

CRANE'S POINT AT AQUARINA

AQUARINA P.U.D. STAGE 4, TRACT 1, PHASE 2, BEING A REPLAT OF A PORTION OF STAGE 4, TRACT 1 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 AND ALL OF IBIS VILLAS AT AQUARINA, AQUARINA P.U.D. STAGE 4, TRACT 1, PHASE 1 AS RECORDED IN PLAT BOOK 43, PAGE 78, BOTH BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND LYING IN SECTION 25, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

A PORTION OF STAGE 4, TRACT 1 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 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTH CORNER OF THE WEST LINE OF STAGE 3, TRACT B, BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL RUN ALONG THE BOUNDARY LINE OF SAID STAGE 4, TRACT 1, THE FOLLOWING COURSES: N88°29'20"E 127.89' FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 528.38 FEET AND A DELTA ANGLE OF 25°36'29"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 236.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET AND A DELTA ANGLE OF 23°12'16"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 81.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 400.00 FEET AND A DELTA ANGLE OF 19°21'37"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 135.16 FEET TO THE POINT OF TANGENCY; THENCE S23°20'19"E 169.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 497.67 FEET, A DELTA ANGLE OF 12°31'35" AND FROM WHICH POINT A RADIAL LINE BEARS S14°37'00"E; THENCE DEPARTING FROM THE BOUNDARY LINE OF SAID STAGE 4, TRACT 1 RUN WESTERLY ALONG THE ARC OF SAID CURVE 108.60 FEET TO THE POINT OF TANGENCY; THENCE S62°51'25"W 50.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 22.25 FEET AND A DELTA ANGLE OF 88°37'51"; THENCE RUN WESTERLY ALONG THE ARC OF THE SAID CURVE 34.42 FEET TO THE POINT OF TANGENCY; THENCE N28°30'44"W 87.74 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 289.50 FEET AND A DELTA ANGLE OF 62°15'08"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 314.54 FEET TO THE POINT OF TANGENCY; THENCE S89°14'08"W 68.51 FEET TO THE POINT OF TANGENCY; THENCE S23°20'19"E 169.39 FEET TO THE POINT OF TANGENCY; THENCE N01°23'34"E 160.04 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

- FOR ARTICLES OF INCORPORATION OF AQUARINA COMMUNITY SERVICES ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 2434, PAGE 1190.
- FOR BY-LAWS OF AQUARINA COMMUNITY SERVICES ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 2434, PAGE 1198.
- 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 1553, OFFICIAL RECORDS BOOK 3180, PAGE 1509, OFFICIAL RECORDS BOOK 3298, PAGE 2217, OFFICIAL RECORDS BOOK 3449, PAGE 264, OFFICIAL RECORDS BOOK 4276, PAGE 458 AND OFFICIAL RECORDS BOOK 4433, PAGE 3113.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS FOR CRANE'S POINT AT AQUARINA SEE OFFICIAL RECORDS BOOK 3004, PAGE 3003.
- FOR ARTICLES OF INCORPORATION OF CRANE'S POINT AT AQUARINA HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 3004, PAGE 3003.
- FOR BY-LAWS OF CRANE'S POINT AT AQUARINA HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 3004, PAGE 3003.
- TRACT 1 - COMMON AREA AND ASSOCIATED IMPROVEMENTS ARE DEDICATED TO THE CRANE'S POINT AT AQUARINA HOMEOWNERS ASSOCIATION, INC. AS COMMON PROPERTY AND ARE TO BE MAINTAINED IN COMMON BY SAID ASSOCIATION, SUBJECT TO AN EASEMENT TO BREVARD COUNTY FOR PUBLIC SERVICES PER OFFICIAL RECORDS BOOK 2434, PAGE 1155. ACCESS TO THE LOTS IS PROVIDED BY TRACT A.
- SUBJECT TO A CABLE TELEVISION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2472, PAGE 234 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR JOINDER IN DEDICATION SEE OFFICIAL RECORDS BOOK 3004, PAGE 3003.

NOTICE: THIS PLAT, AS RECORDED IN ITS 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.

DEDICATION

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

CRANE'S POINT AT AQUARINA
herby 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 be privately owned and maintained by the "Crane's Point at Aquarina Homeowners Association, Inc." 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, Robert R. Briel, have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on 7-21-03
By Robert R. Briel Windemere Partners, L.L.C.
I, D. Voldness, Operating Manager Florida Limited Liability Corporation
Attest:

Signed and sealed in the presence of:
Scott Ellis by Charlene Jackson
Clerk of the Board

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 7-21-03
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
I. D. VOLDNESS and I. D. VOLDNESS
respectively Operating Manager and
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 therunto 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.
Scott Ellis by Charlene Jackson
NOTARY PUBLIC
My Commission Expires 07/20/06

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 7-22-03
the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST:
Jackie Ols
Chairman of the Board
Scott Ellis by Charlene Jackson
Clerk of the Board

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on January 5, 2002 he completed the boundary 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 Section 177.081(9), Florida Statutes have been placed as required by law; and, further, that the survey data complies with all of the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

Company Name: Briel & Associates
Land Surveyors, Inc.
Corporation No: LB 3869
Address: 1790 Highway A-1-A, Suite 104
Satellite Beach, Florida 32937
Robert R. Briel, PSM
License No. 3699
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 8/20/03
Susan G. Jackson PSM 4637, County Surveyor
in and for Brevard County, Florida

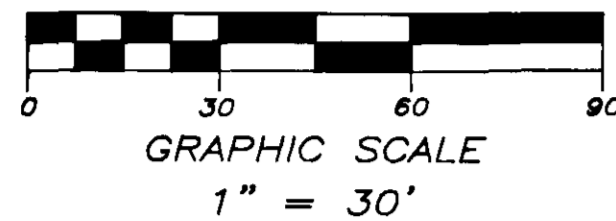
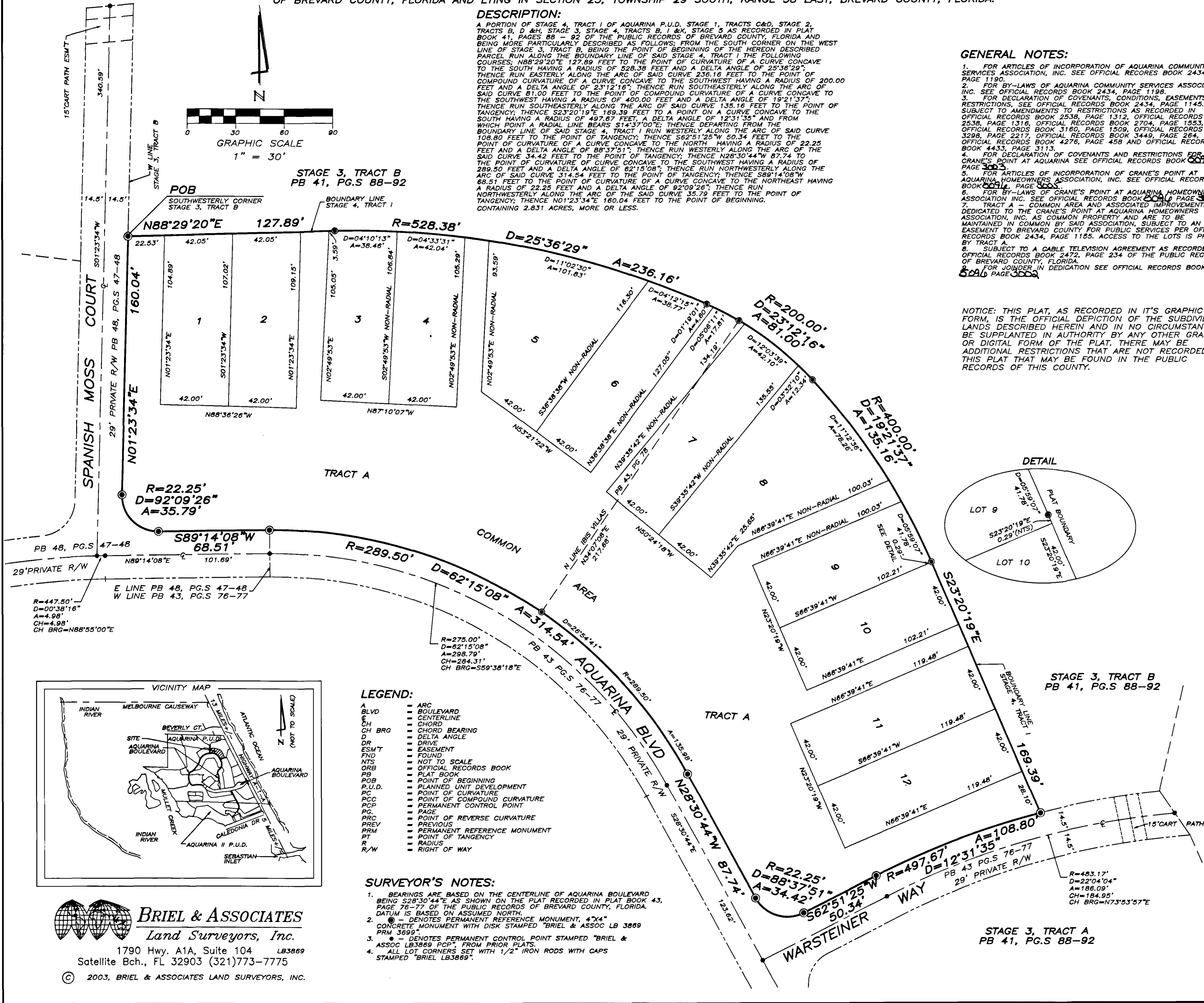
CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all easements dedicated to the public.
Jackie Ols
Chairman of the Board

ATTEST:
Scott Ellis by Charlene Jackson
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 has filed for records on 10/20/03 at 10:00 AM
File No. 2003334736
Scott Ellis by Charlene Jackson
Clerk of the Circuit Court
in and for Brevard County, FL



- ### LEGEND:
- A ARC
 - B BOULEVARD
 - C CENTERLINE
 - CH CHORD
 - CH BRG CHORD BEARING
 - D DELTA ANGLE
 - DR DRIVE
 - ESM T EASEMENT
 - FND FOUND
 - NTS NOT TO SCALE
 - ORB OFFICIAL RECORDS BOOK
 - PB PLAT BOOK
 - POB POINT OF BEGINNING
 - P.U.D. PLANNED UNIT DEVELOPMENT
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PCP PERMANENT CONTROL POINT
 - PG PAGE
 - PRC POINT OF REVERSE CURVATURE
 - PREV PREVIOUS
 - PRM PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - R RADIUS
 - R/W RIGHT OF WAY

- ### SURVEYOR'S 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. DATUM IS BASED ON ASSUMED NORTH.
 - - DENOTES PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BRIEL & ASSOC LB 3869 PRM 3699"
 - - DENOTES PERMANENT CONTROL POINT STAMPED "BRIEL & ASSOC LB3869 PCP" FROM PRIOR PLATS.
 - ALL LOT CORNERS SET WITH 1/2" IRON RODS WITH CAPS STAMPED "BRIEL LB3869".

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