

SANDPIPER COVE AT AQUARINA

AQUARINA STAGE 4, TRACT II, PHASE 2, BEING A REPLAT OF A PORTION OF STAGE 3, TRACT D AND STAGE 4, TRACT I OF "AQUARINA P.U.D. STAGE 1, TRACTS C&D, STAGE 2, TRACTS B, D, &H, STAGE 3, STAGE 4, TRACTS B, I, &X, STAGE 5" AS RECORDED IN PLAT BOOK 41, PAGES 88-92 TOGETHER WITH ALL OF STAGE 4, TRACT II OF "SANDPIPER AT AQUARINA, AQUARINA P.U.D. STAGE 4, TRACT II & TRACT A, PHASE 1" AS RECORDED IN PLAT BOOK 43, PAGES 76-77, BOTH BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND LYING IN SECTIONS 25 & 36, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

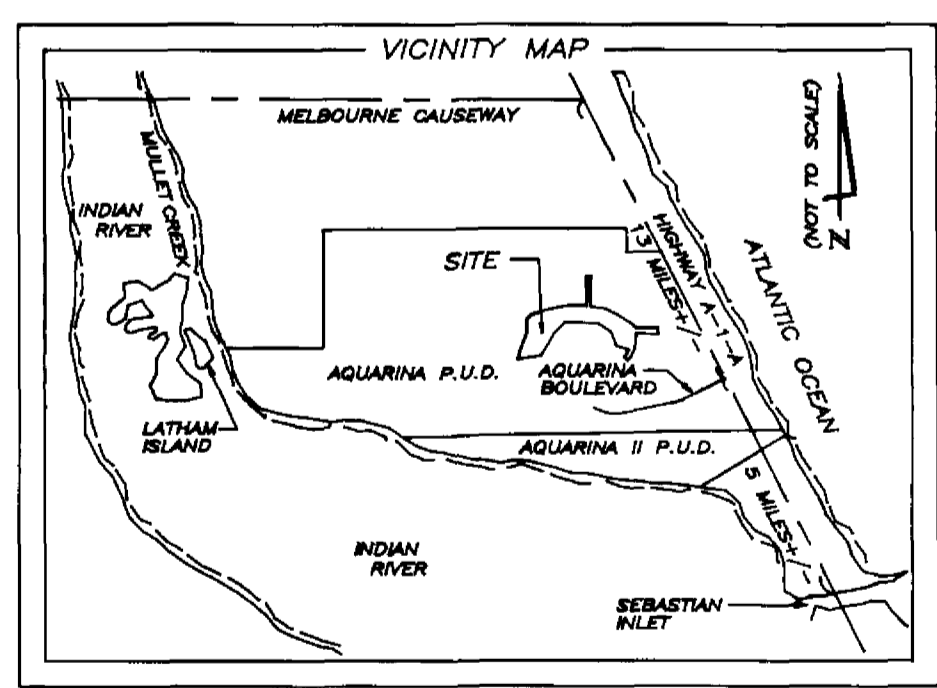
BEING A PORTION OF STAGE 3, TRACT D AND STAGE 4, TRACT I OF AQUARINA P.U.D. STAGE 1, TRACTS C&D, STAGE 2, TRACTS B, D &H, STAGE 3, STAGE 4, TRACTS B, I &X, STAGE 5 AS RECORDED IN PLAT BOOK 41, PAGES 88 - 92 TOGETHER WITH ALL OF STAGE 4, TRACT II OF SANDPIPER AT AQUARINA, AQUARINA P.U.D. STAGE 4, TRACT II & TRACT A, PHASE 1 AS RECORDED IN PLAT BOOK 43, PAGES 76 - 77, BOTH BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT THE SOUTHEAST CORNER OF SAID STAGE 4, TRACT II OF SANDPIPER AT AQUARINA AND RUN ALONG A NON-RADIAL LINE S89°37'10"W 107.34 FEET; THENCE N02°37'23"W 114.13 FEET TO A POINT ON THE BOUNDARY LINE OF SAID STAGE 4, TRACT I; THENCE RUN ALONG SAID BOUNDARY LINE N17°19'45"W 83.26 FEET; THENCE N29°09'51"W 220.00 FEET; THENCE S83°50'22"W 270.00 FEET; THENCE S51°04'31"W 84.36 FEET; THENCE S29°07'40"W 45.15 FEET; THENCE DEPARTING THE BOUNDARY LINE OF SAID STAGE 4, TRACT I CONTINUE S29°07'40"W 45.15 FEET; THENCE S80°27'11"W 102.32 FEET; THENCE S87°16'38"W 72.54 FEET; THENCE N86°12'57"W 84.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AQUARINA BOULEVARD (A 29-FOOT WIDE PRIVATE RIGHT WAY) AS SHOWN ON THE PLAT OF AQUARINA BOULEVARD & SPANISH MOSS COURT AS RECORDED IN PLAT BOOK 48, PAGES 47 - 48 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE RUN ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES, N44°31'38"E 47.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1271.75 FEET AND A DELTA ANGLE OF 08°59'23"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 199.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 649.00 FEET AND A DELTA ANGLE OF 10°34'31"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 119.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 369.00 FEET AND A DELTA ANGLE OF 14°52'23"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 95.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 211.00 FEET AND A DELTA ANGLE OF 19°10'24"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 70.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 433.00 FEET AND A DELTA ANGLE OF 59°58'23"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 453.23 FEET TO THE POINT OF TANGENCY; THENCE N89°14'08"E 101.69 FEET TO THE INTERSECTION OF THE SOUTH AND WESTERLY RIGHT OF WAY LINES OF AQUARINA BOULEVARD (A 29-FOOT WIDE PRIVATE RIGHT WAY) AS SHOWN ON THE AFORESAID PLAT OF SANDPIPER AT AQUARINA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 260.50 FEET AND A DELTA ANGLE OF 62°15'08"; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE 283.03 FEET TO THE POINT OF TANGENCY; THENCE S28°30'44"E 188.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 248.00 FEET AND FROM WHICH POINT A RADIAL LINE BEARS S61°32'17"W; THENCE RUN SOUTHERLY CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID AQUARINA BOULEVARD AND ALONG THE ARC OF SAID CURVE 266.73 FEET, THROUGH A DELTA ANGLE OF 61°37'28" TO THE POINT OF BEGINNING.

CONTAINING 5.9857 ACRES, MORE OF LESS.

GENERAL NOTES:

- FOR ARTICLES OF INCORPORATION OF AQUARINA COMMUNITY SERVICES ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 2434, PAGE 1190 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR BY-LAWS OF AQUARINA COMMUNITY SERVICES ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 2434, PAGE 1190 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 2434, PAGE 1145, SUBJECT TO AMENDMENTS TO RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 2538, PAGE 1312, OFFICIAL RECORDS BOOK 2538, PAGE 1316, OFFICIAL RECORDS BOOK 2704, PAGE 1533, OFFICIAL RECORDS BOOK 3160, PAGE 1509, OFFICIAL RECORDS BOOK 3288, PAGE 2217, OFFICIAL RECORDS BOOK 3449, PAGE 284, OFFICIAL RECORDS BOOK 4276, PAGE 458 AND OFFICIAL RECORDS BOOK 4433, PAGE 3113 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS FOR SANDPIPER COVE AT AQUARINA SEE OFFICIAL RECORDS BOOK 4433, PAGE 3113 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR ARTICLES OF INCORPORATION OF SANDPIPER COVE AT AQUARINA HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 4433, PAGE 3113 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR BY-LAWS OF SANDPIPER COVE AT AQUARINA HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 4433, PAGE 3113 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SUBJECT TO A CABLE TELEVISION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5472, PAGE 234 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACT A IS RESERVED AS OPEN SPACE. IT IS TO BE OWNED AND MAINTAINED AS COMMON AREA BY THE SANDPIPER COVE AT AQUARINA HOMEOWNERS ASSOCIATION, INC.
- THE 15 FOOT UTILITIES EASEMENT ALONG THE FRONT OF THE LOTS IS DEDICATED TO FLORIDA POWER AND LIGHT, THE SANDPIPER COVE AT AQUARINA HOMEOWNERS ASSOCIATION, INC. AND THE AQUARINA COMMUNITY SERVICES ASSOCIATION, INC.
- FOR JOINERS IN DEDICATION SEE OFFICIAL RECORDS BOOK 4433, PAGE 3113, OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SURVEY NOTES:

- BEARINGS ARE BASED ON THE CENTERLINE OF AQUARINA BOULEVARD BEING S28°30'44"E AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 43, PAGE 76-77 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THE DATUM IS BASED UPON ASSUMED NORTH.
- - DENOTES PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BRIEL & ASSOC FLB 3869 PRM 3869".
- - DENOTES PERMANENT CONTROL POINT STAMPED "BRIEL & ASSOC LB3869 PCP".
- ALL LOT CORNERS SET WITH 1/2" IRON RODS WITH CAPS STAMPED "BRIEL LB3869".

LEGEND:

- A = ARC
- BLVD = BOULEVARD
- C = CENTERLINE
- CH = CHORD
- CH BRG = CHORD BEARING
- COR = CORNER
- D = DELTA
- GOVT = GOVERNMENT
- P.U.D. = PLANNED UNIT DEVELOPMENT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- PGB = POINT OF BEGINNING
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC = SECTION

BRIEL & ASSOCIATES
 Land Surveyors, Inc.
 1790 Hwy. A1A, Suite 104 LB3869
 Satellite Bch., FL 32903 (321)773-7775
 © 2003, BRIEL & ASSOCIATES LAND SURVEYORS, INC.

DEDICATION

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

SANDPIPER COVE AT AQUARINA

hereby dedicates said lands and plat for the uses and purposes therein expressed.

No rights of way or easements are granted to the public, it being the intention of the undersigned that all easements and common areas be privately owned and maintained as noted hereon, and that the public and Brevard County has no right or interest therein, however Brevard County has the right of access for emergency vehicles.

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 affixed hereto on 3/5/03

By Dan Winkler Certified Building, Corp.
 Dan Winkler Vice President a Florida Corporation
 Attest:

Signed and sealed in the presence of [Signature]

STATE OF FLORIDA, COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on 3/5/03 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared DAN WINKLER and JEFF PARKER respectively Vice President and PRESIDENT 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

Sandra Scheller
 NOTARY PUBLIC
 My Commission Expires 11/20/03

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 3/8/03 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

[Signature] Chairman of the Board
[Signature] Clerk of the Board

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, does hereby certify that on January 4, 2003 he/she completed the survey of the lands as shown on the foregoing plat; that said plat is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.091(9), F.S., have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

Company Name: Briel & Associates
 Land Surveyors, Inc.
 Corporation No: 3869
 Address: 1790 Highway A-1-A, Suite 104
 Satellite Beach, Florida 32937
 License No. 3899
 State of Florida

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 4/16/03
 Susan G. Jackson PSM 4637, 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 accept all areas dedicated to the public.

[Signature] Chairman of the Board
[Signature] 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 April 16, 2003 at 9:44 am

File No. 2003110731

[Signature]
 Clerk of the Circuit Court
 in and for Brevard County, FL

