

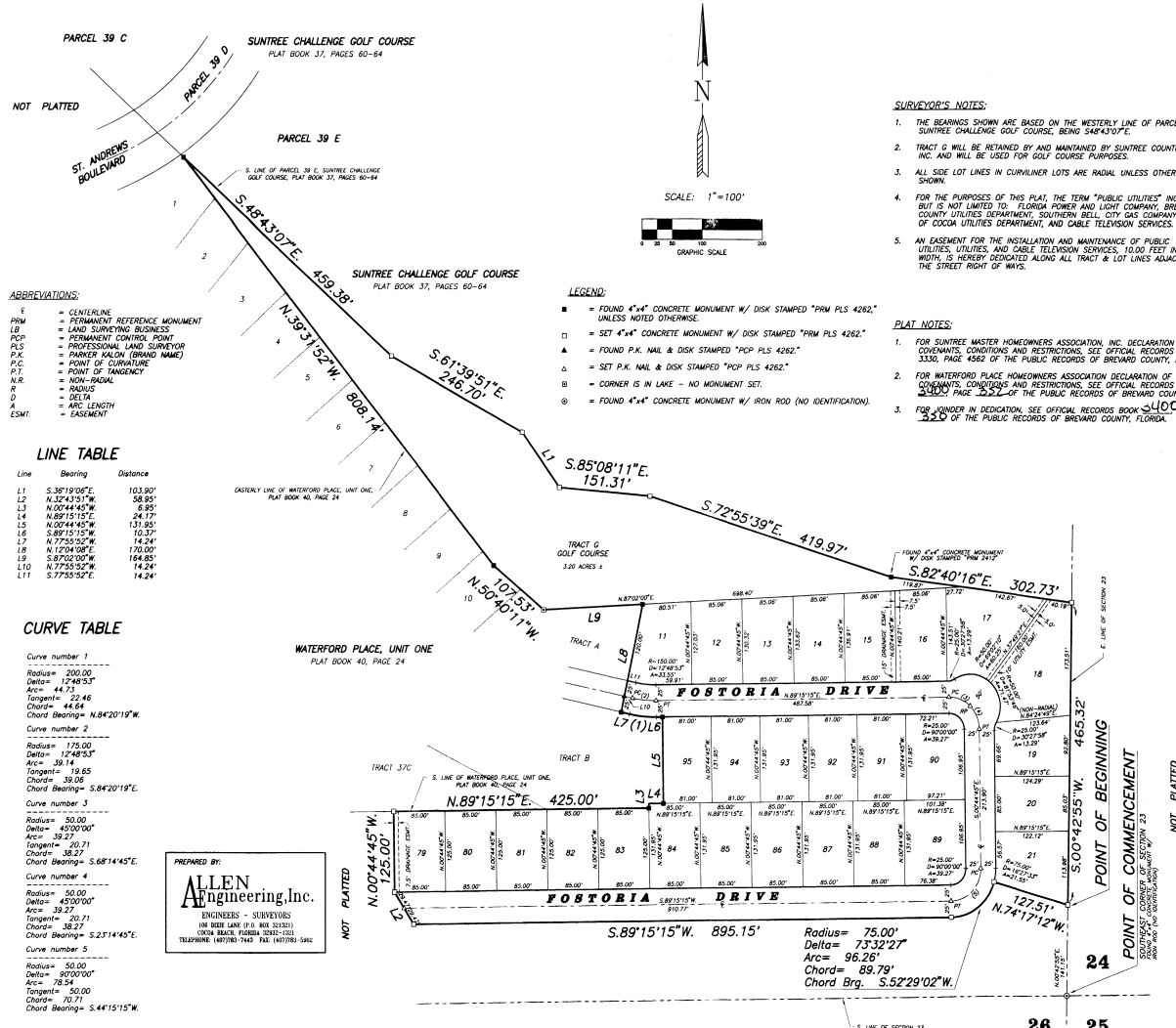
# WATERFORD PLACE, UNIT THREE

**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:

Commence at the Southeast corner of said Section 23; thence N 00°42'55" E, along the East line of said Section 23, a distance of 141.15 feet, to the POINT OF BEGINNING of the herein described parcel; thence N 74°17'12" W, a distance of 127.51 feet, to a point of intersection with a non-tangent curve, concave Northwestward, having a radius of 75.00 feet and a central angle of 73°32'27"; thence Southwestward, along the arc of said curve to the right, a distance of 96.26 feet, (said arc subtended by a chord which bears S 52°29'02" W, for 89.79 feet) to a point of tangency; thence S 89°15'15" W, a distance of 895.15 feet; thence N 32°43'31" W, a distance of 58.95 feet; thence N 00°44'45" W, a distance of 125.00 feet, to a point on the South line of WATERFORD PLACE, UNIT ONE, according to the plat thereof as recorded in Plat Book 40, Page 24 of the Public Records of Brevard County, Florida; thence the following eleven courses along the Southern and Eastern lines of said Parcel 39 E, a distance of 425.00 feet; (1) N 89°15'15" E, a distance of 425.00 feet; (2) N 00°44'45" W, a distance of 6.95 feet; (3) N 89°15'15" E, a distance of 24.17 feet; (4) N 00°44'45" W, a distance of 131.95 feet; (5) S 89°15'15" W, a distance of 10.37 feet, to the point of curvature of a curve, concave Northerly, having a radius of 200.00 feet and a central angle of 12°48'53"; (6) Westerly, along the arc of said curve to the right, a distance of 44.73 feet, to a point of tangency; (7) N 77°55'52" W, a distance of 14.24 feet; (8) N 12°04'08" E, a distance of 170.00 feet; (9) S 87°02'00" W, a distance of 164.85 feet; (10) N 50°40'11" W, a distance of 107.53 feet; (11) N 39°31'52" W, a distance of 808.14 feet, to a point on the Southern line of PARCEL 39 E, 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 the following six courses along the Southern lines of said PARCEL 39 E: (1) S 48°43'07" E, a distance of 459.38 feet; (2) S 61°39'51" E, a distance of 246.70 feet; (3) S 36°19'08" E, a distance of 103.90 feet; (4) S 85°08'11" E, a distance of 151.31 feet; (5) S 72°55'39" E, a distance of 419.97 feet; (6) S 82°40'16" E, a distance of 302.73 feet, to a point on the East line of said Section 23; thence S 00°42'55" W, along the East line of said Section 23, a distance of 465.32 feet, to the POINT OF BEGINNING.

Containing 12.80 acres, more or less.



**ABBREVIATIONS:**

- ± = CENTERLINE
- ±± = PERMANENT REFERENCE MONUMENT
- LB = LAND SURVEYING BUSINESS
- PCP = PROFESSIONAL CONTROL POINT
- PLS = PROFESSIONAL LAND SURVEYOR
- PK = PARKER PALON (BRAND NAME)
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- N.B. = NORTH-SOUTH
- R = RADIUS
- D = DISTANCE
- A = ARC LENGTH
- CSM = CURVATURE

**LINE TABLE**

| Line | Bearing        | Distance |
|------|----------------|----------|
| L1   | S. 89°15'15" E | 103.90'  |
| L2   | N. 32°43'31" W | 58.95'   |
| L3   | N. 00°44'45" W | 6.95'    |
| L4   | N. 89°15'15" E | 24.17'   |
| L5   | N. 00°44'45" W | 131.95'  |
| L6   | S. 89°15'15" W | 10.37'   |
| L7   | N. 77°55'52" W | 14.24'   |
| L8   | N. 12°04'08" E | 170.00'  |
| L9   | S. 87°02'00" W | 164.85'  |
| L10  | N. 50°40'11" W | 107.53'  |
| L11  | S. 77°55'52" E | 14.24'   |

**CURVE TABLE**

**Curve number 1**

- Radius= 200.00'
- Delta= 17°48'53"
- Chord= 44.73'
- Tangent= 22.46'
- Chord Bearing= N.84°20'19" W

**Curve number 2**

- Radius= 175.00'
- Delta= 12°48'53"
- Chord= 39.14'
- Tangent= 19.65'
- Chord Bearing= S.84°20'19" E

**Curve number 3**

- Radius= 50.00'
- Delta= 45°00'00"
- Chord= 39.27'
- Tangent= 20.71'
- Chord Bearing= S.68°14'45" E

**Curve number 4**

- Radius= 50.00'
- Delta= 45°00'00"
- Chord= 39.27'
- Tangent= 20.71'
- Chord Bearing= S.27°14'45" E

**Curve number 5**

- Radius= 50.00'
- Delta= 87°00'00"
- Chord= 78.54'
- Tangent= 50.00'
- Chord Bearing= S.44°15'15" W

PREPARED BY:  
**ALLEN Engineering, Inc.**  
ENGINEERS - SURVEYORS  
ONE BEEB LANE, P.O. BOX 321021  
DOON TRACK, FLORIDA 32912-1021  
TELEPHONE: (407) 764-1100 FAX: (407) 764-1862

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

PLAT BOOK 40 PAGE 54  
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 THREE hereby 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 hereunto his hand and seal on JUNE 3, 1994

*Robert M. Selman*  
Notary Public  
My Commission Expires 12/31/94

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of Golf Course Tract G on this Plat, hereby dedicates said Tract G to be used for golf course or other recreational purposes only. Provided, however, in the first event that shall be deemed a dedication of said Tract G to Brevard County or the public for public use, public access or public easements. Furthermore, said Tract G shall not be deemed subject to any deed restrictions or declaration of covenants, conditions and restrictions referenced on the Plat and in the benefit of Suntree Country Club, Inc., its successors, assigns, invitees & designees only. IN WITNESS WHEREOF, the undersigned hereunto his hand and seal on May 27, 1994

*Robert M. Selman*  
Notary Public  
My Commission Expires 12/31/94

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 3, 1994, he personally surveyed and prepared 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 thereon at the corners of the parcels shown thereon and that said land is located in Section 23, Township 26 South, Range 36 East, Brevard County, Florida, Dated this 3rd day of JUNE, 1994.

*Robert M. Selman*  
Registration No. 10000  
State of Florida

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

THIS IS TO CERTIFY that the Board of County Commissioners hereby accepts all streets, thoroughfares, drainage easements, utility easements, and other rights of way, and easements dedicated for public use.

ATTEST: *Jandy Chubb* Chairman of the Board  
*Karen Wilcox* Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on 6-7-94, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: *Jandy Chubb* Chairman of the Board  
*Karen Wilcox* Clerk of the Board  
*Robert M. Selman* County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION**

THIS IS TO CERTIFY, That on JUNE 3, 1994, the Zoning Commission of the above County approved the foregoing plat.

*Robert M. Selman*  
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 JUNE 15, 1994 at 11:00 A.M.

File No. 022850  
*Jandy Chubb*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.

SEAL

NOTARY PUBLIC  
My Commission Expires 12/31/94

NOTARY PUBLIC  
My Commission Expires 12/31/94

NOTARY PUBLIC  
My Commission Expires 12/31/94

NOTARY PUBLIC  
My Commission Expires 12/31/94

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