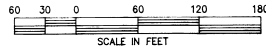


MARIANNA OAKS

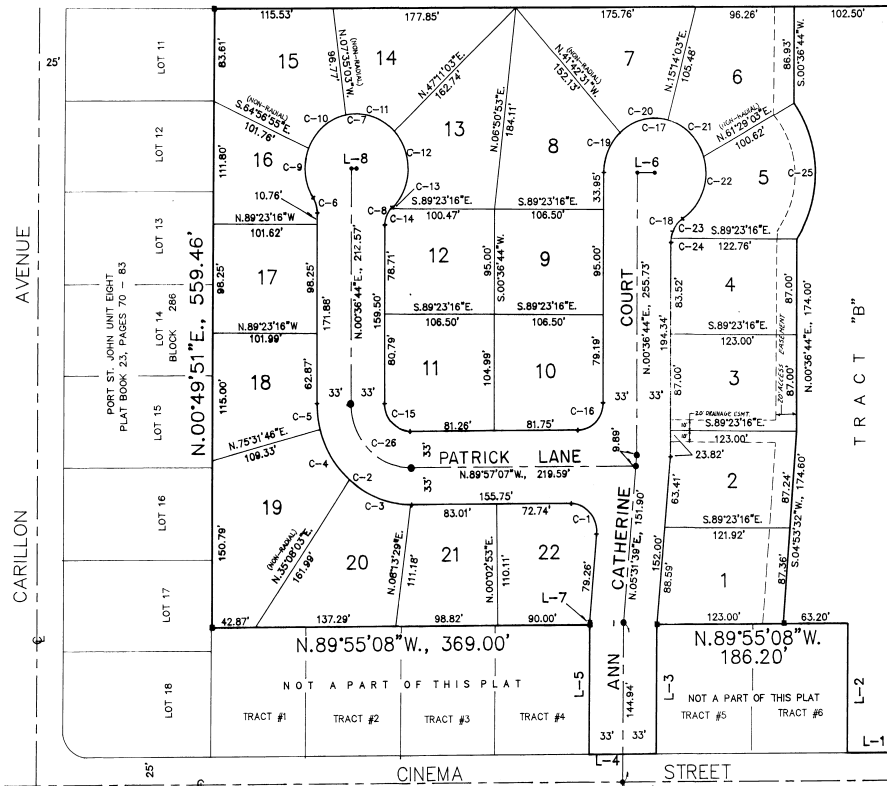
A PARTIAL RESUBDIVISION OF PLATE A, PLANTATION 36, MAP OF DELESPINE, PER PLAT BOOK 2, PAGE 2, IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA
LEGAL DESCRIPTION

PLATE A, PLANTATION 36, IN SECTION 14, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, MAP OF DELESPINE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 2 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THE PUBLIC INTEREST IN CINEMA STREET, AS SAID PLANTATION 36 IS SHOWN ON SHEET 6 OF 14 OF PORT ST. JOHN, UNIT EIGHT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 75 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 369 FEET OF THE SOUTH 118.10 FEET THEREOF, ALSO LESS THE EAST 186.20 FEET OF THE WEST 621.20 FEET OF THE SOUTH 118.10 FEET THEREOF, CONTAINING 54,950 ACRES.



TRACT "A"
PORT ST. JOHN UNIT EIGHT
PLAT BOOK 23, PAGES 70 - 83

S.89°50'02"E., 667.89'



NO.	BEARING	DISTANCE
L-1	N.89°55'08"W.	49.29'
L-2	N.00°49'51"E.	118.10'
L-3	S.00°49'51"W.	118.10'
L-4	N.89°55'08"W.	66.00'
L-5	N.00°49'51"E.	118.10'
L-6	S.89°23'16"E.	17.00'
L-7	N.00°49'51"E.	3.86'
L-8	S.89°23'16"E.	5.00'

S.00°36'44"W., 676.48'

TRACT "A"
PORT ST. JOHN UNIT EIGHT
PLAT BOOK 23, PAGES 70 - 83

GENERAL NOTES:

- TRACT "B" IS DESIGNATED AS A RETENTION AREA AND IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF MARIANNA OAKS, INC.
- A 75 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE SIDE LOTS FOR DRAINAGE AND FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE REAR LOTS FOR DRAINAGE AND FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ALONG THE FRONT OF ALL LOTS FOR THE INSTALLATION AND MAINTENANCE FOR FLORIDA POWER AND LIGHT.
- PUBLIC UTILITY EASEMENT INCLUDES FLORIDA POWER AND LIGHT, SOUTHERN BELL AND TV CABLE SERVICE. ALL OTHER EASEMENTS ARE AS SHOWN HEREON.
- ALL LOT LINE ARE RADIAL, UNLESS OTHERWISE NOTED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK PAGE(S) OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR JOINDERS IN DEDICATION SEE OR 3415 PG. 2426 OR 3415 PG. 2427

- SURVEYORS NOTES:
- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE CENTERLINE OF CINEMA STREET AS SHOWN ON THE PLAT OF PORT ST. JOHN, UNIT EIGHT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 70 THRU 83 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING N.89°57'07"W., AND MAY NOT BE ON A TRUE NORTH AZIMUTH.
 - INDICATES PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT SET WITH DISK STAMPED "PRM PLS 2351".
 - INDICATES PERMANENT CONTROL POINT SET, A DISK STAMPED "PCP PLS 2351".
 - ALL LOT LINE ARE RADIAL, UNLESS OTHERWISE NOTED.

NO.	RADIUS	CURVE DATA	ARC
C-1	25.00'	95°28'46"	41.66'
C-2	91.00'	90°33'50"	143.84'
C-3	91.00'	41°14'43"	65.51'
C-4	91.00'	34°14'09"	54.36'
C-5	91.00'	15°04'58"	23.96'
C-6	25.00'	32°31'36"	14.34'
C-7	50.00'	29°35'44"	22.65'
C-8	25.00'	45°02'08"	19.65'
C-9	50.00'	54°16'03"	47.36'
C-10	50.00'	57°34'56"	50.25'
C-11	50.00'	57°34'56"	50.25'
C-12	50.00'	88°27'49"	77.20'
C-13	25.00'	04°22'56"	1.91'
C-14	25.00'	40°39'16"	17.74'
C-15	25.00'	90°33'50"	39.52'
C-16	25.00'	89°26'10"	39.02'
C-17	50.00'	23°35'41"	206.70'
C-18	25.00'	56°51'41"	24.81'
C-19	50.00'	47°02'23"	41.05'
C-20	50.00'	57°34'56"	50.25'
C-21	50.00'	57°34'56"	50.25'
C-22	50.00'	74°39'26"	65.15'
C-23	25.00'	48°51'03"	21.32'
C-24	25.00'	08°00'17"	3.50'
C-25	106.96'	70°38'32"	131.81'
C-26	58.00'	90°33'50"	91.68'

DEDICATION
KNOW ALL MEN BY THESE PRESENTS That the Corporation named below, being the owner in fee simple of the lands described in
MARIANNA OAKS
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: *Michael V. Mellone*
MICHAEL V. MELLONE President
Attest: *Michael V. Mellone*
MICHAEL V. MELLONE
Signed and sealed in the presence of: *John R. Campbell*
MELONE LAND DEVELOPMENT CORP
1511 W. COCOA BOULEVARD
COCOA, FLORIDA 32926

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on AUGUST 8, 1994
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MICHAEL V. MELLONE and
MICHAEL V. MELLONE President and Secretary
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 hereunto set my hand and seal on the above date.
Wanda J. Matheny
WANDA J. MATHENY
NOTARY PUBLIC
My Commission Expires: MAY 14, 1997.

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on AUGUST 8, 1994 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 plotted; that permanent reference monuments have been placed as shown thereon as required by Chapters 172 & 173 Florida Statutes; and that said land is located in Brevard County, Florida. Dated
John R. Campbell
JOHN R. CAMPBELL Registration No. 2351

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 designated for public use on this plat.
Chairman of the Board
ATTEST: *Andy Campbell*
Andy Campbell
City of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 8-16-94 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
ATTEST: *Andy Campbell*
Andy Campbell
City of the Board
Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on 8-16-94 the Zoning Commission of the above County approved the foregoing plat.
Randy A. Buesada
Randy A. Buesada
Planning and Zoning Director

CERTIFICATE OF APPROVAL
I HEREBY CERTIFY, That I have accepted the foregoing plat and find that it complies in form with the requirements of Chapter 177, Florida Statutes, and was filed and recorded on AUGUST 19, 1994 at 2:48 P.M. File No. 068778
Andy Campbell
Andy Campbell
Clerk of the Circuit Court
in and for Brevard County, FL

