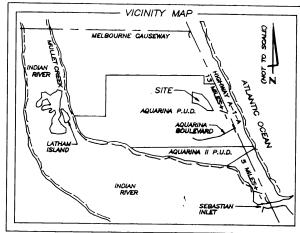
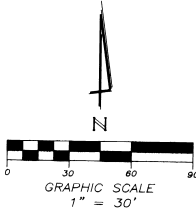


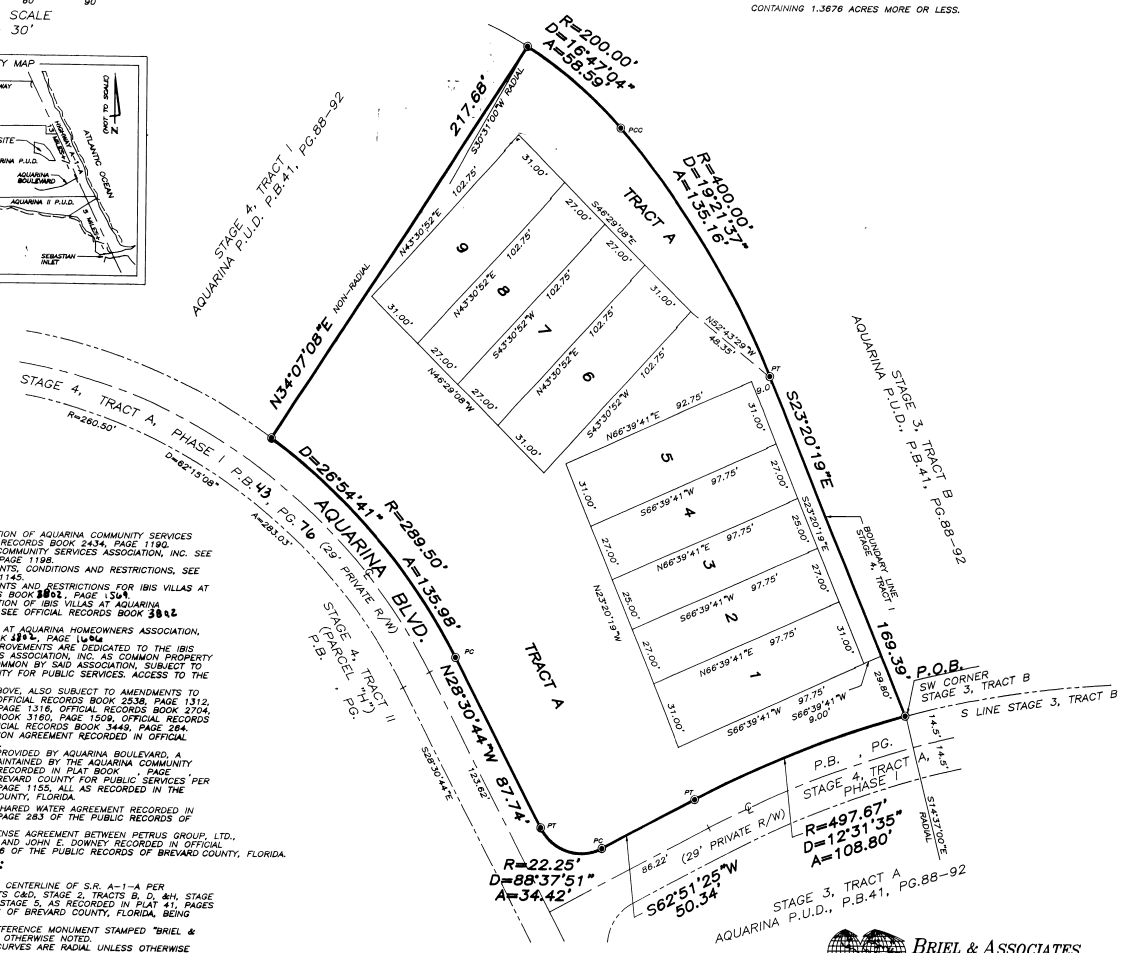
# IBIS VILLAS AT AQUARINA AQUARINA P.U.D. STAGE 4, TRACT I, PHASE 1

BEING A REPLAT OF A PORTION OF 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 OF 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 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 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE HERON DESCRIBED PARCEL, BEING THE POINT OF BEGINNING OF THE HERON DESCRIBED PARCEL, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 497.67 FEET, A DELTA ANGLE OF 123°31'55" AND FROM WHICH POINT A RADIAL LINE BEARS S14°37'00"E, RUN WESTERLY ALONG THE ARC OF SAID CURVE 108.80 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 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 288.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 158.89 FEET THROUGH A DELTA ANGLE OF 28°54'41"; THENCE DEPARTING FROM SAID CURVE ON A NON-RADIAL LINE RUN N34°02'06"E 127.68 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET, SAID POINT LYING ON THE BOUNDARY LINE OF SAID STAGE 4, TRACT I; THENCE RUN ALONG THE BOUNDARY LINE OF SAID STAGE 4, TRACT I THE FOLLOWING COURSES; SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 58.59 FEET AND THROUGH A DELTA ANGLE OF 16°47'04" 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 THE POINT OF BEGINNING, CONTAINING 1.3676 ACRES OR LESS.



### 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 AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 2434, PAGE 1145.
- FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR IBIS VILLAS AT AQUARINA SEE OFFICIAL RECORDS BOOK 3082, PAGE 1354.
- FOR ARTICLES OF INCORPORATION OF IBIS VILLAS AT AQUARINA HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 3082, PAGE 1354.
- FOR BY LAWS OF IBIS VILLAS AT AQUARINA HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK 3082, PAGE 1354.
- TRACT A AND ASSOCIATED IMPROVEMENTS ARE DEDICATED TO THE IBIS VILLAS AT AQUARINA HOMEOWNERS ASSOCIATION, INC. AS COMMON PROPERTY AND IS TO BE MAINTAINED IN COMMON BY SAID ASSOCIATION, SUBJECT TO AN EASEMENT TO BREVARD COUNTY FOR PUBLIC SERVICES. ACCESS TO THE LOTS IS PROVIDED BY TRACT A.
- IN REFERENCE TO NOTE 3, ABOVE, ALSO 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 3160, PAGE 1506, OFFICIAL RECORDS BOOK 3288, PAGE 2217 AND OFFICIAL RECORDS BOOK 3440, PAGE 284.
- SUBJECT TO A CABLE TELEVISION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2472, PAGE 234.
- ACCESS TO THE PARCEL IS PROVIDED BY AQUARINA BOULEVARD, A PRIVATE ROAD DEDICATED AND MAINTAINED BY THE AQUARINA COMMUNITY SERVICES ASSOCIATION, INC. AS RECORDED IN PLAT BOOK 41, PAGE 88-92 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SUBJECT TO AN EASEMENT TO BREVARD COUNTY FOR PUBLIC SERVICES PER OFFICIAL RECORDS BOOK 2423, PAGE 1155, ALL AS RECORDED IN THE OFFICIAL RECORDS BOOK 2472, PAGE 234.
- SUBJECT TO A TEMPORARY SHARED WATER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2741, PAGE 283 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SUBJECT TO AN ACCESS LICENSE AGREEMENT BETWEEN PETRUS GROUP, LTD., A KANSAS LIMITED PARTNERSHIP, AND JOHN E. DOWNEY RECORDED IN OFFICIAL RECORDS BOOK 3668, PAGE 2916 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### SURVEYORS NOTES:

- BEARINGS ARE BASED ON THE CENTERLINE OF S.R. A-1-A PER 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 41, PAGES 88-92 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING 02°10'00".
- - DENOTES PERMANENT REFERENCE MONUMENT "BRIEL & ASSOC. F.L.B. 3889" SET, UNLESS OTHERWISE NOTED.
- ALL LINES EMANATING FROM CURVES ARE RADIAL, UNLESS OTHERWISE NOTED.

**NOTICE:** 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 **IBIS VILLAS AT AQUARINA** **AQUARINA P.U.D. STAGE 4, TRACT I, PHASE 1** hereby dedicates said lands and part of the uses and purposes therein expressed and grants to the public an easement over said Tract A for emergency vehicle use. No other rights or easements are granted to the public. It being the intention of the undersigned that all easements, rights of way and common areas be privately owned and maintained and that the public and Brevard County shall have no right or interest therein. IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on 2-19-99

By: James L. Gyles PETRUS GROUP, L.P., HANSAS LIMITED PARTNERSHIP BY PETRUS CORPORATION, GENERAL PARTNER  
Attest: \_\_\_\_\_

Signed and sealed in the presence of: \_\_\_\_\_

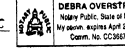
STATE OF Florida COUNTY OF Crawford

THIS IS TO CERTIFY that on 2-19-99 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James L. Gyles and James L. Gyles and

individually and jointly as the undersigned 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 hereunto set my hand and seal on the above date.

Debra Overstreet  
NOTARY PUBLIC



My commission expires 4-26-99 SEAL

### CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned, being a licensed and registered land surveyor, have surveyed and plat on DECEMBER 15, 1997 the lands shown in the location and plat attached hereto, and that permanent reference monuments have been set thereon, and that same are in compliance with the laws of the State of Florida, and that I am duly qualified to perform such duties.

ROBERT R. BRIEL, P.S.M. 3689

### CERTIFICATE OF ACCEPTANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all areas dedicated for public use on this plat.

Attest: Alan Felt Chairman of the Board  
Sandy Crawford Clerk of the Board

### CERTIFICATE OF APPROVAL BY

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 2-19-99 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: Alan Felt Chairman of the Board  
Sandy Crawford Clerk of the Board

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with all the requirements of Chapter 119, Florida Statutes, and was filed for recording in PLAT BOOK 43, PAGE 78 on 4-15-99. File No. 98-034-02  
Sandy Crawford Clerk of the Circuit Court  
In and for Brevard County, Florida.