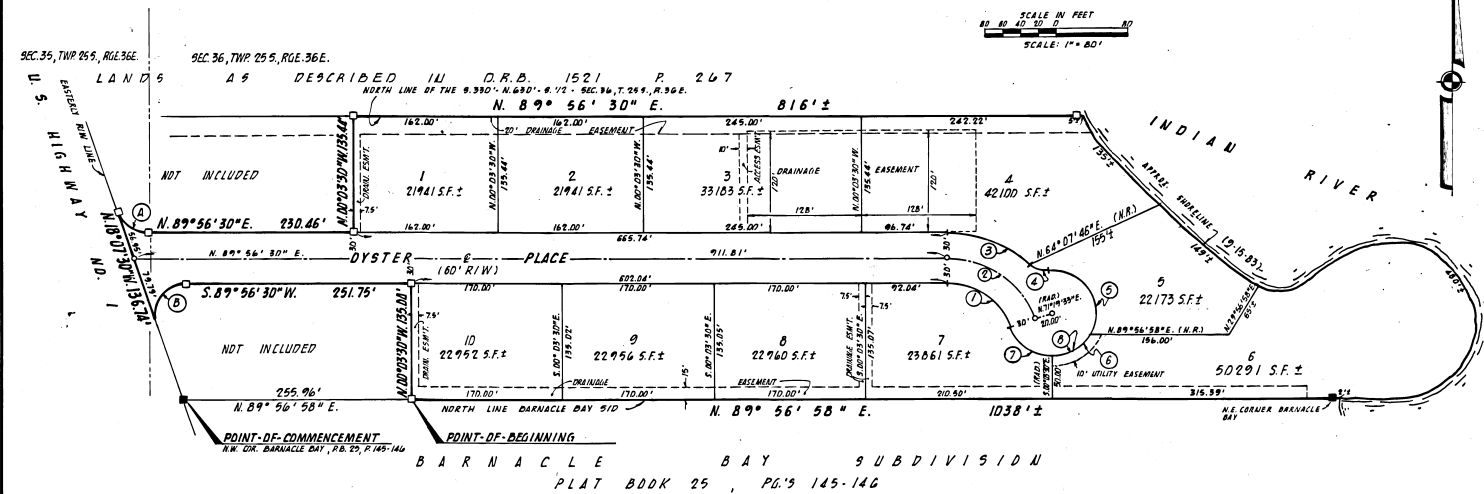


OYSTER COVE

A SUBDIVISION LYING IN SECTION 35 AND SECTION 36, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

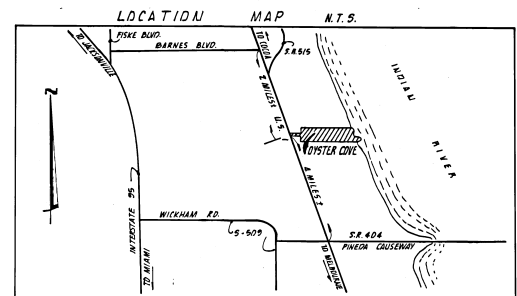
DESCRIPTION: A PORTION OF THE SOUTH 330 FEET OF THE NORTH 630 FEET OF THE SOUTH 1/2 OF SECTIONS 35 & 36, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF BARNACLE BAY, A SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGE 145-146, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N. 89° 56' 58" E. ALONG THE NORTH LINE OF SAID BARNACLE BAY SUBDIVISION, A DISTANCE OF 255.96 FEET TO THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N. 89° 56' 58" E. ALONG THE NORTH LINE OF BARNACLE BAY SUBDIVISION, A DISTANCE OF 1038 FEET MORE OR LESS TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RETURN TO THE POINT-OF-BEGINNING AND SO N. 00° 03' 30" W. A DISTANCE OF 136.00 FEET, PARALLEL WITH THE NORTH LINE OF THE SOUTH 330 FEET OF THE NORTH 630 FEET OF THE SOUTH 1/2 OF SECTION 36, A DISTANCE OF 251.75 FEET TO THE POINT-OF-CURVATURE OF A 35.00 FOOT RADIUS CURVE, CONVEX TO THE SOUTHWEST; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 108° 04' 00" AND A CHORD BEARING OF 8.35° 54' 10" W., A DISTANCE OF 66.01 FEET TO THE POINT-OF-TANGENCY OF SAID CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N. 10° 07' 30" W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 136.74 FEET TO THE POINT-OF-CURVATURE OF A 35.00 FOOT RADIUS CURVE, CONVEX TO THE NORTHEAST; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 71° 56' 00" AND A CHORD BEARING OF 2.94° 05' 30" E., A DISTANCE OF 43.94 FEET TO THE POINT-OF-TANGENCY OF SAID CURVE; THENCE N. 89° 56' 30" E. PARALLEL WITH THE NORTH LINE OF THE SOUTH 330 FEET OF THE NORTH 630 FEET OF THE SOUTH 1/2 OF SECTION 36, A DISTANCE OF 251.46 FEET, TO THE POINT-OF-BEGINNING OF THE SOUTH 1/2 OF SECTION 36; THENCE N. 89° 56' 30" E. ALONG THE NORTH LINE OF THE SOUTH 330 FEET OF THE NORTH 630 FEET OF THE SOUTH 1/2 OF SECTION 36, A DISTANCE OF 816 FEET, MORE OR LESS TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE SOUTHEASTERLY MEANDERING THE WATERS EDGE OF THE INDIAN RIVER, A DISTANCE OF 766 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE FIRST DESCRIBED LINE. CONTAINING 6.3 ACRES OF LAND, MORE OR LESS.



CURVE TABLE

NO.	A	R	ARC	CHORD	CHORD BEARING
1	71° 56' 00"	35.00'	43.94'	41.11'	2.94° 05' 30" E.
2	108° 04' 00"	35.00'	66.01'	56.66'	8.35° 54' 10" W.
3	71° 23' 03"	75.00'	93.44'	87.51'	5.54° 21' 58" E.
4	71° 23' 03"	105.00'	130.82'	122.52'	5.54° 21' 58" E.
5	44° 15' 27"	135.00'	104.28'	101.71'	5.67° 55' 47" E.
6	29° 21' 31"	75.00'	61.59'	70.92'	5.70° 31' 49" E.
7	176° 10' 30"	60.00'	109.27'	68.19'	5.39° 39' 19" E.
8	59° 59' 21"	70.00'	52.35'	29.92'	5.59° 56' 44" W.
9	71° 23' 03"	80.00'	62.29'	58.34'	N. 52° 21' 59" W.
10	726° 35' 06"	90.00'	223.91'	76.49'	6.33° 02' 01" W.

- NOTES**
- BEARINGS BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BEING N. 89° 56' 30" E. AND MAY NOT NECESSARILY REFER TO TRUE MERIDIAN.
 - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND.
 ○ DENOTES P.C.P. (PERMANENT REFERENCE MONUMENT) SET.
 - UNLESS OTHERWISE SHOWN, THERE IS HEREBY RESERVED A 75 FOOT EASEMENT ALONG ALL SIDE AND REAR LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.
 - THE DRAINAGE EASEMENT AS INDICATED LYING ACROSS PORTIONS OF LOTS 3 & 4 IS TO BE MAINTAINED BY THE OWNERS OF LOTS 3 & 4.
 - FOR DEED RESTRICTIONS SEE D.R.B. 2674, PG. 0293
 - FOR JOINDER IN DEDICATION SEE D.R.B. PG. _____



BUSSEN ENGINEERING GROUP INC.
 100 PARNELL STREET · P.O. BOX 1914
 MERRITT ISLAND, FLORIDA 32952

PLAT BOOK 32
 AND PAGE 68

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
OYSTER COVE
 hereby dedicates said lands and plot for the uses and purposes therein 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 by the officers named below and its corporate seal to be affixed hereto on this 23rd day of March, 1986.
 By: **HAROLD INVESTMENTS INC.** President
 "MANAGEMENT CO., INC."
 Attest: **Richard S. Pavula** Secretary
 Signed and sealed in the presence of **George W. Mago** Notary Public
ROBERT L. BASS George W. Mago

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES
 THIS IS TO CERTIFY, that on MARCH 23, 1986
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **Harold Y. Harnden** and **Richard S. Pavula**, respectively, the President and the Secretary of the above named corporation incorporated under the laws of the State of DELAWARE, 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.
George W. Mago
 NOTARY PUBLIC
 My Commission Expires Sept. 30, 1988

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MARCH 23, 1986, he has 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 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 this 23rd day of MARCH, 1986.
George W. Mago 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 accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, water and utility easements designated for public use on this plat.
Richard S. Pavula
 Chairman of the Board
 ATTEST: **R. W. Winstead** Clerk of the Board
Anthony W. Mago O.C.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on **APRIL 22, 1986** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Richard S. Pavula
 Chairman of the Board
 ATTEST: **R. W. Winstead** Clerk of the Board
Anthony W. Mago O.C.
Richard S. Pavula
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY, That on **APRIL 23, 1986** the Zoning Commission of the above named municipality approved the foregoing plat.
Richard S. Pavula
 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 this 23rd day of MARCH, 1986, at 3:14 P.M. File No. 86-307.
R. W. Winstead Clerk of the Circuit Court
 in and for Brevard County, Fla.