FIRST REPLAT IN HOLIDAY SPRINGS AT SUNTREE

A REPLAT OF A PORTION OF BLOCK 6, ALL OF BLOCKS 8 AND 9, TRACTS "C","E" AND "T", HOLIDAY SPRINGS AT SUNTREE (P.B. 28, PGS. 67-73)

A RESUBDIVISION OF PORTIONS OF

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 36 EAST

AND

SECTION 2, TOWNSHIP 26 SOUTH, RANGE 36 EAST

BREVARD COUNTY, FLORIDA

AREA TABULATION			TABULATION		
BLK.	LOT	SQ. FT. ±	BLK.	LOT	SQ. FT. ±
6	17	6089	9	1	7473
6	18 THRU 29	6045	9	2	7396
6	30	6065	9	3	7318
6	TRACT "C"	10250	9	4	7240
6	TRACT "E"	10993	9	5	6099
6	TRACT "T"	7808	9	6	8442
8	1	7731	9	7	9625
8	2	10177	9	8	9482
8	3	7337	9	9	11506
8	4	8289	9	10	9806
8	5	8589	9	11	9451
8	6	6500	9	12	8261
8	7	6366	9	13	6448
			9	14	6666
			9	15	8179
			9	16	6945
			9	17	8132
			TRACT "C"		5.723 AC. ±
			TRACT "E"		0.229 AC. ±
			TRACT "T"		8.751 AC. ±
			TRACT "V"		6.185 AC. ±

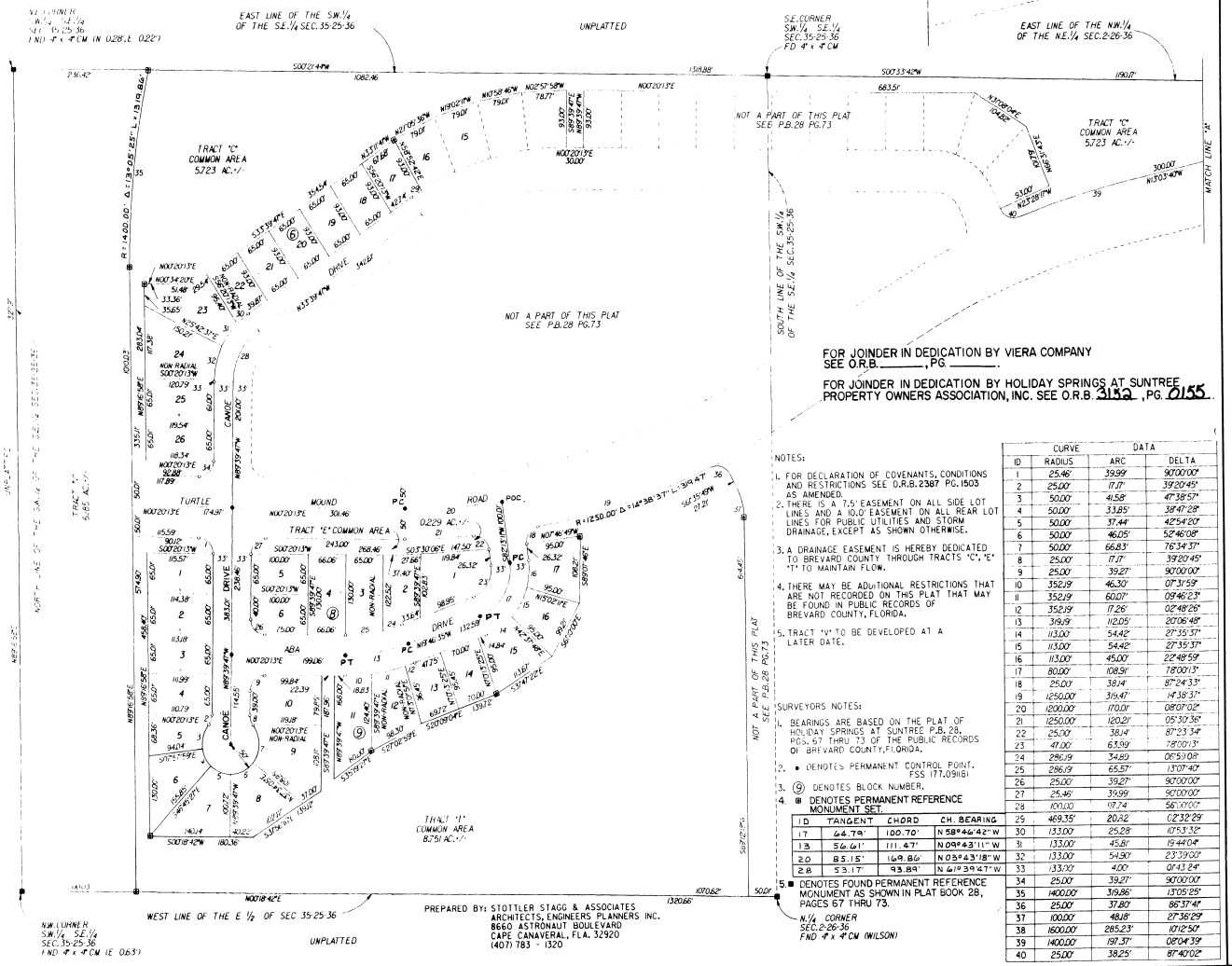
LEGAL DESCRIPTION:

LOTS 17 THRU 30 BLOCK 6, ALL OF BLOCK 8 AND ALL OF BLOCK 9, TRACTS "C","E" AND "T", HOLIDAY SPRINGS AT SUNTREE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 67 THRU 73, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING AND BEING IN BREVARD COUNTY, FLORIDA.

SCALE

0 100 200 300 400

GRAPHIC SCALE IN FEET 1"=100'



FOR JOINDER IN DEDICATION BY VIERA COMPANY SEE O.R.B. _____, PG. _____.

FOR JOINDER IN DEDICATION BY HOLIDAY SPRINGS AT SUNTREE PROPERTY OWNERS ASSOCIATION, INC. SEE O.R.B. 3152, PG. 0155.

NOTES:

1. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SEE O.R.B. 2387 PG. 1503 AS AMENDED.
2. THERE IS A 7.5' EASEMENT ON ALL SIDE LOT LINES AND A 10.0' EASEMENT ON ALL REAR LOT LINES FOR PUBLIC UTILITIES AND STORM DRAINAGE, EXCEPT AS SHOWN OTHERWISE.
3. A DRAINAGE EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY THROUGH TRACTS "C", "E" "T" TO MAINTAIN FLOW.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
5. TRACT "V" TO BE DEVELOPED AT A LATER DATE.

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF HOLIDAY SPRINGS AT SUNTREE P.B. 28, PGS. 67 THRU 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. • DENOTES PERMANENT CONTROL POINT. FSS 177.091(6)
3. (9) DENOTES BLOCK NUMBER.
4. ■ DENOTES PERMANENT REFERENCE MONUMENT SET.
5. ■ DENOTES FOUND PERMANENT REFERENCE MONUMENT AS SHOWN IN PLAT BOOK 28, PAGES 67 THRU 73.

ID	TANGENT	CHORD	CH. BEARING
17	64.79'	100.70'	N 58°46'42" W
18	56.61'	111.47'	N 09°43'11" W
20	85.15'	169.86'	N 03°43'18" W
28	53.17'	93.89'	N 61°39'47" W

CURVE DATA			
ID	RADIUS	ARC	DELTA
1	25.46'	39.99'	90°00'00"
2	25.00'	17.17'	39°20'45"
3	50.00'	41.58'	47°38'57"
4	50.00'	33.85'	38°47'28"
5	50.00'	37.44'	42°54'20"
6	50.00'	46.05'	52°46'08"
7	50.00'	66.83'	76°34'37"
8	25.00'	17.17'	39°20'45"
9	25.00'	39.27'	90°00'00"
10	352.19'	46.30'	07°31'59"
11	352.19'	60.07'	09°46'23"
12	352.19'	17.26'	02°48'26"
13	319.19'	112.05'	20°06'48"
14	113.00'	54.42'	27°35'37"
15	113.00'	54.42'	27°35'37"
16	113.00'	45.00'	22°48'59"
17	80.00'	108.91'	78°00'13"
18	25.00'	38.14'	87°24'33"
19	1250.00'	319.47'	14°38'37"
20	1200.00'	170.01'	08°07'02"
21	1250.00'	120.21'	05°30'36"
22	25.00'	38.14'	87°23'34"
23	47.00'	63.99'	78°00'13"
24	286.19'	34.80'	06°59'08"
25	286.19'	65.57'	13°07'40"
26	25.00'	39.27'	90°00'00"
27	25.46'	39.99'	90°00'00"
28	100.00'	97.74'	56°00'00"
25	469.35'	20.82'	02°32'29"
30	133.00'	25.28'	10°53'32"
31	133.00'	45.81'	19°44'04"
32	133.00'	54.90'	23°39'00"
33	133.00'	4.00'	01°43'24"
34	25.00'	39.27'	90°00'00"
35	1400.00'	319.86'	13°05'25"
36	25.00'	37.80'	86°37'41"
37	100.00'	48.18'	27°36'29"
38	1600.00'	285.23'	10°12'50"
39	1400.00'	197.37'	08°04'39"
40	25.00'	38.25'	87°40'02"

PREPARED BY: STOTTLER STAGG & ASSOCIATES
ARCHITECTS, ENGINEERS PLANNERS INC.
8660 ASTRONAUT BOULEVARD
CAPE CANAVERAL, FLA. 32920
(407) 783 - 1320

PLAT BOOK 37 PAGE 89

SHEET 1 OF 1

SECTION 35, TOWNSHIP 25 S. RANGE 36 E. & SECTION 2, TOWNSHIP 26 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 **FIRST REPLAT IN HOLIDAY SPRINGS AT SUNTREE, A REPLAT** hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, 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, 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

GENERAL DEVELOPMENT CORPORATION AS DEBTOR IN POSSESSION UNDER U.S. BANKRUPTCY COURT CASE NO. 90-1223-BKC-AJC

By _____
GORDON J. PFERSICH, SR. VICE PRES.

Attest _____
NED M. SHANDLOFF, ASST. SEC.

STATE OF FLORIDA COUNTY OF DADE

THIS IS TO CERTIFY, That on June 12, 1991 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GORDON J. PFERSICH and NED M. SHANDLOFF respectively SENIOR VICE President and ASSISTANT SECRETARY of the above named corporation incorporated under the laws of the State of DELAWARE 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.

_____
NOTARY PUBLIC STATE OF FLORIDA, AT LARGE

My Commission Expires: 2-8-92 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 MAY 1990 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 Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Date: JUN 1991

_____
DAVID ROY OWEN
Registration No.: 4301

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, 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 August 20, 1991 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

_____
Chairman of the Board.

_____
Clerk of the Board

Approved _____
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on August 19, 1991 the Zoning Commission of the above County approved the foregoing plat.

_____
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 September 20, 1991 at 4:00 PM. File No. 94448

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