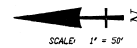
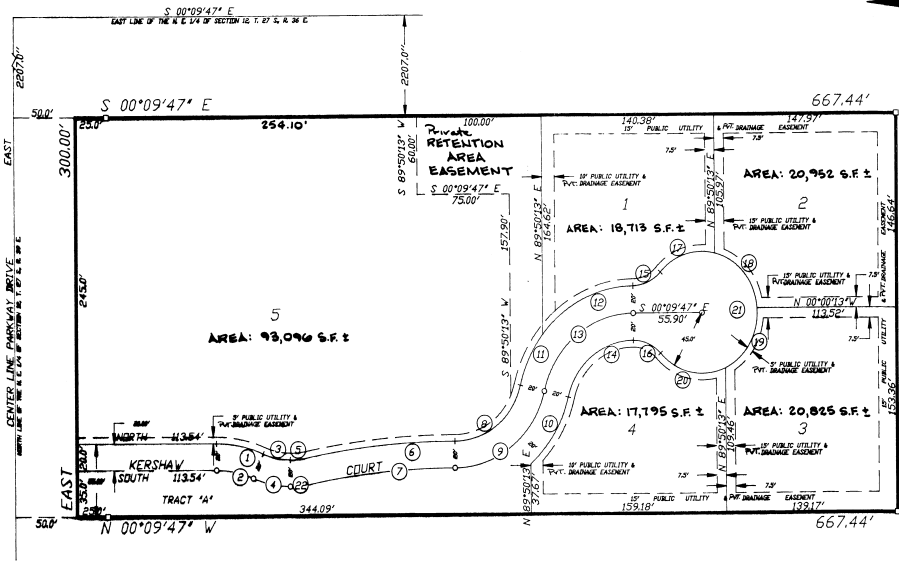


EMMA'S COVE

LEGAL DESCRIPTION: PARCEL A - A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SPECIFICALLY DESCRIBED AS FOLLOWS: THE WEST 300 FEET OF THE EAST 2570 FEET OF THE SOUTH 667.44 FEET OF THE NORTH 317.44 FEET OF SAID NORTHEAST 1/4, CONTAINING 4.60 ± ACRES.



CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH
1	83°32'13"	95.00	39.03
2	83°32'11"	75.00	30.81
3	83°32'11"	35.00	28.59
4	83°32'11"	75.00	30.81
5	11°21'13"	70.00	13.87
6	11°11'36"	620.00	121.09
7	11°11'36"	600.00	117.19
8	74°38'22"	55.00	73.52
9	74°38'22"	75.00	100.26
10	36°18'18"	95.00	60.20
11	82°44'49"	95.00	42.74
12	32°48'38"	95.00	84.25
13	74°38'22"	75.00	100.26
14	74°38'22"	55.00	73.52
15	48°11'23"	30.00	25.23
16	48°11'23"	30.00	25.23
17	62°08'02"	45.00	48.80
18	71°49'13"	45.00	56.41
19	69°33'21"	45.00	54.63
20	72°52'10"	45.00	57.23
21	87°22'44"	45.00	21.07
22	11°21'13"	90.00	17.83

NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTES:

- The bearings as shown are assumed for calculations and were determined by assigning EAST to the Centerline of Parkway Drive.
 - Private road is hereby dedicated for the private use and as a common vehicle and pedestrian way access easement dedicated to the use, maintenance and benefit of all lots within the Emma's Cove Subdivision for ingress and egress from each lot to the abutting public streets. The City of Melbourne, Florida, Brevard County, Florida State of Florida and the Federal Government of the United States of America shall be allowed access on the private road, pedestrian ways, easements and common open space to insure and provide the police and fire protection of the area to meet emergency needs to conduct public services and to insure and control the health and safety of the residents and guests of Emma's Cove Subdivision.
 - Tract 'A' is hereby reserved for road, drainage, and utility safety of the residents and guests of Emma's Cove Subdivision.
 - Public utility easements reserved hereon also include installation and maintenance of cable television services.
 - - denotes Permanent Reference Monument.
○ - denotes Permanent Control Point (to be set after development).
 - Home Owners Association will perpetually maintain streets, drainage easements, and retention area. Brevard County will maintain flow only in drain easements.
- 7. TRACT 'A' SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.**

Joinder see OL 3062 pg 1034
3062 pg 1036
of Restrictions
ROTHERY SURVEYING
SUITE 1, 1300 SO. HARBOR CITY BLVD.
MELBOURNE, FLA. 32901
PHONE (407)-724-2032

PLAT BOOK 31
AND PAGE 8

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in two tracts of the lands described in EMMA'S COVE, here by dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and easement for the maintenance of utilities... No other easements are dedicated or granted to the public... All streets and other easements and common areas shall be subject to charge and maintenance to the City of Melbourne, Florida thereon.

IN WITNESS WHEREOF, the undersigned hereunto set... hand and seal... on Oct. 13, 1987
Arthur F. Evans III
1993 Governor of FL
Suite 1000 Melbourne, FL 32901

Signed and sealed in the presence of:
Arthur F. Evans III
Notary Public

STATE OF FLORIDA... COUNTY OF BREVARD... THIS IS TO CERTIFY, that on October 13, 1987, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Arthur F. Evans III

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be... free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Notary Public
My Commission Expires... 1988-03-31

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on October 19, 1987, 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 herein described and platted... Dated October 19, 1987
Registration No. 5388

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, that on... the... approved the foregoing plat.
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 easements dedicated to the public by the above dedication.
Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on November 7, 1987 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, that on... the Zoning Commission of the County of Brevard, Florida 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 129 Florida Statutes, and was filed for record on October 17, 1987 at...
Clerk of the Court
in and for Brevard County, Fla.