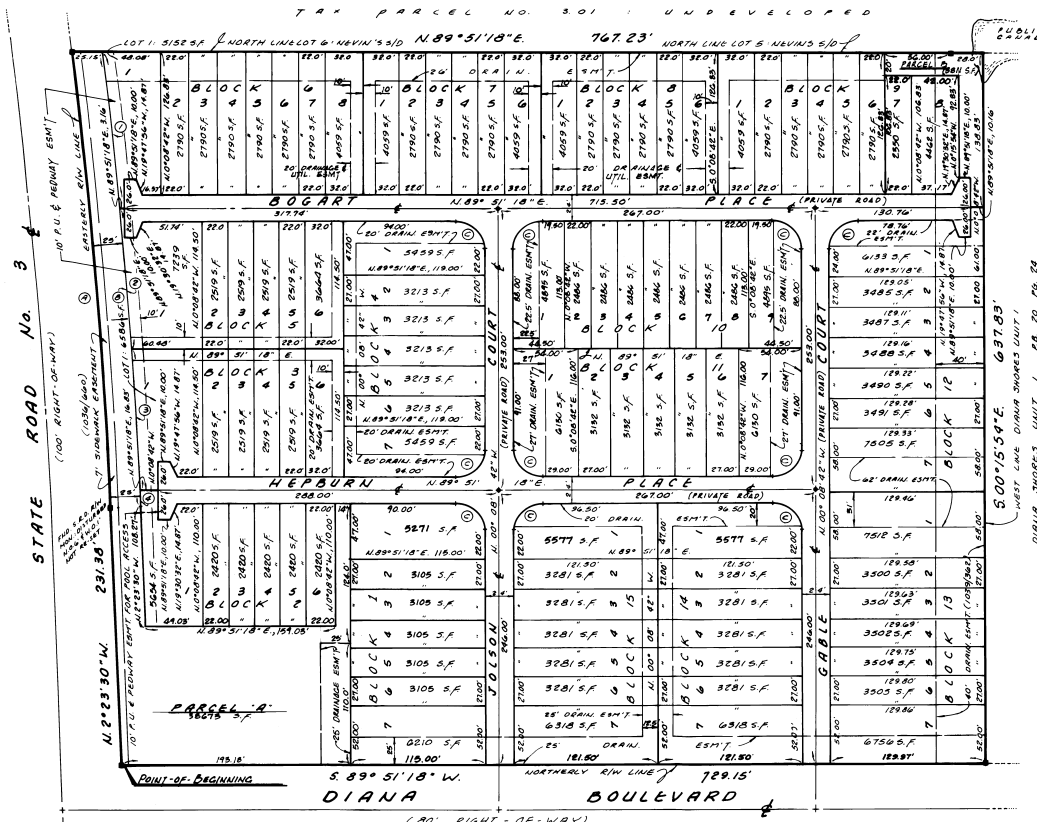


TOWNHOMES AND VILLAS OF DIANA SHORES

A Subdivision in Section 23, Township 24 South, Range 36 East, being a Partial Replat of Lots 5 and 6, Nevins Subdivision per Plat Book 2, Page 98, of the Public Records of Brevard Co., Fla.

DESCRIPTION: BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF DIANA BOULEVARD (DIANA SHORES UNIT No. 1, P.B. 20, PG. 24) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 3 (A 100' R/W); THENCE N.02°23'30"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 231.38 FEET TO THE POINT-OF-CURVATURE OF A 5779.65 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY, ALONG AN ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 4°02'35"; AN ARC DISTANCE OF 401.84 FEET TO INTERSECTION WITH THE NORTH LINE OF LOT 6 OF NEVINS SUBDIVISION (P.B. 2, PG. 98); THENCE N.89°51'18"E, ALONG THE NORTH LINE OF SAID LOT 6 AND ALONG THE NORTH LINE OF LOT 5 OF SAID NEVINS SUBDIVISION, A DISTANCE OF 767.23 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF DIANA SHORES UNIT No. 1; THENCE S.00°15'54"E, ALONG THE WEST LINE OF SAID PLAT OF DIANA SHORES UNIT No. 1, A DISTANCE OF 637.83 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF DIANA BOULEVARD; THENCE S.89°51'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 729.15 FEET TO THE POINT-OF-BEGINNING

CONTAINING 10.89 ACRES, MORE OR LESS, ALL LYING IN SECTION 23 TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.



| NO. | RADIUS | DELTA | LENGTH | TANGENT | CHORD BEARING | CHORD |
|-----|---------|-----------|---------|---------|---------------|---------|
| 1 | 5779.65 | 4°02'35" | 407.84' | 204.00' | N.4°48'48"W | 407.75' |
| 2 | 5809.65 | 4°00'57" | 406.85' | 203.51' | N.4°29'38"W | 406.76' |
| 3 | 25.00 | 90°00'00" | 39.27' | 25.00' | N/A | 35.36' |
| 4 | 5804.65 | 1°22'37" | 139.50' | 69.75' | N.5°48'00"W | 139.50' |
| 5 | 5809.65 | 1°15'07" | 126.83' | 63.42' | N.4°28'17"W | 126.83' |
| 6 | 5809.65 | 1°15'02" | 126.69' | 63.35' | N.3°09'12"W | 126.69' |
| 7 | 5804.65 | 0°08'11" | 15.82' | 6.91' | N.2°27'36"W | 15.82' |

7. REFER TO SITE PLAN 81-11-001 FOR STRUCTURE LOCATION. SAID PLAN IS ON FILE WITH THE PLANNING & ZONING DEPT. OF BREVARD COUNTY WHICH IS HEREBY MADE A PART OF THIS PLAT BY REFERENCE.

FOR JOINDER SEE OR BOOK 2501 PAGE 1652
FOR RES. TRAILCTIONS SEE OR BOOK 2501 PAGE 1653

Bussen Engineering Group

PLAT BOOK 30
AND PAGE 43

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **TOWNHOMES AND VILLAS OF DIANA SHORES** 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 **MARCH 19, 1984**

By: *Arthur W. Nodack*
 Attest: *John J. Ryan*
 Arthur W. Nodack
 John J. Ryan
 Signed and sealed in the presence of:
 GARCON DEVELOPMENT, INC.
 760 N. COCOA BOULEVARD
 COCOA, FLORIDA 32922

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on **MARCH 19, 1984** before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **JOHN GARCAY** and **ARTHUR W. NODACK** respectively, President and **EXEC. VICE PRESIDENT** 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 thereunto 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.

John J. Ryan
 NOTARY PUBLIC
 My Commission Expires: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on **SEPTEMBER 14, 1983**, 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 plated; 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 **MARCH 21, 1984**

Ben J. Ryan
 Registration No. 3525

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

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 accepts all areas dedicated for public use on this plat.

Tal M. Stahl
 Chairman of the Board

ATTEST: *R.C. Williams* Clerk of the Board
Anthony W. Mingo

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on **MARCH 23, 1984** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Tal M. Stahl
 Chairman of the Board

ATTEST: *R.C. Williams* Clerk of the Board
Anthony W. Mingo
 Approved *William Skellern* County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on **MARCH 31, 1984** the Planning Commission of the County approved the foregoing plat.

John J. Ryan
 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 **4-11-84** on **5:32PM** in **BOOK 2501, PAGE 1653**

John J. Ryan
 Clerk of the Circuit Court and for Brevard County, Fla.