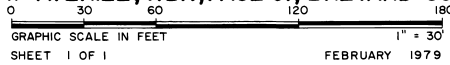


BEACH WOODS STAGE THREE PHASE TWO

A RESUBDIVISION OF A PORTION OF PART FIRST OF PLAT OF FARMLANDS AT AVERILL, P.B. I, PAGE 61, BREVARD COUNTY, FLORIDA



LEGAL DESCRIPTION

A portion of Section 21, Township 28 South, Range 38 East, Brevard County, Florida, being a resubdivision of a portion of Blocks D, E, and F, VALLEY ROAD, RIDGE ROAD and THIRD STREET of PART FIRST OF PLAT OF FARMLANDS AT AVERILL, according to the plat thereof as recorded in Plat Book 1, Page 61 of the Public Records of Brevard County, Florida, lying West of STATE ROAD A-1-A, a 6400 foot right-of-way, being more particularly described as follows:

Commence at the intersection of the West right-of-way line of said STATE ROAD A-1-A and the South line of Lot 3, ALLAN'S SUBDIVISION according to the plat thereof as recorded in Plat Book 12 of Page 85 of the Public Records of Brevard County, Florida; thence $3.89^{\circ}56'48''$ W along the South line of said ALLAN'S SUBDIVISION for a distance of 461.80 feet to the Point of Beginning; thence $5.00^{\circ}03'12''$ E for a distance of 441.09 feet; thence $5.89^{\circ}56'48''$ N for a distance of 115.07 feet to a point of curvature of a curve to the right having a radius of 272.00 feet; thence westerly along the arc of said curve thru a central angle of $2^{\circ}42'38''$ for a distance of 103.07 feet to a point of tangency; thence $N.68^{\circ}20'34''$ W for a distance of 39.96 feet; thence $N.2^{\circ}59'56''$ E for a distance of 22.00 feet; thence $N.00^{\circ}03'12''$ W for a distance of 356.98 feet to a point on the South line of said ALLAN'S SUBDIVISION; thence $N.89^{\circ}56'48''$ E along said South line for a distance of 244.67 feet to the Point of Beginning, containing 2.448 acres more or less.

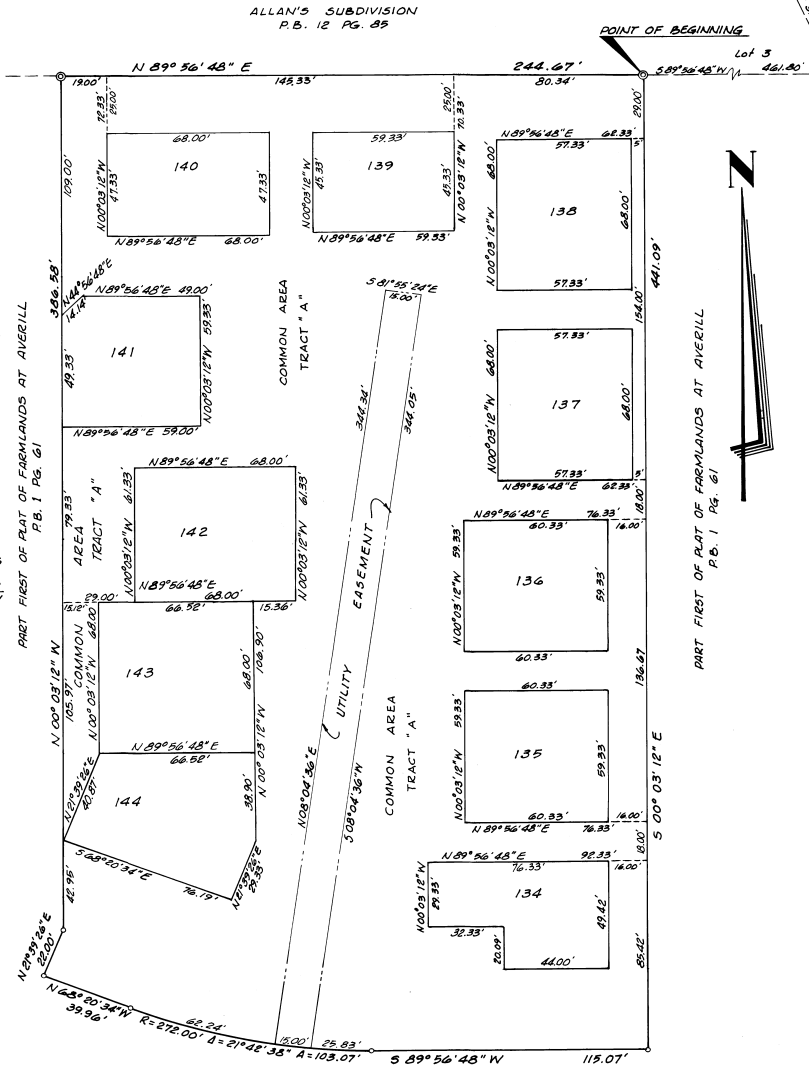
1. For Amendment to Declaration of Restrictions see O.R.B. 23245, Page 1532.
2. For Declaration of Covenants, Conditions and Restrictions see O.R.B. 2035, Page 232.
3. For Articles of Incorporation of BEACH WOODS HOMEOWNER'S ASSOCIATION, INC. see O.R.B. 2035, Page 253.
4. For Bylaws of BEACH WOODS HOMEOWNER'S ASSOCIATION, INC. see O.R.B. 2035, Page 257.
5. An easement is hereby granted to Brevard County and to Public Utilities across Tract 141 for paving purposes for the purpose of ingress and egress, and for the purpose of access to the installation and maintenance of public utilities and drainage; for the methods of access see site plan 78-07-008 on file with the Planning and Zoning Department of Brevard County, Florida.
6. BEACH WOODS OF BREVARD COUNTY, INC. in recording this plat of BEACH WOODS STAGE THREE PHASE TWO has designated certain areas of land for common property known as TRACT 141 intended for use by the homeowners in said BEACH WOODS STAGE THREE PHASE TWO for ingress and egress, and for recreation and other related activities as delineated and described by site plan 79-05-006 on file with the Planning and Zoning Department of Brevard County, Florida.

NOTE:
All bearings of Lot lines are parallel with or perpendicular to bearings shown.

SURVEYOR'S NOTES

1. @ denotes Permanent Reference Monument
2. Bearings are based on the FLORIDA COORDINATE SYSTEM - EAST ZONE

PREPARED BY:
STOTTLE, STAGG & ASSOCIATES
CAPE CANAVERAL FLORIDA
JOB NO. 78072



PART FIRST OF PLAT OF FARMLANDS AT AVERILL
P.B. I, Pg. 61

PLAT BOOK 27
AND PAGE 20

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in BEACH WOODS STAGE THREE PHASE TWO hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the 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
By: Thomas E. Wasdin President
Attest: Carol H. Stottler

Signed and sealed in the presence of: BEACH WOODS OF BREVARD COUNTY, INC. P.O. BOX 368 MELBOURNE BEACH, FLA. 32951

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on JUNE 21, 1979 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS E. WASDIN 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 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 hereto set my hand and seal on the above date.
Wanda J. Givens
NOTARY PUBLIC, State of Florida at Large
My Commission Expires July 7, 1979
My Commission Expires: Avon Park & County Co.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MAY 1978, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida, dated JUNE 1979.
David A. Bethorn Registration No. 2412

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
SEAL
ATTEST: _____ MAYOR
CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all easements and areas dedicated for public use on this plat.
Attest: Richard P. ... Chairman of the Board
By: ... Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JUNE 21, 1979 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Attest: Richard P. ... Chairman of the Board
By: ... Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 6-21-79 the Zoning Commission of the above County approved the foregoing plat.
Approved: _____ Planning and Zoning 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 July 25, 1980 at 2:32 PM, File No. 44733-02.
Wanda J. Givens
Clerk of the Circuit Court
for and for Brevard County, Florida