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44-19

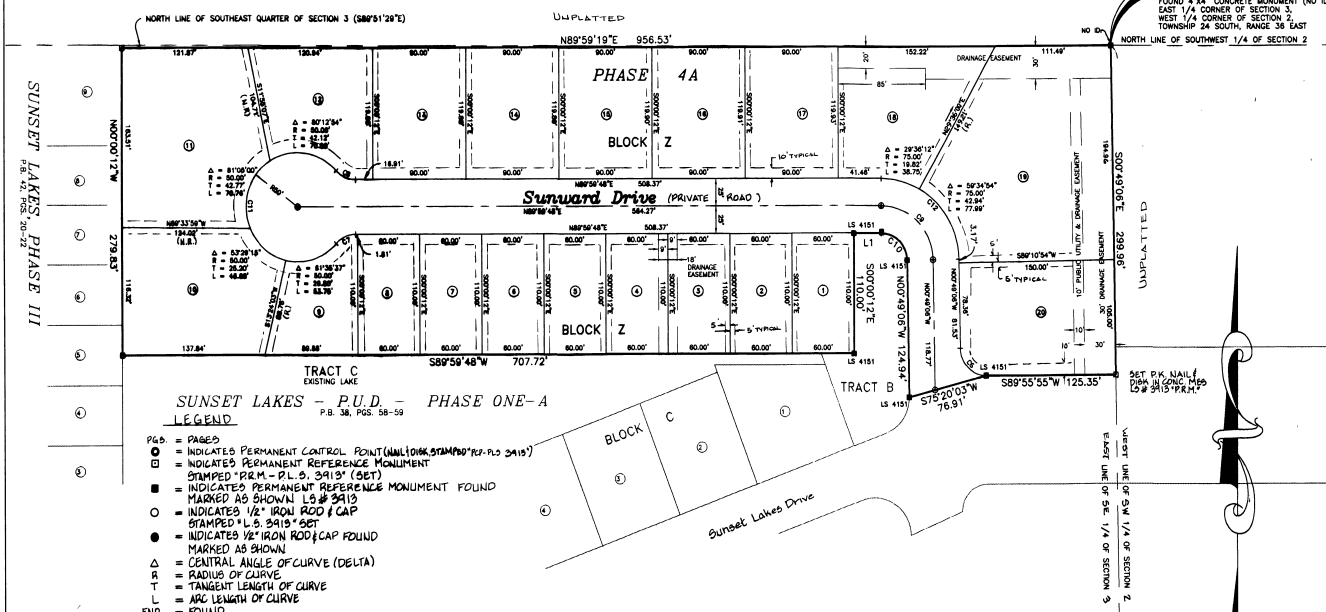
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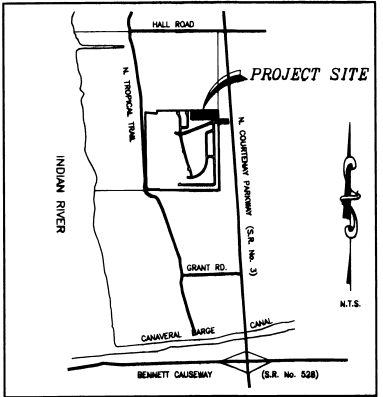
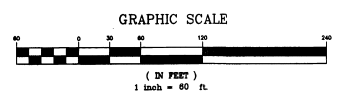
# SUNSET LAKES, PHASE IV-A SECTION 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST BREVARD COUNTY, FLORIDA

PLAT BOOK 44 PAGE 19  
SHEET 1 OF 1  
SECTION 3, TWP. 24 S., RANGE 36 E.



SUNSET LAKES - P.U.D. - PHASE ONE-A  
P.B. 38, PGS. 58-59

- LEGEND**
- ⊙ = PAGES
  - ⊙ = INDICATED PERMANENT CONTROL POINT (NATIONAL STAMPED P.R.M. - P.L.S. 3913)
  - ⊙ = INDICATED PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. - P.L.S. 3913" (SET)
  - ⊙ = INDICATED PERMANENT REFERENCE MONUMENT MARKED AS SHOWN (L.S.# 3919)
  - ⊙ = INDICATES 1/2" IRON ROD & CAP STAMPED "L.S. 3919" (SET)
  - ⊙ = INDICATES 1/2" IRON ROD & CAP FOUND MARKED AS SHOWN
  - Δ = CENTRAL ANGLE OF CURVE (DELTA)
  - R = RADIUS OF CURVE
  - T = TANGENT LENGTH OF CURVE
  - L = ARC LENGTH OF CURVE
  - FD = FULL
  - (NR) = NON-RADIAL LINE
  - (R) = RADIAL LINE
  - DRN = DRAINAGE
  - EMT = EASEMENT
  - P.U.D.E = PUBLIC UTILITY / DRAINAGE EASEMENT
  - TYP = TYPICAL
  - R/W = RIGHT OF WAY
  - C = CENTERLINE
  - M.A. = MAXIMUM
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.B. = PLAT BOOK



DESCRIPTION: SUNSET LAKES PHASE IV-A  
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S00°40'00"E, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 299.94 FEET; THENCE S89°50'50"W, 125.35 FEET; THENCE S70°03'03"W, 78.81 FEET; THENCE N00°49'00"W, 124.04 FEET; TO THE POINT OF A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWEST ALONG THE ARC OF THE CURVE A DISTANCE OF 38.91 FEET, THROUGH A CENTRAL ANGLE OF 89°11'00"; THENCE S89°50'48"W, 26.58 FEET; THENCE S00°00'12"E, 110.00 FEET; THENCE S89°50'48"W, 707.72 FEET; THENCE N00°00'12"W, 279.83 FEET; THENCE N89°50'19"E, 956.53 FEET TO THE POINT OF BEGINNING. CONTAINING 6.14 ACRES, MORE OR LESS.

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S89°50'48"W	707.72

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION	CHORD
C1	38.91	25.00	89°11'00"	24.67	54.92	S89°50'48"W	38.91
C2	25.00	25.00	90°00'00"	17.68	35.36	S00°00'12"E	25.00
C3	26.58	25.00	89°50'48"	11.88	30.99	S89°50'48"W	26.58
C4	110.00	25.00	90°00'12"	87.16	174.32	S00°00'12"E	110.00
C5	707.72	25.00	89°50'48"	564.72	1129.44	S89°50'48"W	707.72
C6	956.53	25.00	89°50'19"	739.51	1479.02	N89°50'19"E	956.53

- GENERAL NOTES:
- THE BEARING STRUCTURE SHOWN HEREON IS ASSUMED, BASED ON THE EAST LINE OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST, AS BEING 500'48"00"E.
  - DRAINAGE AND PUBLIC UTILITY EASEMENTS, UNLESS OTHERWISE NOTED, FOR EACH LOT SHOWN HEREON ARE AS SHOWN. SIDE LOT LINE: 5.00 FT. AND A 10 FT. FRONT UTILITY EASEMENT ALONG ALL FRONT LOT LINES, AND AS SHOWN BY DASHED LINES.
  - THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON OR DESCRIBED HEREIN MAY ALSO BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE SERVICES AS PROVIDED BY SECTION 177.091, SUBSECTION (28), FLORIDA STATUTES.
  - WHEN MORE THAN ONE LOT IS USED AS A BUILDING SITE, THE SIDE LOT LINE EASEMENTS NOTED IN NOTE NO.2 ABOVE SHALL REVERT TO THE PERMETER OF SAID BUILDING SITE, PROVIDED THAT ANY EXISTING UTILITIES ARE FIRST REMOVED.
  - FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - ⊙ INDICATES PERMANENT CONTROL POINT  
⊙ "P.R.M. - P.L.S. NO. 3913"  
⊙ INDICATES PERMANENT REFERENCE MONUMENT FOUND AS SHOWN.
  - NOTICE: THE TERM "PUBLIC UTILITIES" INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING, FLORIDA POWER AND LIGHT, SOUTHERN BELL AND CABLE TELEVISION SERVICES.
  - THE ROADWAYS AND DRAINAGE FACILITIES SHOWN HEREON ARE INTENDED TO BE PRIVATELY OWNED AND ARE TO BE DEDICATED TO AND MAINTAINED BY THE SUNSET LAKES HOMEOWNERS ASSOCIATION.

\* NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN. SAID NULL IS ALSO CIRCUMSTANCES BEING SUPPLEMENTED IN ANY AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

KNOW ALL MEN BY THESE PRESENTS, That the Partnership named below, being the owners in fee simple of the lands described in  
**SUNSET LAKES, PHASE IV-A**  
Hereby dedicates to Brevard County for the perpetual use of the public an easement over and across the roads and streets shown on this plat for ingress and egress for emergency vehicles and hereby dedicates to private utility companies for their perpetual use an easement over and across said roads and streets for the maintenance of utilities as described in private surveyors notes, no other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets, roads, and other easements and common areas be privately owned and maintained and that the public and Brevard County have no right and interest therein.  
IN WITNESS WHEREOF, the undersigned have caused these presents to be executed in their respective names on April 23 1998.

By: Deerfield Groves Partnership, a Florida General Partnership,  
President  
Attest: [Signature] SEAL  
Signed and sealed in the presence of:  
[Signatures]

DEERFIELD GROVES PARTNERSHIP  
305 ROYAL PONICANA PLAZA  
PALM BEACH, FLA. 33480  
(407) 833-4211

STATE OF FLORIDA COUNTY OF BREVARD PALM BEACH  
I, [Name], before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
[Signature], President and  
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 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 hereto set my hand and seal on the above dates  
[Signature] My Commission Expires 6-5-98

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed Professional Surveyor in the State of Florida, Chapter 465, F.S., on April 23, 1998, has completed the survey of the lands described in the foregoing plat, that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapters 177, Part 1, Florida Statutes, and that said plat is a true and correct representation of the survey conducted in Brevard County, Florida. Dated April 23, 1998.  
[Signature] Registration Number 3088  
WILLIAM DAVIS, P.E., SURVEYOR  
100 S. HARRIS CITY BLVD., MELBOURNE, FLORIDA - 32901  
**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That the Board of County Commissioners of Brevard County, Florida, has approved the dedication of public use of the plat hereby accepted as follows:  
[Signature] Chairman of the Board  
[Signature] Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on 7-1-98 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
[Signature] Chairman of the Board  
[Signature] Clerk of the Board

**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 August 19, 1998 at 1:45 PM. File No. 281537  
[Signature] Clerk of the Court in and for Brevard County, Fla.  
DRAWING NO. 8879316  
SCALE - NO. 26176.44

THIS PLAT PREPARED BY  
**B.S.E. CONSULTANTS, INC.**  
CONSULTING, ENGINEERING, LAND SURVEYING  
313 S. Harbor City Blvd., Suite 4, Melbourne, Florida (407) 728-2874  
DATE: 4/23/98 REVISED 5-20-98, 8-4-98  
BREVARD COUNTY 4-24-98 10-20-98 ON LET