

# ALAMANDA KEY PHASE 1

BEING A PARTIAL REPLAT OF LOTS 4, 5 AND 6, PLAT OF "FLORIDA INDIAN RIVER LAND COMPANY IN TOWNSHIP 28 SOUTH - RANGE 37 EAST", PLAT BOOK 1, PAGE 164 AND BEING A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 37 EAST OF THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA.

**DEDICATION**

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

**ALAMANDA KEY PHASE 1**

Hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all public utility easements as shown or described hereon, and an easement under and across Tracts C, J-1 and J-2 but not blocking vehicular or pedestrian traffic on said tracts for the installation, removal, and maintenance of public utilities, all to the perpetual use of the public. An easement over and across Tracts C, J-1 and J-2 for ingress and egress by emergency vehicles, including but not limited to fire, police, and emergency medical services, is hereby dedicated to the City of Melbourne and other governmental agencies or to agencies providing emergency medical response. An easement for access and the right, but not the obligation, to maintain Alamanda Key drainage facilities is hereby dedicated to the City of Melbourne over, under, and across all drainage easements and Tracts A, B, C, F, and L is hereby dedicated to the City of Melbourne.

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 FEBRUARY 07, 2005

By Thomas A. Vanni ALAMANDA KEY, LLC  
THOMAS A. VANNI, MANAGING PARTNER, 400 High Point Drive  
Suite #500  
Attest: NONE Cocoa, FL 32926

Signed and sealed in the presence of Carol Kambach 02/07/05  
Wille Dymmi

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on FEBRUARY 07, 2005 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS A. VANNI and NONE respectively MANAGING PARTNER and NONE 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 therunto 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.  
Patricia Anne Wilson NOTARY PUBLIC  
My Commission Expires OCTOBER 31, 2005

My Commission Expires OCTOBER 31, 2005

**CERTIFICATE OF PLATING SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JULY 24, 2004 he completed a boundary 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 and that the plat complies with all the survey requirements of Chapters 177, Part 1 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated FEBRUARY 04, 2005

Marcel Paul Casius 02/07/05  
MARCO PAUL CASIUS, P.L.S./V.P.  
BUSSEN-MAYER ENGINEERING GROUP, INC. - CERTIFICATE OF AUTHORIZATION NO. L.B. # 3535  
100 PARNELL STREET - MERRITT ISLAND, FL 32953

**CERTIFICATE OF REVIEW SURVEYOR**

I hereby certify that I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 177, Part 1, Florida Statutes.

Michael J. Sweeney Registration No. 4870  
MICHAEL J. SWEENEY, R.L.S.M.  
REVIEWING SURVEYOR - CITY OF MELBOURNE

**CERTIFICATE OF ACCEPTANCE OF DEDICATION**  
THE CITY OF MELBOURNE, FLORIDA

THIS IS TO CERTIFY That the City of Melbourne, Florida hereby accepts all roads, streets, alleys, thoroughfares, drainage easements, utility easements, and other rights-of-way, easements and areas dedicated for public use on this plat.

ATTEST: Carol A. Vanni  
Chairman of the Board  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY THE BOARD OF PLANNING & ZONING, CITY OF MELBOURNE, FLORIDA**

THIS IS TO CERTIFY, That on JANUARY 6, 2005 the foregoing plat was approved by the Planning & Zoning Board of the City of Melbourne, Florida.

ATTEST: Chris DeLeon  
Chairman of the Board  
Clerk of the Board

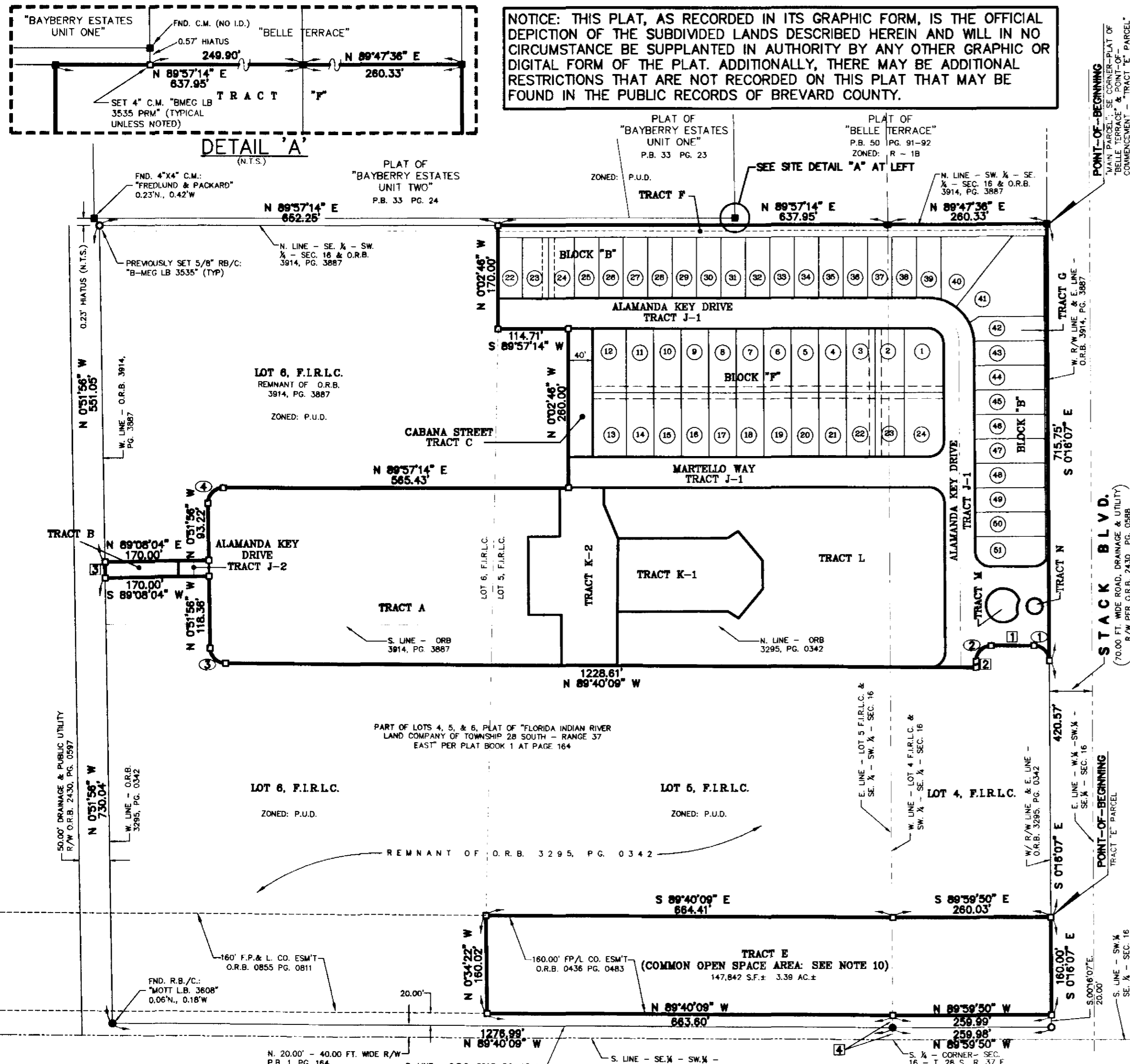
**BREVARD COUNTY SUBDIVISION**  
NO. SD-2002-08

**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 FEBRUARY 07, 2005 at Viera File No. 2005053818  
Scott Ellis by Thomas A. Vanni  
Clerk of the Circuit Court  
in and for Brevard County, Fla. Deputy Clerk

**Notes:**

- Bearings shown hereon are based on the south line of the Southwest 1/4 of Section 16, Township 28 South, Range 37 East being "N.89°40'09" W", an assumed bearing.
- All installed utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- All lots and tracts contiguous, coincident and adjoining the rights-of-way established by this plat are hereby encumbered by a 10.00 foot wide easement contiguous, coincident and adjoining said rights-of-way for the installation and maintenance of public utilities and private drainage, unless otherwise shown. Additionally, said rights-of-way are to be conveyed to the Homeowner's Association of Alamanda Key, Inc. by warranty deed immediately following the recording of this plat.
- A 5.00 foot wide easement for the installation and maintenance of public utilities (in favor of the public utilities companies, Brevard County and/or the City of Melbourne, as appropriate) and private drainage (in favor of the Homeowner's Association of Alamanda Key, Inc.) encumbers the east 5.00 feet of Lots 41 through 51, inclusive, Block "B". This easement is also a landscape easement in favor of the Homeowner's Association of Alamanda Key, Inc.
- All non-frontage, side lot lines in Block "F" are encumbered by a 5.00 foot wide easement, coincident with said side lot lines, for the installation and maintenance of public utilities (in favor of the public utilities companies, Brevard County and/or the City of Melbourne, as appropriate) and private drainage (in favor of the Homeowner's Association of Alamanda Key, Inc.), unless otherwise shown.
- The following side lot lines in Block "B" are encumbered by a 5.00 foot wide easement, coincident with said side lot lines, for the installation and maintenance of public utilities (in favor of the public utilities companies, Brevard County and/or the City of Melbourne, as appropriate) and private drainage (in favor of the Homeowner's Association of Alamanda Key, Inc.); west 5.00' of Lots 22, 26, 28, 30, 32, 34, 36, 38 and 40; east 5.00' of Lots 25, 27, 29, 31, 33, 35, 37 and 39; the north 5.00' of Lots 42, 44, 46, 48 and 50; and the south 5.00' of Lots 41, 43, 45, 47 and 49.
- The 20.00 foot wide shared driveway access easement in Block "F" is in favor of the Homeowner's Association of Alamanda Key, Inc. who shall be responsible for all maintenance for said driveway improvements. This is also an easement for public utilities (in favor of the public utilities companies, Brevard County and/or the City of Melbourne, as appropriate) and private drainage (in favor of the Homeowner's Association of Alamanda Key, Inc.), in accordance with the appropriate permits and approvals.
- Tracts "A", "B" and "L" are Private Drainage and Common Open Space Tracts owned by the Homeowner's Association of Alamanda Key, Inc., its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals.
- Tract "C" is a Driveway Access, Private Drainage (in favor of the Homeowner's Association of Alamanda Key, Inc.) and Public Utilities (in favor of the public utilities companies, Brevard County and/or the City of Melbourne, as appropriate) Tract owned by the Homeowner's Association, its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals.
- Tracts "E" and "K-2" are Common Open Space Tracts owned by the Homeowner's Association of Alamanda Key, Inc., its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals. Proposed recreational amenities at Tract "K-2" include a tennis court.
- Tract "F" is a 20.00 foot wide Landscape and Private Drainage Tract owned by the Homeowner's Association of Alamanda Key, Inc., its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals.
- Tract "G" is a 5.00 foot wide Landscape Tract owned by the Homeowner's Association of Alamanda Key, Inc., its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals.
- Tracts "J-1" and "J-2" are private rights-of-way owned by the Homeowner's Association of Alamanda Key, Inc., its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals. An easement for emergency services and/or repairs is hereby granted to all emergency service vehicles and/or utility companies over said Tracts "J-1" and "J-2".
- Tract "K-1" is a Common Open Space Tract owned by the Developer, its successors and assigns which will be responsible for all maintenance in accordance with the appropriate permits and approvals. Proposed recreational amenities include a pool and clubhouse.
- Tracts "M" and "N" are Guardhouse and Entrance Landscaping Tracts owned by the Homeowner's Association of Alamanda Key, Inc., its successors and assigns, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals.
- Tracts "A", "B", "C", "E", "F", "G", "J-1", "J-2", "K-2", "L", "M" and "N" shall be conveyed to the Homeowner's Association of Alamanda Key, Inc. by warranty deed(s) immediately following the recording of this plat.
- See sheet 2 of 2 for continuation of Notes.



**Description: Main Parcel**

A parcel of land lying in the Southeast 1/4 of the Southwest 1/4 and the West 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 28 South, Range 37 East, being a portion of Lots 4, 5 and 6 of the plat of "Florida Indian River Land Company" as recorded in Plat Book 1 (2) Page 164 of the Public Records of Brevard County, Florida; said subject parcel being more fully described as follows:

Begin at the southeast corner of the plat of "Belle Terrace", said plat being recorded in Plat Book 50 at Pages 91 and 92 of said Public Records; thence S.00°16'07"E., along the west line of the 70.00 foot wide right-of-way of Stack Boulevard as described in O.R. Book 2430 at Page 0588, of said Public Records, a distance of 715.75 feet to a point-of-cusp of a 25.00 foot radius curve concave to the southwest; thence departing said west right-of-way line, Northwestwardly, along an arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point-of-tangency; thence S.89°43'53"W., a distance of 70.00 feet to the point-of-curvature of a 25.00 foot radius curve concave to the southeast; thence Southwestwardly, along an arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point-of-tangency; thence S.00°16'07"E., a distance of 10.15 feet; thence N.89°40'09"W., a distance of 1228.61 feet to the point-of-curvature of a 25.00 foot radius curve concave to the northeast; thence Northwestwardly, along an arc of said curve, through a central angle of 88°48'13", an arc distance of 38.75 feet to a point-of-tangency; thence N.00°51'56"W., a distance of 118.36 feet; thence S.89°08'04"W., a distance of 170.00 feet to the east line of a 50.00 foot wide drainage and public utilities right-of-way recorded in O.R. Book 2430, Page 0597 of said Public Records; thence N.00°51'56"W., along said east line, a distance of 26.00 feet; thence departing said east line, N.89°08'04"E., a distance of 170.00 feet; thence N.00°51'56"W., a distance of 93.22 feet to the point-of-curvature of a 25.00 foot radius curve concave to the southeast; thence Northeastwardly, along an arc of said curve, through a central angle of 90°49'10", an arc distance of 39.63 feet to a point-of-tangency; thence N.89°57'14"E., a distance of 565.43 feet; thence N.00°22'46"W., a distance of 260.00 feet; thence S.89°57'14"W., a distance of 114.71 feet; thence N.00°22'46"W., a distance of 170.00 feet to the north line of said Southeast 1/4 of the Southwest 1/4 of Section 16; thence N.89°57'14"E., along said north line and along the south line of said plat of "Belle Terrace", a distance of 637.95 feet to the northwest corner of said West 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 16; thence N.89°47'36"E., along the north line of said West 1/4 and said south line of the plat of "Belle Terrace", a distance of 260.33 feet to the Point-of-Beginning and:

**Together with Tract "E" Parcel**

Commence at said southeast corner of the plat of "Belle Terrace"; thence S.00°16'07"E., along said west right-of-way line, a distance of 1136.32 feet to the north line of a 160.00 foot wide easement in favor of the Florida Power and Light Company as recorded in O.R. Book 0436 at Page 0483 of said Public Records which lies 200.00 feet northerly, by right angle measure, of the south line of said West 1/4 and being the Point-of-Beginning of the lands herein described; thence continue S.00°16'07"E., along said west right-of-way line, a distance of 160.00 feet to the south line of said easement; thence departing said west right-of-way line, N.89°59'50"W., along said south easement line, a distance of 259.99 feet to the east line of said Southeast 1/4 of the Southwest 1/4; thence continue along said south easement line, N.89°40'09"W., a distance of 663.63 feet; thence departing said south easement line, N.00°34'22"W., a distance of 160.02 feet to said north easement line; thence along said north easement line, the following two (2) courses to wit: S.89°40'09"E., a distance of 664.41 feet to the west line of said West 1/4; S.89°59'50"E., a distance of 260.03 feet to the Point-of-Beginning.

Said combined parcels containing a total of 20.80 acres (906,155 square feet), more or less.

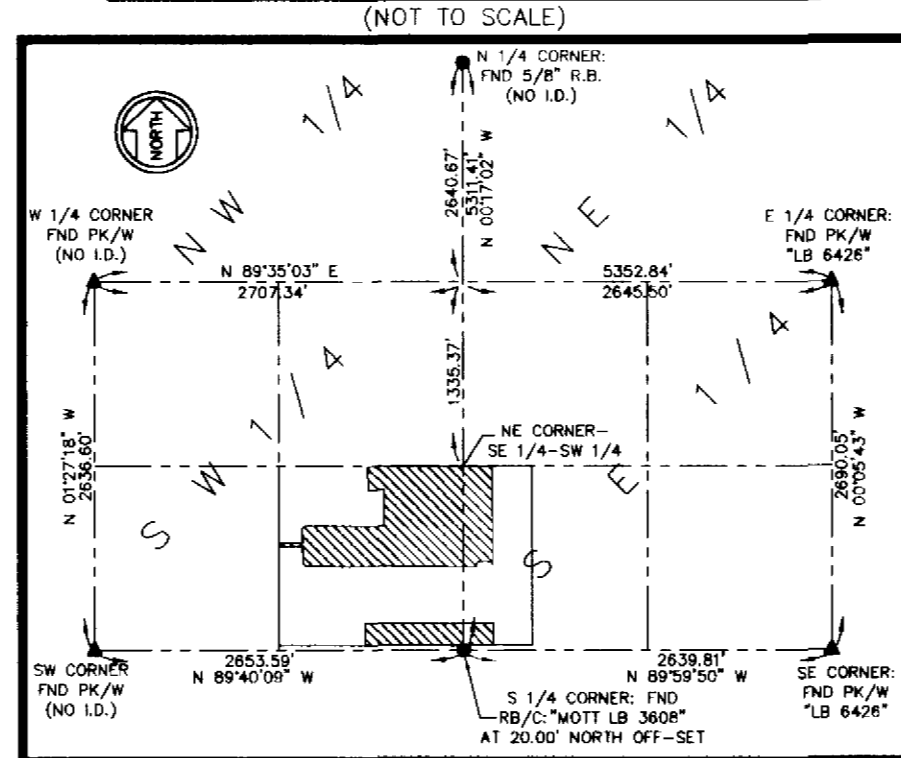
**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	BEARING
1	25.00	90°00'00"	39.27	35.36	N45°16'07"W
2	25.00	90°00'00"	39.27	35.36	S44°43'53"W
3	25.00	88°48'13"	38.75	34.98	N45°16'03"W
4	25.00	90°49'10"	39.63	35.61	N44°32'39"E

**LINE TABLE**

LINE	BEARING	DISTANCE
1	S89°43'53"W	70.00'
2	S00°16'07"E	10.15'
3	N00°51'56"W	26.00'
4	N00°17'02"W	20.00'

**SECTION 16, T.28S., R.37E., DETAIL**  
(NOT TO SCALE)



**VICINITY MAP**  
(NOT TO SCALE)

