

# REPLAT OF LOTS 7 THRU 14, BLOCK 2,

## BUCKINGHAM AT LEVITT PARK

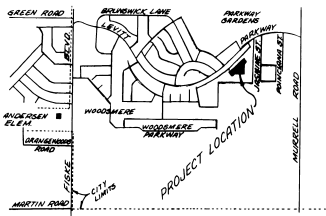
### SECTION SEVEN - PHASE 2,

A PORTION OF THE NORTH 1/2 OF SECTION 16, TOWNSHIP 25 SOUTH,  
RANGE 36 EAST, IN THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA

PLAT BOOK 33, PAGE 45,

IN THE CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA

PREPARED BY: PARAMOUNT ENGINEERING GROUP  
DELRAY BEACH, FLORIDA MARCH, 1987



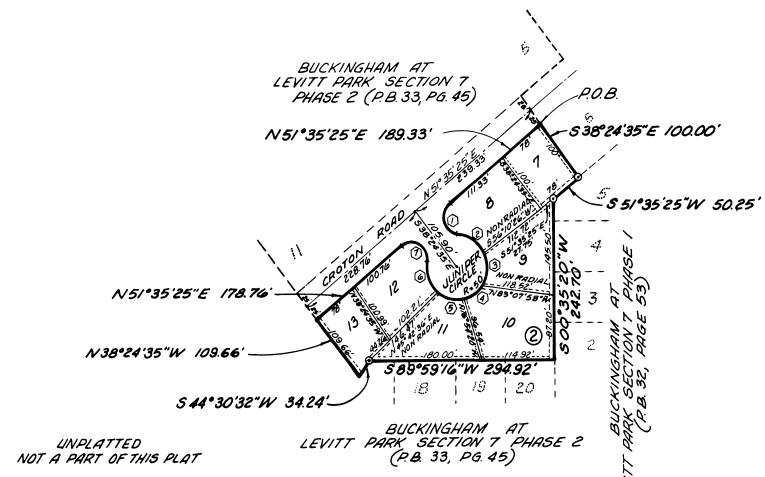
LOCATION SKETCH N.T.S.  
CITY OF ROCKLEDGE, BREVARD CO., FLA.

LEGAL DESCRIPTION:

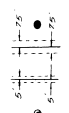
A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, ALSO BEING ALL OF LOTS 7 THROUGH 14, BLOCK 2 OF THE PLAT OF BUCKINGHAM AT LEVITT PARK SECTION SEVEN - PHASE 2 AS RECORDED IN PLAT BOOK 33, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 2, BUCKINGHAM AT LEVITT PARK SECTION SEVEN - PHASE 2 AS RECORDED IN PLAT BOOK 33, PAGE 45 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE EAST LINE OF SAID LOT 7, BLOCK 2, BEING ALSO THE WEST LINE OF LOT 6, BLOCK 2, BUCKINGHAM AT LEVITT PARK SECTION SEVEN PHASE 1, AS RECORDED IN PLAT BOOK 33, PAGE 53, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SOUTH 38°24'35" EAST (BEARINGS BASED ON SAID PLAT), A DISTANCE OF 100.00 FEET; THENCE CONTINUE ALONG WEST LINE OF LOT 5, BLOCK 2, OF SAID BUCKINGHAM AT LEVITT PARK SECTION SEVEN PHASE 1 SOUTH 51°35'25" WEST, A DISTANCE OF 50.25 FEET; THENCE CONTINUE ALONG SAID WEST LINE, BEING ALSO THE EAST LINE OF LOTS 9 AND 10, BLOCK 2 OF SAID BUCKINGHAM AT LEVITT PARK SECTION SEVEN PHASE 2, SOUTH 00°35'20" WEST, A DISTANCE OF 242.70 FEET; THENCE SOUTH 89°59'16" WEST, A DISTANCE OF 294.92 FEET; THENCE SOUTH 44°30'35" WEST, A DISTANCE OF 34.24 FEET; THENCE NORTH 38°24'35" WEST A DISTANCE OF 109.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF CROTON ROAD AS SHOWN ON SAID PLAT OF BUCKINGHAM AT LEVITT PARK SECTION 7 - PHASE 2, THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 51°35'25" EAST, A DISTANCE OF 178.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, WITH A CENTRAL ANGLE OF 138°11'23"; THENCE ALONG THE ARC OF SAID CURVE, BEING ALSO THE RIGHT OF WAY LINE OF JUNIPER CIRCLE (A CUL-DE-SAC) AS SHOWN ON SAID PLAT OF BUCKINGHAM AT LEVITT PARK SECTION SEVEN - PHASE 2, NORTHEASTERLY AND SOUTHEASTERLY A DISTANCE OF 50.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, NORTHWEST AND SOUTHWEST, HAVING A RADIUS OF 50 FEET, AND A CENTRAL ANGLE OF 276°22'38"; THENCE ALONG THE ARC OF SAID CURVE, BEING ALSO SAID RIGHT OF WAY LINE OF JUNIPER CIRCLE (A CUL-DE-SAC), SOUTHEASTERLY, NORTHEASTERLY AND NORTHEASTERLY, A DISTANCE OF 241.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 138°11'23"; THENCE ALONG THE ARC OF SAID CURVE, BEING ALSO SAID RIGHT OF WAY LINE OF JUNIPER CIRCLE (A CUL-DE-SAC), NORTHEASTERLY AND NORTHEASTERLY, A DISTANCE OF 60.30 FEET TO A POINT OF TANGENCY, BEING ALSO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF AFORESAID CROTON ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF CROTON ROAD NORTH 51°35'25" EAST, A DISTANCE OF 189.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.70 ACRES MORE OR LESS.



SURVEYOR'S NOTES

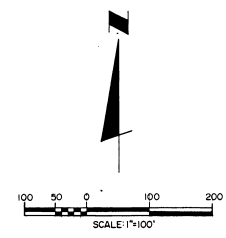


- PERMANENT CONTROL POINT
- 7.5' Wide easement for utility and drainage purposes on each side of lot lines.
- 5.0' Wide easement for utility and drainage purposes on each side of lot lines
- Found permanent reference monument P.B.S. 1908
- Indicates set permanent reference monument

Bearings based on Plat of Buckingham at Levitt Park, Section 7 Ph. 2 as recorded in P.B. 33, Pg. 45, Public Records of Brevard County, Florida

Lot lines, where applicable, are radial unless otherwise noted.  
Building setback lines to conform to City Ordinances of Rockledge, Florida.

FOR JOINER SEE O.R.B. 280 PAGE 0058



CURVE DATA CHART			
①	R=25.00'	Δ +138°11'23"	L=60.30
②	R=50.00'	Δ + 59°50'03"	L=52.22'
③	R=50.00'	Δ + 61°57'21"	L=54.07'
④	R=50.00'	Δ + 37°54'11"	L=33.08'
⑤	R=50.00'	Δ + 57°30'21"	L=50.18'
⑥	R=50.00'	Δ + 59°10'42"	L=51.64'
⑦	R=25.00'	Δ +138°11'23"	L=60.30'

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the plat of BUCKINGHAM AT LEVITT PARK SECTION SEVEN PHASE 2 hereby dedicates said lands and plat for the uses and purposes therein expressed and states the streets, thoroughfares, drainage rights of ways and easements shown hereon to be perpetual use of the public, and **City of Rockledge** IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and their corporate seals to be affixed hereto on April 13, 1987 SWISS PINES LTD.

BY: Dominic Parreault GENERAL PARTNER  
DOMINIC PARREAU  
ATTEST: Rolf Polentaruitti GENERAL PARTNER  
ROLF POLENTARUITTI

WITNESS: [Signature]  
WITNESS

STATE OF FLORIDA COUNTY OF BREVARD THIS IS TO CERTIFY, That on April 13, 1987 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared DOMINIC PARREAU and ROLF POLENTARUITTI, GENERAL PARTNERS 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  
[Signature]  
NOTARY PUBLIC  
My Commission Expires September 13, 1989 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 10-28-86 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  
Date: 4-8-87 Registration No. 4051  
William R. Chase

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on May 6, 1987 the City Council of the City of Rockledge approved the foregoing plat.  
John P. O'Casey MAYOR  
ATTEST: Dorothy M. Hamilton 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, paths, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY, That on \_\_\_\_\_ 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 6-1-1987.  
at 3:08 P.M. File No. 351732  
R.C. Winters Clerk of the Circuit Court  
In and for Brevard County, Florida. O.C.