

MUIRFIELD VILLAS

A REPLAT OF A PORTION OF THE PLAT OF "TANGLEWOOD AT SUNTREE", (STAGE 88, TRACT 94, SUNTREE P.U.D.) A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 36 EAST AS RECORDED IN PLAT BOOK 26, PAGE 93 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Description:

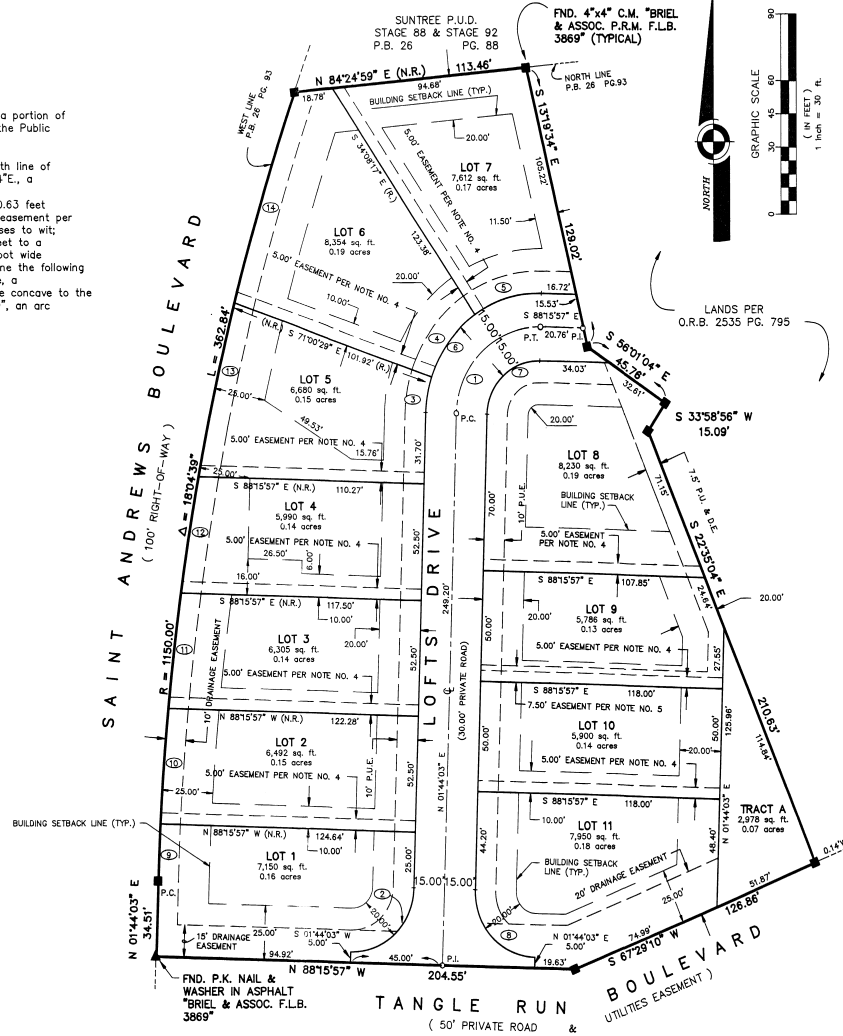
A parcel of land lying in Section 13, Township 26 South, Range 36 East, being a portion of the plat of "Tanglewood at Suntree" as recorded in Plat Book 26, Page 93 of the Public Records of Brevard County, Florida and being more fully described as follows:

Begin at the northwest corner of said plat; thence N.84°24'59"E., along the north line of said plat, a distance of 113.46 feet; thence departing said north line, S.13°19'34"E., a distance of 129.02 feet; thence S.56°01'04"E., a distance of 45.76 feet; thence S.33°58'56"W., a distance of 15.09 feet; thence S.22°35'04"E., a distance of 210.63 feet to a point on the northerly line of a 50.00 foot wide private road and utilities easement per said plat; thence along said northerly easement line, the following two (2) courses to wit; S.67°29'10"W., a distance of 126.86 feet; N.88°15'57"W., a distance of 204.55 feet to a point on the easterly right-of-way line of Saint Andrews Boulevard, a 100.00 foot wide right-of-way as shown on said plat; thence along said easterly right-of-way line the following two (2) courses to wit; N.01°44'03"E., departing said northerly right-of-way line, a distance of 34.51 feet to the point-of-curvature of a 1150.00 foot radius curve concave to the east; Northerly, along an arc of said curve, through a central angle of 18°04'39", an arc distance of 362.84 feet to the Point-of-Beginning.

Containing 2.07 acres, more or less.

NOTES:

- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- Bearings based on the northerly line of the 50.00 foot wide road & utilities easement shown on the plat of "Tanglewood at Suntree" as recorded in Plat Book 26, Page 93 being "N.88°15'57" W, per said plat.
- Tract "A" is a stormwater retention tract to be owned & maintained by the Homeowners Association.
- There is hereby reserved a 5.00 foot wide easement for the installation and maintenance of public utilities and drainage over and across the southerly 5.00 feet of Lots 2 through 6 inclusive, Lots 8 thru 10, inclusive, and the westerly 5.00 feet of Lot 7. Said public easement is also an aerial easement for roof overhang and maintenance, in favor of the owner of that lot which is southerly or westerly of the aforesaid lots.
- There is hereby reserved a 7.50 foot wide easement for the installation and maintenance of public utilities and drainage over and across the southerly 7.50 feet of Lot 9. Said easement is also an aerial easement for roof overhang and maintenance both in favor of the owner of Lot 10.
- "o" denotes the setting of a Permanent Control Point consisting of a P.K. nail with a 1" brass washer stamped "P.C.P. - Bussen-Mayer Eng. #4762".
- "(R.)" denotes radial line; "(N.R.)" denotes non-radial line.
- For Deed Restrictions see O.R.B. _____ Page _____
- For Mortgages Joinder in Dedication see O.R.B. 3472, Page 0024, O.R.B. 3472, Page 0026, O.R.B. 3472, Page 0028
- The 30.00 ft. road shown hereon is a private road for the exclusive use of the residents "Muirfield Villas" and their guests; however, a permanent ingress-egress easement is hereby granted to all government agencies, public utilities and emergency service vehicles over said road.
- This is a zero lot line subdivision and all structures shall be constructed within the building envelopes as designated on this plat. No appurtenances shall extend beyond the perimeter of any building envelope, and no portion of any structure, including appurtenances shall project over or across any structure.
- Public utility easements shown hereon are for the installation and maintenance of public utilities including, but not limited to, water, sewer, phone, gas, electrical and t.v. cable service(s).



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
1	40.00	90°00'00"	82.83	40.00	36.37	S 46°44'03" W
2	30.00	90°00'00"	47.12	30.00	24.43	N 46°44'03" E
3	55.00	17°52'28"	16.57	8.35	16.50	N 10°21'47" E
4	25.00	36°41'24"	35.39	18.31	17.91	S 73°25'53" E
5	25.00	35°52'20"	34.43	17.80	17.47	N 73°47'53" E
6	55.00	90°00'00"	86.39	55.00	77.78	S 46°44'03" W
7	25.00	90°00'00"	39.27	25.00	25.36	S 46°44'03" W
8	30.00	90°00'00"	47.12	30.00	42.43	S 43°15'57" E
9	1150.00	01°18'13"	25.50	12.75	25.50	N 02°22'10" E
10	1150.00	02°37'50"	52.56	26.28	52.55	N 04°19'44" E
11	1150.00	02°37'50"	52.72	26.37	52.72	N 06°56'11" E
12	1150.00	02°38'28"	53.00	26.50	52.99	N 09°24'12" E
13	1150.00	03°58'20"	78.77	39.39	78.78	N 12°32'39" E
14	1150.00	04°58'49"	99.29	49.69	99.28	N 17°20'18" E

Bussen-Mayer Engineering Group
 100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32969
 TEL. NO. (407) 458-0010

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **MUIRFIELD VILLAS**

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all _____ easements shown hereon to the perpetual use of the public, and 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 AUGUST 25, 1993
 By Cherylaine Berberman PRESIDENT
Stanley A. Berberman SECRETARY
Dusty Walker SECRETARY
Reed Day Webster SECRETARY
Sandra Mussa SECRETARY

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on AUGUST 25, 1993 before me, an officer authorized to take acknowledgments in the State and County aforesaid, personally appeared Cherylaine J. Berberman and Stanley A. Berberman respectively President and SECRETARY of the above named corporation incorporated under the laws of the State of FLORIDA _____ to be known to me as 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, thereto 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 hereunto set my hand and seal on the above date.
Mary D. Barkus Notary Public
 NOTARY PUBLIC State of Florida at Large
 My Commission Expires _____

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCTOBER 19, 1994 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 in the plat; that said land is located in Brevard County, Florida, Dated SEPT. 01, 1993
Walter Paul Capron Surveyor Registration No. 4762

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
 _____ MAYOR.
 _____ CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all _____ parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and _____ easements dedicated for public use on this plat.
Karen S. ... Chairman of the Board.
 ATTEST: Sandy Crawford Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on October 19, 1994 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Karen S. ... Chairman of the Board.
 ATTEST: Sandy Crawford Clerk of the Board
 _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY, That on October 18, 1994 the Zoning Commission of the above County approved the foregoing plat.
Randy Alton Buwacca 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 24, 1995 at 11:11 AM. File No. 187038
Sandy Crawford Clerk of the Circuit Court
 in and for Brevard County, Fla.