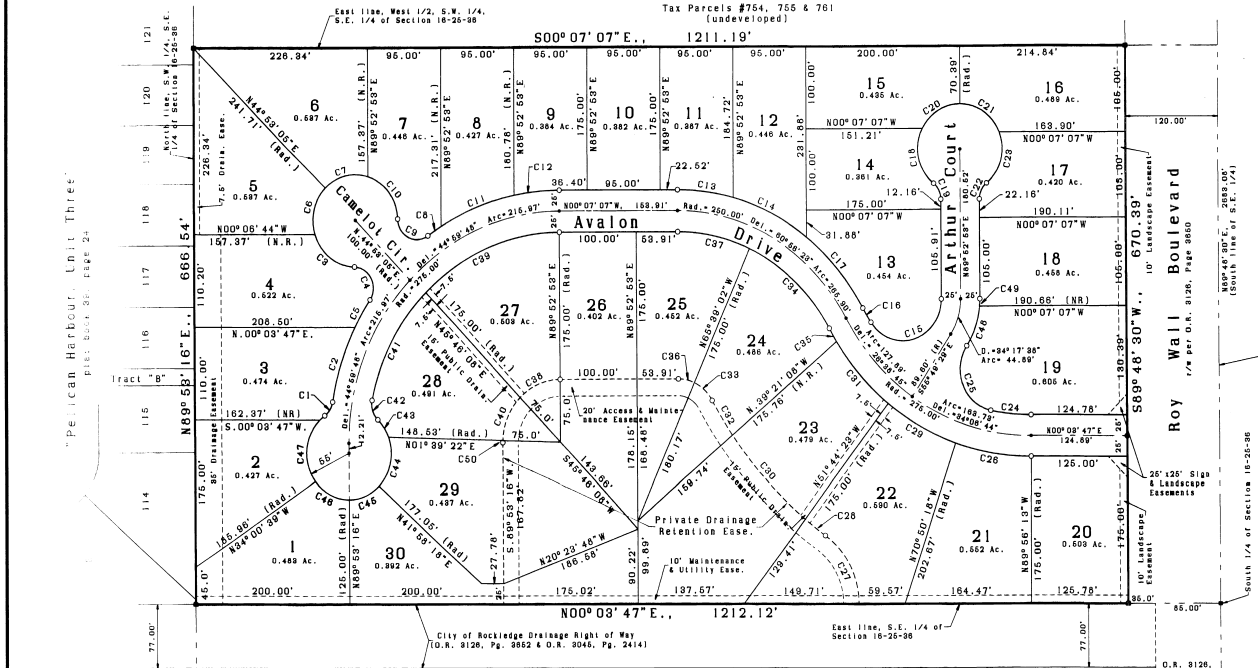


# Avalon

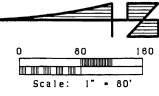
A Subdivision lying in Section 16, Township 25 South, Range 36 East, City of Rockledge, Brevard County, Florida.



### CURVE DATA:

Curve	Radius	Delta	Length	Tangent	Chord Sta.	Chord
C#1	25.00'	40°44'09"	19.99'	10.66'	N67°43'36"W	19.48'
C#2	300.00'	22°00'27"	115.23'	68.39'	N78°40'46"W	114.52'
C#3	55.00'	71°07'32"	66.28'	39.32'	N68°40'02"E	69.96'
C#4	25.00'	120°22'01"	58.89'	46.40'	N62°50'17"E	44.02'
C#5	300.00'	07°50'40"	36.79'	19.39'	N80°04'07"W	36.70'
C#6	55.00'	82°30'18"	60.00'	33.98'	N67°22'03"W	67.07'
C#7	55.00'	82°30'18"	60.00'	33.98'	N18°51'47"W	67.07'
C#8	300.00'	09°56'08"	20.61'	10.31'	N82°50'04"W	20.60'
C#9	25.00'	120°22'01"	58.89'	46.40'	N60°40'57"E	44.02'
C#10	55.00'	71°07'32"	66.28'	39.32'	N52°47'07"E	69.96'
C#11	300.00'	10°51'59"	102.27'	61.64'	N21°00'01"W	101.76'
C#12	300.00'	11°16'54"	98.88'	29.59'	N68°46'04"W	58.89'
C#13	275.00'	10°18'56"	76.86'	36.89'	N07°31'20"E	76.19'
C#14	275.00'	22°14'19"	106.73'	54.00'	N28°16'54"E	105.00'
C#15	50.00'	140°19'00"	127.89'	165.18'	N18°57'34"W	95.71'
C#16	250.00'	04°37'17"	20.17'	10.09'	N68°30'37"E	20.16'
C#17	275.00'	20°26'16"	112.41'	67.00'	N48°00'36"E	111.69'
C#18	55.00'	70°45'46"	76.86'	45.19'	N77°50'13"E	69.89'
C#19	25.00'	51°04'04"	22.99'	12.01'	N64°10'21"E	21.65'
C#20	55.00'	82°30'18"	60.00'	33.98'	N81°22'15"W	67.07'
C#21	55.00'	80°14'18"	65.60'	37.28'	N89°58'58"E	61.70'
C#22	25.00'	51°19'04"	22.99'	12.01'	N64°27'36"W	21.65'
C#23	55.00'	70°45'46"	76.86'	45.19'	N50°50'20"W	65.40'
C#24	250.00'	12°00'27"	52.74'	26.47'	N68°08'24"E	62.65'
C#25	50.00'	112°40'26"	87.76'	74.16'	N68°08'48"E	82.91'
C#26	300.00'	10°06'55"	100.00'	60.47'	N69°36'44"E	99.54'
C#27	100.00'	68°26'56"	97.21'	52.83'	N62°12'50"E	93.49'
C#28	475.00'	08°58'45"	32.90'	16.16'	N88°18'45"E	32.29'
C#29	300.00'	10°06'55"	100.00'	60.47'	N58°42'30"E	99.54'
C#30	475.00'	10°37'13"	137.79'	69.38'	N48°34'18"E	137.20'
C#31	300.00'	10°06'55"	100.00'	60.47'	N47°48'34"E	99.54'
C#32	475.00'	08°58'45"	49.20'	24.85'	N57°51'03"E	49.20'
C#33	50.00'	68°26'56"	31.86'	16.47'	N42°00'07"E	31.29'
C#34	225.00'	30°25'18"	149.22'	74.19'	N42°05'07"E	140.82'
C#35	300.00'	07°27'44"	18.13'	9.07'	N59°00'24"E	18.13'
C#36	50.00'	24°26'06"	21.80'	10.84'	N12°00'00"E	21.19'
C#37	225.00'	24°26'06"	96.99'	45.79'	N12°00'00"E	95.36'
C#38	75.00'	44°00'48"	57.74'	30.39'	N22°10'30"W	56.39'
C#39	250.00'	44°00'48"	192.48'	101.20'	N22°10'30"W	187.78'
C#40	75.00'	44°00'48"	57.74'	30.39'	N69°17'16"W	56.39'
C#41	250.00'	34°08'29"	148.81'	76.57'	N61°13'30"W	146.43'
C#42	25.00'	68°26'56"	26.57'	14.03'	N72°04'14"W	24.47'
C#43	55.00'	30°27'48"	25.40'	12.93'	N69°18'44"W	25.18'
C#44	55.00'	82°34'30"	59.91'	33.32'	N79°14'02"W	58.99'
C#45	55.00'	47°04'54"	48.00'	24.44'	N24°04'18"W	44.87'
C#46	55.00'	68°26'56"	58.86'	29.31'	N23°06'14"E	51.73'
C#47	55.00'	80°14'18"	77.50'	46.75'	N69°36'42"W	71.24'
C#48	100.00'	29°04'36"	50.76'	26.93'	N70°21'50"W	60.21'
C#49	100.00'	08°12'59"	9.10'	4.65'	N67°30'37"W	9.10'
C#50	75.00'	01°48'06"	2.81'	1.10'	N69°13'41"W	2.81'

"Pepper Wood Estates" plat book 37, page 71



### JOINER IN DEDICATION:

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### RESTRICTIONS:

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### DESCRIPTION:

The Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 25 South, Range 36 East, Brevard County, Florida; AND The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 25 South, Range 36 East, Brevard County, Florida; LESS the South 120 feet thereof; Containing 16.594 acres. Subject to a 30 Foot wide Drainage Easement as indicated on the subdivision record plat of "Pelican Harbour, Unit Three", recorded in Plat Book 39, Page 24 of the public records of Brevard County, Florida.

### \* SURVEYOR'S NOTES:

- Indicates Permanent Reference Monuments "Packard / LS 3887" Set.
- - Indicates Permanent Control Points "Packard / LS 3887" Set.
- A strip of land 5 feet in width along all side lot lines and 7.5 feet in width along all rear lot lines is hereby dedicated for the installation and maintenance of public utilities and drainage, unless otherwise noted.
- A strip of land 10 feet in width is hereby dedicated along all front lot lines for the installation and maintenance of public utilities.
- Public Utility Easements dedicated hereon include the installation and maintenance of Florida Power & Light Co. Facilities and cable television services.
- The Private Drainage Retention Easement to be deeded to, maintained by and the responsibility of the "Avalon Homeowners Association of Brevard County, Inc." The City of Rockledge accepts no responsibility for maintenance and/or drainage flow within the Private Drainage Retention Easement.
- The bearing structure of this plat is based on the subdivisions of "Rockledge at Level Point", specifically, the West line of the Southwest 1/4 - a bearing of N 09°09'47"E.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Brevard County, Florida.
- ADDITIONAL NOTE: Lot areas & acreages for Lots 22 thru 30 are calculated exclusive of the Private Drainage Retention Easement.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the corporation named below, being the owner in fee simple of the lands described in:

### Avalon

dedicates said lands and plat for the use and purposes therein expressed and declares all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces, other rights of way and easements shown hereon (less notes on plat) to the perpetual use of the public and the CITY OF ROCKLEDGE.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by its officers named below and its corporate seal to be affixed hereto on 5/26/95

Terra Vista Development Corp.  
By: *Nick N. Rahal*  
Nick N. Rahal, President  
Attest: *Patricia M. Knight*  
Patricia M. Knight, Vice President  
Signed and sealed in the presence of:  
*Patricia M. Knight* *Don Griffin*  
PATRICIA M. KNIGHT Don Griffin

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, that on 5/26/95 before me, an official duly authorized to take acknowledgments in the State and County aforesaid, personally appeared:

Nick N. Rahal and Boaz Bar-Nevon  
respectively, PRESIDENT & VICE PRESIDENT 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 several duly acknowledged the execution thereof to be their free act and deed as such officers, the same 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 set my hand and seal on the above date  
*Patricia M. Knight* PATRICIA M. KNIGHT



### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on SEPTEMBER 30, 1995, he completed the survey of the lands herein shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that sufficient reference monuments have been placed as shown thereon as required by Chapters #177 and #672, Florida Statutes; and that the said land is located in Brevard County, Florida.

Dated: 5/26/95  
*Robert W. Packard* ROBERT W. PACKARD, P.L.S. Registration No. 8867

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on JUNE 7, 1995 the CITY COUNCIL OF THE CITY OF ROCKLEDGE FLORIDA approved the foregoing plat.

*John J. Oates* JOHN J. OATES, Mayor  
*Betsy Beatty-Moist* BETSY BEATTY-MOIST, City Clerk

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies with the requirements of Chapters #177, Florida Statutes and was filed for record on Date: 5/26/95 File No. 381593  
*Sandy Crawford* SANDY CRAWFORD, Clerk of the Court  
In and for Brevard County, Florida.

