

# HAMMOCK ESTATES

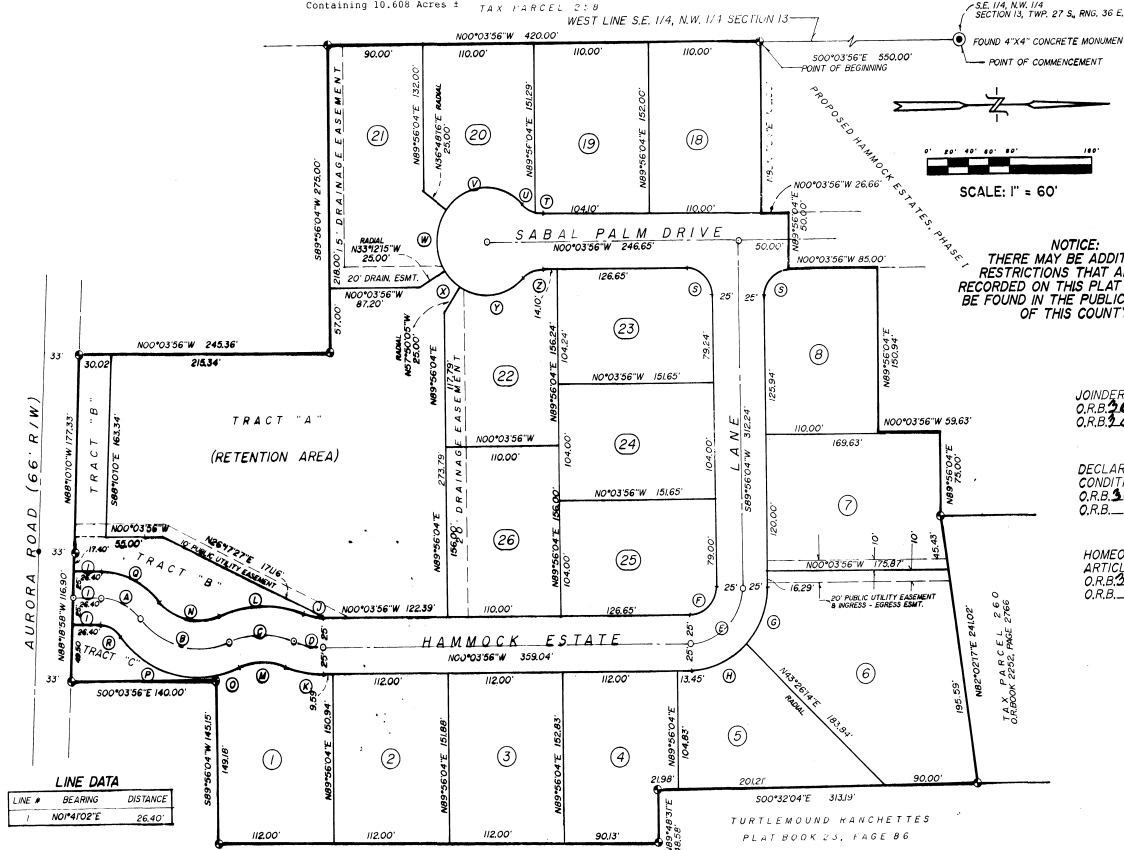
## BREVARD COUNTY, FLORIDA

### DESCRIPTION

A portion of the S.E. 1/4 of the N.W. 1/4 of Section 13, Township 27 South, Range 36 East, Brevard County, Florida, and being more particularly described as follows:

Commence at the N.W. corner of said S.E. 1/4 of the N.W. 1/4 of Section 13, and go S. 00° 03' 56" E. along the West line of said S.E. 1/4 of N.W. 1/4 of Section 13 a distance of 550.00 ft. to the Point of Beginning of the herein described parcel, thence go N. 89° 56' 04" E. a distance of 152.00 ft., thence N. 00° 03' 56" W. a distance of 26.46 ft., thence N. 89° 56' 04" E. a distance of 50.00 ft., thence N. 00° 03' 56" W. a distance of 85.00 ft., thence N. 89° 56' 04" E. a distance of 150.94 ft., thence N. 00° 03' 56" W. a distance of 59.63 ft., thence N. 89° 56' 04" E. a distance of 75.00 ft., thence N. 82° 02' 17" E. a distance of 241.02 ft., thence S. 00° 32' 04" E. a distance of 313.19 ft., thence N. 89° 48' 31" E. a distance of 48.58 ft., thence S. 00° 25' 00" W. a distance of 426.14 ft., thence S. 89° 56' 04" W. a distance of 145.15 ft., thence S. 00° 03' 56" E. a distance of 140.00 ft. to the North R/W line of Aurora Road thence the following two courses along said R/W line, N. 88° 18' 58" W. a distance of 116.90 ft., S. 88° 10' 10" W. a distance of 177.33 ft., thence go N. 00° 03' 56" W. a distance of 245.36 ft., thence go S. 89° 56' 04" W. a distance of 275.00 ft. to the aforesaid West line of the S.E. 1/4 of the N.W. 1/4 of Section 13, thence go N. 00° 03' 56" W. along said West line of the S.E. 1/4 of the N.W. 1/4 of Section 13 a distance of 420.00 ft. to the Point of Beginning.

Containing 10.608 Acres ± TAX PARCEL 228



NOTICE:  
THERE MAY BE ADDITIONAL  
RESTRICTIONS THAT ARE NOT  
RECORDED ON THIS PLAT THAT MAY  
BE FOUND IN THE PUBLIC RECORDS  
OF THIS COUNTY.

JOINDER IN DEDICATION  
O.R.B. 3061 PGS. 219  
O.R.B. 3061 PGS. 222

DECLARATION OF COVENANTS,  
CONDITIONS & RESTRICTIONS  
O.R.B. 3061 PGS. 207  
O.R.B. 3061 PGS.

HOMEOWNERS ASSOCIATION  
ARTICLES & BYLAWS  
O.R.B. 3061 PGS. 193  
O.R.B. 3061 PGS.

LINE DATA

LINE #	BEARING	DISTANCE
1	N01°40'2"E	26.40'

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CURVE	RADIUS	DELTA	ARC
A	50.00	49°25'31"	43.13	M	61.00	42°58'35"	45.75
B	73.50	73°57'28"	94.87	N	48.50	73°57'28"	62.60
C	86.00	42°58'35"	64.51	O	98.50	13°03'04"	22.43
D	80.00	20°11'35"	28.19	P	98.50	60°54'24"	104.71
E	50.00	90°00'00"	78.54	Q	75.00	49°25'31"	64.70
F	25.00	90°00'00"	39.27	R	25.00	49°25'31"	21.56
G	75.00	43°30'10"	56.95	S	25.00	90°00'00"	39.27
H	75.00	46°29'00"	60.86	T	25.00	13°59'17"	5.96
J	55.00	20°11'35"	19.38	U	25.00	34°32'06"	15.07
K	105.00	20°11'35"	37.01	V	50.00	10°19'11"	88.42
L	110.00	42°58'35"	83.26	W	50.00	70°00'31"	61.09
				X	50.00	24°33'00"	21.49
				Y	50.00	80°25'14"	70.18
				Z	25.00	48°11'25"	21.03

- TAX PARCEL 261
- NOTES
- - INDICATES PERMANENT REFERENCE MONUMENT
  - - INDICATES PERMANENT CONTROL POINT (To be set after construction)
  - All Public Utility Easements dedicated by this Plat are also dedicated for the construction, installation, maintenance and operation of Cable Television Services pursuant to F.S. 177.029.
  - A 75' Public Utility & Drainage Easement is hereby reserved along the side and rear lines of each lot.
  - A 10' Public Utility & Drainage Easement is hereby reserved along the side and rear lines of each lot located along the exterior of the subdivisions.
  - Tract "A" is hereby reserved for drainage and a Drainage Easement is hereby granted Brevard County covering Tract "A".
  - Tracts "B", "C" are hereby reserved for drainage and lighted utility and shall be maintained by the Homeowners Association.
  - Tracts "A", "D" or "G" are hereby dedicated to the Homeowners Association.
  - Brevard County will maintain flow only within platted Drainage System.
  - Street rights of ways as shown are hereby dedicated for Public Use.
  - The bearings as shown are based on the West line of the S.E. 1/4 of the N.W. 1/4 of Section 13 being S00°03'56"E.

ROTHERY SURVEYING, INC.  
1300 SO. HARBOR CITY BLVD.  
MELBOURNE, FLORIDA  
PHONE (407) 724-2037

PLAT BOOK 37 PAGE 5

SHEET 1 OF 1

SECTION 13 TWP. 27 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in HAMMOCK ESTATES

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates roads, streets, alleys, thoroughfares, park, canal, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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 hereon on April 17, 1990

By James J. Braun, Inc. President  
3540 Aurora Rd.  
Melbourne, FL 32905

Attest: Carol Paul Jones Clerk of the Board

Signed and sealed in the presence of Carol Paul Jones

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on April 17, 1990 before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James J. Braun, Inc. respectively the President and 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 thereto 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.

Mark S. Braun  
NOTARY PUBLIC

My Commission Expires 2/28/18, 1990

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on JULY 27, 1987 he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands herein described and platted, that permanent reference monuments have been placed as shown hereon as required by Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Dated FEB. 15, 1990

David K. Kottig Registration No. 3584

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: \_\_\_\_\_ 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

Carol Paul Jones Chairman of the Board

ATTEST: R.C. Winstead, Jr. Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on May 1, 1990 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Carol Paul Jones Chairman of the Board

Attest: R.C. Winstead, Jr. Clerk of the Board

Approved \_\_\_\_\_ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on April 30, 1990 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 May 18, 1990 at 2:33 o'clock P.M. No. 838464

R.C. Winstead, Jr. Clerk of the Circuit Court in and for Brevard County, Fla.

For sure to that see ORD BOOK 1787