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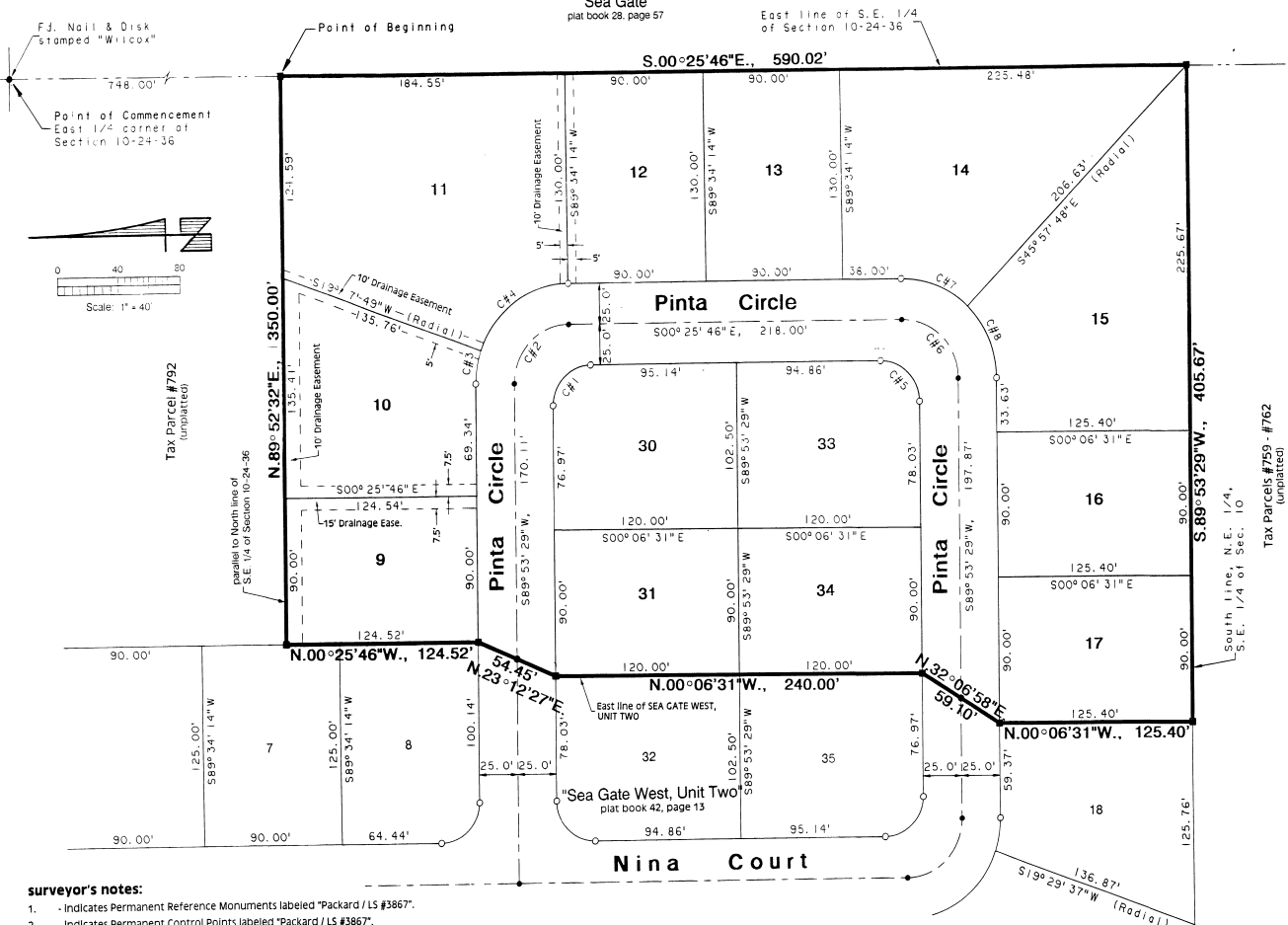
SEA GATE WEST UNIT THREE



A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

plat description:

A parcel of land lying in the Southeast 1/4 of Section 10, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:
Commence at a nail and disk monumenting the East 1/4 corner of said Section 10, and run S.00°25'46"E., along the East line of said South-east 1/4, a distance of 748.00 feet to the POINT OF BEGINNING; thence continue S.30°25'46"E., along said East line, a distance of 590.02 feet to a point on the South line of the Northeast 1/4 of said Southeast 1/4; thence S.89°53'29"W., along said South line of the Northeast 1/4 of the Southeast 1/4, a distance of 405.67 feet to the Southeast corner of SEA GATE WEST, UNIT TWO, recorded in Plat Book 42, Page 13 of the public records of Brevard County, Florida; thence N.00°06'31"W., along an East line of said subdivision, a distance of 125.40 feet to an angle point; thence N.32°06'58"E., along an East line, a distance of 59.10 feet to an angle point; thence N.00°06'31"W., along an East line, a distance of 240.00 feet to an angle point; thence N.23°12'27"E., along an East line, a distance of 54.45 feet to an angle point; thence N.00°25'46"W., along an East line, a distance of 124.52 feet; thence N.89°52'32"E., parallel with the North line of said Southeast 1/4, a distance of 350.00 feet to the POINT OF BEGINNING, containing 5.081 acres.



surveyor's notes:

- Indicates Permanent Reference Monuments labeled "Packard / LS #3867".
- Indicates Permanent Control Points labeled "Packard / LS #3867".
- A strip of land 10 feet in width is hereby reserved along front lot lines (those lines adjacent to the road rights of way) for the installation and maintenance of public utilities.
- Additional easements, if any, are as depicted.
- Surface drainage flow within a drainage conveyance easement shall not be restricted by filling, structures, debris or fences which interfere with the functioning of the drainage system.
- The Drainage Easements depicted hereon are dedicated to and to be maintained by the Homeowners Association of this subdivision.
- Public Utility easements dedicated hereon include the installation and maintenance of Florida Power & Light Co. facilities and cable television services.
- The bearing structure of this plat is based on the deed description for the Canaveral Port Authority "Barge Canal" recorded in Plat Book 335, Pages 62 thru 66 of the public records of Brevard County, Florida. Specifically, the North line of the "Barge Canal" right of way = a bearing of N.82°17'00"E.

NOTICE - There may be additional restrictions that are not recorded on this plat that may be found in the public records of Brevard County, Florida.

curve data:

curve #1	Rad. = 25.00'	Del. = 89°40'45"	Arc = 39.13'	Tan = 24.86'	Chord = 35.26'
curve #2	Rad. = 36.00'	Del. = 89°40'45"	Arc = 56.35'	Tan = 35.80'	Chord = 50.77'
curve #3	Rad. = 61.00'	Del. = 19°24'20"	Arc = 20.66'	Tan = 10.43'	Chord = 20.56'
curve #4	Rad. = 61.00'	Del. = 70°16'26"	Arc = 74.82'	Tan = 42.93'	Chord = 70.21'
curve #5	Rad. = 25.00'	Del. = 90°19'15"	Arc = 39.41'	Tan = 25.14'	Chord = 35.45'
curve #6	Rad. = 36.00'	Del. = 90°19'15"	Arc = 56.75'	Tan = 36.30'	Chord = 51.05'
curve #7	Rad. = 61.00'	Del. = 44°27'57"	Arc = 47.34'	Tan = 24.93'	Chord = 46.16'
curve #8	Rad. = 61.00'	Del. = 45°51'17"	Arc = 48.82'	Tan = 25.80'	Chord = 47.53'

Joiner in Dedication: O.R. _____ Page _____
Restrictions: O.R. 3835 Page 106

Sea Gate West, Unit Three

KNOW ALL MEN BY THESE PRESENTS, that the corporation named below, being the owner in fee simple of the lands described in:

IN WITNESS WHEREOF the named corporation has caused these presents to be signed and attested to by its officers named below and its corporate seal to be affixed hereto on April 13, 1998

ACN Company, A Florida Corporation

By: Sara R. Notary, President

Attest: Albert C. Notary, Vice President

Signed and sealed in the presence of: [Signatures]

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on April 13, 1998 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

Sara R. Notary and Albert C. Notary

Respectively, President and Vice-President of the above named corporation, in and under the laws of the State of Florida to me, known to be the individuals and officers specified in and who executed the foregoing Declaration 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 Declaration is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Notary Public My Commission Expires: [Signature]

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on January 20, 1998 he completed the survey of the lands shown on 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 thereon as required by Chapters #177 and #472, Florida Statutes; and that said land is located in Brevard County, Florida.

Dated: April 8, 1998

[Signature] Registration No.: #3867
Robert M. Packard, P.L.S.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 4-28-98 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

[Signature]
Chairman of the Board

ATTEST: Sandy Crawford by Robert R. Rouse
Clerk of the Board DEPUTY CLERK

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 1, 1998 at 9:02 A.M. File No. 98081841

Sandy Crawford by Robert R. Rouse
Clerk of the Circuit Court DEPUTY CLERK

in and for Brevard County, Florida

