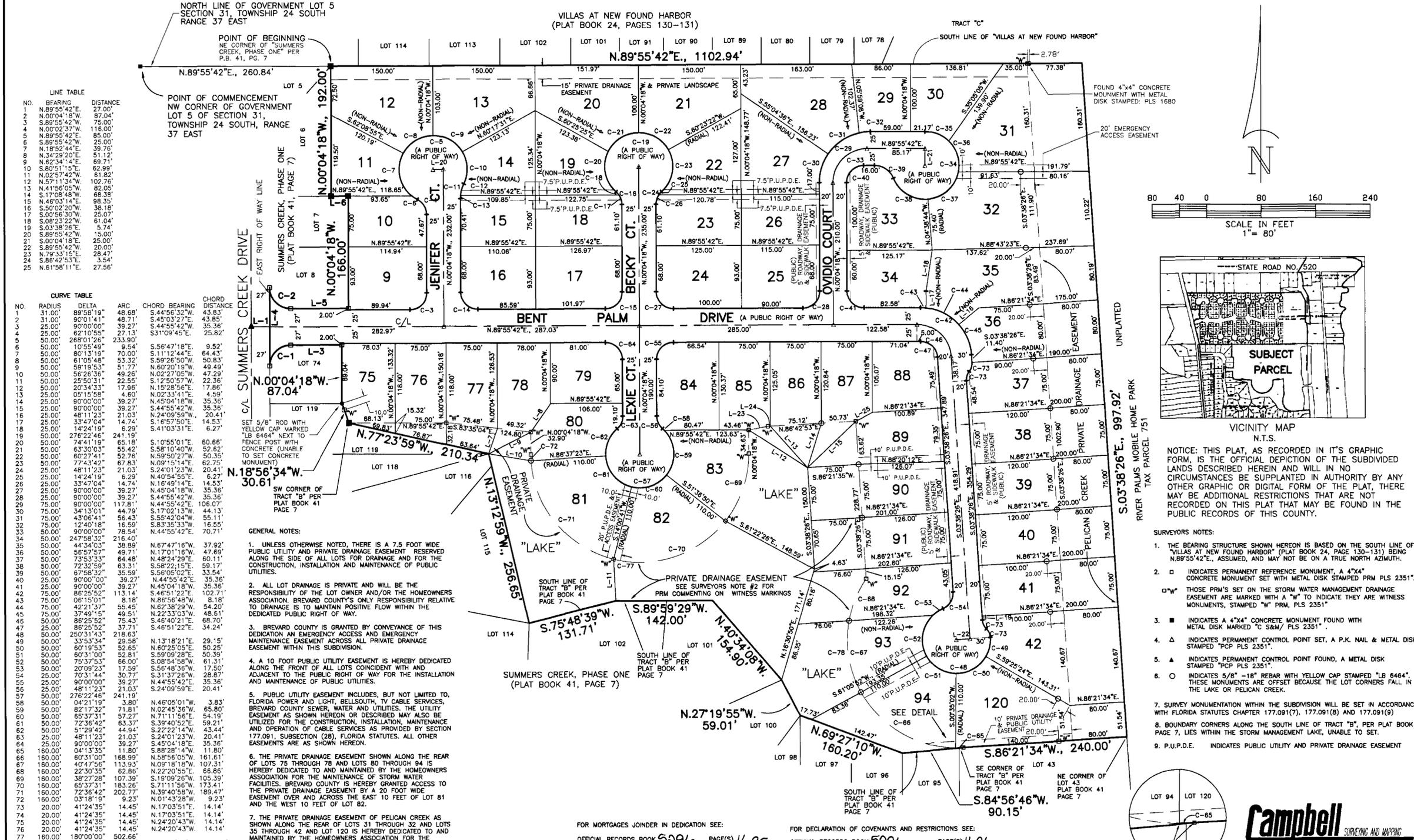


SUMMERS CREEK, PHASE TWO

A REPLAT OF TRACT "B" SUMMERS CREEK, PHASE ONE, AS RECORDED IN PLAT BOOK 41, PAGE 7 AND A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A portion of Government Lot 5, Section 31, Township 24 South, Range 37 East, Brevard County, Florida, and the replat of Tract "B" as shown on the plat of SUMMERS CREEK, PHASE ONE, according to the plat thereof, recorded in Plat Book 41, Page 7, of the Public Records of Brevard County, Florida and being more particularly described as follows: Commence at the Northwest corner of said Government Lot 5 and run N.89°55'42"E., along the North line of said Government Lot 5 and along the South line of THE VILLAS AT NEWFOUND HARBOR, according to the plat thereof, recorded in Plat Book 24, Pages 130 and 131, of the Public Records of Brevard County, Florida, a distance of 260.84 feet to the Northeast corner of SUMMERS CREEK, PHASE ONE, according to the plat thereof, recorded in Plat Book 41, Page 7, of the Public Records of Brevard County, Florida, said point being the Point of Beginning; thence continue N.89°55'42"E., along said North line of Government Lot 5 and the South line of said THE VILLAS AT NEWFOUND HARBOR, a distance of 1102.94 feet; thence run S.03°38'26"E., a distance of 997.92 feet to the Northeast corner of Lot 43 of said SUMMERS CREEK, PHASE ONE; thence run S.86°21'34"W., along the North line of said Lot 43, a distance of 240.00 feet to a point on the South line of Tract "B" as shown on said plat of SUMMERS CREEK, PHASE ONE; thence for the next eight (8) courses, run along said South line of Tract "B": S.84°56'46"W., a distance of 90.15', N.69°27'10"W., a distance of 160.20', N.27°19'55"W., a distance of 59.01', N.40°34'08"W., a distance of 154.90', S.89°59'29"W., a distance of 142.00', S.75°48'39"W., a distance of 131.71', N.13°12'59"W., a distance of 256.65', N.27°23'59"W., a distance of 210.34', to a point on the East line of Lot 119 of said plat of SUMMERS CREEK, PHASE ONE; thence run N.18°56'34"W., along said East line of Lot 119, a distance of 30.61' feet to the Southeast corner of Lot 74 of said plat of SUMMERS CREEK, PHASE ONE; thence run N.00°04'18"W., along the East line of said Lot 74, a distance of 87.04' feet to the Northeast corner of said Lot 74; thence run S.89°55'42"W., along the North line of said Lot 74, a distance of 75.00' feet to a point of tangency, said point being on the East right of way line of Summers Creek Drive, as shown on said plat of SUMMERS CREEK, PHASE ONE; thence run N.00°02'37"W., along said East right of way line, a distance of 116.00' feet to a point of tangency, said point being on the East right of way line of Summers Creek Drive, as shown on said plat of SUMMERS CREEK, PHASE ONE; thence run S.89°55'42"E., along the South line of said Lot 8, a distance of 85.00' feet to the Southeast corner of said Lot 8; thence run N.00°04'18"W., along the East line of said Lot 8 and the East line of Lot 7, of said plat of SUMMERS CREEK, PHASE ONE, a distance of 166.00' feet to the Northeast corner of said Lot 7; thence run S.89°55'42"W., along the North line of said Lot 7, a distance of 25.00' feet to a point on the East line of Lot 6, of said plat of SUMMERS CREEK, PHASE ONE; thence run N.00°04'18"W., along said East line, a distance of 192.00' feet to the Point of Beginning, containing 21.625 acres, more or less.



LINE TABLE

NO.	BEARING	DISTANCE
1	N.89°55'42"E.	27.00'
2	N.00°04'18"W.	87.04'
3	S.89°55'42"W.	75.00'
4	N.00°02'37"W.	116.00'
5	N.89°55'42"E.	85.00'
6	S.89°55'42"W.	75.00'
7	N.18°56'34"W.	30.61'
8	N.34°29'20"E.	51.12'
9	N.62°34'42"E.	69.71'
10	S.80°51'15"E.	62.99'
11	N.02°57'42"W.	61.82'
12	N.57°11'34"W.	102.76'
13	N.41°56'05"W.	82.05'
14	S.17°08'48"W.	68.38'
15	N.48°03'14"E.	98.35'
16	S.50°02'20"W.	38.18'
17	S.00°56'30"W.	25.07'
18	S.08°23'22"W.	61.04'
19	S.63°38'26"E.	997.92'
20	S.89°55'42"W.	150.00'
21	S.00°04'18"W.	25.00'
22	S.89°55'42"E.	20.00'
23	S.89°55'42"E.	20.00'
24	S.89°55'42"E.	3.54'
25	N.61°58'11"E.	27.56'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	CHORD DISTANCE
1	31.00'	89°58'19"	48.68'	9.44	S.44°03'27"E.	43.85'
2	25.00'	90°00'00"	39.27'	5.44	S.44°55'42"E.	35.36'
3	25.00'	62°10'55"	27.13'	5.31	S.01°09'45"E.	25.82'
4	50.00'	288°01'26"	233.90'			
5	50.00'	10°55'49"	9.54'	5.56	S.47°18'18"E.	9.52'
6	50.00'	80°13'19"	70.00'	5.11	S.11°24'44"E.	64.43'
7	50.00'	61°05'48"	53.32'	5.29	S.26°50'50"W.	50.83'
8	50.00'	59°19'53"	51.99'	5.28	S.26°50'50"W.	50.83'
9	50.00'	56°26'36"	49.26'	5.02	S.27°05'57"W.	47.29'
10	50.00'	25°50'31"	22.55'	5.12	S.19°50'57"W.	22.36'
11	50.00'	20°34'33"	17.96'	5.25	S.25°56'6"E.	17.86'
12	50.00'	25°15'58"	4.60'	5.02	S.27°05'57"W.	4.59'
13	25.00'	90°00'00"	39.27'	5.44	S.44°55'42"E.	35.36'
14	25.00'	90°00'00"	39.27'	5.44	S.44°55'42"E.	35.36'
15	25.00'	90°00'00"	39.27'	5.44	S.44°55'42"E.	35.36'
16	25.00'	90°00'00"	39.27'	5.44	S.44°55'42"E.	35.36'
17	25.00'	90°00'00"	39.27'	5.44	S.44°55'42"E.	35.36'
18	25.00'	14°24'19"	6.29'	5.16	S.65°73'01"E.	14.53'
19	50.00'	276°22'48"	241.19'	5.10	S.01°03'31"E.	6.27'
20	50.00'	44°14'19"	65.18'	5.10	S.01°03'31"E.	6.27'
21	50.00'	63°30'03"	55.42'	5.10	S.01°03'31"E.	6.27'
22	50.00'	60°27'41"	52.76'	5.10	S.01°03'31"E.	6.27'
23	50.00'	77°43'42"	67.83'	5.10	S.01°03'31"E.	6.27'
24	25.00'	81°11'23"	21.03'	5.24	S.24°09'59"E.	20.41'
25	25.00'	14°24'19"	6.29'	5.16	S.65°73'01"E.	14.53'
26	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
27	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
28	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
29	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
30	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
31	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
32	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
33	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
34	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
35	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
36	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
37	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
38	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
39	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
40	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
41	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
42	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
43	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
44	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
45	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
46	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
47	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
48	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
49	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'
50	25.00'	33°47'04"	14.74'	5.10	S.65°73'01"E.	14.53'

PLOTTED: 05/03/04
REVISED 05/03/04
FILE: 02-460PLAT.DWG

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in this plat, has heretofore dedicated the same to the public and purposes therein expressed and dedicates all streets, utility easements, rights of way easements, public drainage easements and sidewalk 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 hereunto set on this 3rd day of May, 2004.

By: *Robert M. Kush* President
Attest: *Frank R. Prince* Secretary

SUMMERS CREEK COMMUNITY DEVELOPERS, INC.
6767 WICKHAM ROAD
MELBOURNE, FLORIDA

Signed and sealed in the presence of:
Boaz Baranov
David E. ...
Brian J. Busse

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on MAY 3, 2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ROBERT M. KUSH and FRANK R. PRINCE 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 hereto set my hand and seal on the above date.

Theresa A. Steelman
NOTARY PUBLIC
My Commission Expires May 5, 2007

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on MAY 4, 2004 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Nancy Heaps
Chairman of the Board

ATTEST: *Scott Ellis by Charlene Fuller*
Clerk of the Board

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on SEPTEMBER 17, 2002 I completed the boundary survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown hereon and said plat complies with all the survey requirements of Chapters 177, Part 1 & 472, Florida Statutes; that said land is located in Brevard County, Florida.

Date: 5/13/04

John R. Campbell Registration No. 2351
JOHN R. CAMPBELL
CAMPBELL SURVEYING & MAPPING, INC.

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 A. Benson
County Surveyor
in and for Brevard County, FL

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all streets, utility easements, and other rights of way, easements and areas dedicated for public use on this plat.

Nancy Heaps
Chairman of the Board

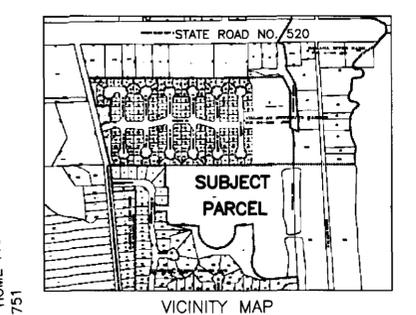
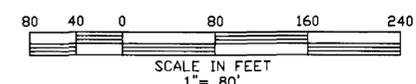
ATTEST: *Scott Ellis by Charlene Fuller*
Clerk of the Board

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 was filed for record on 5-18-2004 at 8:57 AM.

File No: 2004134483

Scott Ellis by Charlene Fuller
Clerk of the Circuit Court
in and for Brevard County, FL



- ### SURVEYOR'S NOTES:
- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE SOUTH LINE OF VILLAS AT NEWFOUND HARBOR (PLAT BOOK 24, PAGE 130-131) BEING N.89°55'42"E., ASSUMED, AND MAY NOT BE ON A TRUE NORTH AZIMUTH.
 - INDICATES PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT SET WITH METAL DISK STAMPED PRM PLS 2351.
 - INDICATES A 4"x4" CONCRETE MONUMENT FOUND WITH METAL DISK MARKED "C S&M/ PLS 2351".
 - INDICATES PERMANENT CONTROL POINT SET, A P.K. NAIL & METAL DISK STAMPED "PCP PLS 2351".
 - INDICATES PERMANENT CONTROL POINT FOUND, A METAL DISK STAMPED "PCP PLS 2351".
 - INDICATES 5/8" - 18" REBAR WITH YELLOW CAP STAMPED "LB 6464". THESE MONUMENTS ARE OFFSET BECAUSE THE LOT CORNERS FALL IN THE LAKE OR PELICAN CREEK.
 - SURVEY MONUMENTATION WITHIN THE SUBDIVISION WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(7), 177.091(8) AND 177.091(9)
 - BOUNDARY CORNERS ALONG THE SOUTH LINE OF TRACT "B", PER PLAT BOOK 41, PAGE 7, LIES WITHIN THE STORM MANAGEMENT LAKE, UNABLE TO SET.
 - P.U.P.D.E. INDICATES PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT



Campbell SURVEYING AND MAPPING
OF BREVARD, INC.
3525 N. COURTENAY PARKWAY - SUITE 1
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820
BUSINESS LICENSE NO. 6464

FOR MORTGAGES JOINDER IN DEDICATION SEE:
OFFICIAL RECORDS BOOK 5996 PAGE(S) 1695

FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE:
OFFICIAL RECORDS BOOK 5996 PAGE(S) 1696

OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.