Pelican Harbour, Unit Three

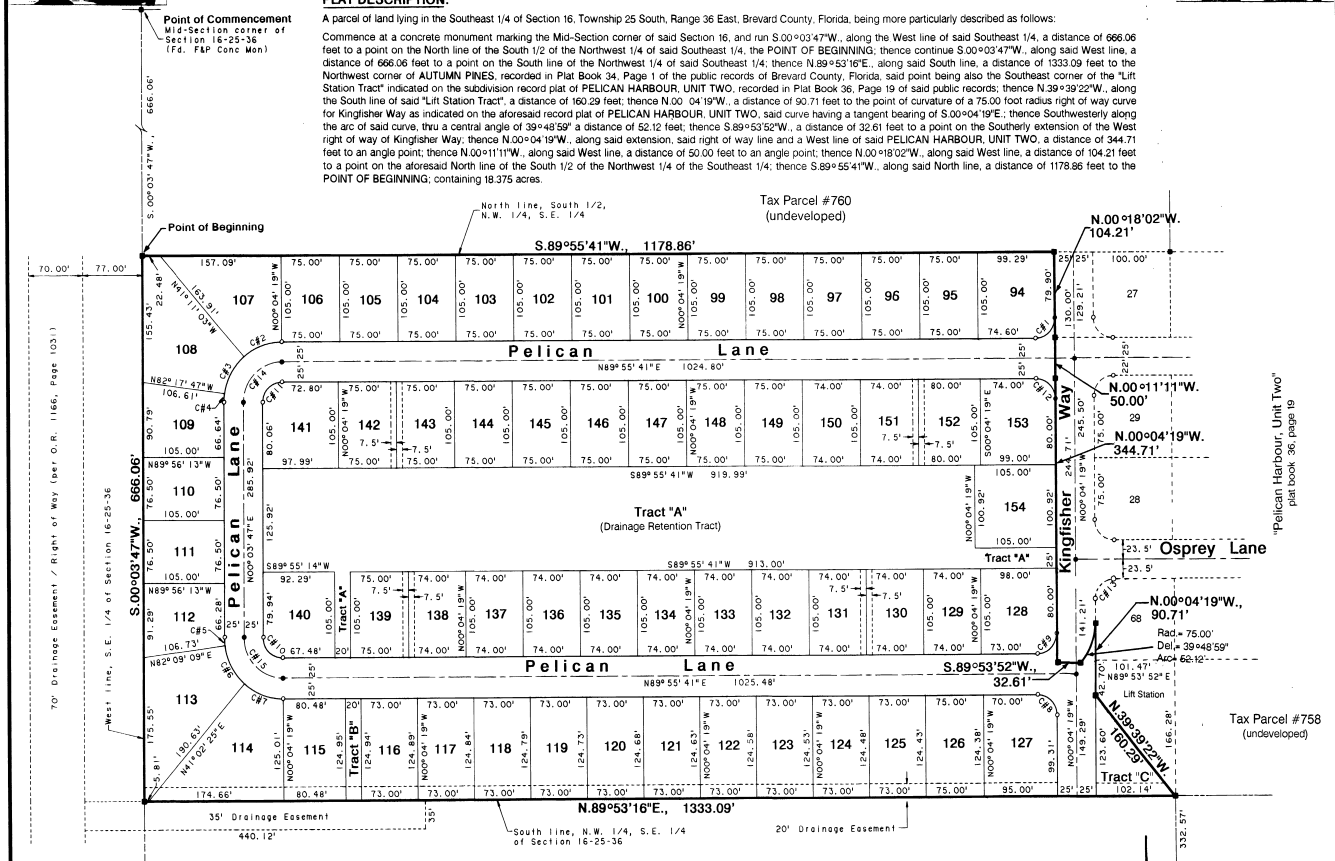
A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA

BEING ALSO A REPLAT OF A PORTION OF "PELICAN HARBOUR, UNIT TWO", RECORDED IN PLAT BOOK 36, PAGE 19

PLAT DESCRIPTION:

A parcel of land lying in the Southeast 1/4 of Section 16, Township 25 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Mid-Section corner of said Section 16, and run S.00°03'47"W., along the West line of said Southeast 1/4, a distance of 666.06 feet to a point on the North line of the South 1/2 of the Northwest 1/4 of said Southeast 1/4, the POINT OF BEGINNING; thence continue S.00°03'47"W., along said West line, a distance of 666.06 feet to a point on the South line of the Northwest 1/4 of said Southeast 1/4; thence N.89°53'16"E., along said South line, a distance of 1333.09 feet to the Northwest corner of AUTUMN PINES, recorded in Plat Book 34, Page 1 of the public records of Brevard County, Florida, said point being also the Southeast corner of the "Lift Station Tract" indicated on the subdivision record plat of PELICAN HARBOUR, UNIT TWO, recorded in Plat Book 36, Page 19 of said public records; thence N.39°39'22"W., along the South line of said "Lift Station Tract", a distance of 160.29 feet; thence N.00°04'19"W., a distance of 90.71 feet to the point of curvature of a 75.00 foot radius right of way curve for Kingfisher Way as indicated on the aforesaid record plat of PELICAN HARBOUR, UNIT TWO, said curve having a tangent bearing of S.00°04'19"E.; thence Southwesterly along the arc of said curve, thru a central angle of 39°48'59" a distance of 52.12 feet; thence S.89°53'52"W., a distance of 32.61 feet to a point on the Southerly extension of the West right of way of Kingfisher Way; thence N.00°04'19"W., along said extension, said right of way line and a West line of said PELICAN HARBOUR, UNIT TWO, a distance of 344.71 feet to an angle point; thence N.00°11'11"W., along said West line, a distance of 50.00 feet to an angle point; thence N.00°18'02"W., along said West line, a distance of 104.21 feet to a point on the aforesaid North line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4; thence S.89°55'41"W., along said North line, a distance of 1178.86 feet to the POINT OF BEGINNING; containing 18.375 acres.



Declaration of Covenants and Restrictions were originally recorded in Official Records Book 3005, Pages 1125 through 1138 of the public records of Brevard County, Florida and 1st amended in recording filed in Official Records Book 3008, Page 0350; and 2nd amended in recording filed in Official Records Book 3051, Page 2627; and 3rd amended in Official Records Book 3282, Page 2017. Now records the 4th amendment to the Declaration of Covenants and Restrictions in Official Records Book 3299, Page 1283 of the public records of Brevard County, Florida.

CURVE DATA:

Curve #1	Rad.= 25.00'	Del.= 90°13'42"	Arc= 39.37'	Tan.= 25.10'	N44°48'49"E	Chord= 35.43'
Curve #2	Rad.= 75.00'	Del.= 41°06'44"	Arc= 53.82'	Tan.= 28.13'	N69°22'19"E	Chord= 52.67'
Curve #3	Rad.= 75.00'	Del.= 41°06'44"	Arc= 53.82'	Tan.= 28.13'	N28°15'35"E	Chord= 52.67'
Curve #4	Rad.= 75.00'	Del.= 07°38'26"	Arc= 10.00'	Tan.= 5.01'	N03°53'00"E	Chord= 9.99'
Curve #5	Rad.= 75.00'	Del.= 07°54'38"	Arc= 10.35'	Tan.= 5.19'	N03°53'32"W	Chord= 10.35'
Curve #6	Rad.= 75.00'	Del.= 41°06'44"	Arc= 53.82'	Tan.= 28.13'	N28°24'13"W	Chord= 52.67'
Curve #7	Rad.= 75.00'	Del.= 41°06'44"	Arc= 53.82'	Tan.= 28.13'	N69°30'57"W	Chord= 52.67'
Curve #8	Rad.= 25.00'	Del.= 90°00'00"	Arc= 39.27'	Tan.= 25.00'	N45°04'19"W	Chord= 35.36'
Curve #9	Rad.= 25.00'	Del.= 90°00'00"	Arc= 39.27'	Tan.= 25.00'	N44°55'41"E	Chord= 35.36'
Curve #10	Rad.= 25.00'	Del.= 90°08'06"	Arc= 39.33'	Tan.= 25.06'	N45°00'16"W	Chord= 35.40'
Curve #11	Rad.= 25.00'	Del.= 89°51'54"	Arc= 39.21'	Tan.= 24.94'	N44°59'44"E	Chord= 35.31'
Curve #12	Rad.= 25.00'	Del.= 90°00'00"	Arc= 39.27'	Tan.= 25.00'	N45°04'19"W	Chord= 35.36'
Curve #13	Rad.= 25.00'	Del.= 89°59'59"	Arc= 39.27'	Tan.= 25.00'	N44°55'41"E	Chord= 35.36'
Curve #14	Rad.= 50.00'	Del.= 89°51'54"	Arc= 78.42'	Tan.= 49.88'	N44°59'44"E	Chord= 70.63'
Curve #15	Rad.= 50.00'	Del.= 90°08'06"	Arc= 78.66'	Tan.= 50.12'	N45°00'16"W	Chord= 70.79'

Joinder in Dedication: O.R. _____, Page _____
O.R. _____, Page _____

Restrictions: O.R. _____, Page _____

*** SURVEYOR'S NOTES:**

- ■ - Indicates Permanent Reference Monuments LB 2686 set or found.
- ● - 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.

A strip of land 10 feet in width adjacent to all road rights of way is hereby dedicated for the installation and maintenance of Florida Power and Light Co. facilities and other utilities.

Dashed lines along certain side lot lines indicate Drainage Easements which are 15 feet in width, lying 7.5 feet either side of the lot line.

Public Utility Easements dedicated hereon include the installation and maintenance of Florida Power & Light Co. facilities and cable television services.

Tracts "A" and "B" are Drainage Retention Tracts to be deeded to, maintained by and the responsibility of the "Pelican Harbour Homeowners Association".

Tract "C" is an "Open Space" to be deeded to, maintained by and the responsibility of the "Pelican Harbour Homeowners Association".

The bearing structure of this plat is based on the subdivision record plat of PELICAN HARBOUR, UNIT TWO, recorded in Plat Book 36, Page 19 of the public records of Brevard County, Florida. Specifically, the right of way line of Osprey Lane = a bearing of S.89°55'41"W.

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.

R.M. PACKARD & ASSOC., INC.
LAND SURVEYORS
976 Brevard Avenue
Rockledge, Florida 32955
Tel.: (407) 632-6336 * Fax: (407) 631-7392

PLAT BOOK 39 PAGE 24
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:

Pelican Harbour, Unit Three

dedicates said lands and plat for the use and purposes therein expressed and dedicates all roads, 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 its officers named below and it's corporate seal to be affixed hereto on MAY 28, 1993

Lennar Homes, Inc.

By: M. E. Saleda
M.E. Saleda, Vice-President

Attest: Kathleen E. Sierra
Kathleen E. Sierra, Assistant Secretary

(Corp. Seal)

Signed and sealed in the presence of:

Janet S. English
Jill A. Lopez

Janet S. English
Jill A. Lopez

STATE OF FLORIDA **COUNTY OF BREVARD**

THIS IS TO CERTIFY, That on MAY 28, 1993 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

M.E. Saleda and **Kathleen E. Sierra**

respectively, **Vice-President** and **Assistant Secretary** 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.

Janet S. English
NOTARY PUBLIC
MY COMMISSION EXPIRES: JANET S. ENGLISH NOTARY PUBLIC STATE OF FLORIDA MY COMM. EXP. JUL 16, 1996

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 20, 1988** 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 and #472 Florida Statutes; and that said land is located in Brevard County, Florida.

Dated: May 27, 1993

R.M. Packard
Robert M. Packard, P.L.S. Registration No. #3867

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JUNE 16, 1993 the **CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA** approved the foregoing plat.

Joe Lee Smith
JOE LEE SMITH ~~John J. Gates, Mayor~~ VICE MAYOR

Betsi Beatty-Moist
Betsi Beatty-Moist, City Clerk

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 JUNE 18, 1993 at P.M. 4:40 File No. 2101681

Sandy Crawford C.M.
Clerk of the Circuit Court
in and for Brevard County, Florida D.C.