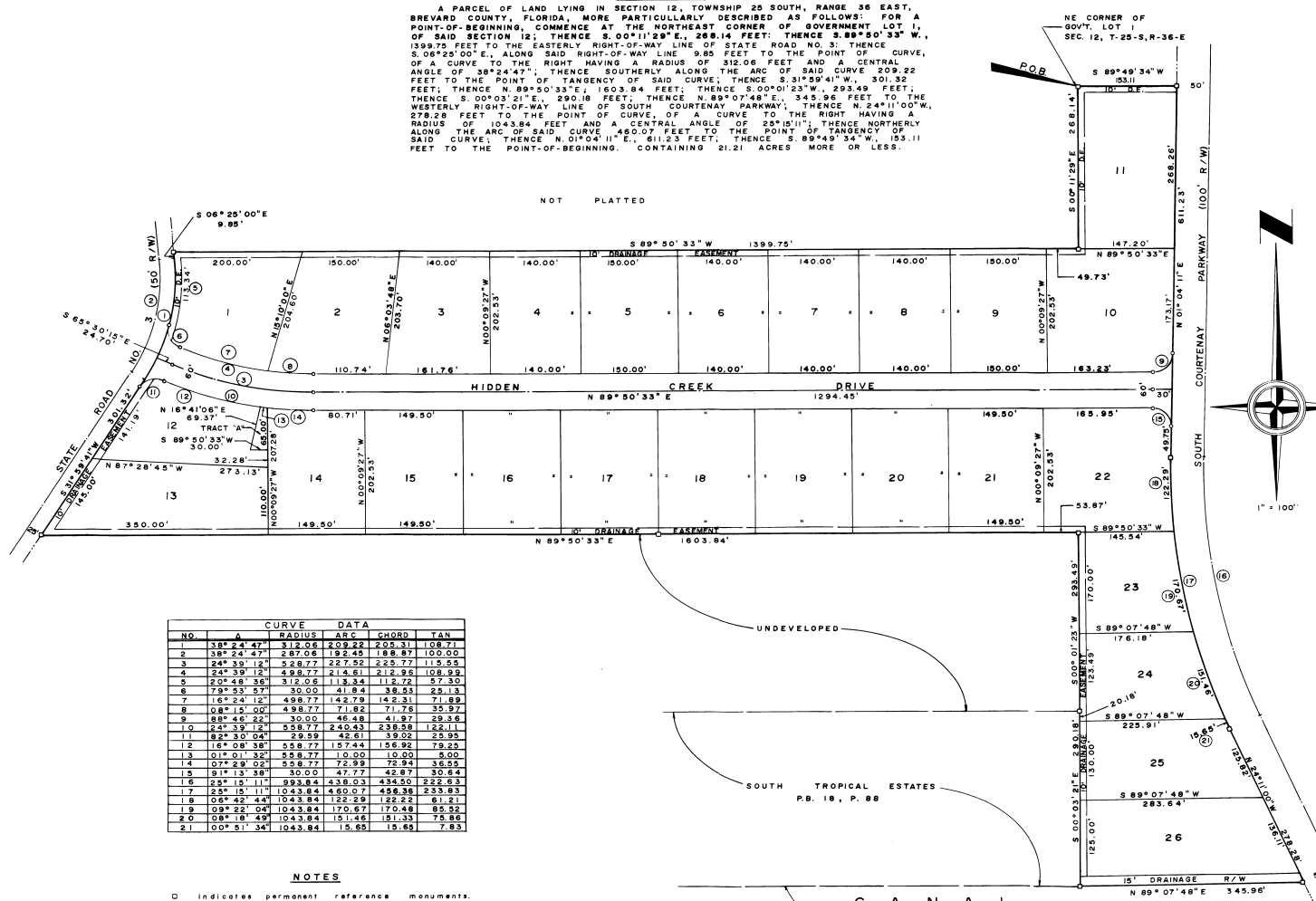


HIDDEN CREEK

A SUBDIVISION IN SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT-OF-BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 12; THENCE S. 00°11'29"E, 268.14 FEET; THENCE S. 89°50'33"W, 1399.75 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 3; THENCE S. 06°25'00"E, ALONG SAID RIGHT-OF-WAY LINE 9.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S. 31°59'41"W, 351.32 FEET; THENCE N. 89°50'33"E, 1603.84 FEET; THENCE S. 00°01'23"W, 293.49 FEET; THENCE S. 00°03'21"E, 290.18 FEET; THENCE N. 89°07'48"E, 345.98 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH COURTENAY PARKWAY; THENCE N. 24°11'00"W, 278.28 FEET TO THE POINT OF CURVE, OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1043.84 FEET AND A CENTRAL ANGLE OF 28°15'11"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 480.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 01°04'11"E, 611.23 FEET; THENCE S. 89°49'34"W, 153.11 FEET TO THE POINT-OF-BEGINNING, CONTAINING 21.21 ACRES MORE OR LESS.



NO.	A	RADIUS	ARC	CHORD	TAN
1	38° 24' 47"	312.06	209.22	205.31	108.71
2	38° 24' 47"	287.06	192.43	188.87	100.00
3	24° 39' 12"	528.77	227.52	225.77	115.55
4	24° 39' 12"	498.77	214.61	212.95	108.95
5	20° 48' 36"	315.06	113.34	112.29	57.35
6	79° 53' 57"	30.00	41.84	38.53	25.13
7	15° 24' 12"	498.77	142.79	142.31	71.89
8	08° 15' 00"	498.77	71.82	71.75	35.97
9	88° 46' 22"	30.00	46.48	41.87	29.36
10	24° 39' 12"	528.77	240.43	238.98	122.11
11	82° 30' 04"	29.59	42.61	39.02	25.95
12	16° 08' 38"	528.77	157.44	156.82	79.22
13	01° 01' 32"	528.77	10.00	10.00	5.00
14	07° 29' 02"	528.77	72.99	72.94	36.55
15	01° 13' 58"	30.00	47.77	42.87	30.64
16	04° 15' 11"	993.84	438.03	434.50	222.63
17	25° 15' 11"	1043.84	480.07	456.36	233.83
18	05° 49' 44"	1043.84	122.59	122.22	61.23
19	09° 22' 04"	1043.84	170.67	170.48	85.52
20	08° 18' 49"	1043.84	151.46	151.35	76.86
21	00° 51' 34"	1043.84	15.55	15.52	7.83

NOTES

□ Indicates permanent reference monuments.
 ○ Indicates permanent control points.
 A strip of land 5 feet wide along all side lot lines shall be reserved for the installation and maintenance of public utilities, and drainage. This is a permanent easement.

Tract "A" not a part of this plat.

Joiner in Dedication

O.R.B. 1838

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Restrictions

O.R.B.

Page

SOUTH TROPICAL ESTATES
 PLAT NO. 2
 P.B. 18, P. 40

SOUTH MERRITT ESTATES

PLAT BOOK 25
 AND PAGE 18

DEDICATION

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

HIDDEN CREEK
 hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates the Streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public; and

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 November 17, 1977.
 HIDDEN CREEK DEVELOPMENT, INC.
 By *Everette Roy Berry, Jr.* President
 Attest: *Edmund C. Garcia* Secretary

Signed and sealed in the presence of:

John Hayward
Samuel Dennis
W. Borak

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on November 17, 1977, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Everette Roy Berry, Jr., and Edmund C. Garcia, respectively, President and Secretary 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 hereunto set my hand and seal on the above date.

Walter B. Borak
 NOTARY PUBLIC

My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being licensed and registered land surveyor, does hereby certify that the lands as shown in the foregoing plat, that exhibit is a correct representation of the lands therein described and plotted, that permanent reference monuments have been placed as shown, that the same are required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated November 17, 1977.
Edmund C. Garcia Registration No. 2899

THIS IS TO CERTIFY That the Board of County Commissioners by its approval of this plat hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, lakes, pathways, open spaces, and other rights-of-way, easements and areas dedicated for public use on this plat.

RC Winters
 Chairman of the Board
 Attest: *By Anne C. Chapman, P.E.*
 County Engineer

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on December 1, 1977, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

RC Winters
 Chairman of the Board
 Attest: *RC Winters*
 Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on November 21, 1977, the Zoning Commission of the County of Brevard, Florida, approved the foregoing plat.

John Hayward
 Zoning Director
John Hayward
 Planning Director

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 November 17, 1977 at 3:45 PM, File No. 18494.
RC Winters
 Clerk of the Circuit Court
 in and for Brevard County, Florida

PREPARED BY:
 FRANK M. GARCIA
 LAND SURVEYOR
 MERRITT ISLAND, FLORIDA