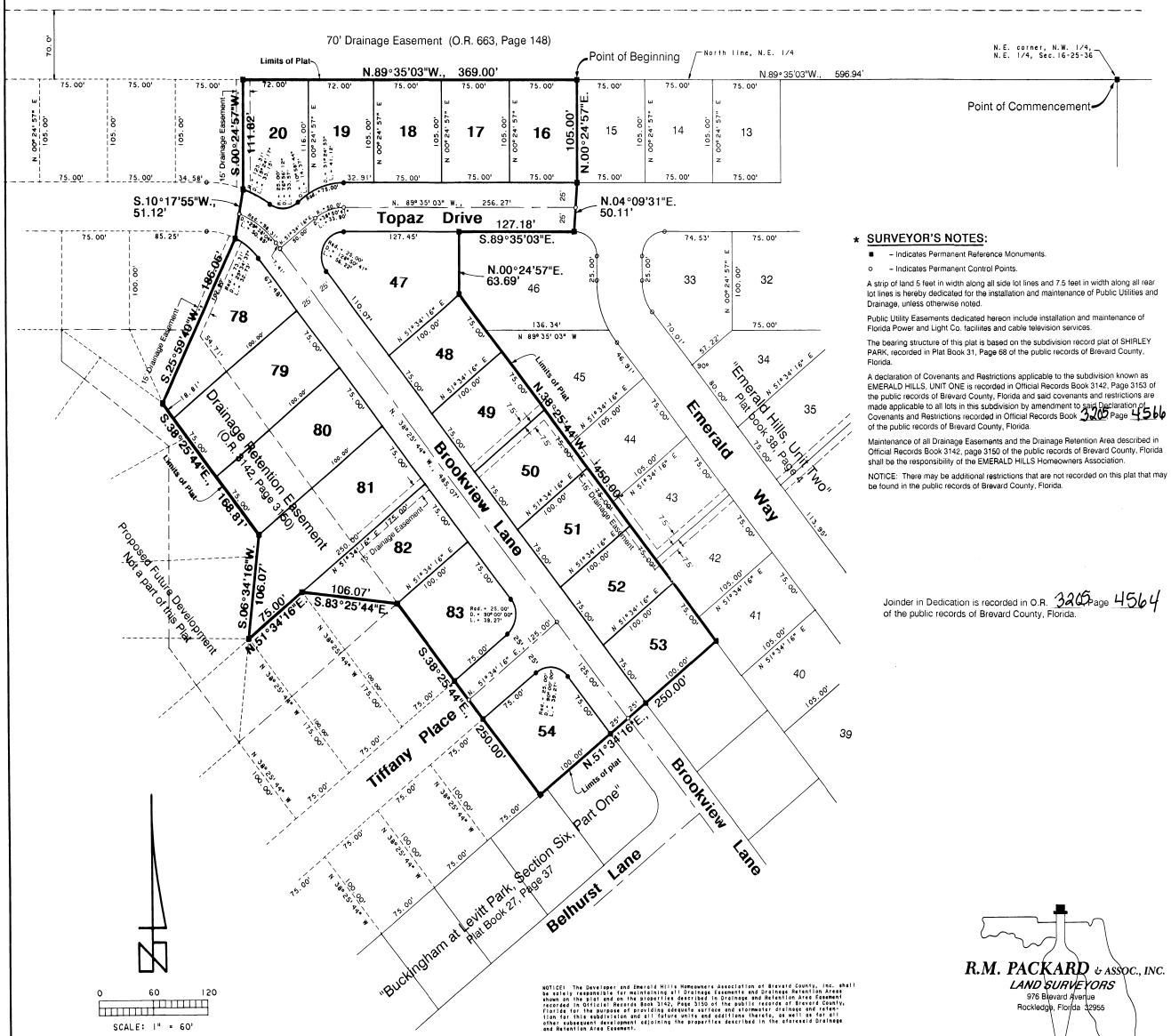
AF 52175

EMERALD HILLS ◦ UNIT THREE

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, Brevard County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16, and run N.89 35'03"W., along the North line of said section, a distance of 596.94 feet to the Northwest corner of EMERALD HILLS, UNIT TWO, recorded in Plat Book 38, Page 4 of the public records of Brevard County, Florida, the POINT OF BEGINNING; thence continue N.89 35'03"W., along said North line, a distance of 369.00 feet; thence S.00 24'57"W., a distance of 111.82 feet; thence S.10 17'55"W., a distance of 51.12 feet; thence S.25 59'40"W., a distance of 186.05 feet; thence S.38 25'44"E., a distance of 168.81 feet; thence S.06 34'16"W., a distance of 106.07 feet; thence N.51 34'16"E., a distance of 75.00 feet; thence S.83 25'44"E., a distance of 106.07 feet; thence S.38 25'44"E., a distance of 250.00 feet to a point on the North line of BUCKINGHAM AT LEVITT PARK, SECTION SIX, PART ONE, recorded in Plat Book 27, Page 37 of the public records of Brevard County, Florida; thence N.51 34'16"E., along said North line, a distance of 250.00 feet to a point on a Westerly line of aforesaid EMERALD HILLS, UNIT TWO; thence N.38 25'44"W., along said Westerly line, a distance of 450.00 feet to an angle point; thence N.00 24'57"E., along said Westerly line, a distance of 63.69 feet to an angle point; thence S.89 35'03"E., along said Westerly line, a distance of 127.18 feet to an angle point; thence N.04 09'31"E., along said Westerly line, a distance of 50.11 feet to an angle point; thence N.00 24'57"E., a distance of 105.00 feet to the POINT OF BEGINNING; containing 5.415 acres.



NOTICE: The Developer and Emerald Hills Homeowners Association of Brevard County, Inc. shall be solely responsible for maintaining all Drainage Easements and Drainage Retention Areas shown on the plat and on the properties described in Drainage and Retention Area Easement recorded in Official Records Book 3142, Page 3150 of the public records of Brevard County, Florida for the purpose of providing adequate surface and stormwater drainage and retention for this subdivision and all future units and additions thereto, as well as for all other subsequent development adjoining the properties described in the aforesaid Drainage and Retention Area Easement.

* SURVEYOR'S NOTES:

- ■ – Indicates Permanent Reference Monuments.
- o – Indicates Permanent Control Points.

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 and Light Co. facilities and cable television services.

The bearing structure of this plat is based on the subdivision record plat of SHIRLEY PARK, recorded in Plat Book 31, Page 68 of the public records of Brevard County, Florida.

A declaration of Covenants and Restrictions applicable to the subdivision known as EMERALD HILLS, UNIT ONE is recorded in Official Records Book 3142, Page 3153 of the public records of Brevard County, Florida and said covenants and restrictions are made applicable to all lots in this subdivision by amendment to said Declaration of Covenants and Restrictions recorded in Official Records Book 3205 Page 4566 of the public records of Brevard County, Florida.

Maintenance of all Drainage Easements and the Drainage Retention Area described in Official Records Book 3142, page 3150 of the public records of Brevard County, Florida shall be the responsibility of the EMERALD HILLS 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.

Joinder in Dedication is recorded in O.R. 3205 Page 4564 of the public records of Brevard County, Florida.

R.M. PACKARD & ASSOC., INC.
LAND SURVEYORS
976 Brevard Avenue
Rockledge, Florida 32955

PLAT BOOK 38 PAGE 21
SHEET 1 OF 1
SECTION 16 TWP. 25 S., RANGE 36 E.

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 Three

except Lots 52, 53, 54 and 83 shown on this plat hereby dedicates said lands and plat for the use and purposes therein expressed and dedicates all road, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes pathways, open spaces, other rights of way and easements shown hereon (*see notes on plat) to the perpetual use of the public and the CITY OF ROCKLEDGE.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on May 27, 1992.

Wentura Corp.
By: Boaz Bar-Navon
Boaz Bar-Navon, President
Attest:
Haim Bar-Navon, Vice-President

Signed and Sealed in the presence of:
Donna O'Neill
Everett Hinkle

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on MAY 27, 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 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.

Donna O'Neill
NOTARY PUBLIC DONNA O'NEILL
My Commission Expires DECEMBER 18, 1993

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, 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. Dated 5/27/92

Robert M. Packard Registration No. 3867

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JUNE 3, 1992 the CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA approved the foregoing plat.

John J. Cates
JOHN J. CATES MAYOR.
ATTEST: Mary E. Moist
MARY E. MOIST 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 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 6-2-92 at 11:02 AM File No. 1893324

C.C. Winstead, Jr.
Clerk of the Circuit Court
in and for Brevard County, Fla.
by Joyce Stallworth, DC