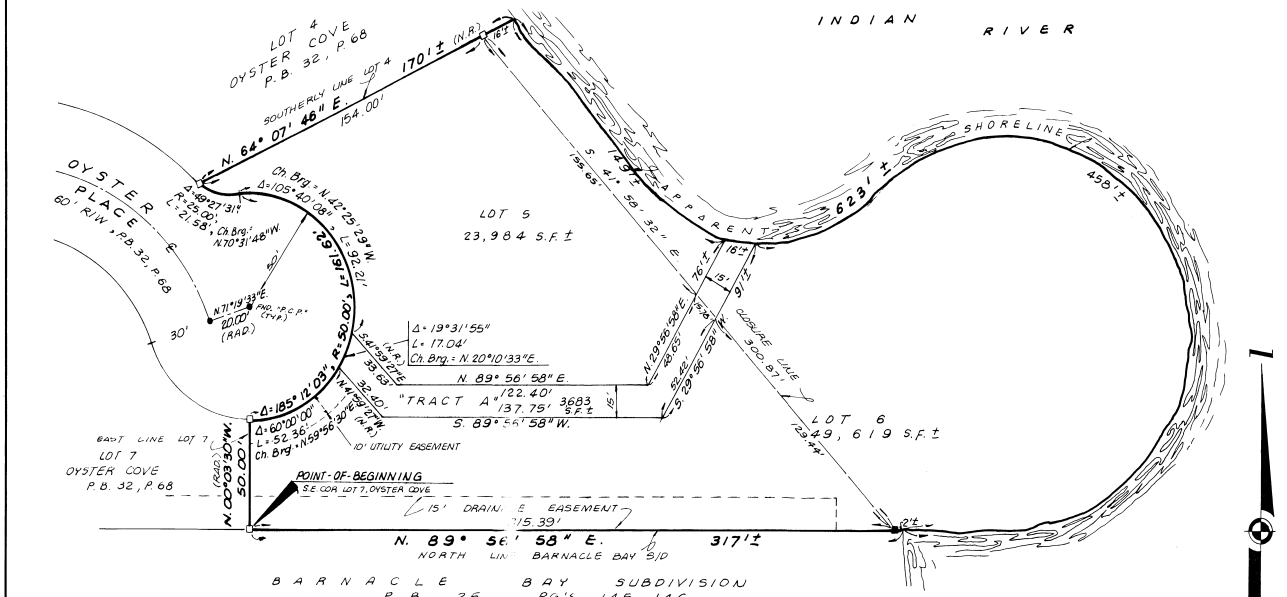
34-35

A REPLAT OF LOT 5 & LOT 6 OF OYSTER COVE, A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 25 SOUTH, RANGE 36 EAST, AS RECORDED IN PLAT BOOK 32, PAGE 68, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

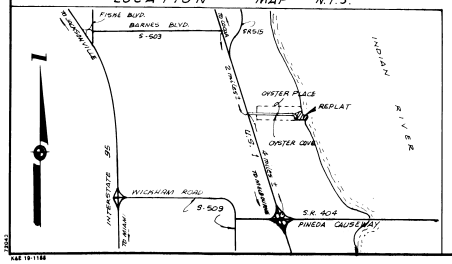
Beginning at the Southeast corner of Lot 7, OYSTER COVE a subdivision as recorded in Plat Book 32, Page 68, of the Brevard County Public Records; thence N. 89°56'58"E. along the north line of BARNACLE BAY subdivision, as recorded in Plat Book 25, Pages 145-146, of the Brevard County Public Records, a distance of 317 feet, more or less, to and into the waters of the Indian River; thence return to the POINT-OF-BEGINNING and go N.00°03'30"W. along the east line of aforesaid Lot 7, a distance of 50.00 feet to the southerly right-of-way line of OYSTER PLACE according to aforesaid Plat Book 32, Page 68; thence Easterly, Northerly and Westerly along said right-of-way line, the following two (2) courses; along the arc of a 50.00 foot radius curve concave to West, having a tangent bearing of N.89°56'30"E., through a central angle of 185°12'03", a distance of 161.62 to a point-of-reverse curvature; thence along the arc of a 25.00 foot radius curve, concave to the North, having a chord bearing of N.70°31'48"W., through a central angle of 49°27'31", a distance of 21.58 feet to the intersection with the southerly line of Lot 4 of the aforesaid Plat of OYSTER COVE; thence departing said right-of-way line go N. 64°07'46"E. along the southerly line of said Lot 4, a distance of 170 feet, more or less, to and into the waters of the Indian River; thence Southeasterly, Easterly, Southerly and Westerly, meandering the waters edge of the Indian River, a distance of 623 feet, more or less, to the intersection with the first described course of this description. Containing; 1.8 acres, more or less.

NOTES:

1) Bearings based on the south line of Lot 7, OYSTER COVE, Per P.B. 32, P.68, being, N.89°56'58"E.
2) ■ Denotes P.R.M. (Permanent Reference Monument) Found.
   □ Denotes P.R.M. (Permanent Reference Monument) Set.
3) Unless otherwise shown, there is hereby reserved a 7.5 foot easement along all side and rear lot and Tract lines for the installation and maintenance of public utilities and drainage.
4) For deed restrictions see O.R.B. 2699 PG. 687
5) For mortgagee joinder in dedication see ~~O.R.B.~~ ~~PG.~~
6) Shoreline location as shown hereon is apparent only and is not intended to represent a precise location in accordance with requirements of the Florida Coastal Mapping Act of 1974.
7) TRACT "A" shown hereon is for ingress - egress by owner's of Lots 1 thru 3 and Lots 7 thru 10, inclusive, of the plat of "OYSTER COVE", as recorded in Plat Book 32, Page 68, Brevard County Public Records.
8) Maintenance and ownership of said TRACT "A" is the responsibility of the Homeowner's Associations of "OYSTER COVE" and the "REPLAT OF LOT 5 & LOT 6 OF OYSTER COVE".



LOCATION MAP N.T.S.



GRAPHIC SCALE
0 10 20 30 60 90
SCALE: 1" = 30'

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BUSSEN ENGINEERING GROUP INC.
100 PARNELL STREET
MERRITT ISLAND, FLA. 32953

DRAWN BY: VM DATE: 3/88

SAE 19-1188

122910

PLAT BOOK 34 PAGE 85
SHEET 1 OF 1
SECTION 36 TWP. 25 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in REPLAT OF LOT 5 & LOT 6 OF OYSTER COVE hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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 Khalil Hamdan President

Attest: Khalil Hamdan

Signed and sealed in the presence of: Steve Beers, Margaret Stedman

Hamdan Investment and management Inc.

STATE OF CALIFORNIA COUNTY OF LOS ANGELES

THIS IS TO CERTIFY, That on MAY 13, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared A. Khalil Hamdan and ..... respectively ..... President and ..... 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 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 hereto set my hand and seal on the above date.

Lisa Anne McKeown
NOTARY PUBLIC

OFFICIAL SEAL
LISA ANNE MC KEOWN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JAN 15, 1990

My Commission Expires .....

1900 Century Park E., # 320, Los Angeles, CA 90067

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 MARCH 10, 1988 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated MAY 31, 1988

BRIAN J. BUSSEN Registration No. 3525

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

SEAL

MAYOR.

ATTEST:

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.

Sue Schmitt
Chairman of the Board

ATTEST: R.C. Winstead, Jr.
Clerk of the Board by Joyce Steburg, DC

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on June 21, 1988 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Sue Schmitt
Chairman of the Board.

Attest: R.C. Winstead, Jr.
Clerk of the Board, by Joyce Steburg, DC

Approved .....
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on June 20, 1988 the Zoning Commission of the aforesaid County 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 form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on August 1, 1988 at 7:48AM File No. 5H1389

R.C. Winstead, Jr.
Clerk of the Circuit Court in and for Brevard County, Fla. by Joyce Steburg, DC