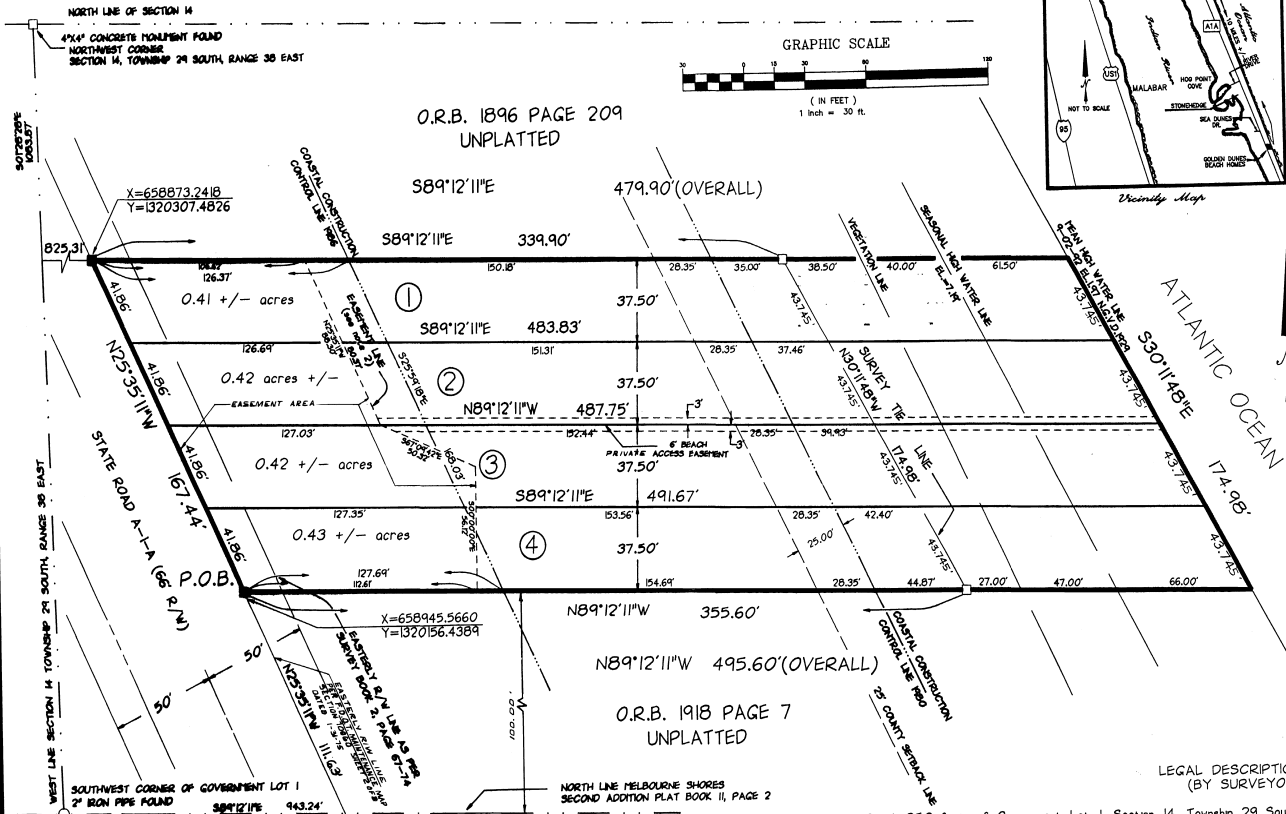
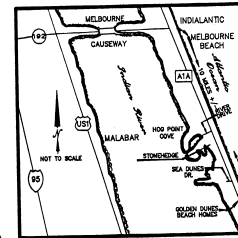


GOLDEN DUNES BEACH HOMES

A SUBDIVISION LYING IN SECTION 14, TOWNSHIP
29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA



SURVEYOR'S NOTES:
The bearing structure shown hereon is referenced to the State Plane coordinate system, Florida Mercator East Zone and expressed on this plat by the west line of State Road A-1-A as being North 26°35'11" West.

Coordinates shown are based on State Plane coordinate system.
Elevations Shown are based on N.G.V.D. (National Geodetic Vertical; Datum) 1929, Bench Mark Monument 70-80-A55 elevation 11.94 feet.

Elevation of 1.98' NGVD 1929 for Mean High Water determined from information provided by the Department of Environmental Protection.

- = Permanent Reference Monument Set 4"x4" concrete marked P.R.M. #4505
- = 4"x4" CONCRETE MONUMENT FOUND STAMP ON ORIGINAL CONCRETE MONUMENT PRM #4505
- = Permanent Control Point Set Marked P.C.P. #4505
- = Permanent Control Point Found Marked P.C.P.
- ⊕ = Denotes Bench Mark (see previous note).

The North 150 feet of the South 250 feet, of Government Lot 1, Section 14, Township 29 South, Range 38 East, Brevard County, Florida, lying East of State Road A 1 A, being more particularly described as follows:
Commence at the Southwest corner of said Government Lot 1 and its intersection with the West line of said Section 14, said intersection marked by a two inch (2") iron pipe; Thence South line of said Section 14, said South line of said Government Lot 1, said South line also being the North line of Melbourne Shores Second Addition, as recorded in Plat Book II, Page 2 of the Public Records of Brevard County, Florida, a distance of 943.24 feet to its intersection with the easterly right of way line of said State Road A 1 A; Thence North 25° 35' 11" West, along the said Easterly right of way line, a distance of 111.63 feet to the POINT OF BEGINNING of the herein described parcel; Thence continue North 25° 35' 11" West, a distance of 167.44 feet; Thence leave said Easterly right of way line, run South 89° 12' 11" distance of 479.90 feet to the mean high water line of the Atlantic Ocean; Thence meander East, a distance of 174.95 feet; Thence leave said mean high water line, bearing South 30° 11' 48" East, a distance of 495.60 feet to the POINT OF BEGINNING, containing within these calls 1.68 acres more or less.

GENERAL NOTES:
1.) For the declaration of covenants, conditions and restrictions of GOLDEN DUNES BEACH HOMES HOMEOWNERS ASSOCIATION see Official Record Book _____, Page _____ of the Public Records of Brevard County, Florida.
2.) An easement is reserved over Lots 1, 2, 3, and 4 for common access by the homeowners, cable television, utilities, stormwater retention, septic tanks, drainfields, and landscaping. A private beach access is reserved in the south 3 feet of lot 2 and the north 3 feet of lot 3.
3.) The paved access drive is not dedicated to the public, an easement for ingress and egress by fire, police, ambulance and other emergency vehicles over and across said private drive is hereby dedicated to the public.

PLAT PREPARED BY
B.L.S. & C. INC.
LAND SURVEYORS
AND CONSULTANTS
1080 HIGHWAY A-1-A SUITE 214
SATELLITE BEACH, FL. 32937
(407)778-0700 FAX (407)773-6444

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
G/L = Government Lot

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK 42 AND PAGE 97
SHEET 1 OF 1
SECTION 14, TWP. 29S., RANGE 38E.

DEDICATION

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

Hereby dedicated 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 as described in the surveyor's notes. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all easements and common areas be privately owned and maintained and that the public and Brevard County have no right or interest therein.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporation seal to be affixed hereto on _____

Signed, sealed in the presence of:
Robert B. Cameron
BY: *Robert B. Cameron*
WITNESS
PRINT NAME: *Robert B. Cameron*
COUNTY OF BREVARD

THIS IS TO CERTIFY, that the foregoing instrument was acknowledged before me this 27th day of March, 1996, by A.H. LEWIS

He is personally known to me as Robert B. Cameron and identification and did not take oath.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Robert B. Cameron
NOTARY PUBLIC
COUNTY AND State aforesaid
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 9-25-96 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 platted; that permanent reference monuments have been placed as shown thereon, as required by Chapter 177, Florida Statutes; and that said lands is located in Brevard County, Florida, Dated 9-26-97

Richard K. Putz, P.L.S.
Registration No. 4505

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all drainage easements, utility easements, easements granting access to emergency vehicles and other rights of way, easements and areas designated for public use on this plat.

ATTEST: *Nancy H. ...*
Chairman of the Board
Sammy Crawford
Mayor of the County
Robert B. ...

CERTIFICATE OF APPROVAL BY
PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 9-25-96 the Zoning Commission of the above COUNTY approved the foregoing plat.

Richard E. ...
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 SEPTEMBER 27 1997
File No. 97023422 Filed 9-27-97

Robert B. ...
County Clerk