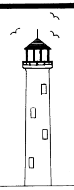


# HARBOUR LIGHTS PHASE II

## A REPLAT OF TRACT F HARBOUR LIGHTS PHASE I

### SECTIONS 2 & 3, TOWNSHIP 27 SOUTH, RANGE 37 EAST CITY OF INDIAN HARBOUR BEACH, COUNTY OF BREVARD, FLORIDA

PLATBOOK 40 PAGE 33
SHEET 1 OF 1
SECTION 2 TWP. 27 S., RANGE 37 E.

**LEGAL DESCRIPTION:**

ALL OF TRACT F HARBOUR LIGHTS PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 38, PAGE 34, OF THE PUBLIC RECORDS, OF BREVARD COUNTY, FLORIDA.
Containing 7.19 acres, more or less.

**NOTES:**

1. ROADS AND STREETS: ALL ROADS AND STREETS WITHIN THE BOUNDARIES OF THIS PLAT ARE, (A) PRIVATE IN NATURE, (B) NOT DEDICATED TO THE PUBLIC; PROVIDED, HOWEVER, THAT PUBLIC UTILITY AND EMERGENCY VEHICLES SHALL BE PERMITTED USE OF SAID PRIVATE ROADWAYS AND STREETS, AND (C) SHALL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

2. THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:
   A. A 10 FOOT UTILITY EASEMENT FOR THE INSTALLATION OF F.P.&L. AND OTHER UTILITIES ALONG THE FRONT OF ALL LOTS.
   B. A 7.5 FOOT PUBLIC UTILITIES AND PRIVATE DRAINAGE EASEMENT ALONG THE SIDE LINES OF ALL LOTS UNLESS OTHERWISE NOTED.
   C. ALL PRIVATE ROADWAYS AND STREETS SHALL ALSO BE EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE.

3. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A SINGLE BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE EASEMENTS.

5. INGRESS AND EGRESS TO THIS SUBDIVISION IS VIA LANSING ISLAND DRIVE, A PRIVATE ROAD IN LANSING ISLAND SUBDIVISION, AS RECORDED IN PLAT BOOK 36, PAGE 13 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AS PRESCRIBED BY O.R.B. 3214 PAGE 4304.

6. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE NORTH LINE OF LANSING ISLAND (PLAT BOOK 36, PG 13) BEING SOUTH 89°54'51" WEST.

7. SIDE LOT LINES ARE NOT RADIAL EXCEPT AS NOTED.

8. FOR PROTECTIVE COVENANTS AND DEED RESTRICTIONS SEE O.R.B. 3214 PAGE 4320 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

9. FOR JOINDERS IN DEDICATION SEE
O.R.B. 3214, PG. 4378; O.R.B. 3214 PG. 4325;
O.R.B. ______, PG. ______; O.R.B. ______ PG. ______;
O.R.B. 3214, PG. 4328; O.R.B. ______ PG. ______;

**LEGEND:**

- ● = PERMANENT CONTROL POINT SET (PCP PLS 5060)
- ○ = PERMANENT CONTROL POINT FOUND (PCP PLS 5060)
- ■ = PERMANENT REFERENCE MONUMENT SET (PRM PLS 5060)
- □ = PERMANENT REFERENCE MONUMENT FOUND (PRM PLS 5060)
- ◪ = PERMANENT REFERENCE MONUMENT FOUND (PRM LB 4403)

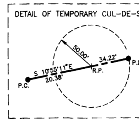
PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.
SATELLITE BEACH PROFESSIONAL CENTER
1275 SOUTH PATRICK DRIVE, SUITE H
SATELLITE BEACH, FLORIDA, 32937-3955
PHONE (407) 773-4323
CLIENT NUMBER: 1609-7
DRAWING NUMBER: HL2-PLT.DWG
DRAWN BY: J.M.M.

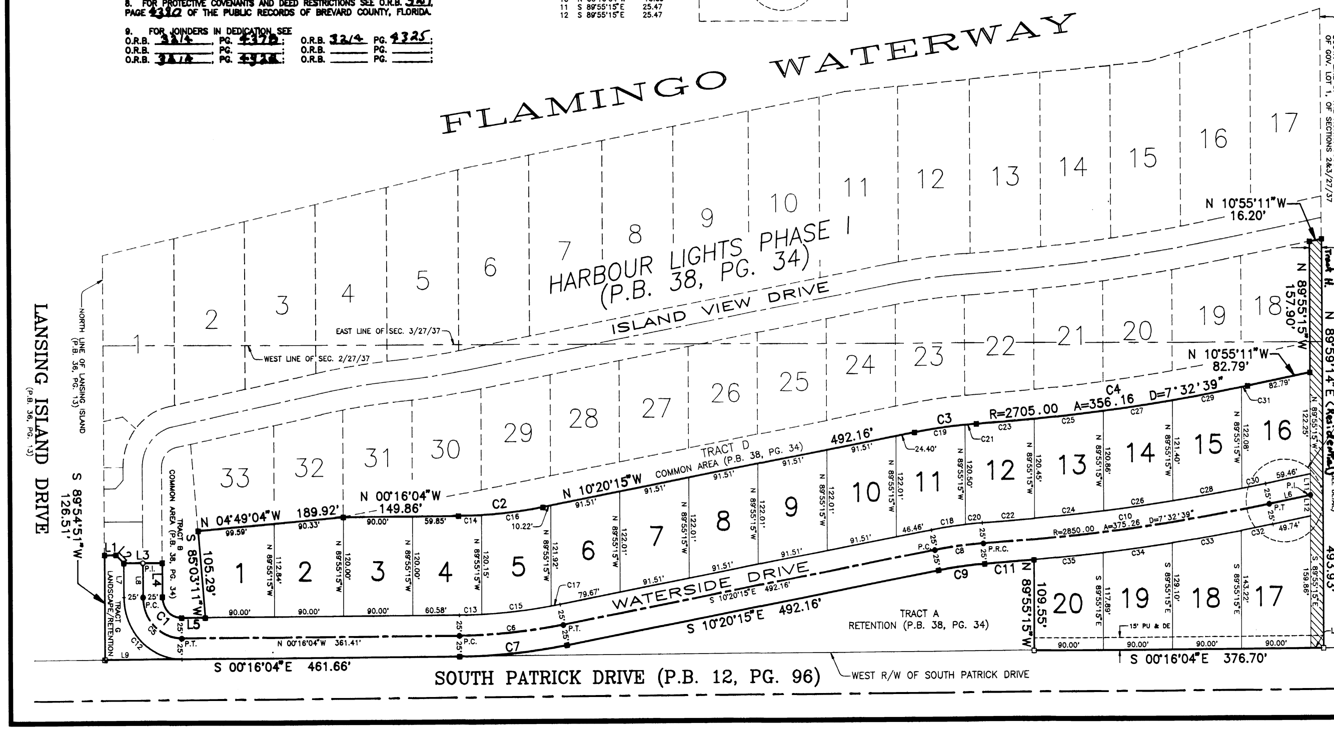
*NOTICE:*
*THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.*

SCALE IN FEET (80 40 0 80 160 240)
SCALE: 1" = 80'

| CURVE | DELTA | RADIUS | ARC | CHORD | TANGENT | CHORD BRG |
|---|---|---|---|---|---|---|
| 1 | 90°10'55" | 25.00 | 39.35 | 35.41 | 25.08 | N 44°49'23"E |
| 2 | 10°04'11" | 630.00 | 110.72 | 110.58 | 55.50 | N 05°18'10"W |
| 3 | 6°57'43" | 670.00 | 81.41 | 81.36 | 40.75 | S 06°51'24"E |
| 4 | 7°32'39" | 2705.00 | 356.16 | 355.91 | 178.34 | N 07°08'52"W |
| 5 | 90°10'55" | 50.00 | 78.70 | 70.82 | 50.16 | N 44°49'23"E |
| 6 | 10°04'11" | 775.00 | 136.21 | 136.03 | 68.28 | N 05°18'10"W |
| 7 | 10°04'11" | 800.00 | 140.60 | 140.42 | 70.48 | N 05°18'10"W |
| 8 | 6°57'43" | 525.00 | 63.79 | 63.75 | 31.93 | S 06°51'24"E |
| 9 | 6°57'43" | 500.00 | 60.75 | 60.72 | 30.41 | S 06°51'24"E |
| 10 | 7°32'39" | 2850.00 | 375.26 | 374.99 | 187.90 | N 07°08'52"W |
| 11 | 1°16'51" | 2875.00 | 64.27 | 64.26 | 32.13 | N 04°00'58"W |
| 12 | 90°10'55" | 75.00 | 118.05 | 106.23 | 75.24 | N 44°49'23"E |
| 13 | 2°14'54" | 750.00 | 29.43 | 29.43 | 14.72 | N 01°23'31"W |
| 14 | 2°44'36" | 630.00 | 30.16 | 30.16 | 15.08 | N 01°38'22"W |
| 15 | 6°55'06" | 750.00 | 90.56 | 90.50 | 45.34 | N 05°58'31"W |
| 16 | 7°19'36" | 630.00 | 80.56 | 80.50 | 40.33 | N 06°40'28"W |
| 17 | 0°54'11" | 750.00 | 11.82 | 11.82 | 5.91 | N 09°53'10"W |
| 18 | 4°39'48" | 550.00 | 44.76 | 44.75 | 22.39 | S 08°00'21"E |
| 19 | 5°41'47" | 670.00 | 66.61 | 66.58 | 33.33 | S 07°29'22"E |
| 20 | 2°17'55" | 550.00 | 22.06 | 22.06 | 11.03 | S 04°31'30"E |
| 21 | 1°15'56" | 670.00 | 14.80 | 14.80 | 7.40 | S 04°00'31"E |
| 22 | 1°22'59" | 2825.00 | 68.19 | 68.19 | 34.10 | N 04°04'02"W |
| 23 | 1°35'53" | 2705.00 | 75.45 | 75.45 | 37.73 | N 04°10'29"W |
| 24 | 1°50'05" | 2825.00 | 90.46 | 90.46 | 45.23 | N 05°40'34"W |
| 25 | 1°53'58" | 2705.00 | 89.67 | 89.67 | 44.84 | N 05°55'25"W |
| 26 | 1°50'30" | 2825.00 | 90.80 | 90.80 | 45.40 | N 07°30'51"W |
| 27 | 1°55'29" | 2705.00 | 90.87 | 90.87 | 45.44 | N 07°51'12"W |
| 28 | 1°51'02" | 2825.00 | 91.24 | 91.24 | 45.62 | N 09°21'37"W |
| 29 | 1°56'06" | 2705.00 | 91.35 | 91.35 | 45.68 | N 09°47'00"W |
| 30 | 0°38'04" | 2825.00 | 31.28 | 31.28 | 15.64 | N 10°36'10"W |
| 31 | 0°10'09" | 2705.00 | 7.98 | 7.98 | 3.99 | N 10°50'07"W |
| 32 | 0°50'05" | 2875.00 | 41.88 | 41.88 | 20.94 | N 10°30'09"W |
| 33 | 1°49'02" | 2875.00 | 91.19 | 91.19 | 45.60 | N 09°10'35"W |
| 34 | 1°48'32" | 2875.00 | 90.77 | 90.76 | 45.39 | N 07°21'48"W |
| 35 | 1°48'09" | 2875.00 | 90.44 | 90.44 | 45.22 | N 05°33'28"W |

| LINE | BEARING | DISTANCE |
|---|---|---|
| 1 | S 00°00'03"W | 15.00 |
| 2 | N 44°57'27"E | 14.15 |
| 3 | N 00°05'09"W | 50.00 |
| 4 | N 89°54'51"E | 41.15 |
| 5 | N 00°16'04"W | 30.84 |
| 6 | N 10°55'11"W | 54.60 |
| 7 | N 89°54'51"E | 41.15 |
| 8 | N 89°54'51"E | 41.15 |
| 9 | S 00°16'04"E | 100.24 |
| 10 | N 00°16'04"W | 16.69 |
| 11 | S 89°55'15"E | 25.47 |
| 12 | S 89°55'15"E | 25.47 |




## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being owner in fee simple of the lands described in **HARBOUR LIGHTS PHASE II**

Hereby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and an easement for the maintenance of utilities as described in the surveyors notes. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets and other easements and common areas be privately owned and maintained and that the public and Brevard County have no right or interest therein.

IN WITNESS WHEREOF has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on 4-13-94

By [signature]
DAVID T. McWILLIAMS, President
Attest: [signature]
DAVID T. McWILLIAMS, Secretary

SANDY POINT LAND DEVELOPMENT CORP.
1790 HIGHWAY A-1-A
SATELLITE BEACH, FLA. 32937

Signed and sealed in the presence of [signature] [signature]

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY That on April 18, 1994 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared DAVID T. McWILLIAMS and DAVID T. McWILLIAMS respectively AS President and 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
Mary Ann Evans #CC229664
NOTARY PUBLIC, STATE OF FLORIDA Commission number
My Commission Expires Sept 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 DECEMBER 22, 1993 he completed the survey of the lands 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 hereon as required by Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Dated 4/4/94

[signature] Registration no. 5060
JONATHAN M. MOTT P.L.S.

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on 4/18/94 the Indian Harbour City Council approved the foregoing plat.
Steve Hand MAYOR
ATTEST Ruth H. Grigsby 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.

ATTEST: ______ Chairman of the Board
______ 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.

ATTEST: ______ Chairman of the Board
______ 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 April 22, 1994 at 4:43 P.M. File No. 351187
Sandy Crawford By: Alice M. Peterson DC
Clerk of the Circuit Court in and for Brevard County, FLA.