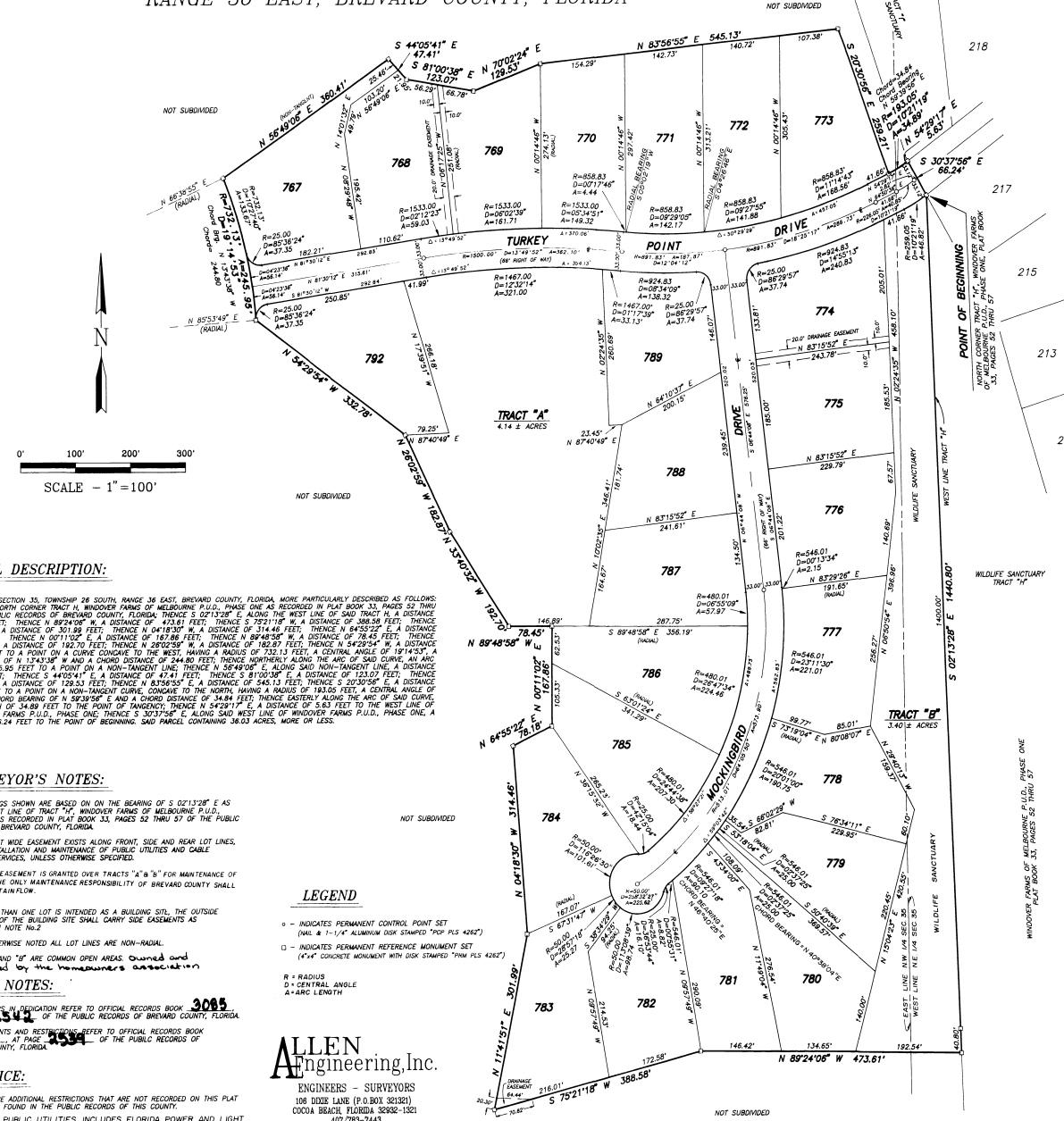


WINDOVER FARMS OF MELBOURNE, P.U.D., PHASE FIVE, UNIT ONE

A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 26 SOUTH,
RANGE 36 EAST, BREVARD COUNTY, FLORIDA



LEGAL DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH CORNER TRACT H, WINDOVER FARMS OF MELBOURNE P.U.D., PHASE ONE AS RECORDED IN PLAT BOOK 33, PAGES 52 THRU 57 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 02°13'28" E ALONG THE WEST LINE OF SAID TRACT H, A DISTANCE OF 144.00 FEET; THENCE N 82°40'38" W, A DISTANCE OF 423.81 FEET; THENCE S 22°11'19" W, A DISTANCE OF 308.58 FEET; THENCE N 11°41'51" E, A DISTANCE OF 301.98 FEET; THENCE N 04°18'30" W, A DISTANCE OF 314.46 FEET; THENCE N 64°55'52" E, A DISTANCE OF 78.18 FEET; THENCE N 82°40'38" W, A DISTANCE OF 162.86 FEET; THENCE N 89°48'58" W, A DISTANCE OF 78.45 FEET; THENCE N 13°40'32" W, A DISTANCE OF 192.70 FEET; THENCE N 28°02'58" W, A DISTANCE OF 182.07 FEET; THENCE N 54°23'54" W, A DISTANCE OF 332.78 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 123.13 FEET, A CENTRAL ANGLE OF 107°14'51" A CHORD BEARING OF N 13°41'35" W AND A CHORD DISTANCE OF 244.80 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 245.90 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N 58°40'51" E, A DISTANCE OF 350.41 FEET; THENCE S 44°02'41" E, A DISTANCE OF 47.41 FEET; THENCE S 81°00'38" E, A DISTANCE OF 123.07 FEET; THENCE N 70°02'24" E, A DISTANCE OF 129.53 FEET; THENCE N 81°36'52" E, A DISTANCE OF 545.13 FEET; THENCE S 20°12'19" W, A DISTANCE OF 14.89 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 36.03 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN ARE BASED ON THE BEARING OF S 02°13'28" E AS PER THE WEST LINE OF TRACT "H", WINDOVER FARMS OF MELBOURNE P.U.D., PHASE ONE AS RECORDED IN PLAT BOOK 33, PAGES 52 THRU 57 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- A 10.0 FOOT WIDE EASEMENT EXISTS ALONG FRONT, SIDE AND REAR LOT LINES, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND CABLE TELEVISION SERVICES, UNLESS OTHERWISE SPECIFIED.
- A DRAINAGE EASEMENT IS GRANTED OVER TRACTS "A" & "B" FOR MAINTENANCE OF DRAINAGE. THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY SHALL BE TO MAINTAIN FLOW.

LEGEND

- - INDICATES PERMANENT CONTROL POINT SET (NAD 83 ± 1/4" ALUMINUM DISK STAMPED "PDS 1/3 4262")
- - INDICATES PERMANENT REFERENCE MONUMENT SET (4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "TRM 1/3 4262")
- R = RADIUS
- D = CENTRAL ANGLE
- A = ARC LENGTH

PLAT NOTES:

- FOR JOINDER IN DEDICATION REFER TO OFFICIAL RECORDS BOOK 3085 AT PAGE 2544 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR COVENANTS AND RESTRICTIONS REFER TO OFFICIAL RECORDS BOOK 3086 AT PAGE 1534 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTICE:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE TERM PUBLIC UTILITIES INCLUDES FLORIDA POWER AND LIGHT COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY.

ALLEN
Engineering, Inc.

ENGINEERS - SURVEYORS
106 DIXIE LANE (P.O. BOX 32121)
COCOA BEACH, FLORIDA 32932-1321
407-763-7445

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in WINDOVER FARMS OF MELBOURNE, P.U.D., PHASE FIVE, UNIT ONE, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the 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.

IN WITNESS WHEREOF, the undersigned hereunto set our hand and seals on August 7, 1990

William C. Hickok
William C. Hickok, Vice President,
E.K.S. PROPERTIES, INC.
402 HIGH POINT DRIVE
COCOA, FLORIDA

Sally A. Hutchison
Sally A. Hutchison, Secretary

Signed and sealed in the presence of:
Kathleen R. Johnson
Robert J. Salton

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on August 7, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared William C. Hickok and Sally A. Hutchison respectively Vice President and Secretary of the above named corporation 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 and each of such officers therunto duly authorized; that the said dedications are the act and deed of said corporation.

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

Kathleen R. Johnson
NOTARY PUBLIC

My Commission Expires 3-10-92

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify, that on August 7, 1990, 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 that permanent reference monuments have been placed on the ground as required by Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Date of Survey: 8-7-90

Robert J. Salton Registration No. 4262

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on August 7, 1990, the undersigned approved the foregoing plat.

ATTEST: MAYOR
CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on August 7, 1990, the undersigned hereby approved the foregoing plat; that said plat is a correct representation of the lands therein described and that permanent reference monuments have been placed on the ground as required by Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Date of Survey: 8-7-90

Robert J. Salton Chairman of the Board
By: Robert J. Salton Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on August 7, 1990, the undersigned approved the foregoing plat.

Robert J. Salton Chairman of the Board
By: Robert J. Salton Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on August 7, 1990, the undersigned approved the foregoing plat.

Robert J. Salton Chairman of the Board
By: Robert J. Salton Clerk of the Board

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 7, 1990.

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