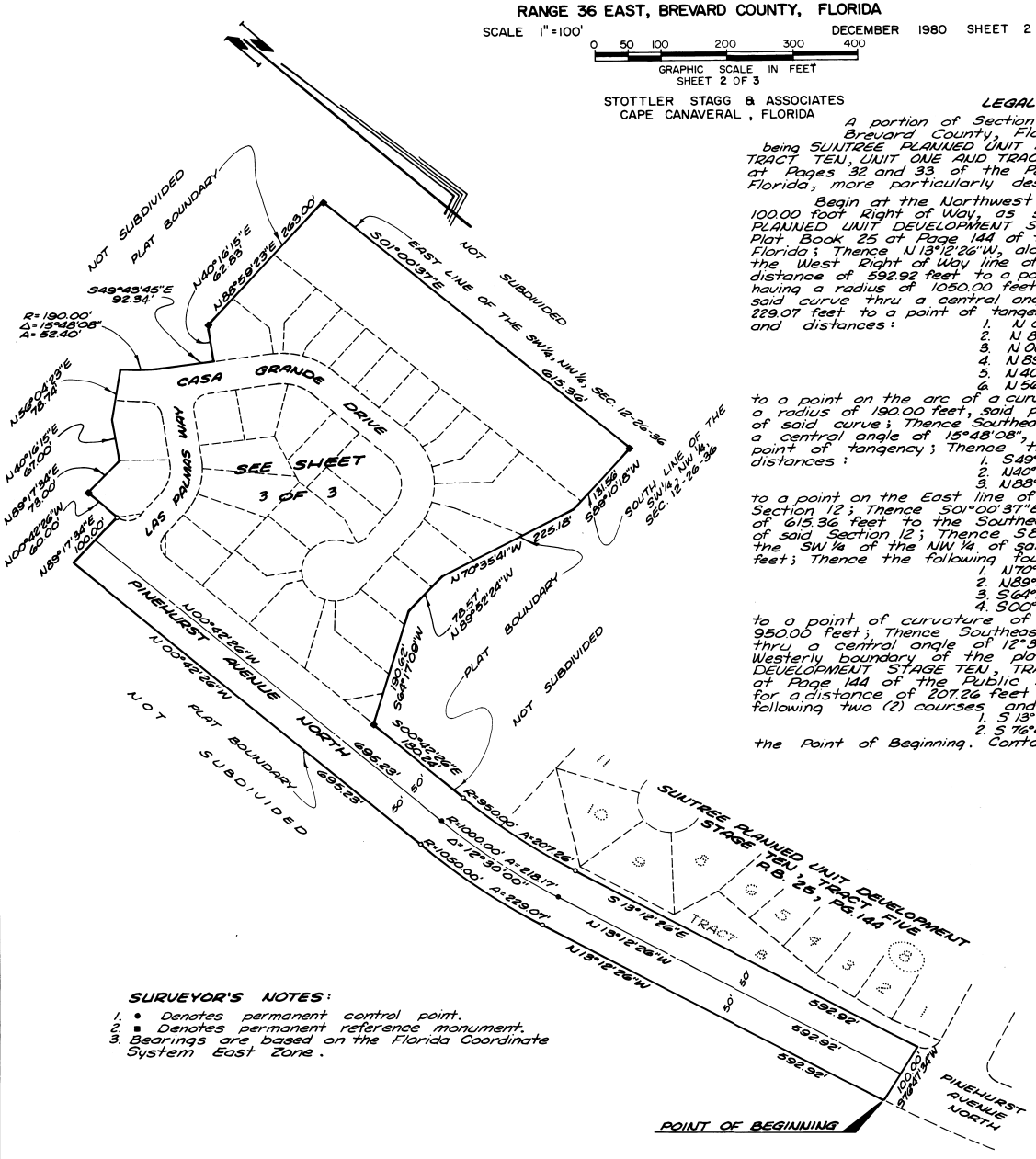
SCALE 1" = 100' DECEMBER 1980 SHEET 2 OF 3

0 50 100 200 300 400

GRAPHIC SCALE IN FEET

SHEET 2 OF 3

STOTTLER STAGG & ASSOCIATES
CAPE CANAVERAL, FLORIDA



LEGAL DESCRIPTION

A portion of Section 12, Township 26 South, Range 36 East, Brevard County, Florida being SUNTREE PLANNED UNIT DEVELOPMENT STAGE FOURTEEN, TRACT TEN, UNIT ONE AND TRACT ELEVEN-A as recorded in Plat Book 27 at Pages 32 and 33 of the Public Records of 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 25 at Page 144 of the Public Records of Brevard County, Florida; Thence N13°12'26"W, along the Northwesterly 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 1050.00 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 S56°04'23"W from the center of said curve; Thence Southeasterly, along the arc of said curve thru a central angle of 15°48'08", for a distance of 52.40 feet to a point of tangency; Thence the following three (3) courses and distances:

1. S49°43'45"E, 92.34 feet;
2. N40°16'15"E, 62.83 feet;
3. N89°59'23"E, for a distance of 263.00 feet

to a point on the East line of the SW ¼ of the NW ¼ of said Section 12; Thence S01°00'37"E, along said East line, for a distance of 615.36 feet to the Southeast corner of the SW ¼ of the NW ¼ of said Section 12; Thence S89°10'18"W, along the South line of the SW ¼ of the NW ¼ of said Section 12, for a distance of 131.56 feet; Thence the following four (4) courses and distances:

1. N70°35'41"W, 225.18 feet;
2. N89°52'24"W, 78.57 feet;
3. S64°17'09"W, 190.62 feet;
4. S00°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 boundary of the plat of SUNTREE PLANNED UNIT DEVELOPMENT STAGE TEN, TRACT FIVE as recorded in Plat Book 25 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 11.275 acres more or less.

SURVEYOR'S NOTES:

1. • Denotes permanent control point.
2. ■ Denotes permanent reference monument.
3. Bearings are based on the Florida Coordinate System East Zone.

PLAT BOOK 28
AND PAGE 43

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in REPLAT OF 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 sites, drainage easements, utility 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 2 December 1980.

By Harold J. Staub
HAROLD J. STAUB President

Attest: Kay Blahauvietz
KAY BLAHAUVIETZ, Ass't Secretary

Signed and sealed in the presence of: Diane Cardinale, Judy J. Ritter, Joe Dominick

SUNTREE DEVELOPMENT COMPANY
1 Country Club Dr.
Melbourne, Fla. 32935

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on 2 December 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HAROLD J. STAUB and KAY BLAHAUVIETZ respectively President and Ass't 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.

Diane Cardinale
NOTARY PUBLIC

My Commission Expires 5/20/1984

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 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 lands lie in Brevard County, Florida. Dated 2 December 1980

David A. Stagg Registration No. 2046

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

SEAL

..... MAYOR.

ATTEST: .....

..... 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 site drainage easements, utility easements and areas dedicated for public use on this plat.

..... Chairman of the Board

ATTEST: .....

..... Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

..... Chairman of the Board.

Attest .....

Clerk of the Board

Approved .....

County Engineer

SEE SHEET ONE

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on ..... the Zoning Commission of the aforesaid 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 ..... at ..... File No. .....

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