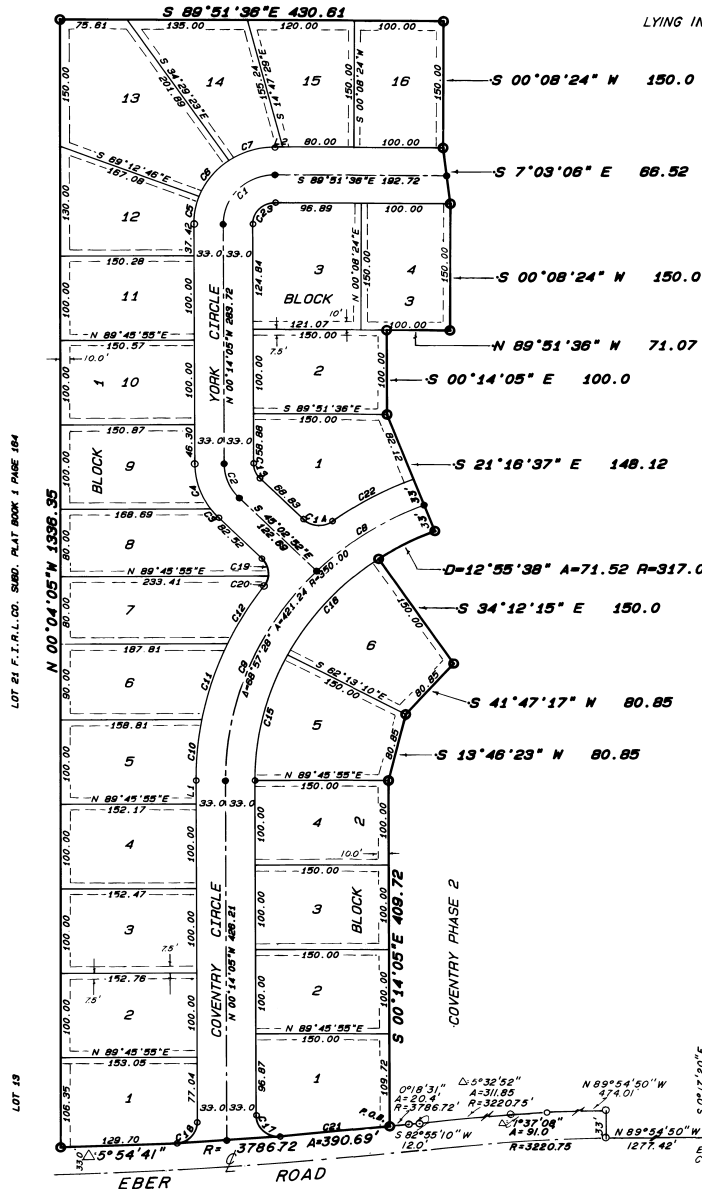


COVENTRY SUBDIVISION PHASE 3

LOT 20 F.I.R.L.CO. SUBD. PLAT BOOK 1 PAGE 164

LYING IN SECTION 17 TOWNSHIP 28 S. RANGE 37 E.

A REPLAT OF A PORTION OF
LOT 13 & 20 FLORIDA INDIAN
RIVER LAND COMPANY SUBDIVISION
AS RECORDED IN PLAT BOOK 1,
PAGE 164, PUBLIC RECORDS OF
BREVARD COUNTY, FLORIDA.



DESCRIPTION
FROM THE N.E. CORNER OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, RUN S 0°17'20" E A DISTANCE OF 2629.30 FEET TO THE E 1/4 CORNER OF SAID SECTION 17; THENCE RUN N 89°54'50" W ALONG THE CENTERLINE OF EBER ROAD A DISTANCE OF 1277.42 FEET; THENCE RUN N 0°14'08" W A DISTANCE OF 83.0 FEET; THENCE RUN N 89°54'50" W A DISTANCE OF 474.01 FEET TO THE PC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3220.75, A CENTRAL ANGLE OF 1°37'08" AN ARC DISTANCE OF 91.0 FEET; THENCE CONTINUE ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 3220.75 FEET, A CENTRAL ANGLE OF 1°32'52" FOR AN ARC DISTANCE 81.85 FEET TO THE POINT OF TANGENCY; THENCE RUN S 82°55'10" W A DISTANCE OF 12.0 FEET TO THE PC OF A CURVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 3789.72 FEET, A CENTRAL ANGLE OF 0°18'51" FOR AN ARC DISTANCE OF 20.40 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY AND THE PC OF A CURVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 3789.72 FEET, A CENTRAL ANGLE OF 0°18'51" FOR AN ARC DISTANCE OF 5'54'41" FOR AN ARC DISTANCE OF 380.88 FEET; THENCE RUN N 0°04'08" W A DISTANCE OF 1336.39 FEET; THENCE RUN S 89°51'38" E A DISTANCE OF 430.81 FEET; THENCE RUN S 0°08'24" W A DISTANCE OF 150.0 FEET; THENCE RUN S 7°03'08" E A DISTANCE OF 68.52 FEET; THENCE RUN S 0°08'24" W A DISTANCE OF 150.0 FEET; THENCE RUN N 89°51'38" W A DISTANCE OF 71.07 FEET; THENCE RUN S 0°14'05" E A DISTANCE OF 100.0 FEET; THENCE RUN S 21°16'37" E A DISTANCE OF 148.12 FEET; THENCE RUN N 89°51'38" W A DISTANCE OF 71.07 FEET; THENCE RUN S 0°14'08" E A DISTANCE OF 100.0 FEET; THENCE RUN S 21°16'37" E A DISTANCE OF 148.12 FEET TO A POINT ON A CURVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 317.0 FEET, A CENTRAL ANGLE OF 12°58'38" FOR AN ARC DISTANCE OF 71.92 FEET; THENCE RUN S 34°12'15" E A DISTANCE OF 150.0 FEET; THENCE RUN S 41°47'17" N A DISTANCE OF 80.85 FEET; THENCE RUN S 13°46'23" N A DISTANCE OF 80.85 FEET; THENCE RUN S 0°14'05" E A DISTANCE OF 408.72 FEET TO THE POINT OF BEGINNING, CONTAINING 12.02 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND ROAD RIGHTS OF MAY OF RECORD.

LINE	BEARING	DISTANCE
1	N 00°14'08" W	27.49
2	S 89°51'38" E	8.89

CURVE	DELTA	RADIUS	ARC	TANGENT
1	90°22'29"	89.00	81.40	56.39
2	44°48'49"	88.00	45.36	23.61
3	8°38'45"	81.00	13.73	6.88
4	36°10'00"	81.00	57.44	26.71
5	21°01'18"	81.00	33.39	16.88
6	34°43'23"	81.00	55.15	28.45
7	34°37'21"	81.00	55.00	28.37
8	28°46'13"	390.00	140.81	73.69
9	45°11'12"	390.00	278.03	140.85
10	10°54'48"	383.00	72.80	38.58
11	14°11'37"	383.00	84.88	47.88
12	11°54'58"	383.00	78.90	38.84
13	44°48'49"	205.00	18.05	10.31
14	81°48'38"	25.00	35.70	21.67
15	26°10'28"	317.00	120.00	78.08
16	26°10'28"	317.00	120.00	78.08
17	84°38'48"	25.00	41.30	27.11
18	87°05'38"	25.00	38.00	23.78
19	81°28'30"	25.00	28.89	18.10
20	26°51'14"	25.00	13.03	6.88
21	1°52'11"	3789.72	128.57	61.78
22	15°36'52"	383.00	104.27	52.48
23	80°28'28"	25.00	36.43	25.18

BEARINGS
THE BEARINGS USED HEREON ARE ASSUMED FOR PURPOSES OF CALCULATIONS ONLY, AND DO NOT NECESSARILY REFER TO THE TRUE MERIDIAN.

EASEMENTS
ALL SIDE AND REAR LOT LINES SHALL HAVE A 7.5 FOOT DRAINAGE AND UTILITY EASEMENTS. ALL REAR LOT LINES ALONG THE RETENTION POND SHALL HAVE A 10.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT.

PERMANENT REFERENCE MONUMENTS SHOWN THIS
PERMANENT CONTROL POINTS SHOWN THIS

PREPARED BY HUGH SMITH JR.
FLORIDA REGISTERED LAND SURVEYOR
NUMBER 1781
1400, PALM BAY ROAD N.E., PALM BAY FLA 32905
305 724-2840

SCALE 1"=80'



PLAT BOOK 31
AND PAGE 4

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owner in fee simple of the lands described in **COVENTRY SUBDIVISION PHASE 3**

herby 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, the undersigned hereto set his hand and Seal on

By _____ GENERAL PARTNER
EAGLE ASSOCIATES, a N.C. GENERAL PARTNERSHIP
303 Markley Court
Indian Harbor Beach Fla. 32937
Signed and sealed in the presence of _____

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on _____ 1984
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Glenn S. Little, General Partner of EAGLE ASSOCIATES
a NORTH CAROLINA General Partnership. To me well known to be the person described in and who executed the foregoing dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires _____ SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 13, 1984 _____ 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 plotted; that government 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 JULY 2 1984

Registration No. 1781.

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 roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat

Chairman of the Board

ATTEST: _____ Clerk of the Board

CERTIFICATE OF APPROVAL BY

BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board.

ATTEST: _____ Clerk of the Board

CERTIFICATE OF APPROVAL BY

PLANNING AND ZONING COMMISSION

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

Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in all respects with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at 3:42 PM File No. _____

Clerk of the Circuit Court in and for Brevard County, Fla.