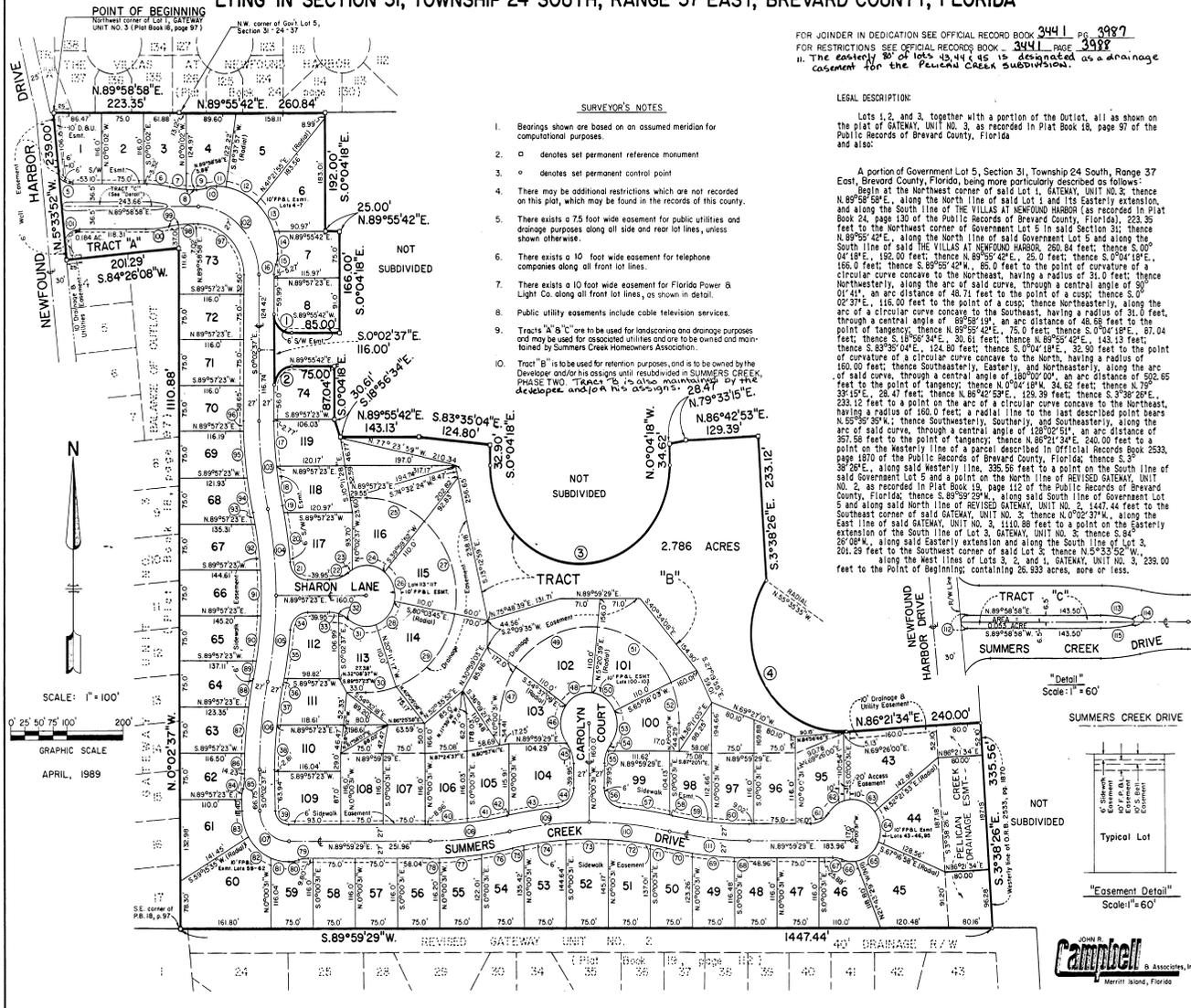


# SUMMERS CREEK, PHASE ONE

LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA



### CURVE DATA :

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH	NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD LENGTH
1	31.0	S0°01'41"	48.71	N45°03'28" W	43.85	24	50.0	70°10'47"	61.29	N89°59'29" W	57.49	47	180.0	35°16'28"	39.91	N174°37'45" E	96.86
2	31.0	S0°01'41"	48.71	N45°03'28" W	43.85	25	160.0	3°05'08"	11.48	N89°59'29" W	42.33	48	50.0	60°01'52"	65.77	N89°59'29" W	50.29
3	160.0	S0°05'00"	502.65	N89°55'42" E	320.00	26	50.0	60°01'52"	65.77	N89°59'29" W	50.29	49	160.0	60°04'42"	167.77	N65°01'18" E	160.25
4	160.0	S0°05'00"	502.65	N89°55'42" E	320.00	27	160.0	60°01'52"	167.77	N89°59'29" W	160.13	50	50.0	60°19'52"	32.86	N34°29'20" W	50.29
5	31.0	S0°01'41"	48.71	N45°03'28" W	43.85	28	160.0	60°01'52"	167.77	N89°59'29" W	160.07	51	160.0	60°01'52"	167.77	N89°59'29" W	160.07
6	194.0	S1°30'44"	423.37	N89°45'40" W	228.28	29	160.0	60°01'52"	167.77	N89°59'29" W	160.04	52	160.0	60°01'52"	167.77	N89°59'29" W	160.04
7	206.0	S1°20'29"	299.91	N81°40'33" W	428.90	30	160.0	20°00'00"	55.85	S74°51'53" E	55.57	53	50.0	63°39'48"	35.56	N74°30'22" E	68.70
8	206.0	S1°20'29"	299.91	N81°40'33" W	428.90	31	160.0	60°01'52"	167.77	N89°59'29" W	160.07	54	51.47	109°17"	117.91	N89°59'29" W	116.36
9	50.0	S1°56'54"	17.41	S80°00'31" W	17.32	32	51.47	20°18'58"	18.25	S80°51'21" E	18.16	55	51.47	25°52'32"	21.45	N1°55'45" E	31.26
10	50.0	S1°56'54"	17.41	S80°00'31" W	17.32	33	51.47	19°01'48"	17.09	S80°01'44" E	17.02	56	31.0	85°29'24"	48.25	N42°44'14" W	33.78
11	108.0	S1°34'58"	16.37	N84°41'58" W	16.29	34	50.0	89°59'29"	71.82	N89°59'29" W	42.33	57	706.63	7°10'03"	88.40	N81°02'58" W	88.84
12	108.0	S1°34'58"	16.37	N84°41'58" W	16.29	35	706.63	61°11"	85.26	N74°43'54" E	82.01	58	50.0	60°21'08"	65.07	N89°59'29" W	50.29
13	108.0	S1°34'58"	16.37	N84°41'58" W	16.29	36	706.63	61°11"	85.26	N74°43'54" E	82.01	59	50.0	60°21'08"	65.07	N89°59'29" W	50.29
14	108.0	S1°34'58"	16.37	N84°41'58" W	16.29	37	656.63	61°11"	85.26	N74°43'54" E	82.01	60	656.63	61°11"	85.26	N74°43'54" E	82.01
15	50.0	S1°56'54"	17.41	S80°00'31" W	17.32	38	656.63	61°11"	85.26	N74°43'54" E	82.01	61	38.24	56°51'41"	37.95	N61°33'55" E	36.41
16	50.0	S1°56'54"	17.41	S80°00'31" W	17.32	39	23.0	89°59'29"	36.11	N45°01'34" W	32.52	62	50.0	39°28'51"	34.43	S25°32'14" W	33.78
17	652.63	S1°21'29"	72.38	N34°15'15" W	72.30	40	652.63	5°48'27"	66.15	S81°05'15" W	66.12	63	50.0	60°04'51"	65.07	N74°30'22" E	68.70
18	652.63	S1°21'29"	72.38	N34°15'15" W	72.30	41	652.63	6°15'08"	71.82	S81°05'15" W	71.81	64	50.0	60°21'08"	65.07	N89°59'29" W	50.29
19	706.63	S1°34'58"	16.37	N84°41'58" W	16.29	42	706.63	61°11"	85.26	N74°43'54" E	82.01	65	50.0	60°19'52"	32.86	N34°29'20" W	50.29
20	706.63	S1°34'58"	16.37	N84°41'58" W	16.29	43	706.63	61°11"	85.26	N74°43'54" E	82.01	66	50.0	26°53'21"	23.47	S89°50'17" E	23.25
21	31.0	S0°01'41"	48.71	N45°03'28" W	43.85	44	31.0	89°59'29"	48.25	S81°05'15" W	42.08	67	50.0	60°01'52"	65.77	N89°59'29" W	50.29
22	31.0	S0°01'41"	48.71	N45°03'28" W	43.85	45	51.47	39°20'40"	35.33	S1°09'48" W	34.66	68	706.63	61°11"	85.26	N74°43'54" E	82.01
23	50.0	S1°56'54"	17.41	S80°00'31" W	17.32	46	50.0	74°27'03"	64.99	S1°21'41" E	64.44	69	706.63	61°11"	85.26	N74°43'54" E	82.01

FOR JOINDER IN DEDICATION SEE OFFICIAL RECORD BOOK 3441 PAGE 3987  
 FOR RESTRICTIONS SEE OFFICIAL RECORD BOOK 3441 PAGE 3988  
 IN THE EASTERN 80' OF LOTS 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### SURVEYOR'S NOTES

- Bearings shown are based on an assumed meridian for computational purposes.
- denotes set permanent monument
- denotes set permanent control point
- There may be additional restrictions which are not recorded on this plat, which may be found in the records of this county.
- There exists a 75 foot wide easement for public utilities and drainage purposes along all side and rear lot lines, unless shown otherwise.
- There exists a 10 foot wide easement for telephone companies along all front lot lines.
- There exists a 10 foot wide easement for Florida Power & Light Co. along all front lot lines, as shown in detail.
- Public utility easements include cable television services.
- Tracts "A", "B", "C" are to be used for landscaping and drainage purposes only to be used for associated utilities and are to be owned and maintained by Summers Creek Homeowners Association.
- Tract "B" is to be used for retention purposes, and is to be owned by the Developer and/or his assigns until redeveloped in SUMMERS CREEK, PHASE TWO. The area is to be developed and improved by the Developer and/or his assigns. 28.47 acres.

### LEGAL DESCRIPTION:

Lots 1, 2, and 3, together with a portion of the dirt lot, all as shown on the plat of GATEWAY, UNIT NO. 3, as recorded in Plat Book 18, page 97 of the Public Records of Brevard County, Florida, and also:

A portion of Government Lot 5, Section 31, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: Begin at the Northwest corner of said Lot 1, GATEWAY, UNIT NO. 3, thence N. 89°55'42" E., along the North line of said Lot 1 and its Eastern extension, and along the South line of THE VILLAS AT NEWFOUND HARBOR (as recorded in Plat Book 24, page 130 of the Public Records of Brevard County, Florida), 223.85 feet to the Northwest corner of Government Lot 5 in said Section 31; thence N. 89°55'42" E., along the North line of Government Lot 5 and along the South line of said THE VILLAS AT NEWFOUND HARBOR, 200.84 feet; thence S. 0°04'18" E., 192.00 feet; thence N. 89°55'42" E., 25.0 feet; thence S. 0°04'18" E., 165.00 feet; thence S. 89°55'42" E., 65.0 feet to the point of curvature of a circular curve concave to the Northeast, having a radius of 51.0 feet; thence Northwestwardly, along the arc of said curve, through a central angle of 30° 02' 37", an arc distance of 46.71 feet to the point of a cusp; thence S. 0° 02' 37", 116.00 feet to the point of a cusp; thence Northeastwardly, along the arc of a circular curve concave to the Southeast, having a radius of 31.0 feet, through a central angle of 89° 59' 29", an arc distance of 48.58 feet to the point of tangency; thence N. 89° 55' 42" E., 75.0 feet; thence S. 0° 04' 18" E., 87.04 feet; thence S. 89° 55' 42" E., 30.81 feet; thence N. 89° 55' 42" E., 143.13 feet; thence S. 89° 55' 42" E., 124.80 feet; thence S. 0° 04' 18" E., 30.81 feet to the point of tangency; thence N. 89° 55' 42" E., 208.39 feet to the point of a cusp; thence S. 0° 02' 37", 233.12 feet to a point on the arc of a circular curve concave to the Northeast, having a radius of 160.0 feet, a radial line to the last described point bears S. 89° 55' 42" E., thence Southwesterly, Southerly, and Southeastwardly, along the arc of said curve, through a central angle of 129° 02' 51", an arc distance of 190.00 feet to the point of tangency; thence N. 89° 55' 42" E., 240.00 feet to a point on the westerly line of a parcel described in Official Records Book 2533, page 1870 of the Public Records of Brevard County, Florida, thence S. 3° 30' 00" E., along said westerly line, 225.56 feet to a point on the South line of said Government Lot 5 and a point on the North line of REVISED GATEWAY, UNIT NO. 2, as recorded in Plat Book 18, page 112 of the Public Records of Brevard County, Florida; thence S. 89° 55' 42" E., along said South line of Government Lot 5 and along said North line of REVISED GATEWAY, UNIT NO. 2, 1447.44 feet to the Southeast corner of said GATEWAY, UNIT NO. 3, thence S. 89° 55' 42" E., along said Eastern extension and along the South line of Lot 3, 201.29 feet to the Southwest corner of said Lot 3, thence N. 5° 33' 52" W., along the West line of Lots 3, 2, and 1, GATEWAY, UNIT NO. 3, 239.00 feet to the Point of Beginning containing 26.553 acres, more or less.

DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in SUMMERS CREEK, PHASE ONE hereby dedicates said lands and plat for the use and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, he caused these presents to be signed and authorized by the officers named below and its corporate seal to be hereunto set.

*William E. Mann* President

Attest:  
 Signed and sealed in the presence of *Sylvia Lynn Stiff*  
*Susan E. Mann*  
 BOCA LAGO, INC.  
 1351 N. Courtyard Parkway, Suite A4  
 Merritt Island, Florida 32953

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That