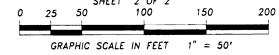


# SUNTREE BAY

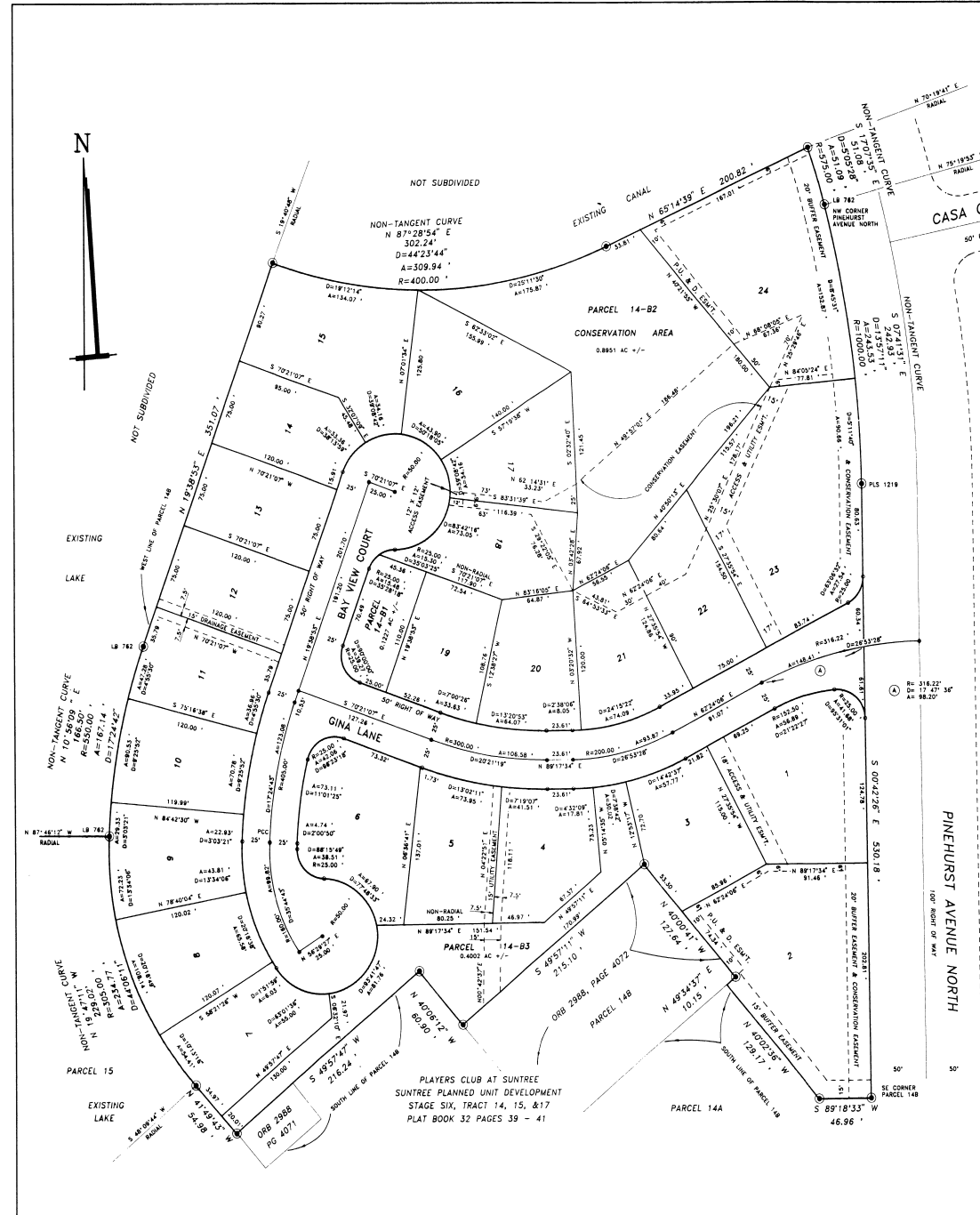
SUNTREE PLANNED UNIT DEVELOPMENT  
 STAGE 6, TRACT 14  
 A PORTION OF  
 A RESUBDIVISION OF  
 PARCEL 14-B, PLAYERS CLUB AT SUNTREE  
 SUNTREE PLANNED UNIT DEVELOPMENT  
 STAGE SIX, TRACTS 14, 15 & 17, PLAT BOOK 32, PAGES 39-41  
 SECTIONS 11 & 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST  
 BREVARD COUNTY, FLORIDA

SCALE 1" = 50' DECEMBER 1993



NOTICE:  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE RECORDED ELSEWHERE IN THE PUBLIC RECORDS OF BREVARD COUNTY.  
 BREVARD COUNTY SHALL BE ALLOWED ACCESS ON PRIVATELY OWNED ACCESS EASEMENTS TO INSURE THE POLICE AND FIRE PROTECTION OF THE AREA TO MEET EMERGENCY NEEDS, TO CONDUCT COUNTY SERVICES, AND TO GENERALLY INSURE THE HEALTH AND SAFETY OF THE RESIDENTS OF SUNTREE BAY.

- SURVEYORS' NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT SET (PRM 2412) OR FOUND WITH DESIGNATION.
  - DENOTES PERMANENT CONTROL POINT (PLS 2412).
  - BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF PINEHURST AVENUE NORTH AS N 00°42'26" W AS SHOWN ON THE PLAT OF PLAYERS CLUB AT SUNTREE, SUNTREE PLANNED UNIT DEVELOPMENT, STAGE SIX, TRACTS 14, 15, & 17 PER PLAT BOOK 32 PAGES 39 THRU 41.
  - ALL LOTS BORDERING ON PINEHURST AVENUE NORTH HAVE ACCESS LIQUID TO THE INTERIOR STREETS WITHIN SUNTREE BAY.
  - THERE IS HEREBY DEDICATED A 6.00 FOOT EASEMENT ALONG ALL SIDE LOT LINES AND A 10.00 FOOT EASEMENT ALONG ALL REAR LOT LINES FOR PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN.
  - THERE IS HEREBY DEDICATED A 10.00 FOOT EASEMENT ADJACENT TO THE STREET RIGHTS OF WAY ALONG ALL LOTS AND TRACTS FOR PUBLIC UTILITIES.
  - THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER & LIGHT, SOUTHERN BELL AND CABLE TELEVISION SERVICES.
  - PARCELS 14-81 AND 14-83 ARE DEDICATED TO THE SUNTREE BAY HOMEOWNERS ASSOCIATION FOR USE AS STORMWATER RETENTION AND WET-DETENTION LAKE AREAS RESPECTIVELY.
  - PARCEL 14-82 IS DEDICATED TO THE SUNTREE BAY HOMEOWNERS ASSOCIATION AS A CONSERVATION AREA.
  - THE AREAS DESIGNATED AS CONSERVATION EASEMENTS ARE CONSIDERED SCRUB-JAY HABITAT BY THE DEPARTMENT OF INTERIOR U.S. FISH AND WILDLIFE SERVICE AND AS SUCH ARE TO REMAIN IN THEIR NATURAL STATE, FOR FURTHER CONDITIONS REFER TO THE DECLARATION OF GOVERNANTS AND RESTRICTIONS FOR SUNTREE BAY.
  - FOR JOINER IN DEDICATION SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
  - FOR DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUNTREE BAY SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
  - WHERE APPLICABLE ALL LINES ARE RADIAL UNLESS DENOTED NON-RADIAL.
  - EASEMENTS THROUGH PARCEL 14B CONTAINED ENTIRELY WITHIN THE BOUNDARIES OF THIS PLAT HAVE BEEN VACATED BY BREVARD COUNTY.
  - P. U. & D. ESM.T. DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.



REPORT NO. 1  
 SUNTREE PLANNED UNIT DEVELOPMENT  
 STAGE FOURTEEN, TRACT TEN, UNIT FOUR  
 PLAT BOOK 34 PAGE 13