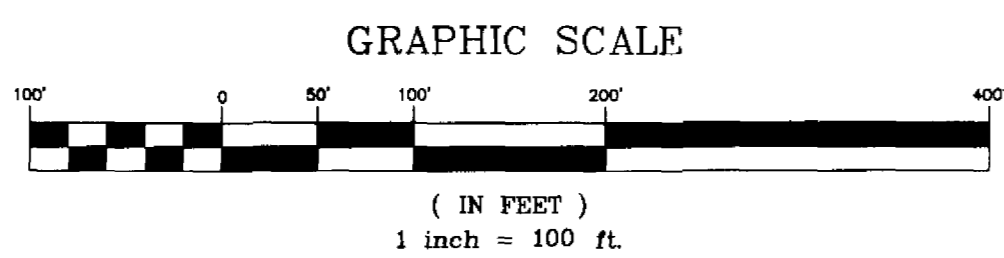


WYNDHAM AT DURAN

REPLAT OF TRACT B AND A PORTION OF TRACT K OF DURAN GOLF CLUB AS RECORDED IN PLAT BOOK 51, PAGES 63-65 A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 26 SOUTH, RANGE 36 EAST VIERA, BREVARD COUNTY, FLORIDA

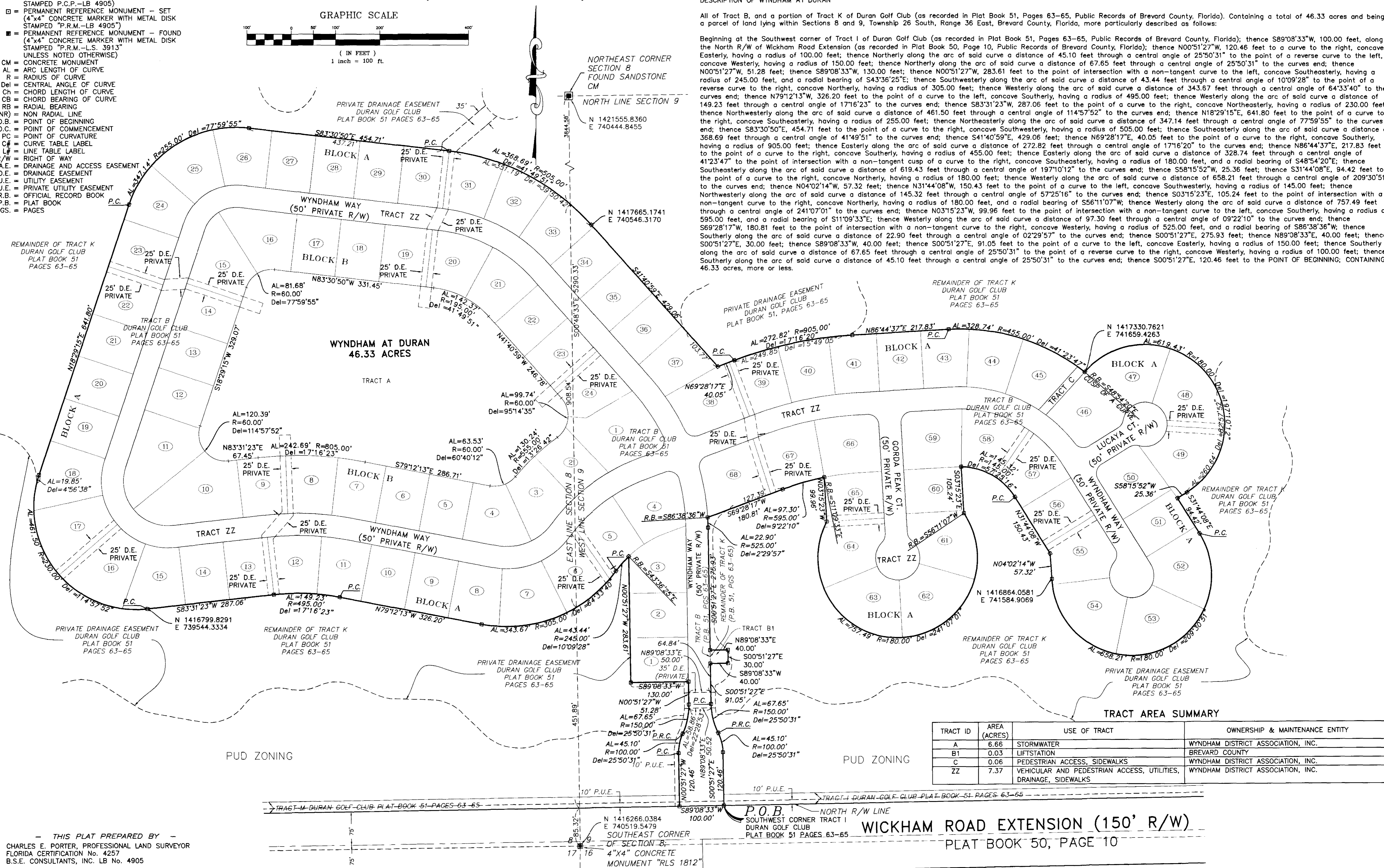
- LEGEND**
- ⊙ = PERMANENT CONTROL POINT - SET (METAL MARKER WITH A METAL DISK STAMPED "P.C.P.-LB 4905")
 - ⊠ = PERMANENT REFERENCE MONUMENT - SET (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED "P.R.M.-LB 4905")
 - = PERMANENT REFERENCE MONUMENT - FOUND (4"x4" CONCRETE MARKER WITH METAL DISK STAMPED "P.R.M.-L.S. 3913" UNLESS NOTED OTHERWISE)
 - CM = CONCRETE MONUMENT
 - AL = ARC LENGTH OF CURVE
 - R = RADIUS OF CURVE
 - Del = CENTRAL ANGLE OF CURVE
 - Ch = CHORD LENGTH OF CURVE
 - CB = CHORD BEARING OF CURVE
 - RB = RADIAL BEARING
 - (NR) = NON RADIAL LINE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PC = POINT OF CURVATURE
 - C# = CURVE TABLE LABEL
 - L# = LINE TABLE LABEL
 - R/W = RIGHT OF WAY
 - D.&A.E. = DRAINAGE AND ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.U.E. = PRIVATE UTILITY EASEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P.G.S. = PAGES



DESCRIPTION OF WYNDHAM AT DURAN

All of Tract B, and a portion of Tract K of Duran Golf Club (as recorded in Plat Book 51, Pages 63-65, Public Records of Brevard County, Florida). Containing a total of 46.33 acres and being a parcel of land lying within Sections 8 and 9, Township 26 South, Range 36 East, Brevard County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Tract I of Duran Golf Club (as recorded in Plat Book 51, Pages 63-65, Public Records of Brevard County, Florida); thence S89°08'33"W, 100.00 feet, along the North R/W of Wickham Road Extension (as recorded in Plat Book 50, Page 10, Public Records of Brevard County, Florida); thence N00°51'27"W, 120.46 feet to a curve to the right, concave Easterly, having a radius of 100.00 feet; thence Northerly along the arc of said curve a distance of 45.10 feet through a central angle of 25°50'31" to the point of a reverse curve to the left, concave Westerly, having a radius of 150.00 feet; thence Northerly along the arc of said curve a distance of 67.65 feet through a central angle of 25°50'31" to the curves end; thence N00°51'27"W, 51.28 feet; thence S89°08'33"W, 130.00 feet; thence N00°51'27"W, 283.61 feet to the point of intersection with a non-tangent curve to the left, concave Southeasterly, having a radius of 245.00 feet, and a radial bearing of S43°36'25"E; thence Southwesterly along the arc of said curve a distance of 43.44 feet through a central angle of 10°09'28" to the point of a reverse curve to the right, concave Northerly, having a radius of 305.00 feet; thence Westerly along the arc of said curve a distance of 343.67 feet through a central angle of 64°33'40" to the curves end; thence N79°12'13"W, 326.20 feet to the point of a curve to the left, concave Southerly, having a radius of 495.00 feet; thence Westerly along the arc of said curve a distance of 149.23 feet through a central angle of 17°16'23" to the curves end; thence S83°31'23"W, 287.06 feet to the point of a curve to the right, concave Northeasterly, having a radius of 230.00 feet; thence Northwesterly along the arc of said curve a distance of 461.50 feet through a central angle of 114°57'52" to the curves end; thence N18°29'15"E, 641.80 feet to the point of a curve to the right, concave Southeasterly, having a radius of 255.00 feet; thence Northeasterly along the arc of said curve a distance of 347.14 feet through a central angle of 77°59'55" to the curves end; thence S83°30'50"E, 454.71 feet to the point of a curve to the right, concave Southwesterly, having a radius of 505.00 feet; thence Southeasterly along the arc of said curve a distance of 368.69 feet through a central angle of 41°49'51" to the curves end; thence S41°40'59"E, 429.06 feet; thence N69°28'17"E, 40.05 feet to the point of a curve to the right, concave Southerly, having a radius of 905.00 feet; thence Easterly along the arc of said curve a distance of 272.82 feet through a central angle of 17°16'20" to the curves end; thence N86°44'37"E, 217.83 feet to the point of a curve to the right, concave Southerly, having a radius of 455.00 feet; thence Easterly along the arc of said curve a distance of 328.74 feet through a central angle of 41°23'47" to the point of intersection with a non-tangent cusp of a curve to the right, concave Southeasterly, having a radius of 180.00 feet, and a radial bearing of S48°54'20"E; thence Southeasterly along the arc of said curve a distance of 619.43 feet through a central angle of 197°10'12" to the curves end; thence S58°15'52"W, 25.36 feet; thence S31°44'08"E, 94.42 feet to the point of a curve to the right, concave Northerly, having a radius of 180.00 feet; thence Westerly along the arc of said curve a distance of 658.21 feet through a central angle of 209°30'51" to the curves end; thence N04°02'14"W, 57.32 feet; thence N31°44'08"W, 150.43 feet to the point of a curve to the left, concave Southwesterly, having a radius of 145.00 feet; thence Northwesterly along the arc of said curve a distance of 145.32 feet through a central angle of 57°25'16" to the curves end; thence S03°15'23"E, 105.24 feet to the point of intersection with a non-tangent curve to the right, concave Northerly, having a radius of 180.00 feet, and a radial bearing of S56°11'07"W; thence Westerly along the arc of said curve a distance of 757.49 feet through a central angle of 241°07'01" to the curves end; thence N03°15'23"W, 99.96 feet to the point of intersection with a non-tangent curve to the left, concave Southerly, having a radius of 595.00 feet, and a radial bearing of S11°09'33"E; thence Westerly along the arc of said curve a distance of 97.30 feet through a central angle of 09°22'10" to the curves end; thence S69°28'17"W, 180.81 feet to the point of intersection with a non-tangent curve to the right, concave Westerly, having a radius of 525.00 feet, and a radial bearing of S86°38'36"W; thence Southerly along the arc of said curve a distance of 22.90 feet through a central angle of 02°29'57" to the curves end; thence S00°51'27"E, 275.93 feet; thence N89°08'33"E, 40.00 feet; thence S00°51'27"E, 30.00 feet; thence S89°08'33"W, 40.00 feet; thence S00°51'27"E, 91.05 feet to the point of a curve to the left, concave Easterly, having a radius of 150.00 feet; thence Southerly along the arc of said curve a distance of 67.65 feet through a central angle of 25°50'31" to the point of a reverse curve to the right, concave Westerly, having a radius of 100.00 feet; thence Southerly along the arc of said curve a distance of 45.10 feet through a central angle of 25°50'31" to the curves end; thence S00°51'27"E, 120.46 feet to the POINT OF BEGINNING; CONTAINING: 46.33 acres, more or less.



TRACT AREA SUMMARY

TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP & MAINTENANCE ENTITY
A	6.66	STORMWATER	WYNDHAM DISTRICT ASSOCIATION, INC.
B1	0.03	LIFTSTATION	BREVARD COUNTY
C	0.06	PEDESTRIAN ACCESS, SIDEWALKS	WYNDHAM DISTRICT ASSOCIATION, INC.
ZZ	7.37	VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, SIDEWALKS	WYNDHAM DISTRICT ASSOCIATION, INC.

THIS PLAT PREPARED BY
 CHARLES E. PORTER, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION No. 4257
 B.S.E. CONSULTANTS, INC. LB No. 4905

DATE: 10/07/04
 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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