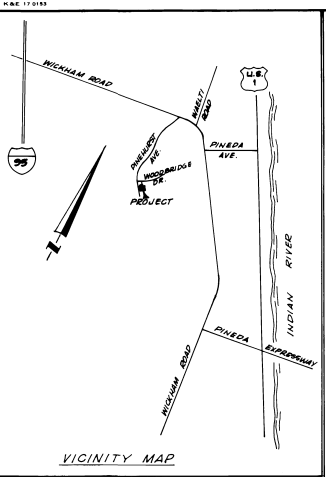


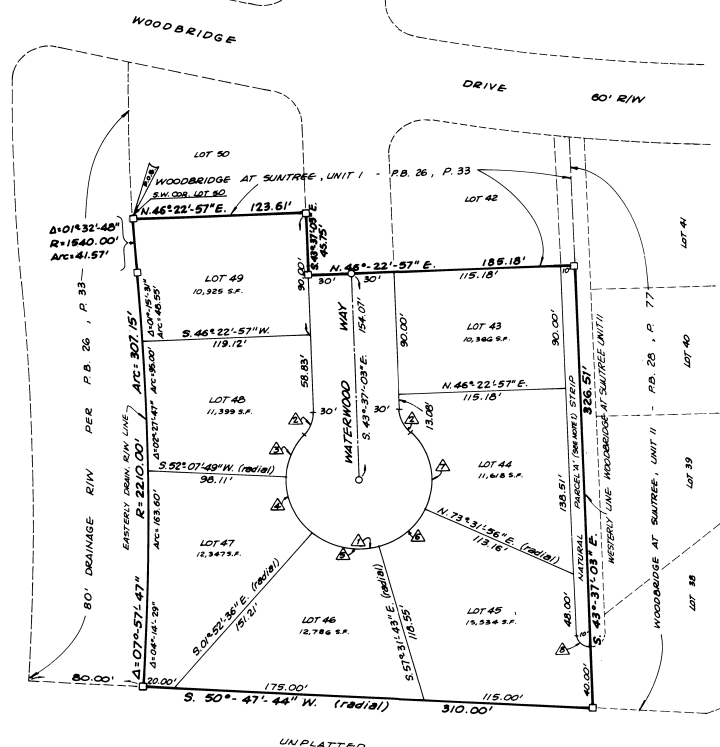
# WOODBIDGE AT SUNTREE, UNIT III SUNTREE P.U.D. STAGE 85, TRACT 90

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF SUNTREE P.U.D., STAGE 85, TRACT 90, AS RECORDED IN PLAT BOOK 26, PAGE 32, OF THE BREVARD COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 50, WOODBRIDGE AT SUNTREE, UNIT I, A SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 46°-22'-57" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 50, A DISTANCE OF 123.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF WATERWOOD WAY; THENCE SOUTH 43°-37'-03" EAST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 45.75 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 42 OF SAID WOODBRIDGE AT SUNTREE, UNIT I; THENCE NORTH 46°-22'-57" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 42 AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 185.18 FEET TO THE WESTERLY LINE OF WOODBRIDGE AT SUNTREE, UNIT 11, A SUBDIVISION, AS RECORDED IN PLAT BOOK 28, PAGE 77, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 43°-37'-03" EAST ALONG THE WESTERLY LINE OF SAID WOODBRIDGE AT SUNTREE, UNIT 11, A DISTANCE OF 326.51 FEET; THENCE SOUTH 50°-47'-44" WEST, A DISTANCE OF 310.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE ON THE EASTERLY LINE OF AN 80 FOOT DRAINAGE RIGHT-OF-WAY ACCORDING TO PLAT BOOK 26, PAGE 33, OF THE BREVARD COUNTY PUBLIC RECORDS; THENCE THE FOLLOWING CURVES ALONG SAID EASTERLY DRAINAGE RIGHT-OF-WAY LINE: THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 07°-57'-47" AND A RADIUS OF 2210.00 FEET, A DISTANCE OF 307.15 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 01°-32'-45" AND A RADIUS OF 1540.00 FEET, A DISTANCE OF 41.57 FEET TO THE POINT OF BEGINNING. CONTAINING: 2.33 ACRES OF LAND, MORE OR LESS.



60' R/W  
PINEHURST AVENUE



**CURVE DATA**

CURVE #	CHORD	RADIUS	ARC	CHORD
1	281.4000'	50.00'	281.88'	78.33'
2	42.8000'	25.00'	78.69'	18.28'
3	37.0628'	60.00'	32.38'	37.80'
4	54.0025'	30.00'	47.11'	48.40'
5	58.3907'	30.00'	48.97'	48.58'
6	48.9623'	30.00'	45.71'	47.42'
7	69.5618'	30.00'	61.07'	67.92'
8	80.0000'	10.00'	18.71'	18.14'

- GENERAL NOTES**
- 1) PARCEL 'A' IS HEREBY DEDICATED TO THE "SUNTREE PARKS AND RECREATION ASSOCIATION" FOR MAINTENANCE.
  - 2) BEARINGS USED HEREON ARE BASED ON THE SOUTHEASTERN LINE OF THE PLAT OF SUNTREE GOLF COURSE, PARCEL 2, SUBDIVISION, PLAT BOOK 24, PAGE 124, AND DO NOT NECESSARILY REFER TO THE TRUE MERIDIAN.
  - 3) UNLESS OTHERWISE SHOWN HEREON, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES ARE HEREBY RESERVED BEING 10 FEET WIDE ALONG THE REAR OF ALL LOTS AND BEING 5 FEET WIDE ALONG THE SIDE OF ALL LOTS, WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, OR WHERE PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID SIDE EASEMENTS.
  - 4) □ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)  
○ INDICATES PERMANENT CONTROL POINT (P.C.P.)
  - 5) FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK 138, PAGE 128.
  - 6) FOR MORTGAGE JOINDER IN DEDICATION SEE OFFICIAL RECORDS BOOK 249.3, PAGE 1026.

PLAT PREPARED BY:  
OUTLAW ENGINEERING ASSOCIATES, INC.  
1222 NORTH HARBOUR CITY BOULEVARD  
MELBOURNE, FLORIDA 32995

PLAT BOOK 29  
AND PAGE 58

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in WOODBRIDGE AT SUNTREE, UNIT III hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set... hand... and seal... on October 5, 1982  
Benjamin Y. Saxon, P.E.  
FOR: WOODBRIDGE AT SUNTREE, UNIT III  
MELB. 249  
Signed and sealed in the presence of:  
Barbara J. Van Arman  
Victoria J. Melby

STATE OF Florida... COUNTY OF Brevard  
THIS IS TO CERTIFY, That on October 5, 1982, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Benjamin Y. Saxon

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be... free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
Barbara J. Van Arman  
NOTARY PUBLIC  
My Commission Expires April 1, 1984

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCTOBER 5, 1982, 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, and was filed for record on OCTOBER 6, 1982.  
Benjamin Y. Saxon, P.E.  
Registration No. 941  
BREVARD COUNTY, FLORIDA

**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, 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.  
R.L. Minter, Jr.  
Chairman of the Board  
ATTEST: R.L. Minter, Jr. Clerk of the Board by R.L. Minter, Jr.

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

THIS IS TO CERTIFY, That on OCT 21, 1982, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
R.L. Minter, Jr.  
Chairman of the Board  
ATTEST: R.L. Minter, Jr. Clerk of the Board by R.L. Minter, Jr.  
Approved County Engineer

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

THIS IS TO CERTIFY, That on OCT 30, 1982, the Zoning Commission of the above... 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 OCTOBER 6, 1982, at 10:26 A.M., File No. 719, 182  
R.L. Minter, Jr. Clerk of the Circuit Court in and for Brevard County, Fla.