

Vacated
 Sec ORB 34 Pp 436
 Sec PE 11 P460

PB 11 pg 52

TOWN OF INDIAN HARBOUR BEACH SECTION ONE BREVARD COUNTY, FLORIDA DESCRIPTION

The SW 1/4 of the SE 1/4 of Section 11, Township 27 South, Range 37 East.

MUNICIPAL APPROVAL
 This Plat was approved by the Town Council of The Town of Indian Harbour Beach at a meeting held this 3rd day of April, A.D. 1956.

John H. Gleason Mayor
James H. Blanton Clerk

DEDICATION
 Know all men by these presents that The Carter Company, a Florida Corporation, as owner, has caused the land embraced in the annexed plat to be surveyed, laid out, and plotted to be shown as Indian Harbour Beach, Section One, and the streets as shown are hereby dedicated to the use of the public. Signed and the Corporate Seal attached hereto in the presence of:

John H. Gleason Witness
W. H. Gleason President
A. C. Doudney Witness
J. W. Gleason Secretary-Treasurer

ACKNOWLEDGEMENT
 State of Florida
 County of Brevard
 Do this day personally appeared before me, an Officer duly authorized to administer oaths and take Acknowledgments, W. L. Gleason and J. W. Gleason, known to be the president and Secretary-Treasurer respectively of The Carter Company, and who acknowledged before me that they executed the foregoing Dedication for said Corporation freely and voluntarily for the purposes therein expressed.
 Witness my hand and Official Seal of Law Office, Florida, this 3rd day of April, A.D. 1956.

William H. Gleason
 Notary Public
 My commission expires November 7, 1957

SURVEYOR'S CERTIFICATE
 This is to certify that the undersigned, being a registered land surveyor, has completed the survey of the above described property and the Plat herein delineated is a true and correct representation of the same. Permanent reference monuments have been planted at all points marked thus: o.

A. C. Doudney
 A. C. Doudney, Reg. Land Surveyor No. 873

State of Florida
 County of Brevard
 This is to certify that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, 1955.

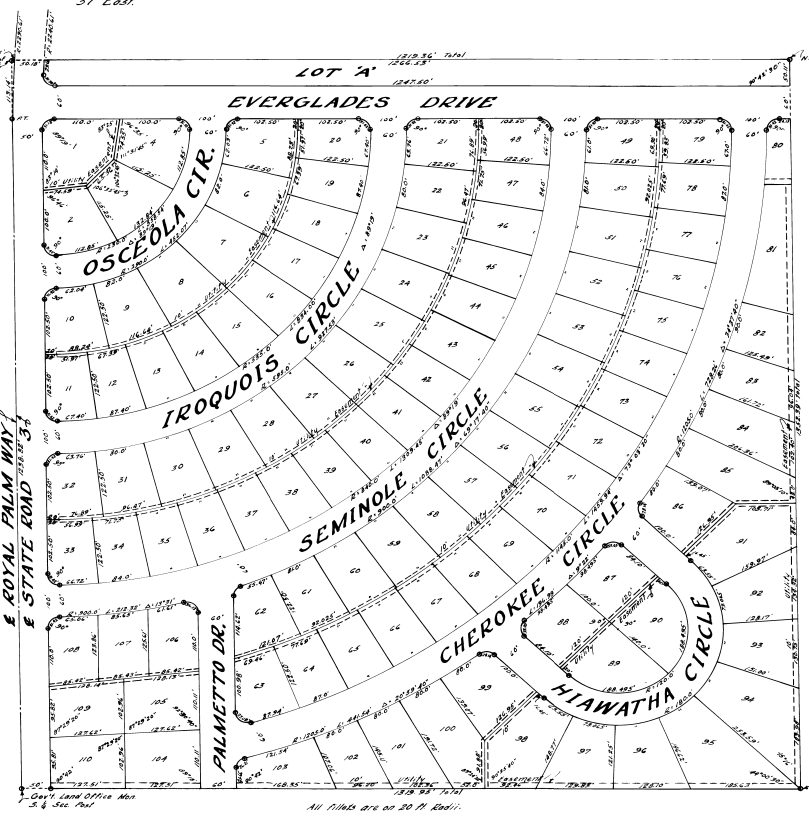
W. L. Gleason
 Clerk of Circuit Court and ex-officio County Clerk
 Brevard County, Florida

COUNTY APPROVAL
 This Plat was approved by the Board of County Commissioners of Brevard County, Florida, at a meeting held in Titusville, Florida, this 3rd day of April, A.D. 1956.

W. L. Gleason Chairman

RESTRICTIVE COVENANTS
 The following Restrictions and Covenants are imposed on all lots in this Plat:

- No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.
- No dwelling shall be permitted on any lot with a ground floor area exclusive of one story open porches and garages, of less than 800 sq. ft. for two bedroom dwellings, 900 sq. ft. for three bedroom dwellings, or 1000 sq. ft. for four bedroom dwellings. No dwelling shall be permitted on any lot at a cost of less than \$2500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intent and purpose of the covenant to insure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded, at the minimum cost stated herein for the minimum permitted dwelling size.
- No building shall be located on any lot nearer to the front lot line than 20 ft., or nearer than 10 ft. to any side street line or 75 ft. to any interior lot line. No dwelling shall be located on any interior lot nearer than 10 ft. to the rear lot line. For purposes of this covenant, eaves, steps, and open porches shall not be considered as part of the building provided, however, that this shall not be construed to permit any portion of the building on a lot to encroach upon another lot.
- No dwelling shall be erected or placed on any lot having a width of less than 60 ft., at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6000 sq. ft.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be or may become an annoyance to the neighborhood.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless instrument signed by a majority of the then lot owners has been recorded agreeing to change said covenants in whole or in part.
- Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or recover damages.
- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



N
 1" = 100'

STATE OF FLORIDA
 COUNTY OF BREVARD
 APR 16 1956
 Notary Public
James H. Blanton

