

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

BANYAN COVE PHASES ONE, TWO AND THREE hereby dedicates said lands and plot 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 access easements.

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 William Bennix President
WILLIAM BENNIX
Attest: William Bennix President
SPANISH COVE RESORTS, INC.
P.O. BOX 927
CAPE CANAVERAL, FL.

Signed and sealed in the presence of William Bennix
COUNTY OF BREVARD

STATE OF FLORIDA
THIS IS TO CERTIFY, That on March 22, 1993 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William Bennix and
and
respectively William Bennix President and William Bennix 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 hereto set my hand and seal on the above date.

Suzann L. Nelson
NOTARY PUBLIC
My Commission Expires March 22, 1993

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on February 13, 1990 he completed the survey of the lands as shown in the foregoing plat; that said plat is a true and 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 plat is located in Brevard County, Florida. Dated 2-13-90
Edwin Mills P.L.S.
V. EDWIN MILLS P.L.S. Registration No. 3807

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on March 6, 1990 the CAPE CANAVERAL CITY COUNCIL approved the foregoing plat.
Jay C. Salomone Mayor
James J. Lujan 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, easements and areas dedicated for public use on this plat.

Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on February 28, 1990 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board
Clerk of the Board
Approved County Engineer

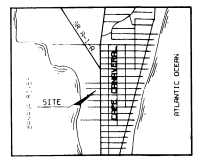
CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on February 28, 1990 the Zoning Commission of the above approved the foregoing plat.
R. M. Russell
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 March 28, 1990 at 2:30 PM File No. 81450
R. C. Winstead
Clerk of the Circuit Court
in and for Brevard County, Fla.

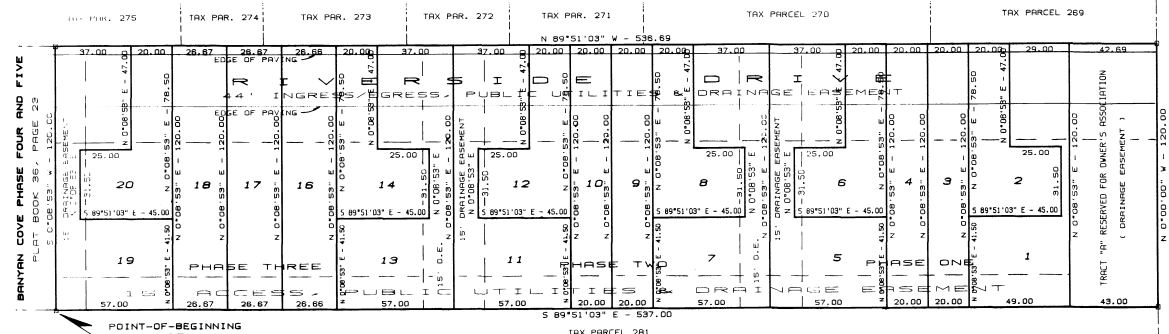
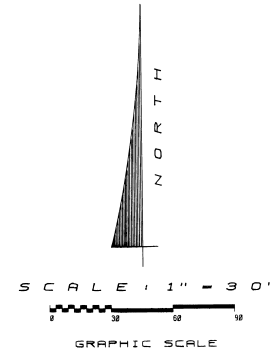
BANYAN COVE
PHASES ONE, TWO AND THREE
SECTION 23 TOWNSHIP 24 SOUTH RANGE 37 EAST
CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA



VICINITY MAP

LEGAL DESCRIPTION
A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE PLAT OF BANYAN COVE PHASE FOUR AND FIVE AS RECORDED IN PLAT BOOK 36, PAGE 23 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 89° 51' 03" E, A DISTANCE OF 537.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 1-A-1-A; THENCE NORTH, ALONG SAID LINE, A DISTANCE OF 120.00 FEET; THENCE N 89° 51' 03" W, A DISTANCE OF 536.69 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PLAT OF BANYAN COVE PHASE FOUR AND FIVE; THENCE S 0° 08' 53" W, ALONG SAID PLAT LINE, A DISTANCE OF 120.00 FEET TO THE POINT-OF-BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS.



- SURVEYOR'S NOTES**
- 0 INDICATES PERMANENT REFERENCE MONUMENT.
 - BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 36 PAGE 23.
 - TRACT "A" IS RESERVED FOR THE OWNER'S ASSOCIATION.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF CABLE TELEVISION SERVICE.

FOR JOINDER SEE OFFICIAL RECORDS BOOK _____ PAGE _____
FOR RESTRICTIONS SEE OFFICIAL RECORDS BOOK 3008 PAGE 1622

B E R E A R D
C A P E C A N A V E R A L
F L O R I D A
S U R V E Y I N G
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