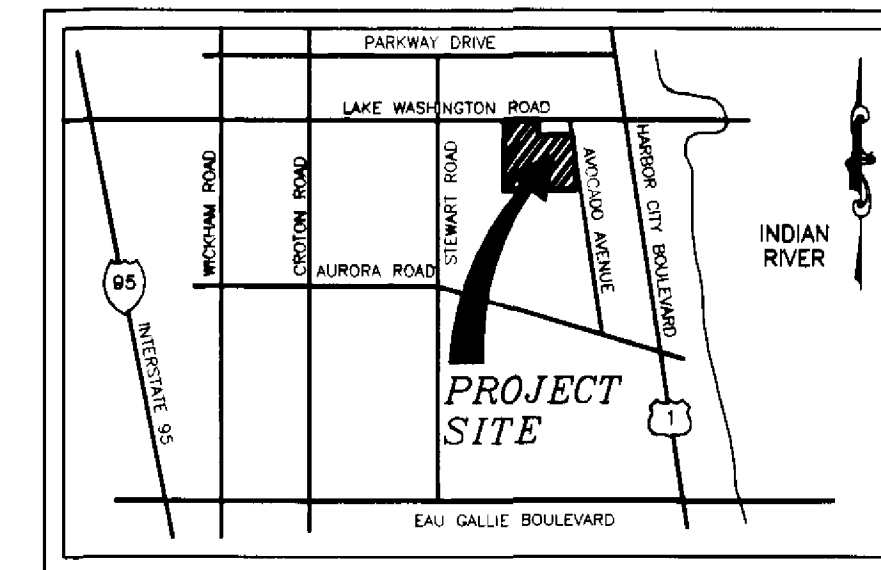


# PRESERVE AT LAKE WASHINGTON

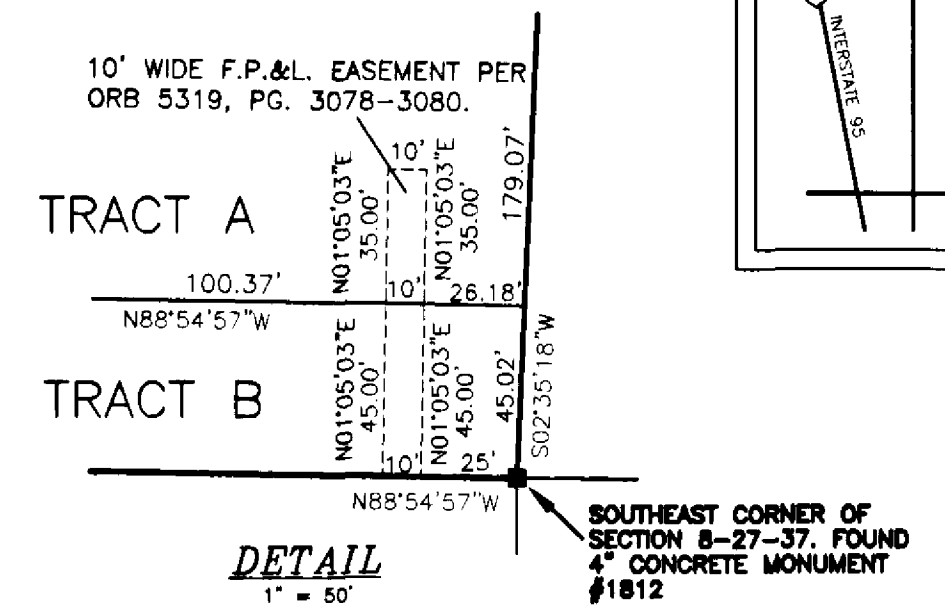
LYING IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 37 EAST,  
MELBOURNE, BREVARD COUNTY, FLORIDA

SEE CONSENT AND JOINDER RECORDED  
IN ORB 5348, PAGE 1055;  
IN ORB \_\_\_\_\_, PAGE \_\_\_\_\_.



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in  
**PRESERVE AT LAKE WASHINGTON**  
Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, public utility easements within the lots, and drainage easements within the lots shown hereon to the perpetual use of the public, and  
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on.

- GENERAL NOTES:**
- TRACT "B" SHALL BE FOR THE PURPOSE OF UTILITY AND DRAINAGE EASEMENT, LANDSCAPE TRACT, OPEN SPACE AND CONSERVATION AREA ACCESS AND SHALL BE DEDICATED TO AND MAINTAINED BY THE PRESERVE AT LAKE WASHINGTON SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
  - TRACT "C" SHALL BE FOR THE PURPOSE OF CONSERVATION AREA AND SHALL BE DEDICATED TO AND MAINTAINED BY THE PRESERVE AT LAKE WASHINGTON SUBDIVISION HOMEOWNERS ASSOCIATION, INC. NO DEVELOPMENT SHALL BE PERMITTED WITHIN THE TRACT.
  - TRACTS "A", "D", AND "E" SHALL BE FOR THE PURPOSE OF RETENTION, DRAINAGE AND OPEN SPACE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE PRESERVE AT LAKE WASHINGTON SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
  - TRACTS "F" AND "G" SHALL BE FOR THE PURPOSE OF LANDSCAPING, OPEN SPACE, RETENTION AREA AND DRAINAGE EASEMENT AND SHALL BE DEDICATED TO AND MAINTAINED BY THE PRESERVE AT LAKE WASHINGTON SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
  - TRACTS "H" AND "J" ARE RESERVED FOR POSSIBLE FUTURE LOTS.
  - WHEN MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE PERIMETER OF SAID SITE SHALL CARRY SAID EASEMENTS, UNLESS DRAINAGE OR UTILITY IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN THE EASEMENT.
  - AN EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL FRONT LOT AND TRACT LINES ALONG ROADWAYS DEDICATED BY THIS PLAT FOR THE PURPOSE OF PROVIDING FOR SIDEWALKS, DRAINAGE, AND INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES, INCLUDING F&L FOR UNDERGROUND ELECTRIC, UNDERGROUND CABLE T.V., AND UNDERGROUND TELEPHONE ON THE CONDITION THAT SUCH EASEMENT RIGHT SHALL NOT PREVENT ACCESS TO THE LOTS AND THE EASEMENT USER SHALL RESTORE THE LOTS, INCLUDING DRIVEWAYS, TO THEIR ORIGINAL CONDITION AFTER ANY USE OF THE EASEMENT.
  - AN EASEMENT 5.0 FEET IN WIDTH IS RESERVED ALONG ALL SIDE AND REAR COMMON LOT LINES AND TRACTS "H" & "J" FOR THE PURPOSE OF PROVIDING FOR DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES.
  - THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 8, TOWNSHIP 27 S., RANGE 37 E., AS BEING N88°54'57"W, ASSUMED.
  - LOT AND TRACT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH F.S. 177.091 (9).
  - ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  - THE FENCING OF EASEMENTS SHALL BE REGULATED BY THE CITY OF MELBOURNE CODE APPENDIX D, CHAPTER 9, ARTICLE II, SECTION 9.74 (d).
  - THERE ARE 119 LOTS.
  - DENSITY = 119 LOTS / 34.63 ACRES = 3.44 UNITS PER ACRE
  - THE ROADWAYS CREATED BY THIS PLAT SHALL BE DEDICATED TO THE PUBLIC.



**DESCRIPTION:**  
A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; THENCE N2°15'20"E, ALONG THE WEST LINE OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 8, A DISTANCE OF 1281.89 FEET TO THE SOUTH R/W LINE OF LAKE WASHINGTON ROAD EXTENSION; THENCE S89°10'02"E, ALONG THE SOUTH R/W LINE OF LAKE WASHINGTON ROAD EXTENSION A DISTANCE OF 557.77 FEET; THENCE S00°49'58"W, 175.00 FEET; THENCE S89°10'02"E, 524.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AVOCADO AVENUE EXTENSION; THENCE S89°10'02"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF AVOCADO AVENUE EXTENSION, A DISTANCE OF 389.70 FEET TO THE EAST LINE OF THE SE 1/4 OF SAID SECTION 8; THENCE S02°35'16"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 774.09 FEET TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 8; THENCE N88°54'57"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 8, A DISTANCE OF 1302.48 FEET TO THE POINT OF BEGINNING.  
CONTAINING 34.63 ACRES, MORE OR LESS.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	78.54'	50.00'	70.71'	70.71'	S44°10'02"E	90°00'00"
C2	59.32'	125.00'	30.23'	58.76'	N75°34'21"W	27°11'22"
C3	83.05'	175.00'	42.32'	82.27'	S75°34'21"E	27°11'22"
C4	80.07'	50.00'	51.56'	71.79'	N43°17'22"W	91°45'20"
C5	53.89'	50.00'	29.90'	51.32'	N58°17'22"W	61°45'20"
C6	26.18'	50.00'	13.40'	25.88'	N12°24'42"W	30°00'00"
C7	77.23'	50.00'	48.70'	69.78'	N46°50'10"E	88°29'45"
C8	40.02'	75.00'	20.50'	39.55'	S14°27'17"E	30°34'30"
C9	20.27'	75.00'	10.20'	20.21'	S37°28'08"E	15°29'11"
C10	21.17'	75.00'	10.65'	21.10'	S53°12'44"E	16°10'11"
C11	36.35'	75.00'	18.62'	35.99'	S78°16'58"E	27°46'07"
C12	37.98'	100.00'	19.23'	37.76'	N78°17'04"W	21°45'55"
C13	9.47'	100.00'	4.74'	9.46'	N64°1'23"W	05°25'27"
C14	44.37'	200.00'	22.28'	44.28'	S68°20'01"E	12°42'43"
C15	50.54'	200.00'	25.40'	50.40'	S81°55'42"E	14°28'39"
C16	40.04'	25.00'	25.78'	35.89'	N43°17'22"W	91°45'20"
C17	38.61'	25.00'	24.35'	34.89'	N46°50'10"E	88°29'45"
C18	5.31'	25.00'	2.66'	5.30'	S82°49'57"E	12°10'01"
C19	25.47'	25.00'	13.95'	24.38'	S47°34'05"E	58°21'42"
C20	45.85'	50.00'	24.68'	44.28'	N44°39'26"W	52°32'24"
C21	53.85'	50.00'	29.87'	51.29'	S78°13'02"W	61°42'41"
C22	41.08'	50.00'	21.77'	39.92'	S58°28'13"E	47°03'19"
C23	6.04'	50.00'	3.02'	6.03'	S85°27'25"E	06°55'05"
C24	26.52'	75.00'	13.40'	26.38'	N80°57'15"E	20°15'35"
C25	25.12'	75.00'	12.68'	25.00'	N61°13'49"E	19°11'17"
C26	58.19'	75.00'	30.65'	56.74'	N29°24'30"E	44°27'20"
C28	6.01'	75.00'	3.01'	6.01'	N04°53'04"E	04°35'33"
C29	40.04'	25.00'	25.78'	35.89'	N43°17'22"W	91°45'20"
C30	38.61'	25.00'	24.35'	34.89'	N46°50'10"E	88°29'45"
C31	39.93'	25.00'	25.67'	35.82'	S43°08'50"E	91°30'15"
C32	38.50'	25.00'	24.25'	34.81'	S46°42'38"W	88°14'40"
C33	28.18'	150.00'	14.62'	28.18'	S70°45'52"E	09°36'58"
C34	48.01'	150.00'	23.19'	48.83'	S70°45'52"E	17°34'24"
C35	7.24'	150.00'	3.62'	7.24'	N63°21'37"W	02°45'55"
C36	51.91'	150.00'	26.22'	51.65'	N74°39'23"W	19°49'36"
C37	12.04'	150.00'	6.02'	12.03'	N86°52'07"W	04°35'51"
C38	39.27'	25.00'	25.00'	35.36'	S44°10'02"E	90°00'00"
C39	71.82'	50.00'	43.70'	65.81'	S08°12'34"W	82°18'14"
C40	19.59'	25.00'	10.33'	19.09'	S25°02'13"W	44°53'50"
C41	15.77'	25.00'	8.16'	15.51'	S75°28'50"E	36°08'16"
C42	41.57'	75.00'	21.33'	41.04'	N73°17'22"W	31°45'20"
C43	57.52'	75.00'	30.28'	56.12'	N67°11'53"W	43°56'19"

LINE	LENGTH	BEARING
L1	25.00'	N89°10'02"W
L2	25.00'	N89°10'02"W
L3	27.20'	N31°17'50"W
L4	25.92'	N31°17'50"W
L5	28.33'	S62°35'18"W
L6	25.00'	S01°05'03"W
L7	11.85'	S00°49'58"W
L8	47.42'	N44°46'17"E
L9	15.08'	N89°10'02"W
L10	12.92'	N89°10'02"W
L11	19.85'	N55°02'27"E
L12	15.29'	S88°54'57"E
L13	25.23'	S19°10'32"E
L14	43.27'	S75°00'06"E
L15	29.52'	N31°17'50"W
L16	24.94'	N89°10'02"W
L17	27.75'	S89°10'02"E
L18	19.73'	S00°49'58"W
L19	22.25'	N89°10'02"W
L20	20.00'	S00°49'58"W
L21	6.35'	N00°49'58"E
L22	23.06'	N89°10'02"W
L23	20.02'	S88°54'57"E
L24	20.00'	S00°49'58"W
L25	15.27'	S00°49'58"W
L26	17.48'	N89°10'02"W

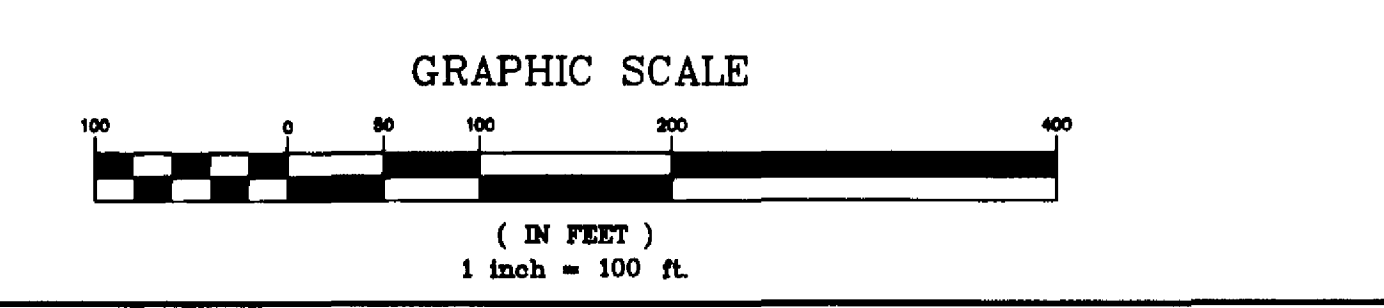
TRACT AREAS	ACREAGE
TRACT "A"	0.46 AC.
TRACT "B"	5.54 AC.
TRACT "C"	6.44 AC.
TRACT "D"	1.54 AC.
TRACT "E"	0.81 AC.
TRACT "F"	0.36 AC.
TRACT "G"	0.11 AC.
TRACT "H"	0.27 AC.
TRACT "J"	0.40 AC.

POINT OF BEGINNING  
SOUTHWEST CORNER OF  
EAST 1/2 OF THE SOUTHEAST  
1/4 OF SECTION 8-27-37

PELICAN MANOR SECTION ONE  
PLAT BOOK 25, PAGE 163  
ZONED R-1A

PELICAN MANOR SECTION TWO  
PLAT BOOK 27, PAGE 23  
ZONED R-1A

SUNWOOD PARK SECTION 3  
PLAT BOOK 14, PAGE 17  
ZONED R-1A



**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY -  
AAL LAND SURVEYING SERVICES, INC.  
1103 W. HIBISCUS BLVD., SUITE 403  
MELBOURNE, FLORIDA 32904  
(321) 768-8110

**CERTIFICATE OF REVIEWING SURVEYOR**  
FOR THE CITY OF MELBOURNE  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Michael J. Sweeney, RLSM #4870  
Reviewing Surveyor for the City of Melbourne

**CERTIFICATE OF APPROVAL**  
BY MUNICIPALITY  
THIS IS TO CERTIFY That on 5/11/2004 the  
MELBOURNE CITY COUNCIL  
approved the foregoing plat

ATTEST:  
John A. Buckley Mayor  
Carol A. Witt City Clerk

**CERTIFICATE OF APPROVAL BY**  
PLANNING AND ZONING COMMISSION  
ATTEST:  
THIS IS TO CERTIFY, That on 15 April, 2004 the  
foregoing plat was approved by the zoning commission.

**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 13, 2004 at 2:22 PM. File No: 2004-2000-000  
Scott Ellis Deputy Clerk  
in and for Brevard County, Fla.

