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A REPLAT OF LOTS 78 THROUGH 85 VILLA DE PALMAS SYKES COVE SECTION II

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

LOTS 78 THROUGH 85 OF THE PLAT OF VILLA DE PALMAS SYKES COVE PHASE II AS RECORDED IN PLAT BOOK 35, PAGES 14-16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH AND INCLUDING THE FOLLOWING TWO PARCELS:

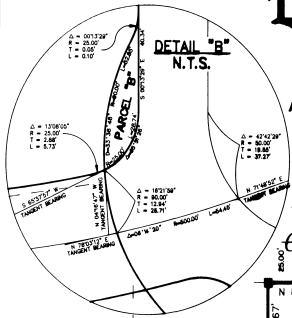
PARCEL "A"

A PARCEL OF LAND LYING WITHIN THE PLAT OF VILLA DE PALMAS SYKES COVE PHASE II AS RECORDED IN PLAT BOOK 35, PAGES 14-16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 78 OF THE PLAT OF VILLA DE PALMAS SYKES COVE PHASE II AS RECORDED IN PLAT BOOK 35, PAGES 14-16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN S89°48'00"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SYKES CREEK DRIVE A DISTANCE OF 10.91 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND APPROXAD SOUTHERLY RIGHT-OF-WAY LINE OF SYKES CREEK DRIVE A DISTANCE OF 12.91 FEET THROUGH A CENTRAL ANGLE OF 29°55'31" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND APPROXAD SOUTHERLY RIGHT-OF-WAY LINE OF SYKES CREEK DRIVE A DISTANCE OF 12.91 FEET THROUGH A CENTRAL ANGLE OF 29°55'31" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND APPROXAD SOUTHERLY RIGHT-OF-WAY LINE OF SYKES CREEK DRIVE A DISTANCE OF 12.91 FEET THROUGH A CENTRAL ANGLE OF 29°55'31" TO THE POINT OF TANGENCY AND POINT OF BEGINNING.

PARCEL "B"

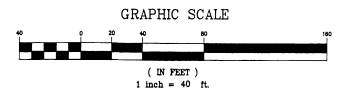
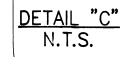
A PARCEL OF LAND LYING WITHIN THE PLAT OF VILLA DE PALMAS SYKES COVE PHASE II AS RECORDED IN PLAT BOOK 35, PAGES 14-16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 78 OF THE PLAT OF VILLA DE PALMAS SYKES COVE PHASE II AS RECORDED IN PLAT BOOK 35, PAGES 14-16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN S89°48'00"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SYKES CREEK DRIVE A DISTANCE OF 4.38 FEET TO THE POINT OF BEGINNING, THENCE RUN S00°13'29"E A DISTANCE OF 40.4 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.74 FEET THROUGH A CENTRAL ANGLE OF 85°57'28" TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE FROM A TANGENT BEARING OF N07°13'09"E; RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.24 FEET THROUGH A CENTRAL ANGLE OF 10°08'41" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.15 FEET THROUGH A CENTRAL ANGLE OF 53°02'53" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.92 FEET THROUGH A CENTRAL ANGLE OF 39°39'49" TO THE POINT OF TANGENCY, THENCE RUN N89°48'00"E A DISTANCE OF 31.79 FEET TO THE POINT OF TANGENCY AND POINT OF BEGINNING.

ALL TOGETHER CONTAINING 1.915 ACRES, MORE OR LESS.



SYKES-POINT LANE

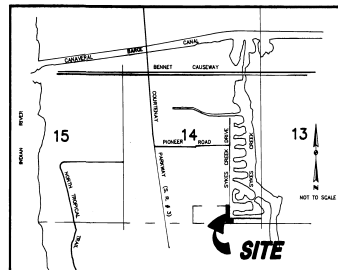
VILLA DE PALMAS SYKES COVE SECTION II PLAT BOOK 35, PAGES 14 THROUGH 16



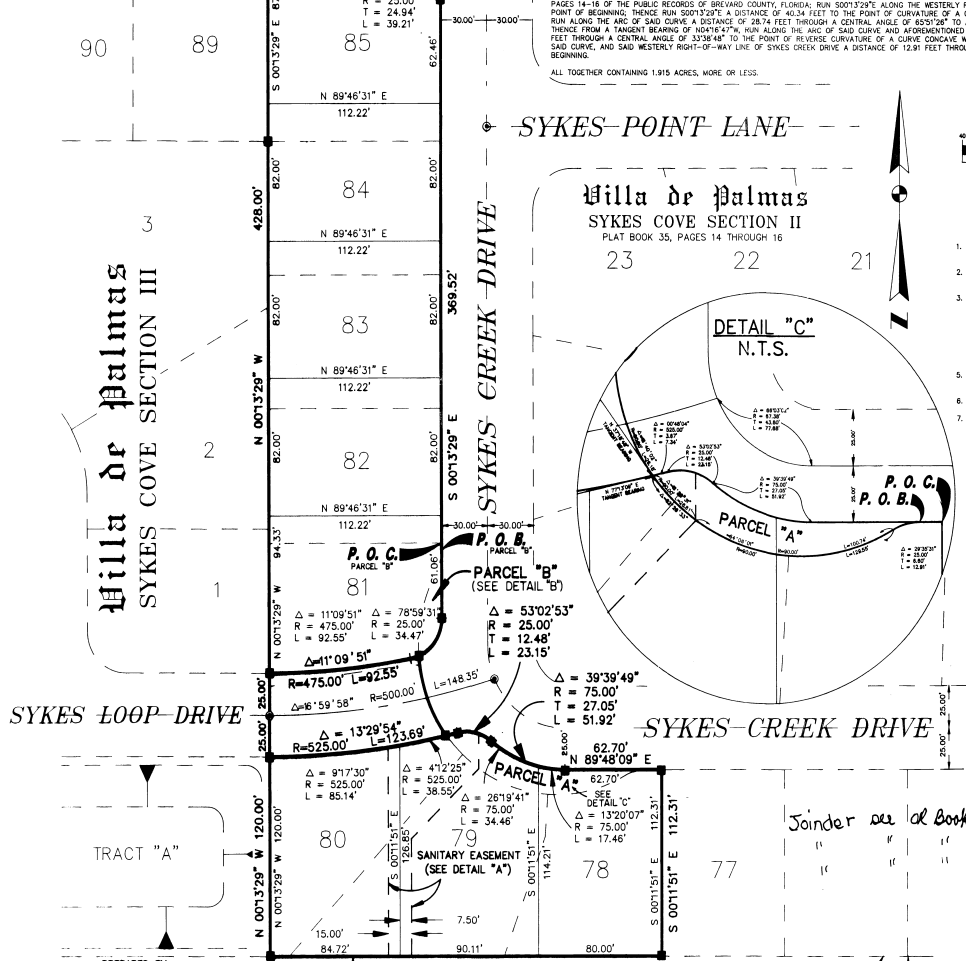
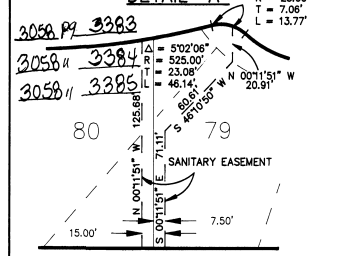
GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST AS BEING S89°33'25"W.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- EASEMENTS RESERVED BY PLAT FOR THE PURPOSE OF INSTALLATION, ACCESS AND MAINTENANCE OF UTILITIES ARE AS FOLLOWS:
 - A 7.5 FOOT WIDE EASEMENT ALONG ALL SIDE AND REAR LOT LINES EXCEPT AS NOTED OTHERWISE.
 - A 10.0 FOOT WIDE EASEMENT ALONG ALL LOT LINES ADJOINING RIGHT-OF-WAY EXCEPT AS NOTED OTHERWISE.
- PARCELS "A" AND "B" ARE TO BE VACATED AS RIGHT-OF-WAY PURSUANT TO THE RECORDING OF THIS DOCUMENT.
- DENOTES SET PERMANENT REFERENCE MARKERS REG. #4384.
- ⊙ DENOTES SET PERMANENT CONTROL POINTS REG. #4384.

LOCATION MAP



DETAIL "A"



PREPARED BY:
CIVIL DESIGN GROUP
ENGINEERS • SURVEYORS • PLANNERS
401 SOUTH ROSALIND AVENUE, SUITE 200
ORLANDO, FLORIDA

RESERVED FOR DEPARTMENT OF TRANSPORTATION
DUTFALL DITCH RIGHT-OF-WAY PER OFFICIAL
RECORD BOOK 247, PAGE 334 OF THE PUBLIC
RECORDS OF BREVARD COUNTY, FLORIDA.

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST

PLAT BOOK 37 PAGE 1
SHEET 1 OF 1
SECTION 14 TWP. 24 S., RANGE 36 E.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in a REPLAT OF LOTS 78 THROUGH 85 VILLA DE PALMAS, SYKES COVE SECTION II hereby dedicates said lands and plan for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereon this 21 day of February, 1990.
By Arnold Lieberman President

Attest: Danny Ringold
James L. Moore
Signed and sealed in the presence of
COLORADO CORPORATION
800 E. MERRITT ISLAND CAUSEWAY
NO. 201, MERRITT ISLAND, FLORIDA
32992

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 2 FEBRUARY 1990
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ARNOLD LIEBERMAN and DANNY RINGOLD, respectively President and SECRETARY 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 hereunto set my hand and seal on the above date.
James L. Moore
NOTARY PUBLIC
My Commission Expires 2000 7/19/92

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify, that on 2 JANUARY 1990, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and that permanent reference monuments have been placed as shown thereon, as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated 21 FEBRUARY 1990.
Arnold Lieberman Registration No. 4384

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
SEAL
ATTEST: _____ MAYOR
CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and other dedicated for public use on this plat.
Carol Jean Dennis Chairman of the Board
Attest: R. C. Winstead Clerk of the Board
John Winstead

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on May 1, 1990 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Carol Jean Dennis Chairman of the Board
Attest: Richard Winstead Clerk of the Board
John Winstead County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on April 30, 1990 the Zoning Commission of the above County, approved the foregoing plat.
Carol Jean Dennis Planning and Zoning Director

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 May 7, 1990 at 8:10 AM, No. 3384.
R. S. Winstead
Clerk of the Circuit Court
John Winstead
in and for Brevard County, Fla.