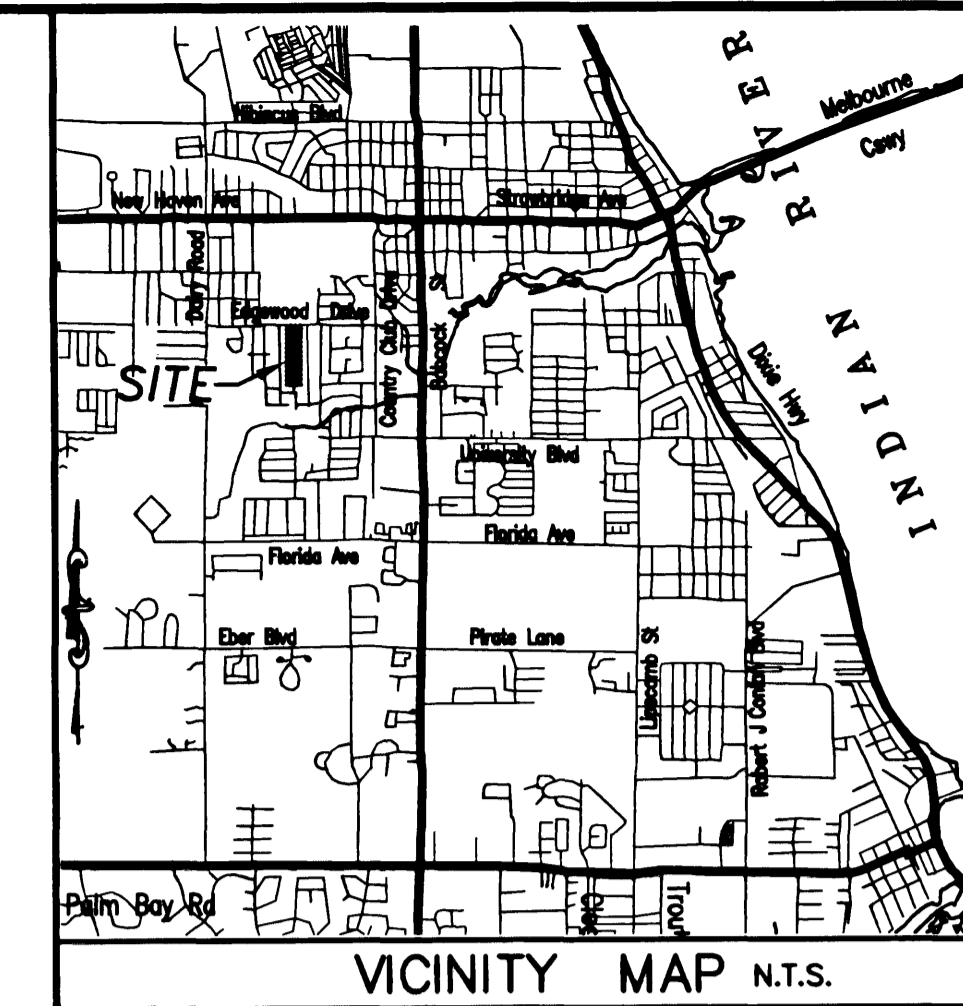


CANARY ISLES

A RE-PLAT OF PART OF CLUB MANOR NO. 1
AS RECORDED IN PLAT BOOK 5, PAGE 17,
SITUATED IN CITY OF MELBOURNE. BREVARD COUNTY, FLORIDA
N.W. 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 37 EAST

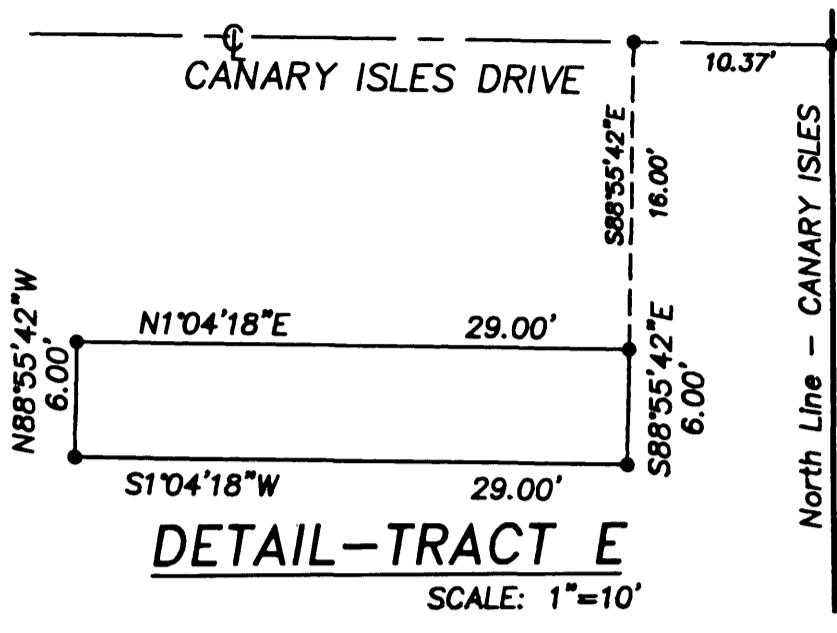
LEGAL DESCRIPTION:

PART OF THE PLAT OF CLUB MANOR NO. 1, AS RECORDED IN PLAT BOOK 5, PAGE 17, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF THE AFORESAID PLAT OF CLUB MANOR NO. 1, RUN N1°05'31"E ALONG THE EAST SIDE OF SAID PLAT A DISTANCE OF 149.90 FT. TO THE NORTHEAST CORNER OF LOT 11, BLOCK 3, IN SAID PLAT AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N89°44'44"W A DISTANCE OF 334.41 FT. TO THE NORTHWEST CORNER OF LOT 11, BLOCK 4, IN AFORESAID PLAT OF CLUB MANOR NO. 1; THENCE N1°03'05"E ALONG THE WEST LINE OF CLUB MANOR NO. 1 A DISTANCE OF 935.00 FT.; THENCE S89°44'44"E A DISTANCE OF 142.53 FT.; THENCE N1°04'18"E A DISTANCE OF 202.05 FT. TO THE SOUTH RIGHT-OF-WAY LINE OF EDGEWOOD DRIVE AS ESTABLISHED BY O.R.B. 771, PAGE 184; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 192.62 FT. TO THE EAST LINE OF AFORESAID CLUB MANOR NO. 1; THENCE S1°05'31"W ALONG SAID EAST LINE A DISTANCE OF 1137.92 FT. TO THE POINT OF BEGINNING.
CONTAINS 8.080 ACRES, MORE OR LESS.

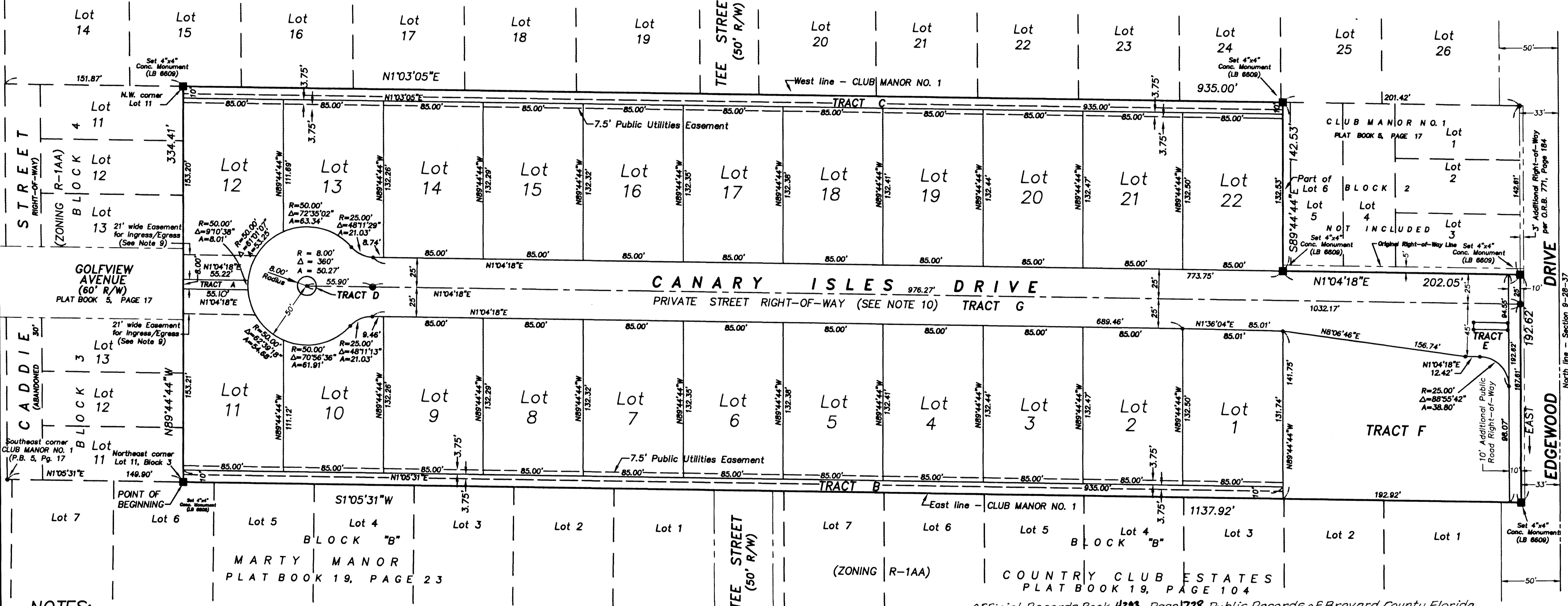


DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited partnership named below, being the owner in fee simple of the lands described in:
CANARY ISLES
hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates Ingress / Egress Easements, public drainage and utility easements and public road right-of-way as shown hereon to the perpetual use of the public.
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and seal to be affixed hereto on Jan. 26, 2001 the undersigned
CANARY ISLES LTD., a Florida Limited Partnership, 3410 N. Harbor City Blvd., Melbourne, Florida 32935, authorized general partner, Aavanti Building & Development, Inc., a Florida Corporation.
By Mark D. Petroni, its President
Attest: Bonnie Kay Rhoda Wilcox
Signed and sealed in the presence of: Bonnie Kay Rhoda Wilcox



(ZONING R-1AA) GOLFVIEW ESTATES PLAT BOOK 24, PAGE 31



Mortgages Joinder in Dedication recorded in Official Record Book 4293, Page 1716, Public Records of Brevard County, FL, and OFFICIAL RECORD BOOK 4213, PAGE 1717 PUBLIC RECORDS OF BREVARD COUNTY, Dedication and Joinder by additional owner recorded in Official Records Book 4293, Page 1718, Public Records of Brevard County, FL.

STATE OF Florida COUNTY OF Brevard
THIS IS TO CERTIFY, That on Jan. 26, 2001 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MARK D. PETRONI and William E. Powell respectively President and President and of the above named limited partnership created 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 limited partnership is duly affixed thereto; and that the said Dedication is the act and deed of said limited partnership.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
William E. Powell
NOTARY PUBLIC
My Commission Expires Mar. 14, 2002

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY: that the plat shown hereon is based on a boundary survey completed under my direction and supervision; that said plat was prepared under my direction and supervision; and that said plat complies with all of the survey requirements of Chapter 177, Florida Statutes; that Permanent Reference Monuments have been placed as required by law and that Permanent Control Points will be set as required by law.
Dated Jan. 25, 2001
William E. Powell Registration No. 1812
William E. Powell

PREPARED BY: **CHP**
CANTELOU, HERRERA & POWELL, INC.
ARCHITECTURE • ENGINEERING • SURVEYING • PLANNING
1400 SARNO ROAD MELBOURNE, FLORIDA 32935
(321) 259-1525 Fax (321)-259-4165

CERTIFICATE OF 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.
Michael J. Sweeney, RLSM 4870
Reviewing Surveyor for the City of Melbourne, Brevard County, FL

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on NOVEMBER 28, 2000 the City Council approved the foregoing plat.
John A. Bruchley, Mayor
Carol J. ..., City Clerk

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
I HEREBY CERTIFY, That on February 2, 2001 the Zoning Commission of the above approved the foregoing plat.
..., Planning and Zoning Director

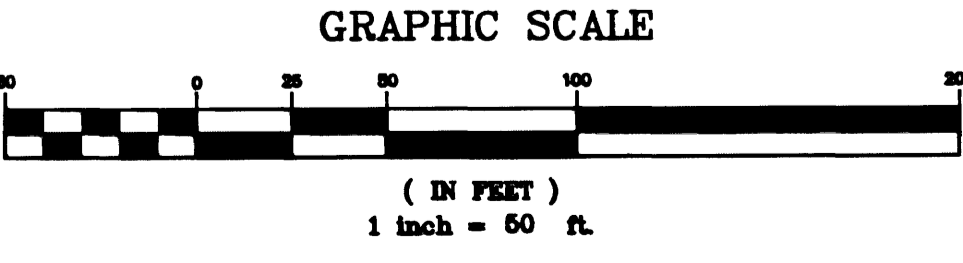
CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and that the same should be recorded on February 2, 2001.
File No. ...
..., Clerk of the Circuit Court in and for Brevard County, Florida

- NOTES:
- For declaration of covenants and restrictions see Official Records Book 4295, Page 1728 of Brevard County, Florida.
 - Bearings are based on reference bearing of S1°05'31"W along the Easterly boundary line of Club Manor No. 1.
 - The following Easements are hereby dedicated to the public:
A. A 10 ft. wide easement for Public Utilities and Drainage is hereby reserved along the front of all lots adjacent to the Road Right-of-Way.
B. A 7.5 ft. wide Easement for Public Utilities and Drainage, centered on the lot line, is hereby reserved along all side lot lines.
C. A 7.5 ft. wide Public Utilities Easement is hereby reserved along all rear lot lines as depicted hereon.
- All platted Public Utilities Easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance,

- and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Fencing of easements is regulated by City Code, Appendix D, Chapter 9, Article III, Section 9.47(d).
- When more than one lot is being used as a building site, the side lot line easements are removed.
- TRACT A is to be conveyed to the Canary Isles Homeowners Association for pedestrian walkway. In the event that the status of Canary Isles Drive

- changes from a private street to a public right-of-way, TRACTS A, D, E and G will become part of the public right-of-way and Tracts D and E shall be maintained by the Homeowners Association.
- TRACTS B, C and F are to be conveyed to the Canary Isles Homeowners Association, Inc. For Drainage Purposes. Said tracts shall be maintained by the Canary Isles Homeowners Association.
- TRACTS D and E are to be conveyed to the Canary Isles Homeowners Association for Landscaping and Signage purposes. Said tracts shall be maintained by the Canary Isles Homeowners Association, Inc.
- A 21 ft. wide Easement for Ingress and Egress across Lots 11 & 12 is hereby reserved for a Public Utility and Drainage Easement and reserved for dedication to the public in the event that the Canary Isles Drive changes from private street to a public street right-of-way.
- The Right-of-Way for Canary Isles (also known as Tract G) is to be conveyed to the Canary Isles Homeowners Association, Inc. For use as a private street right-of-way. Said tract shall be maintained by the Canary Isles Homeowners Association, Inc. As described in the Declaration of Covenants and Restrictions for Canary Isles recorded in

Official Records Book 4293, Page 1728, Public Records of Brevard County, Florida, Tract G shall be defined as a "common area" over which lot owners, their families residing with them, or the tenant of a non-resident owner shall have a non-exclusive right of use. This right of use shall include the right to ingress and egress to and from each of the lots and the right to operate vehicles, motorized or otherwise, and the right to pedestrian passage. An easement over and across Tract G is hereby dedicated to the City of Melbourne for use by City, County, or other governmentally authorized emergency vehicles. A drainage and utility easement over, under and across Tract G is hereby dedicated to the public.



- LEGEND
- = PERMANENT REFERENCE MONUMENT (P.R.M.)
 - 4"x 4" CONCRETE MONUMENT SET - STAMPED (LB 6609)
 - = PERMANENT CONTROL POINT (LB 6609) - TO BE SET UPON COMPLETION OF ROAD CONSTRUCTION
 - = A GRAPHIC REPRESENTATION OF A SPECIFIC LOCATION POINT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - CL = CENTERLINE
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - A = ARC
 - C.B. = CHORD BEARING
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.O.C. = POINT OF COMPOUND CURVATURE
 - P.O.R. = POINT OF REVERSE CURVATURE