

# SOUTH LAKES PHASE I

## CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA

**LEGAL DESCRIPTION**

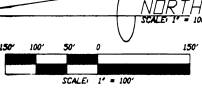
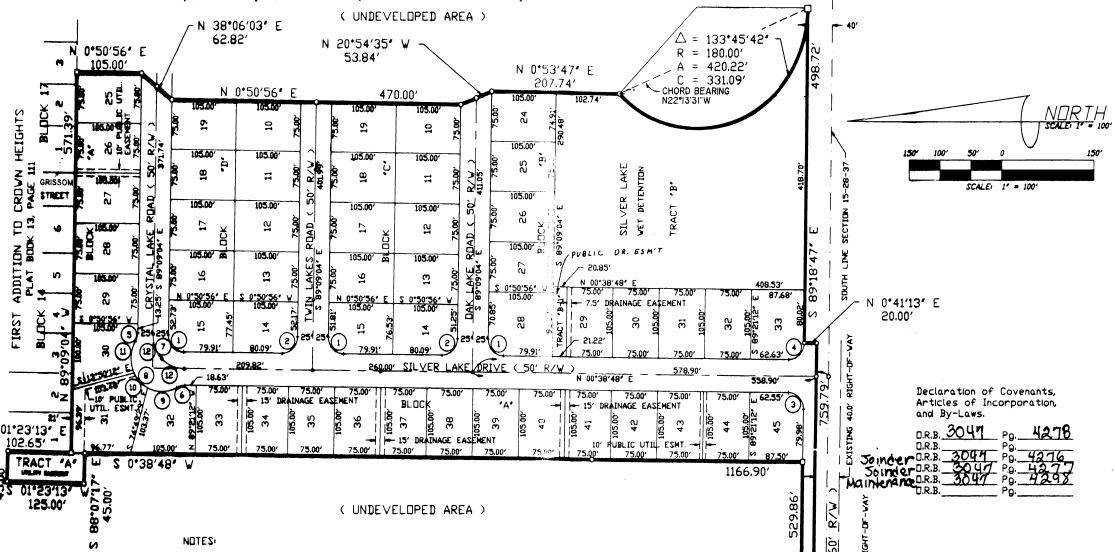
A Parcel of land lying in Section 15, Township 28 South, Range 37 East, Brevard County, Florida and being a portion of Lots 7 and 8, Florida Indian River Company as described in Plat Book L, Page 164 of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 15, thence go South 89°18'47" East along the South line of said Section 15, said line being the centerline of an existing 400 Ft. Right-of-Way according to aforesaid Plat Book L, Page 164, a distance of 50.0 Ft. to a point on the Eastern Right-of-Way line of Babcock Street (a 100 Ft. R/W), thence go North 00°38'48" East along said Eastern Right-of-Way line a distance of 200 Ft. to a point on the North Right-of-Way line of aforesaid 400 Ft. Right-of-Way, said point being the Point-of-Beginning thence go South 89°18'47" East along said North Right-of-Way line of 400 Ft. Right-of-Way 759.79 Ft. thence go North 00°41'13" East 200 Ft. thence go South 89°18'47" East a distance of 498.72 Ft. to a point on a curve concave to the Northeast, having a radius of 1800 Ft., a central angle of 133°45'42" and a chord bearing of North 22°19'21" West. thence go Northwesterly along said curve an arc distance of 420.22 Ft., thence go North 00°53'47" East a distance of 207.74 Ft., thence go North 20°54'35" West a distance of 53.84 Ft., thence go North 00°50'56" East a distance of 470.0 Ft., thence go North 38°06'03" East a distance of 62.82 Ft., thence go North 00°50'56" East a distance of 105.0 Ft. to the South line of First Addition to Crown Heights Subdivision as recorded in Plat Book 13, Page 111 of the Public Records of Brevard County, Florida, thence go North 89°09'04" West along said South line a distance of 571.39 Ft. to the Southwest corner of Lot 1, Block 14 of said First Addition to Crown Heights, thence go North 01°23'13" East a distance of 102.65 Ft., to the Northwest corner of said Lot 1, Block 14, also being the Southern Right-of-Way line of Crown Boulevard (a 50.0 Ft. R/W) thence go North 89°07'17" West along said Southern Right-of-Way line a distance of 45.0 Ft., thence go South 01°23'13" West a distance of 125.0 Ft., thence go South 89°07'17" East a distance of 45.0 Ft., thence go South 00°38'48" West a distance of 1166.90 Ft., thence go North 89°18'47" West a distance of 529.86 Ft. to the Point-of-Curvature of a curve to the right having a Radius of 50.0 Ft. and a central angle of 89°57'35", thence go Northwesterly along said curve an arc distance of 78.50 Ft. to the Point-of-Tangency of said curve also being the aforesaid Eastern Right-of-Way line of Babcock Street, thence go South 00°38'48" West along said Eastern Right-of-Way line a distance of 69.96 Ft. to the Point-of-Beginning.

Containing 15.17 acres, more or less.

**NOTICE**

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



**CURVE DATA TABLE**

CURVE NO.	DELTA	RADIUS	ARC LENGTH
1	89°18'00"	28.0	36.36
2	89°47'52"	28.0	36.18
3	90°02'25"	28.0	36.28
4	89°57'30"	28.0	36.29
5	30°22'14"	28.0	13.89
6	30°22'18"	28.0	13.89
7	89°12'00"	50.0	78.77
8	150°56'45"	50.0	121.73
9	57°08'14"	50.0	49.84
10	26°34'19"	50.0	31.90
11	57°14'12"	50.0	49.90
12	45°56'54"	50.0	39.36

**NOTES**

- Bearing structure shown hereon is based on an assumed direction along the South line of Section 15, Township 28 South, Range 37 East, being S 89°18'47" E.
- - denotes Permanent Reference Monument
- - denotes Permanent Control Point (to be set after development).
- Unless otherwise shown there is hereby reserved 5.0 Ft. along the side and 100 Ft. along the rear of all lots, an easement for the installation and maintenance of public utilities.
- Unless otherwise shown there is hereby reserved along all lots abutting street rights-of-way a 100 Ft. wide easement for the installation and maintenance of public utilities.
- Tract 'A' as shown is hereby reserved for a utility easement and reserved for the City of Melbourne only.
- Tract 'B' as shown is reserved as a storm water retention area. Maintenance will be provided by the Homeowners Association.
- Tract 'B-1' as shown is reserved as a drainage easement. Maintenance will be provided by the Homeowners Association.
- When more than one lot is used as a building site, the easement noted hereon will revert to the perimeter of said building.
- All utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such services shall interfere with the facilities of an electric, gas, telephone or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- There shall be no access from Lot 45, Block 'A' and Lot 33, block 'B', to Sun Lake Road provided and shall not be allowed.
- Easements Graphically shown that are permanent easements.
- There shall be no ingress or egress allowed from Lots 26 or 27, Block 'A' to GRISSOM STREET.

DRAWING NUMBER:  
**36-76**

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**36-76**

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**36-76**

DRAWING NUMBER:  
**36-76**

PLAT BOOK **36**  
AND PAGE **78**

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in SOUTH LAKES, PHASE I, hereby dedicates said lands and plat for the use 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 herunto set his hand and seal on 20th day of JAN, 1970.

*John Genov*  
PRESIDENT  
GEN DEVELOPMENT INC.

Signed and sealed in the presence of:  
*Richard J. Kern*  
*John Coffey*

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on JAN. 9, 1970 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
John Genov  
PRESIDENT  
GEN DEVELOPMENT INC.  
to be known to be the person described in one who executed the foregoing dedication and severally acknowledged the execution thereof to be free act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date  
*Linda J. Beasley*  
NOTARY PUBLIC  
My Commission Expires 3-16-90

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned licensed and registered land surveyor, does hereby certify that on JUNE 26 day of 1969 he personally surveyed the lands as shown in the foregoing plat, that the representation of the lands therein described and permanent reference monuments have been placed as shown, and that the same are in accordance with the provisions of Chapter 177 Florida Statutes, and that said survey was conducted in Brevard County, Florida, on or about JANUARY 5 day of 1969.  
*Stephen R. Weston*  
Surveyor Registration No. 354

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on Feb 18, 1970 the following plat was approved by the  
Melbourne City Council  
approved by  
*Joe J. Phillips* MAYOR  
*James M. Weston, Jr.* CITY CLERK

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept of 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.  
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 January 22, 1970 the Zoning Commission of the City of Melbourne approved the foregoing plat.  
*John Genov*  
Planning and Zoning Director

**CERTIFICATE OF CLERK**  
I HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with all the requirements of the Florida Statutes, and was filed for record on Jan 21 day of 1970 at 11:21 A.M. in the Public Records of Brevard County, Florida.  
*Linda J. Beasley*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.