

- SURVEYOR'S NOTES:**
- BEARINGS ARE ASSUMED BASED ON THE NORTH LINE OF GOVERNMENT LOTS 3 AND 4, SECTION 28, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA AS: S 89°13'47" E.
 - DENOTES SET 5/8" IRON ROD WITH CAP STAMPED "DEITHORN LB 6445" AT ALL LOT AND TRACT CORNERS OR CHANGES IN DIRECTION.
 - DENOTES SET MAG NAIL & DISK STAMPED "PCP PLS 2412".
 - ⊙ DENOTES SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM PLS 2412".
 - ALL LOT LINES IN CURVILINEAR LOTS ARE RADIAL UNLESS DESIGNATED NON-RADIAL.
 - THE MEAN WATER LEVEL AS SHOWN HEREON IS ELEVATION 0.49 FEET BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 PER FIELD SURVEY OF 12 SEP 01 AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 2738.
 - THE RIGHT OF WAY FOR STATE ROAD A-1-A IS BASED ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAPS FOR SECTION 70080, SHEET 6 OF 8, APPROVAL DATE OF 1-31-75, AS RECORDED IN SURVEY BOOK 2 AT PAGE 72 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AS 64 FEET IN WIDTH.
 - THERE IS A HIATUS BETWEEN THE SOUTH LINE OF WINDEMERE SHORES AND THE NORTH LINE OF THE PLAT OF TRAMORE AS RECORDED IN PLAT BOOK 41 AT PAGE 82 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE SOUTH LINE OF WINDEMERE SHORES IS DESCRIBED AS BEING THE SOUTH LINE OF THE NORTH 736.57' OF GOVERNMENT LOTS 3 AND 4, SECTION 28, TOWNSHIP 28 SOUTH, RANGE 38 EAST AND THE NORTH LINE OF THE PLAT OF TRAMORE IS DESCRIBED AS BEING THE NORTH LINE OF THE SOUTH 800.00' OF GOVERNMENT LOT 4 OF SAID SECTION 28. THIS HIATUS EXISTS BEING THAT THESE LINES ARE NOT PARALLEL AND THE DISTANCE BETWEEN THEM IS GREATER THAN THE 1336.57' CALLED FOR IN THE DESCRIPTIONS.

- GENERAL NOTES:**
- THERE SHALL BE A 10.00 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS ABUTTING, COINCIDENT AND ADJACENT TO TRACT "A".
 - FOR THE PURPOSE OF THIS PLAT THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO FACILITIES OWNED BY FLORIDA POWER & LIGHT COMPANY, SOUTHERN BELL, CITY GAS COMPANY OF FLORIDA, COCOA UTILITIES DEPARTMENT, BREVARD COUNTY UTILITIES DEPARTMENT AND OTHER PUBLIC UTILITIES.
 - THE PUBLIC UTILITY EASEMENTS PLATTED HEREUNDER MAY BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH SECTION 177.091, SUBSECTION (2b), FLORIDA STATUTES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
 - LOT 1 AND LOT 8 SHALL BE LIMITED TO ACCESS FROM WINDEMERE PLACE.
 - TRACT "A" IS A PRIVATE RIGHT OF WAY TO BE DEDICATED TO AND MAINTAINED BY THE WINDEMERE SHORES HOMEOWNERS ASSOCIATION AND SAID TRACT "A" IS HEREBY DEDICATED AS AN INGRESS/EGRESS AND UTILITY EASEMENT TO ALL PUBLIC UTILITIES AND OTHER PUBLIC AGENCIES FOR THE PURPOSE OF ACCESS TO, INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR EMERGENCY PURPOSES.
 - FOR COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WINDEMERE SHORES HOMEOWNERS ASSOCIATION SEE OFFICIAL RECORDS BOOK 4629 AT PAGE 1619 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - DRAINAGE, DRAINAGE AND RIVER ACCESS AND WALL & LANDSCAPE EASEMENTS ARE PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY THE WINDEMERE SHORES HOMEOWNERS ASSOCIATION AND ARE NOT THE RESPONSIBILITY OF BREVARD COUNTY.
 - THE 20.00' PUBLIC UTILITY & PRIVATE ACCESS EASEMENT ON LOTS 4 & 5 IS HEREBY DEDICATED AS FOLLOWS:
 - TO THE PUBLIC FOR USE AS A UTILITY EASEMENT.
 - TO THE ORANGE BAY DEVELOPMENT COMPANY, THE OWNERS OF THE ADJACENT PROPERTY TO THE WEST, AND ITS AGENTS FOR ACCESS OVER AND ACROSS AND FOR USE OF THE EASEMENT FOR WATER LINE UTILITY PURPOSES.
 - TO THE WINDEMERE SHORES HOMEOWNERS ASSOCIATION FOR USE AS AN ACCESS EASEMENT.
 WINDEMERE SHORES HOMEOWNERS ASSOCIATION WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT.
 - FOR ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - THERE IS HEREBY RESERVED OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS AN EASEMENT IN FAVOR OF BREVARD COUNTY FOR EMERGENCY ACCESS AND/OR EMERGENCY MAINTENANCE.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the notes and on

WINDEMERE SHORES
 hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements as further described in the notes and on shown hereon. The Developer hereby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and an easement for the installation and maintenance of utilities over Tract A, noted as a private road as shown hereon. The drainage facilities and easements within the subdivision are not dedicated to, or the responsibility of Brevard County, and

IN WITNESS WHEREOF, the undersigned
 hereunto set his hand and seal on July 9, 2002

William J. Jackson
 I.D. VOLDNESS, Authorized General Partner

By: Windemere Partners
 A Florida General Partnership
 215 Balaichannon Street
 Melbourne Beach, Florida 32951

Signed and Sealed in the presence of:
William J. Jackson

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on July 9, 2002 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

I.D. Voldness, Authorized General Partner
 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
 My Commission Expires AUGUST 5, 2003

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on May 15, 2002 he completed the survey of the lands shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; and that the plat was prepared under his direction and supervision and that the plat complies with all the survey requirements of Chapter 177, Part 1, and that the permanent reference monuments, permanent control points and lot corners have been placed as shown thereon as required by Chapters 177, Part 1, Florida Statutes.

David A. Deithorn
 David A. Deithorn Registration No. 2412 Dated: 12/16/02

CERTIFICATE OF COUNTY SURVEYOR
 I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

Susan Jackson
 Susan G. Jackson, P.S.M.
 State of Florida Professional Surveyor and Mapper No. 4837
 County Surveyor in and for Brevard County, Florida.

CERTIFICATE OF ACCEPTANCE OF DEDICATION
 BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all public utility easements and other easements dedicated for public use on this plat.

TRUMAN SCARBOROUGH, JR. CHAIRMAN OF THE BOARD
 ATTEST: Scott Ellis by Carla Pagan Deputy Clerk
 CLERK OF THE BOARD

CERTIFICATE OF APPROVAL
 BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on 7-23-02 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

TRUMAN SCARBOROUGH, JR. CHAIRMAN OF THE BOARD
 ATTEST: Scott Ellis by Carla Pagan Deputy Clerk
 CLERK OF THE BOARD

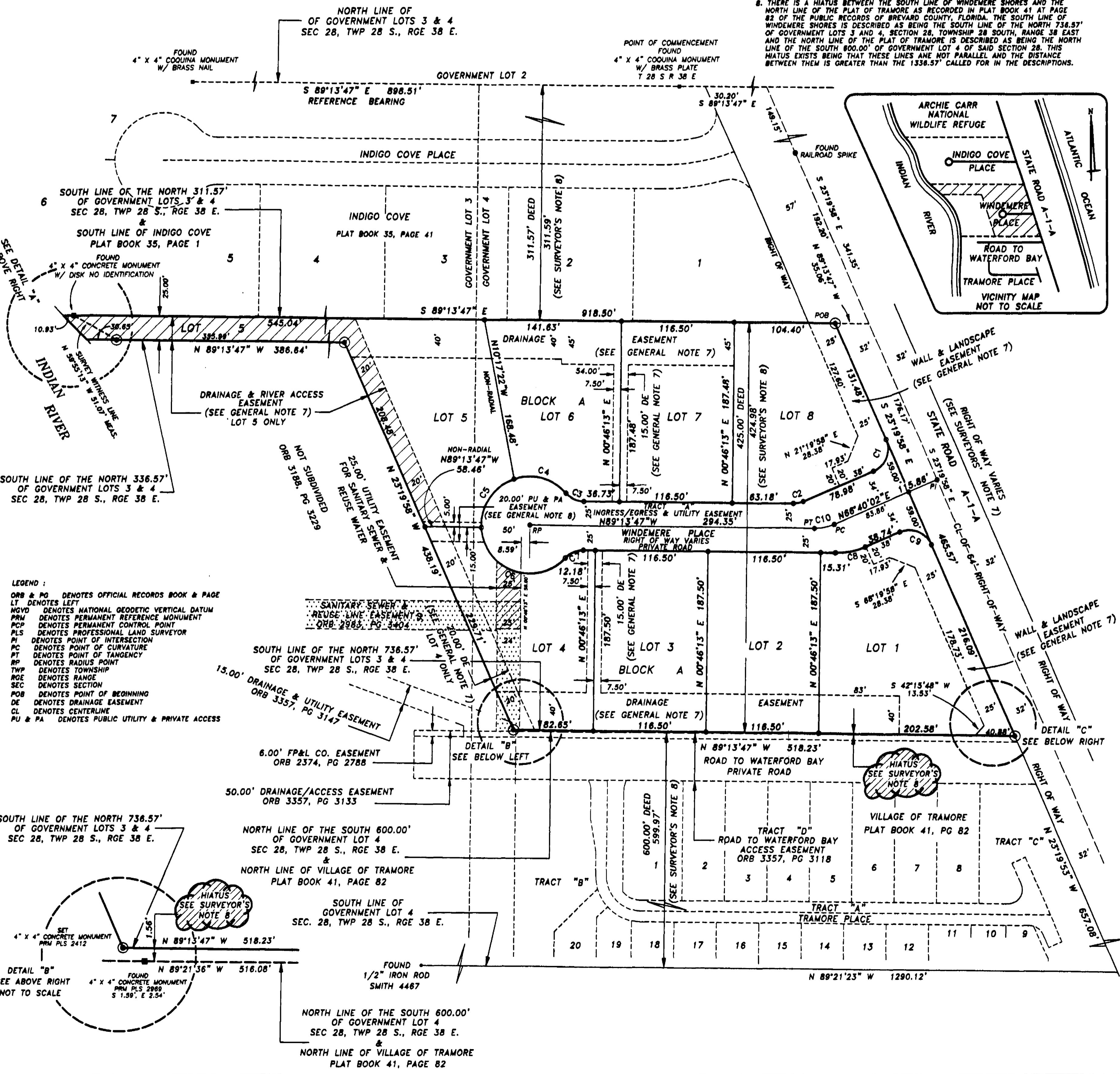
CERTIFICATE OF CLERK
 I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on July 31, 2002 at 1:57 PM File No. 2002190610

Scott Ellis by Carla Pagan Deputy Clerk
 CLERK OF THE CIRCUIT COURT
 IN AND FOR 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.

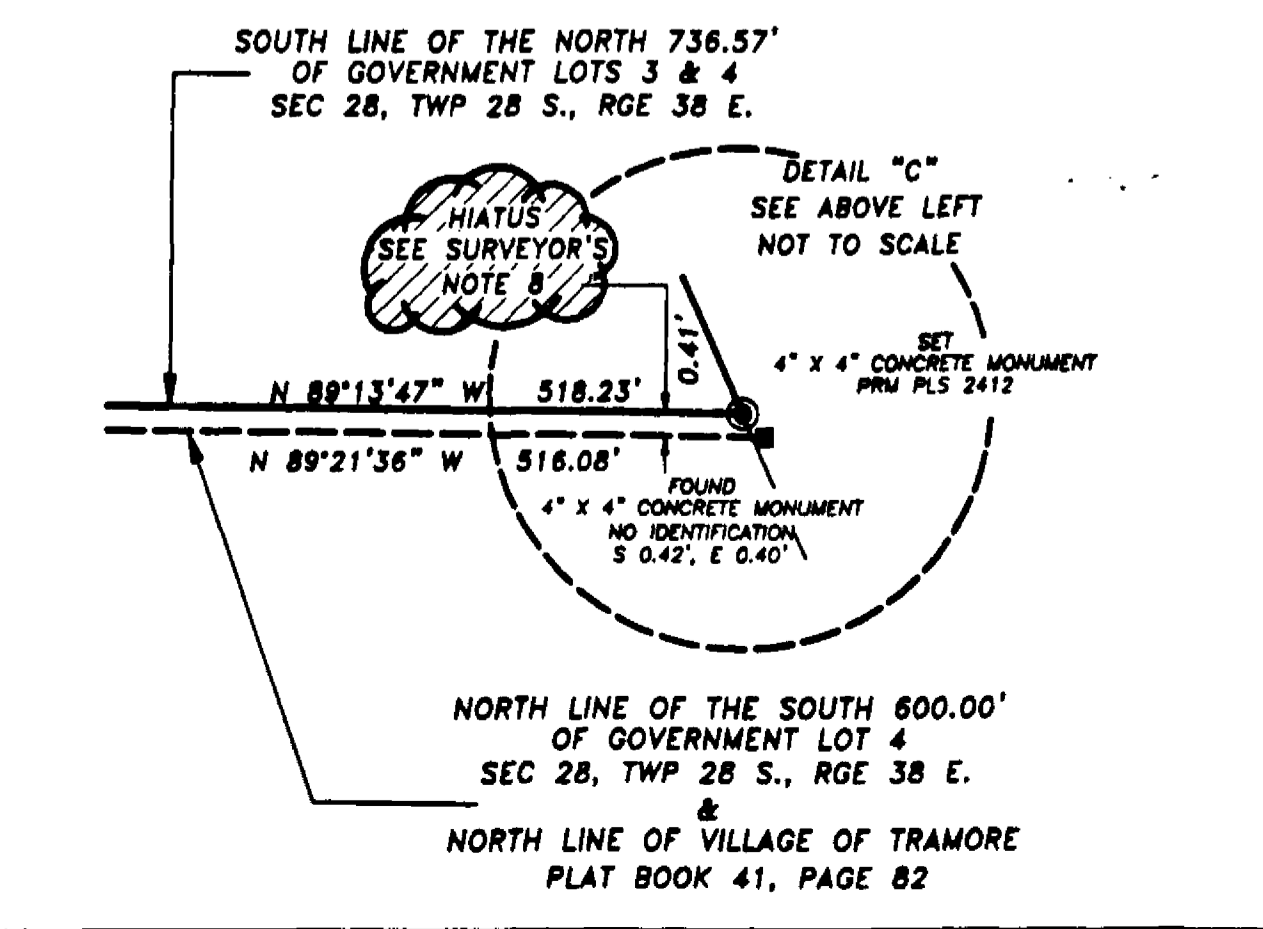
NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

DEITHORN & ASSOCIATES, INC.
 476 HIGHWAY A-1-A SUITE 48 SATELLITE BEACH, FL 32937
 (321) 779-8881 FAX (321) 779-8673



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG
C1	25.00'	90°00'00"	38.27'	35.36'	N21°40'02"E
C2	25.00'	24°06'11"	10.52'	10.44'	N78°43'08"E
C3	25.00'	48°11'23"	21.03'	20.41'	N68°08'09"W
C4	50.00'	87°40'41"	59.06'	55.69'	N74°52'44"W
C5	50.00'	73°44'23"	84.35'	80.00'	N34°24'43"E
C6	50.00'	134°57'42"	117.78'	92.38'	N69°58'19"W
C7	25.00'	48°11'23"	21.03'	20.41'	N68°40'32"E
C8	75.00'	24°06'11"	31.55'	31.32'	N78°43'08"E
C9	25.00'	90°00'00"	38.27'	35.36'	N68°19'58"W
C10	50.00'	24°06'11"	21.03'	20.88'	N78°43'08"E



- LEGEND:**
- ORB & PG DENOTES OFFICIAL RECORDS BOOK & PAGE
 - LT DENOTES LEFT
 - NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - PC DENOTES POINT OF INTERSECTION
 - PI DENOTES POINT OF CURVATURE
 - PT DENOTES POINT OF TANGENCY
 - RP DENOTES RADIUS POINT
 - TWP DENOTES TOWNSHIP
 - RGE DENOTES RANGE
 - SEC DENOTES SECTION
 - POB DENOTES POINT OF BEGINNING
 - DE DENOTES DRAINAGE EASEMENT
 - CL DENOTES CENTERLINE
 - PU & PA DENOTES PUBLIC UTILITY & PRIVATE ACCESS