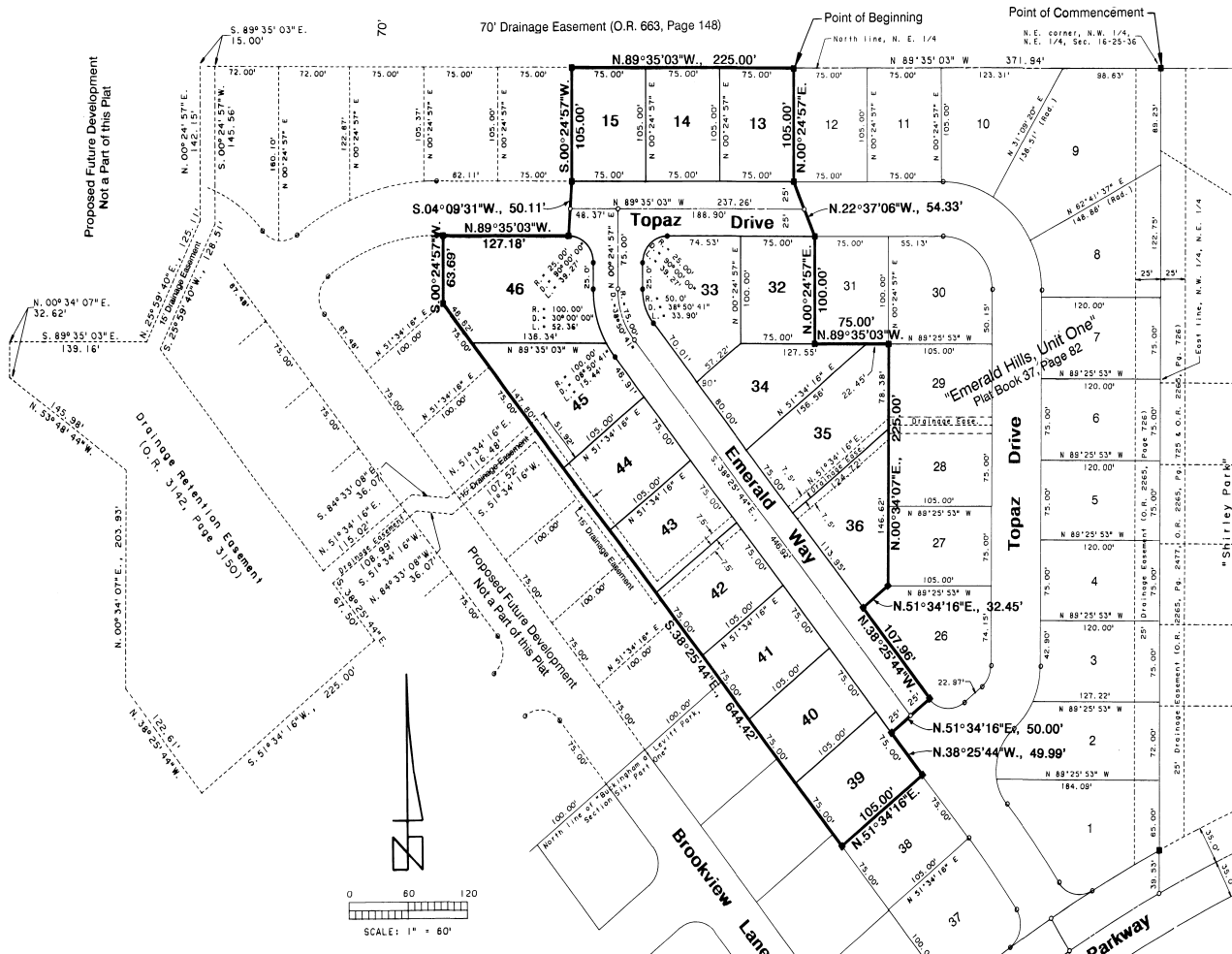


# EMERALD HILLS • UNIT TWO

A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA.

### PLAT DESCRIPTION:

A parcel of land lying in the Northeast 1/4 of Section 16, Township 25 South, Range 36 East, City of Rockledge, Brevard County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 16, and run N. 89° 35' 03" W., a distance of 371.94 feet to the POINT OF BEGINNING; thence continue N. 89° 35' 03" W., along said North line, a distance of 225.00 feet; thence S. 00° 24' 57" W., a distance of 105.00 feet; thence S. 00° 24' 57" W., a distance of 105.00 feet; thence S. 00° 24' 57" W., a distance of 105.00 feet to a point on a Westerly line of EMERALD HILLS, UNIT ONE, recorded in Plat Book 37, Page 82 of the public records of Brevard County, Florida; thence N. 51° 34' 16" E., a distance of 105.00 feet; thence N. 38° 25' 44" W., along said Westerly line, a distance of 49.99 feet; thence N. 51° 34' 16" E., along said Westerly line, a distance of 50.00 feet; thence N. 38° 25' 44" W., along said Westerly line, a distance of 107.96 feet; thence N. 51° 34' 16" E., along said Westerly line, a distance of 32.45 feet; thence N. 00° 34' 07" E., along said Westerly line, a distance of 75.00 feet; thence N. 00° 24' 57" E., a distance of 100.00 feet; thence N. 22° 37' 06" W., along said Westerly line, a distance of 54.33 feet; thence N. 00° 24' 57" E., along said Westerly line, a distance of 105.00 feet to the POINT OF BEGINNING. Containing 4.209 acres.



### SURVEYOR'S NOTES

- - Indicates Permanent Reference Monuments
- - Indicates Permanent Control Points (disks labeled "Packard")
- A strip of land 5 feet in width along all side lot lines and 7.5 feet in width along all rear lot lines is hereby dedicated for the installation and maintenance of Public Utilities and Drainage, unless otherwise noted.
- Public Utility Easements dedicated hereon include installation and maintenance of Florida Power & Light Co. facilities and cable television services.
- The bearing structure of this record plat is based on SHIRLEY PARK, recorded in Plat Book 31, Page 68 of the public records of Brevard County, Florida.
- An amendment to the Declaration of Covenants and Restrictions applicable to all lots in this subdivision is being recorded in the public records of Brevard County, Florida concurrently with the recording of this plat.
- Maintenance of all Drainage Easements and the Drainage Retention Easement described shall be the responsibility of the Homeowners Association.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Brevard County, Florida.

"Buckingham at Levitt Park, Section Six, Part One"  
Plat Book 27, Page 37

Amendment to Restrictions on Bk 3174 pg 491.

**R.M. PACKARD & ASSOC., INC.**  
LAND SURVEYORS  
976 Brevard Avenue  
Rockledge, Florida 32955  
(407) 637-6333

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in  
**Emerald Hills, Unit Two**  
herby 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 for the perpetual use of the public, and City of Rockledge, and is in WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and the said Corporation to be affixed hereto on  
JANUARY 14, 1992  
By: *Boaz Bar-Navon*, President  
Attest: *Haim Bar-Navon*, Vice-President  
Signed and sealed in the presence of: *Robert M. Packard*

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on JANUARY 14, 1992  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
Boaz Bar-Navon and Haim Bar-Navon  
respectively President and Vice President  
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; hereto duly authorized, that the official seal of said corporation is duly affixed hereto; and that the said Dedication is the act and deed of said corporation.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

**NOTARY PUBLIC**  
My Commission Expires: FEBRUARY 27, 1993  
ROBERT M. PACKARD, P.L.S.

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 6, 1992 he has 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 177.472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated January 6, 1992  
*Robert M. Packard, P.L.S.* Registration No. 3867

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on JANUARY 22, 1992, the City Council of the City of Rockledge, FLORIDA approved the foregoing plat.  
*John J. Oates* Mayor  
*Robert 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 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 the foregoing plat was approved by the Planning and Zoning Commission of Brevard County, Florida.  
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 provisions of Chapter 177.472 Florida Statutes, and was filed for record and was filed for record on JANUARY 14, 1992. File No. 18204  
*R.C. WINDHAM*  
Clerk of the Circuit Court in and for Brevard County, Fla.

DRAWING NUMBER: 38-4

DRAWING NUMBER:

DRAWING NUMBER:

DRAWING NUMBER: