

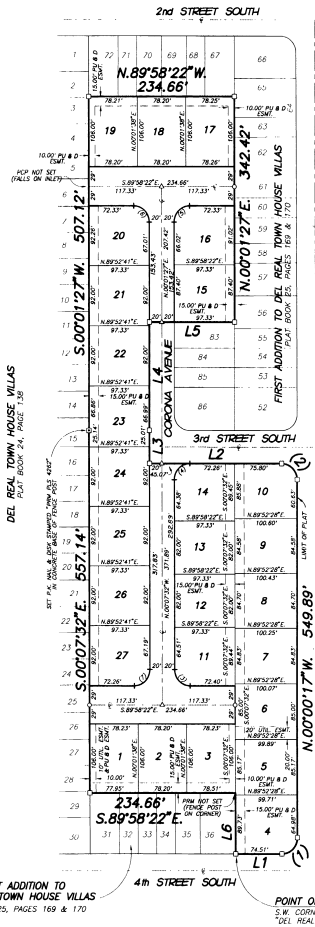
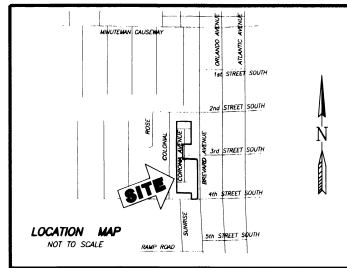
REPLAT OF A PORTION OF FIRST ADDITION TO DEL REAL TOWN HOUSE VILLAS

SECTION 15, TOWNSHIP 25 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

All of Lots 37 through 51; Lots 73 through 82 and Lots 87 through 120, and a portion of Corona Avenue, all of the FIRST ADDITION TO DEL REAL TOWN HOUSE VILLAS according to the plat thereof as recorded in Plat Book 25, Page 169 and 170 of the Public Records of Brevard County, Florida. The same being more particularly described as follows:

Begin at Southwest corner of said Lot 37; thence S89°58'22"E, along the South line of said FIRST ADDITION TO DEL REAL TOWN HOUSE VILLAS a distance of 74.51 feet, to the point of curvature of a curve, concave to the Northwest, having a radius of 25.00 feet and a central angle of 90°01'55"; thence to the Northeast, along the arc of said curve to the left and said South line, a distance of 39.28 feet, to a point of tangency; thence N00°01'17"W, along the East line of said FIRST ADDITION TO DEL REAL TOWN HOUSE VILLAS, a distance of 549.89 feet, to the point of curvature of a curve, concave to the Southwest, having a radius of 25.00 feet and a central angle of 89°58'05"; thence to the Northwest, along the arc of said curve to the left and said South right of way line, a distance of 39.26 feet, to a point of tangency and a point on the South right of way line of 3rd Street South as shown on said Plat; thence N89°58'22"W, along said South right of way line, a distance of 213.13 feet to the West right of way line of Corona Avenue as shown on said plat; thence N00°01'32"W, along said West right of way line a distance of 50.38 feet; thence N00°01'27"E, along said West right of way line a distance of 164.57 feet the northerly extension of the South line of said Lot 82; thence S89°58'33"E, along said South line, a distance of 137.33 feet to the Southeast corner of said Lot 82; thence N00°01'27"E, along the East line of said Lots 82, 81, 80, 79 and 78, a distance of 342.42 feet to the Northeast corner of said Lot 78; thence N89°58'22"W, along the North line of said Lots 78, 77, 76, 75, 74, and 73, a distance of 234.66 feet to the West line of said FIRST ADDITION TO DEL REAL TOWN HOUSE VILLAS; thence S00°01'27"W, along said West line, a distance of 827.12 feet; thence S00°01'32"E, continuing along said West line, a distance of 557.14 feet, to the Southwest corner of said Lot 100; thence S89°58'22"E, along the South line of said Lots 100, 99, 98, 97, 96, and 95, a distance of 234.66 feet to the Southeast corner of said Lot 95; thence S00°07'32"E, along the West line of said lots 38 and 37, a distance of 93.00 feet, to the POINT OF BEGINNING; Containing 6.43 acres, more or less.



BREVARD AVENUE

ABBREVIATION	DEFINITION
DRAN	DRAINAGE
ESMT	EASEMENT
PK	PARKER KALON (BRAND NAME)
PCP	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
UTL	UTILITY
ε	CENTERLINE
PU & D	PUBLIC UTILITY & DRAINAGE

Curve number 1	Curve number 2
Radius= 25.00'	Radius= 25.00'
Delta= 90°01'55"	Delta= 89°58'05"
Arc= 39.28'	Arc= 39.26'
Tangent= 25.01'	Tangent= 24.99'
Chord= 35.37'	Chord= 35.35'
Chord Bearing= N 45°00'40"E	Chord Bearing= N 44°59'20"W

Line	Bearing	Distance
L5	N 89°58'33"W	137.33'
L4	S 0°01'27"W	164.57'
L3	S 0°07'32"E	50.37'
L2	S 89°58'22"W	213.13'
L1	N 89°58'22"W	74.51'
L6	N 0°07'32"W	93.00'

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	25.00'	89°58'50"	39.20'	35.37'	N 45°02'57"W
4	25.00'	90°09'10"	39.34'	35.40'	N 44°57'03"E
5	25.00'	90°00'11"	39.27'	35.38'	N 45°01'32"E
6	25.00'	89°59'49"	39.27'	35.35'	S 44°58'28"E
7	25.00'	90°09'10"	39.34'	35.40'	S 44°57'03"W

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°01'17"W ALONG THE WEST RIGHT OF WAY LINE OF BREVARD AVENUE.
- FOR THE PURPOSES OF THIS PLAT, THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO: FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL CITY GAS COMPANY, CITY OF COCOA UTILITIES DEPARTMENT, CITY OF COCOA BEACH UTILITIES DEPARTMENT AND CABLE TELEVISION SERVICES.
- AN EASEMENT 15.00 FEET IN WIDTH IS HEREBY DEDICATED WITHIN EACH LOT ALONG ALL LOT LINES CONTIGUOUS WITH STREET RIGHT OF WAY LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SIDEWALKS.
- AN EASEMENT 3.00 FEET IN WIDTH IS HEREBY DEDICATED WITHIN EACH LOT ALONG ALL SIDE LOT LINES NOT CONTIGUOUS WITH STREET RIGHT OF WAY LINES FOR DRAINAGE PURPOSES.

PLAT NOTES:

- FOR JOINDERS IN DEDICATION REFER TO OFFICIAL RECORDS BOOK 3650 AT PAGE 1444-2 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR COVENANTS AND RESTRICTIONS REFER TO OFFICIAL RECORDS BOOK 3650 AT PAGE 1444 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGEND:

- 1) = SET 4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PPM PLS 4262"
- 2) = SET P.K. NAIL & DISK STAMPED "PCP PLS 4262"
- 3) = SET 5/8" IRON ROD W/ CAP STAMPED "PCP PLS 4262"

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

PREPARED BY:
ALLEN Engineering, Inc.
ENGINEERS - SURVEYORS
106 WOOD LAKE (P.O. BOX 20125)
COCOA BEACH, FLORIDA 32920-1252
TELEPHONE (407)780-7443 FAX (407)780-5862

PLAT BOOK 43 PAGE 3
SHEET 1 OF 1
SECTION 15, TOWNSHIP 25 SOUTH,
RANGE 37 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... fee simple of the lands described in
REPLAT OF A PORTION OF FIRST ADDITION TO DEL REAL TOWN HOUSE VILLAS

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, thoroughfares, drainage easements, utility easements, and other rights of way, and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto by his hand... on 10-22-1996
Richard J. Carey 303 S. 4th St. Cocoa Beach, FL 32909
Signed and sealed in the presence of: [Signatures]

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 10-22-1996, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
RICHARD J. CAREY

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his 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 Deborah A. Hays
My Commission Expires MAY 30, 1998

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 11, 1996 he completed the survey of the lands as shown in the foregoing plat...
Robert L. Salmon Registration No. 4262

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on February 20, 1997 the Cocoa Beach City Commission approved the foregoing plat.
Joseph A. Morgan Mayor
Alicia Loredean City Clerk

PLANNING & ZONING APPROVAL

THIS IS TO CERTIFY, That on February 20th 1997 City of Cocoa Beach departments responsible for review of this project, approved the foregoing plat.

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 MARCH 3 1997 at 3:48 PM
File No. 97026080 O.S. 3650
Clerk of the Circuit Court in and for Brevard County, Fla.
Dorothy Clark