

THE COURTYARDS AT WEXFORD

P.U.D. STAGE TWO/
A SUBDIVISION OF A PORTION OF SECTION 28
TOWNSHIP 28 SOUTH, RANGE 38 EAST
BREVARD COUNTY, FLORIDA

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner... in fee simple of the lands described in WEXFORD P.U.D. STAGE TWO/ THE COURTYARDS AT WEXFORD hereby dedicates to the public for the perpetual use of the public, an easement granting access to emergency vehicles and an easement for the maintenance of utilities. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets and other easements and common areas be privately owned and maintained and that the public and Brevard County have no rights or interest therein.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in WEXFORD P.U.D. STAGE TWO/ THE COURTYARDS AT WEXFORD

SEE DEDICATION

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be hereunto affixed.

By: *[Signature]*
Attest: *[Signature]*
Wexford Communities Inc.
2219 Sullivan Dr.
Melbourne Beach, Fla. 32951

Signed and sealed in the presence of *[Signatures]*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on December 17, 1991 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared *[Signatures]* respectively President and 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.
[Signature]
NOTARY PUBLIC
My Commission Expires 12/31/1994

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on December 16, 1991 I was employed by the owner of the lands as shown in the foregoing plat; that the said plat is a true and correct representation of the lands therein described and that the same are duly and lawfully owned by the owner named therein; that the same are duly and lawfully subdivided and that the same are duly and lawfully recorded in the public records of Brevard County, Florida. Dated: 12/16/91
[Signature] Registration No. 12345

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
use on this plat.
ATTEST: *[Signature]* Chairman of the Board
[Signature] Clerk of the Board

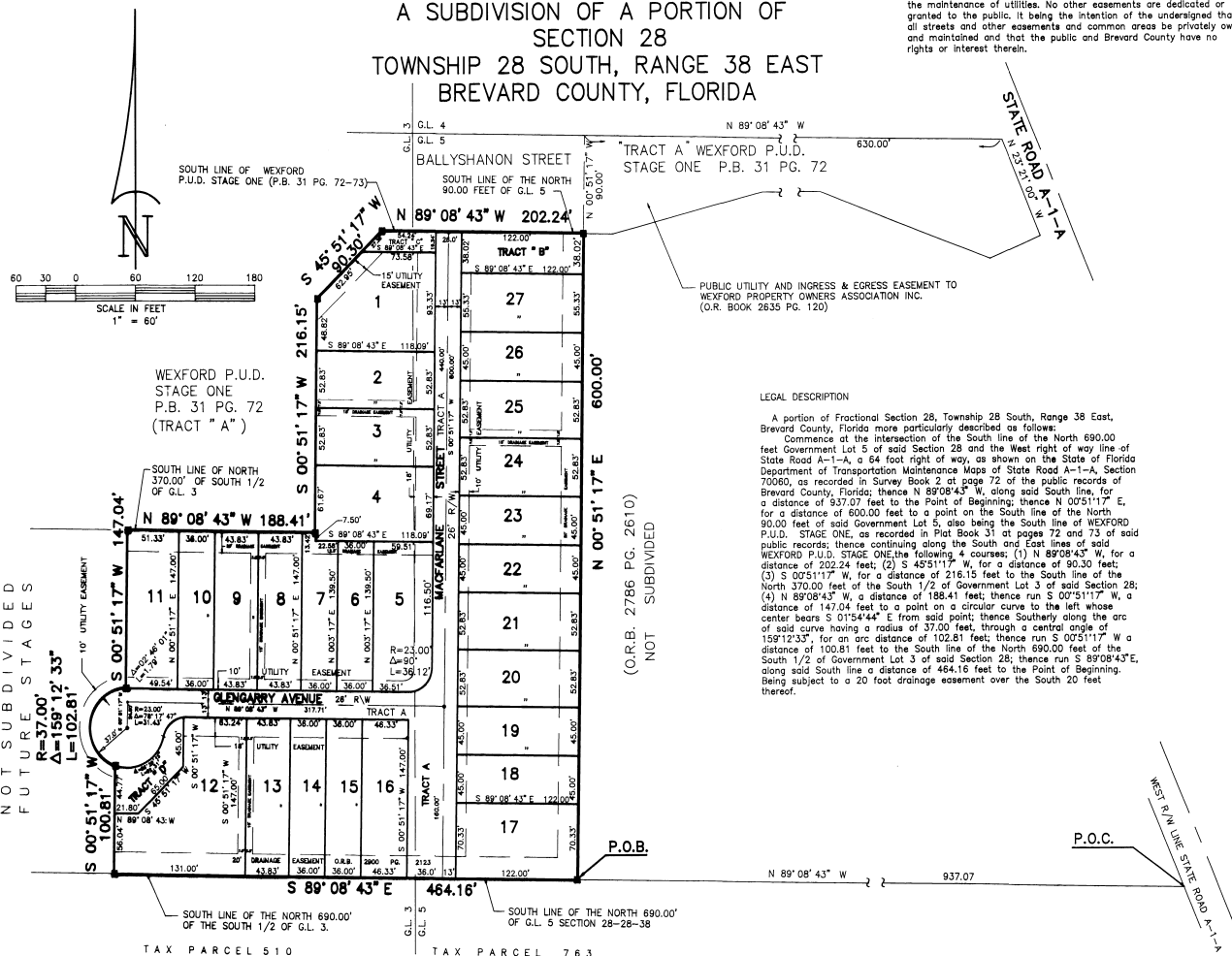
CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That on December 17, 1991 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
ATTEST: *[Signature]* Chairman of the Board
[Signature] Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on December 14, 1991 the Zoning Commission of the above County approved the foregoing plat.
[Signature] 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 and was recorded on 12/24/91 File No. 185328
[Signature]
Clerk of the Circuit Court
in and for Brevard County, Fla.



LEGAL DESCRIPTION
A portion of Fractional Section 28, Township 28 South, Range 38 East, Brevard County, Florida more particularly described as follows:
Commence at the intersection of the South line of the North 690.00 feet Government Lot 5 of said Section 28 and the West right of way line of State Road A-1-A, a 64 foot right of way, as shown on the State of Florida Department of Transportation Maintenance Maps of State Road A-1-A, Section 70060, as recorded in Survey Book 2 at page 72 of the public records of Brevard County, Florida; thence N 89°08'43" W, along said South line, for a distance of 937.07 feet to the Point of Beginning; thence N 00°51'17" E, for a distance of 600.00 feet to a point on the South line of the North 90.00 feet of said Government Lot 5, also being the South line of WEXFORD P.U.D. STAGE ONE, as recorded in Plat Book 31 at pages 72 and 73 of said public records; thence continuing along the South and East lines of said WEXFORD P.U.D. STAGE ONE, the following 4 courses; (1) N 89°08'43" W, for a distance of 202.24 feet; (2) S 45°51'17" W, for a distance of 90.30 feet; (3) S 00°51'17" W, for a distance of 216.15 feet to the South line of the North 370.00 feet of the South 1/2 of Government Lot 3 of said Section 28; (4) N 89°08'43" W, a distance of 188.41 feet; thence run S 00°51'17" W, a distance of 147.04 feet to a point on a circular curve to the left whose center bears S 01°54'44" E from said point; thence Southerly along the arc of said curve having a radius of 37.00 feet, through a central angle of 152°12'33", for an arc distance of 100.81 feet; thence run S 00°51'17" W a distance of 100.81 feet to the South line of the North 690.00 feet of the South 1/2 of Government Lot 3 of said Section 28; thence run S 89°08'43" E, along said South line a distance of 484.16 feet to the Point of Beginning. Being subject to a 20 foot drainage easement over the South 20 feet thereof.

- NOTES:
1. THE COURTYARDS AT WEXFORD HOMEOWNERS ASSOCIATION INC is a part of the WEXFORD P.U.D. and each lot owner is a member of Wexford Property Owners Association, Inc. and is entitled to all rights and privileges as defined by WEXFORD P.U.D. STAGE ONE recorded in Plat Book 31 at page 72 of the Public Records of Brevard County, Florida.
2. For Joiner in Plat see Official Records Book 3167, Page 2872.
3. For Bylaws of the COURTYARDS AT WEXFORD HOMEOWNERS ASSOCIATION, INC. see Official Records Book 3167, Page 2872.
4. For articles of incorporation of the COURTYARDS AT WEXFORD HOMEOWNERS ASSOCIATION, INC. see Official Records Book 3167, Page 2872.
5. For Dedication of Covenants, Conditions, and Restrictions see Official Records Book 2810, Page 1822.
6. The drawings shown herein are based on the plat of WEXFORD P.U.D. STAGE TWO/ THE COURTYARDS AT WEXFORD which delineated certain areas of land for common property known as TRACT "A", "B" and "C" intended for use by the COURTYARDS AT WEXFORD HOMEOWNERS ASSOCIATION INC. in said WEXFORD P.U.D. STAGE TWO for recreation, other related activities, and ingress and egress as delineated and described by site plan on file with the Land Development Division of Brevard County, Florida.
7. An easement is hereby granted to Brevard County and other public agencies across TRACTS "A", "B", "C" and "D" for the purpose of ingress and egress for the installation and maintenance of ocv, water, sewer, electric, telephone, other utilities and drainage; for the methods of access, see site plan 80-381 on file with the Land Development Division of Brevard County, Florida. See Subdivision plan number 31-01a.
8. TRACT "A" shown as MacFarlane St. and Glengarry Ave. is dedicated for maintenance purposes to the COURTYARDS AT WEXFORD HOMEOWNERS ASSOCIATION INC. by the By-Laws and Articles of Incorporation of THE COURTYARDS AT WEXFORD HOMEOWNERS ASSOCIATION, INC.
9. All proposed structures and improvements to be constructed within WEXFORD P.U.D. STAGE TWO, are more completely defined on site plan 80-381 on file with Land Development Division of Brevard County and is hereby made a part of this document by reference as approved by the appropriate officials of the government of Brevard County Florida. See subdivision plan number 31-01a.
10. There may be additional restrictions that are not shown on this plat that may be found in the public records of Brevard County, Florida.
11. The drawings shown herein are based on the plat of WEXFORD P.U.D. STAGE ONE according to the plat thereof recorded in Plat Book 31 at pages 72-73 relative to the centerline of State Road A-1-A being N 23°21'00" W, and may not be a true North Azimuth.
12. ■ denotes PRM (Permanent Reference Monument)
13. ▲ denotes PCP (Permanent Control Point)
14. Utility easements include Cable Television easements.
15. Access from WEXFORD P.U.D. PHASE TWO to State Road A-1-A is provided across Tract "A" of WEXFORD P.U.D. PHASE ONE recorded in Plat Book 31 at page 72 of the Public Records of Brevard County, Florida.
16. TRACT D is to be reserved by the developer.

Campbell & ASSOCIATES, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
5625 N. COURTNEY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 54148
MERRITT ISLAND, FL 32954 PHONE (407) 463-5820

DRAWING NUMBER 38-3