

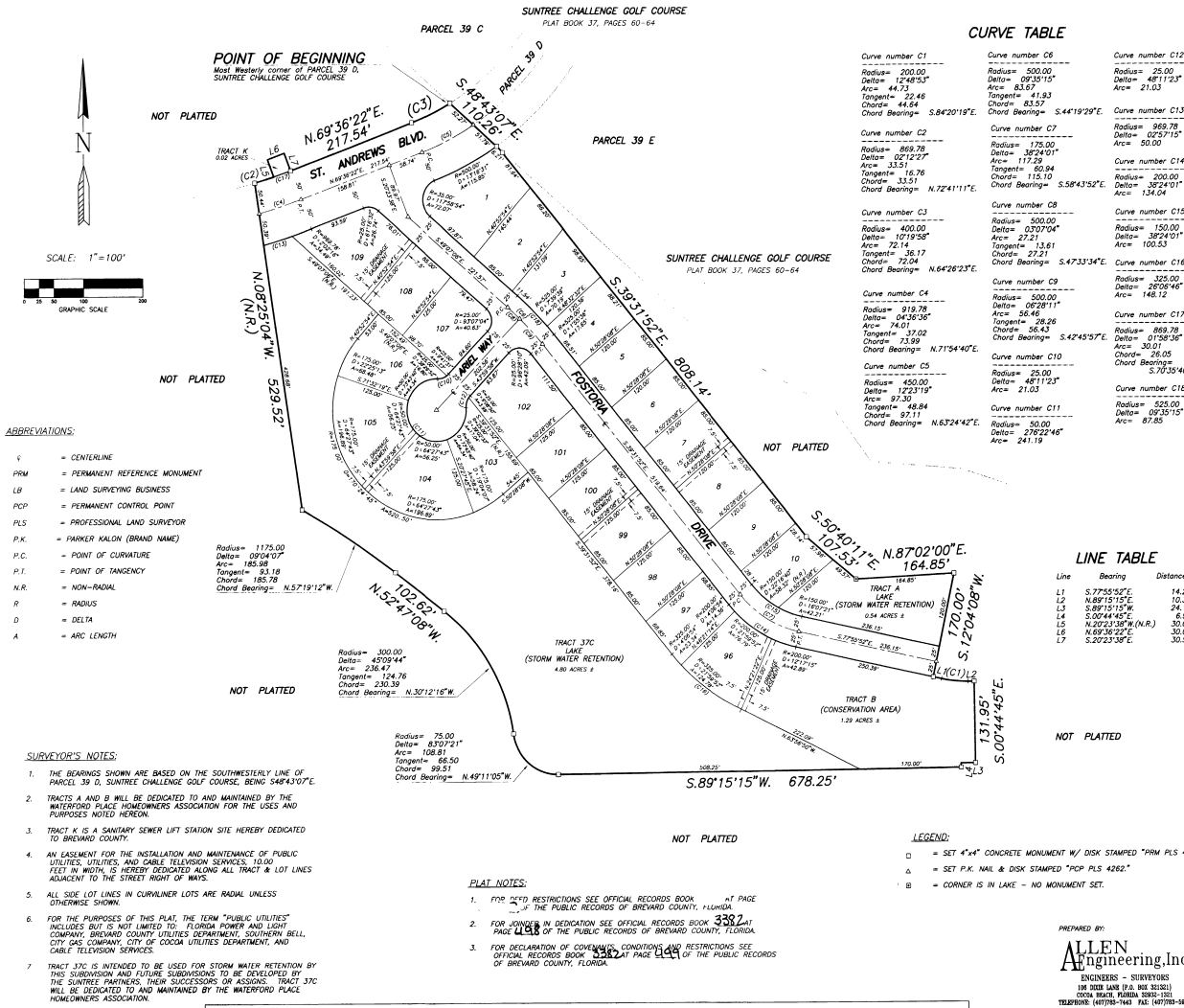
# WATERFORD PLACE, UNIT ONE

**A SUBDIVISION OF A PORTION OF SUNTREE P.U.D. TRACTS 37 AND 37C,  
BEING A PORTION OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA**

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the most Westerly corner of PARCEL 39 D, SUNTREE CHALLENGE GOLF COURSE, according to the plat thereof as recorded in Plat Book 37, Pages 60 through 64 of the Public Records of Brevard County, Florida; thence S 48°43'07" E, along the Southwesterly line of said PARCEL 39 D and along the Southwesterly line of PARCEL 39 E, as shown on said Plot, a distance of 110.26 feet; thence S 39°31'52" E, a distance of 808.14 feet; thence S 50°40'11" E, a distance of 107.53 feet; thence N 87°02'00" E, a distance of 164.85 feet; thence S 12°04'08" W, a distance of 170.00 feet; thence S 77°55'52" E, a distance of 14.24 feet, to the point of curvature of a curve, concave Northwesterly, having a radius of 200.00 feet and a central angle of 124°05'15"; thence Easterly, along the arc of said curve to the left, a distance of 44.23 feet, to a point of tangency; thence N 88°12'12" E, a distance of 10.37 feet; thence S 00°44'45" E, a distance of 131.95 feet; thence S 89°15'15" W, a distance of 24.17 feet; thence S 00°44'45" E, a distance of 6.95 feet; thence S 89°15'15" W, a distance of 678.25 feet, to the point of curvature of a curve, concave Northwesterly, having a radius of 73.00 feet and a central angle of 45°09'44"; thence Northwesterly, along the arc of said curve to the left, a distance of 108.81 feet, to a point of reverse curvature with a curve, concave Southwesterly, having a radius of 300.00 feet and a central angle of 45°09'44"; thence Northwesterly, along the arc of said curve to the left, a distance of 236.47 feet, to a point of tangency; thence N 52°47'08" W, a distance of 102.62 feet, to the point of curvature of a curve, concave Southwesterly, having a radius of 1175.00 feet and a central angle of 09°04'07"; thence Northwesterly, along the arc of said curve to the left, a distance of 185.98 feet, to a point of intersection with a non-tangent line; thence N 68°25'04" W, a distance of 529.52 feet, to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 869.78 feet and a central angle of 02°12'27"; thence Easterly, along the arc of said curve to the left, a distance of 33.51 feet, (said arc subtended by a chord which bears N 72°41'11" E, for 33.51 feet), to a point of intersection with a non-tangent line; thence N 20°23'38" W, a distance of 50.00 feet; thence N 69°36'22" E, a distance of 30.00 feet; thence S 02°23'38" E, a distance of 30.52 feet; thence N 69°36'22" E, a distance of 217.54 feet, to the point of curvature of a curve, concave Northwesterly, having a radius of 400.00 feet and a central angle of 107°19'58"; thence Easterly, and Northwesterly, along the arc of said curve to the left, a distance of 72.14 feet, to the POINT OF BEGINNING.

Containing 15.95 acres, more or less.



PLAT BOOK 40 PAGE 24  
SHEET 1 OF 1  
SECTION 23, TWP. 26 S., RANGE 36 E.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner...in fee simple of the lands described in  
**WATERFORD PLACE, UNIT ONE**  
herely dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, thoroughfares, drainage easements, utility easements, and other rights of way, and easements shown hereon to the perpetual use of the public.  
IN WITNESS WHEREOF, the undersigned  
herunto set his hand and seal on this 13 day of December, 1993.  
The Suntree Partners, a General Partnership by  
Charles Boyd Development, Inc. as Managing General Partner by  
Charles Boyd, President  
2 Suntree Place  
Melbourne, Florida 32940  
Signed and sealed in the presence of:  
*Charles Boyd* *Robert Salmon*

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on December 13, 1993, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Charles Boyd

to me known to be the person...described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have herunto set my hand and seal on the above date.  
*Robert Salmon*  
NOTARY PUBLIC  
My Commission Expires 09/29/97

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 13 day of December, 1993, 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 therein as required by Chapter 177, Florida Statutes, and that said land is in Brevard County, Florida. Dated 13 day of December, 1993.  
Registration No. 4262  
*Robert Salmon*

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 13 day of December, 1993, the foregoing plat was approved by the following person:  
\_\_\_\_\_  
MAYOR  
CITY CLERK

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT the Board of County Commissioners herely 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  
*Judy Crawford*  
Clerk of the Board  
*Joyce Steinhilber*

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 13 day of December, 1993, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Chairman of the Board  
*Judy Crawford*  
Clerk of the Board  
*Joyce Steinhilber*

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 13 day of December, 1993, the Zoning Commission of the above named approved the foregoing plat.  
*Richard Lee*  
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 April 7, 1994 at 5:24 P.M.  
Clerk of the Circuit Court  
*Judy Crawford*  
in and for Brevard County, Florida

PREPARED BY:  
**ALLEN**  
Engineering Inc.  
ENGINEERS - SURVEYORS  
100 SHORE LANE (P.O. BOX 3838)  
Cocoa Beach, Florida 32931  
TELEPHONE: (407)781-7442 FAX: (407)781-7462

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.