

NORTH

WEBER WOODS

A REPLAT OF PORTIONS OF LOTS 24 AND 25,
FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION,
PLAT BOOK 1, PAGE 164
LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 37 EAST,
TOWN OF MALABAR, BREVARD COUNTY, FLORIDA

SEE CONSENT AND JOINDER RECORDED
IN ORB 5727, PAGE 9193
IN ORB _____ PAGE _____
IN ORB _____ PAGE _____
IN ORB _____ PAGE _____

SURVEYORS NOTES:

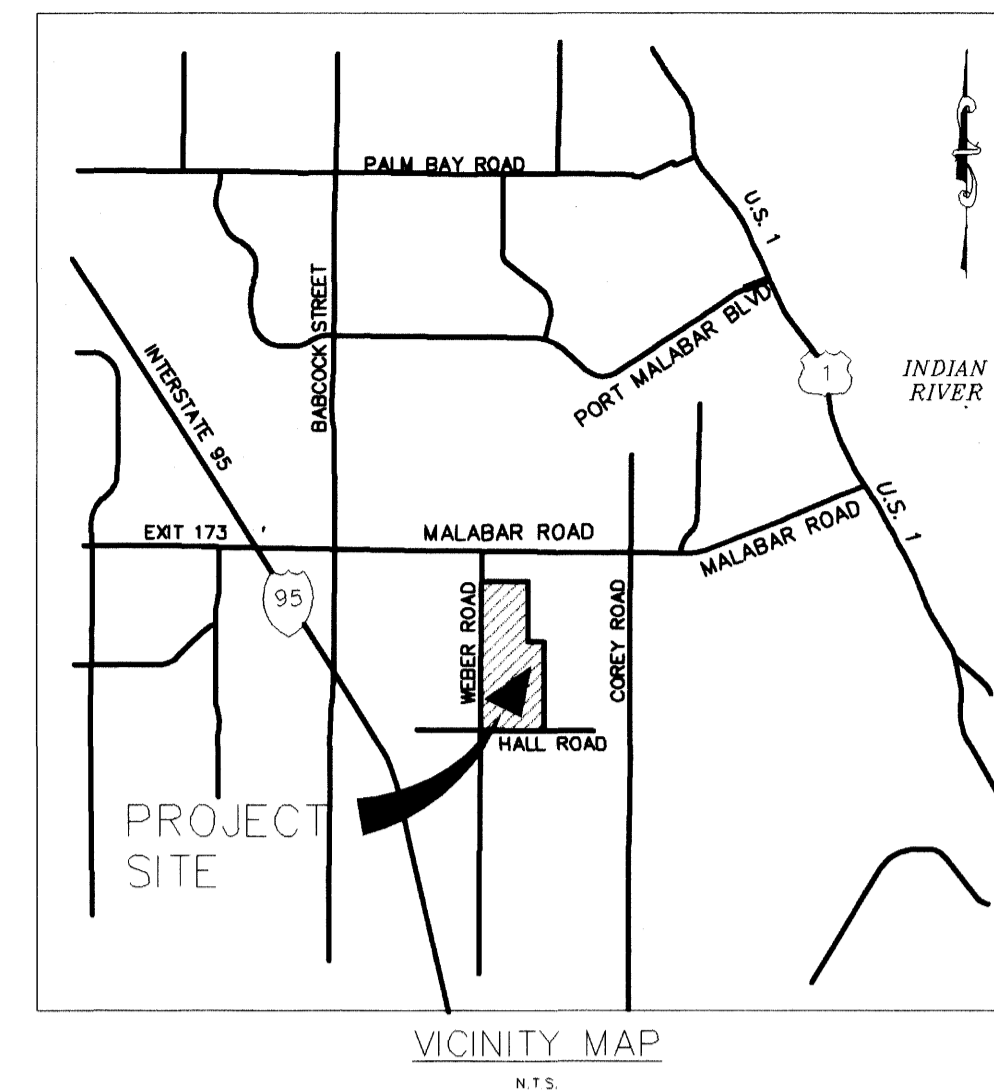
- 1) A 70 FOOT WIDE INGRESS/EGRESS EASEMENT WITHIN LOTS 1 THRU 13 SHALL BE FOR THE PURPOSE OF PRIVATE, JOINT DRIVE WITH CONDITIONS OF PUBLIC UTILITY, DRAINAGE, AND LANDSCAPE EASEMENT, AND SAID EASEMENT IS FOR THE PRIVATE USE OF THE WEBER WOODS HOMEOWNERS ASSOCIATION. SAID EASEMENT IS ALSO RESERVED FOR THE TOWN OF MALABAR, ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, AND EMERGENCY VEHICLES.
- 2) THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS BEING N00°07'42"W, ASSUMED.
- 3) LOT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH FLORIDA STATUTES 177.091 (9). P.R.M.'S HAVE BEEN SET IN COMPLIANCE WITH THE SUBDIVISION CODE OF THE TOWN OF MALABAR AND FLORIDA STATUTE CHAPTER 177 AS AMENDED.
- 4) FOR DECLARATIONS OF COVENANTS AND RESTRICTIONS SEE ORB 5727, PAGES 9194.
- 5) THE SUBDIVISION SHALL BE SERVED BY A MASTER STORMWATER SYSTEM. THE MASTER DRAINAGE SYSTEM AND ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6) LOTS 1, 3 THRU 11, AND 13 SHALL NOT HAVE DIRECT ACCESS TO WEBER ROAD OR HALL ROAD AND ARE REQUIRED TO ACCESS WEBER ROAD VIA THE 70 FOOT WIDE INGRESS/EGRESS EASEMENT. LOTS 2 AND 12 SHALL HAVE DIRECT ACCESS TO WEBER ROAD AND LOT 14 SHALL HAVE DIRECT ACCESS TO HALL ROAD.

LEGAL DESCRIPTION:

A PORTION OF LOTS 24 AND 25, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 164 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 37 EAST, RUN S 00°07'42"E ALONG THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 572.38 FEET TO A POINT; THENCE RUN N89°52'18"E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN S00°07'42"E A DISTANCE OF 2029.42 FEET; THENCE RUN EAST 583.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 24; THENCE RUN N00°07'32"W ALONG THE EAST LINE OF SAID LOT 24 A DISTANCE OF 1280.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE RUN N89°59'58"W ALONG THE NORTH LINE OF SAID LOT 24 A DISTANCE OF 187.46 FEET; THENCE RUN N00°07'32"W A DISTANCE OF 749.42 FEET; THENCE RUN S89°52'18"W A DISTANCE OF 396.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.98 ACRES, MORE OR LESS.



PLAT BOOK 56 PAGE 39

SHEET 1 OF 1
SECTION 2 TWP. 29 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in
WEBER WOODS
hereby dedicates said lands as follows: An easement granted to the Town of Malabar, public utilities and other public agencies for the purpose of access, installation, operation, inspection and maintenance of public utilities and for emergency purposes within the 70 foot wide ingress/egress easement.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on 11-27-2006

Lynda Vincent
Lynda Vincent
vice president of E.K.S. Inc.
managing member of
Window of Malabar, LLC
516 Delaney Avenue
Cocoa, Florida, 32922

Signed and sealed in the presence of:
Jack DiPenta
Jack DiPenta
Dawn Stuckey
Dawn Stuckey
Dawn Stuckey
Dawn Stuckey

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, that on 11-27-2006
before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared.

Respectively as managing partner of the above named corporation, incorporated under the laws of the State Of Florida to me, known to be the individual and officer described in and who executed the foregoing dedication and acknowledged the execution thereof to be their free act and deed as such officer 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 hereunto set my hand and seal on the above date.

Kathleen R. Johnson
Kathleen R. Johnson
NOTARY PUBLIC
County and State aforesaid
My Commission Expires 3-15-08

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 05-02-06 he completed the survey of the lands shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and the PRM's have been set, and that said land is located in Brevard County, Florida.

Andrew W. Powshok
Andrew W. Powshok
AAL Land Surveying Services, Inc.
1103 W. Hibiscus Blvd., Suite 403
W. Melbourne, Florida 32904
LB - 0006623
Certificate of Authorization Number

CERTIFICATE OF REVIEWING ENGINEER FOR THE TOWN OF MALABAR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with the Town Of Malabar code of ordinances.
William B. Stephens
William B. Stephens
Reviewing Engineer for the Town of Malabar

CERTIFICATE OF REVIEWING ATTORNEY FOR THE TOWN OF MALABAR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with the Town Of Malabar code of ordinances.
KE W. S. ...
Reviewing Attorney for the Town of Malabar

CERTIFICATE OF APPROVAL BY MUNICIPALITY

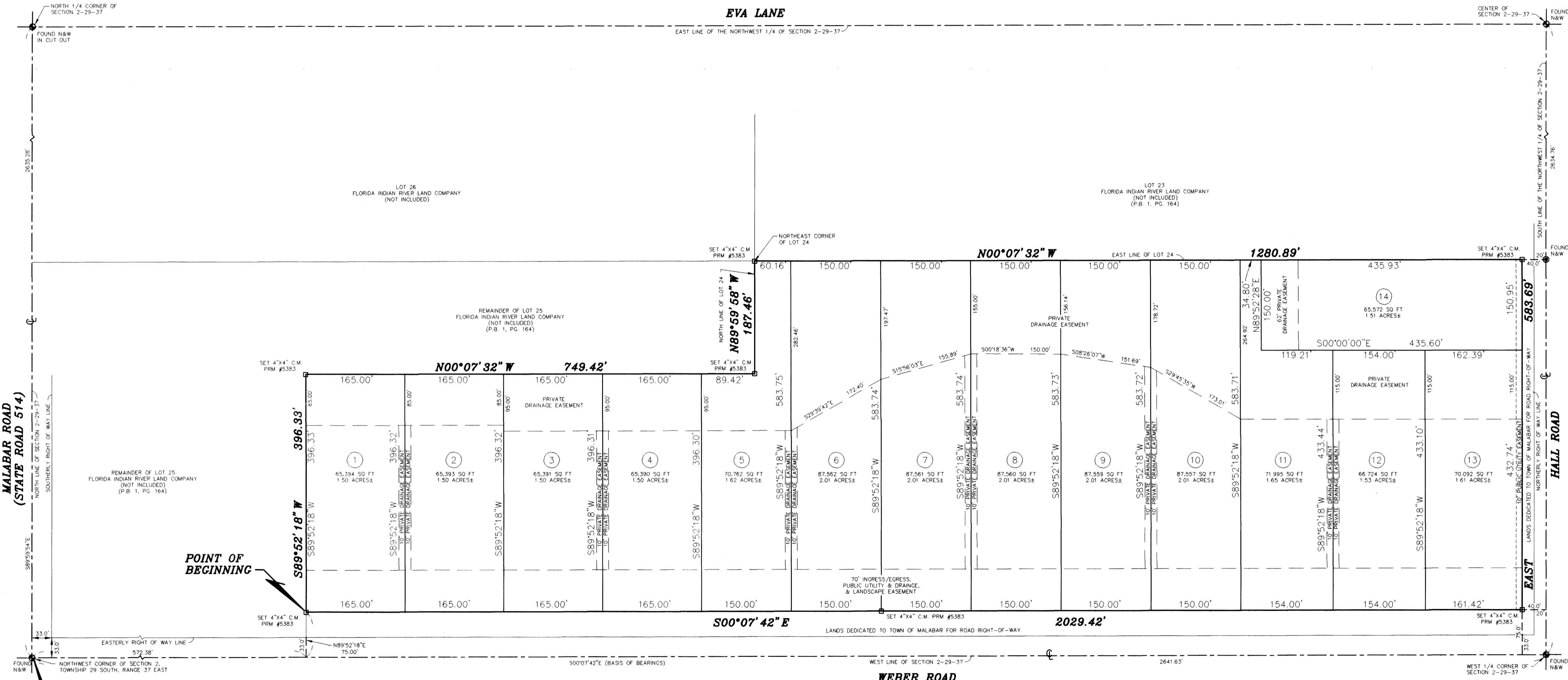
THIS IS TO CERTIFY That on 11/20/06 the council of the Town Of Malabar, Florida approved the foregoing plat.
Anna Kabana
Anna Kabana
Mayor
City Clerk

CERTIFICATE OF REVIEWING SURVEYOR FOR THE TOWN OF MALABAR

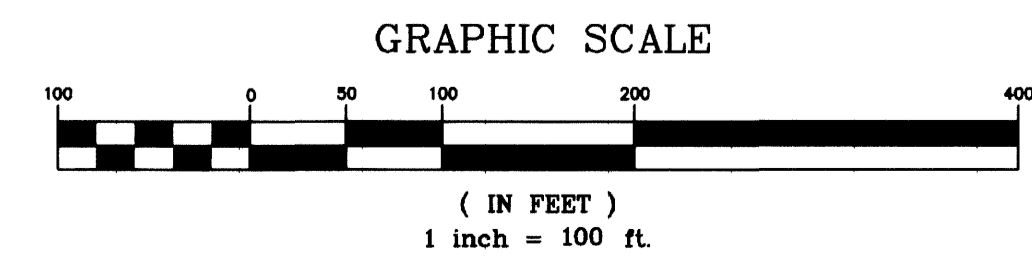
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.
Craig A. McKinnon
Craig McKinnon, "PLS 5057"
Reviewing Surveyor for the Town of Malabar

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 DECEMBER 8, 2006 at 10:42 AM, File No. 2006 351406.
Scott Elin
Scott Elin
Clerk of the Circuit Court
in and for Brevard County, Fla.



LEGEND
 R/W RIGHT-OF-WAY
 ORB OFFICIAL RECORDS BOOK
 C.M. CONCRETE MONUMENT
 P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 Δ CURVE DELTA
 R CURVE RADIUS
 L CURVE LENGTH
 N&W NAIL & WASHER
 LB LICENSED BUSINESS CENTERLINE
 □ 4"x4" CONCRETE MONUMENT SET - STAMPED "POWSHOK PRM No. 5383"
 N&W NAIL & WASHER
 NTS NOT TO SCALE
 PRM PERMANENT REFERENCE MARKER
 P.B. PLAT BOOK
 PG. PAGE



NOTE: 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.

PLAT PREPARED BY -
AAL LAND SURVEYING SERVICES, INC.
1103 W. HIBISCUS BLVD., SUITE 403
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

PROJECT #10067-PLAT
DATED 11-27-06