

COCOA ISLES

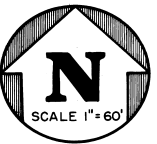
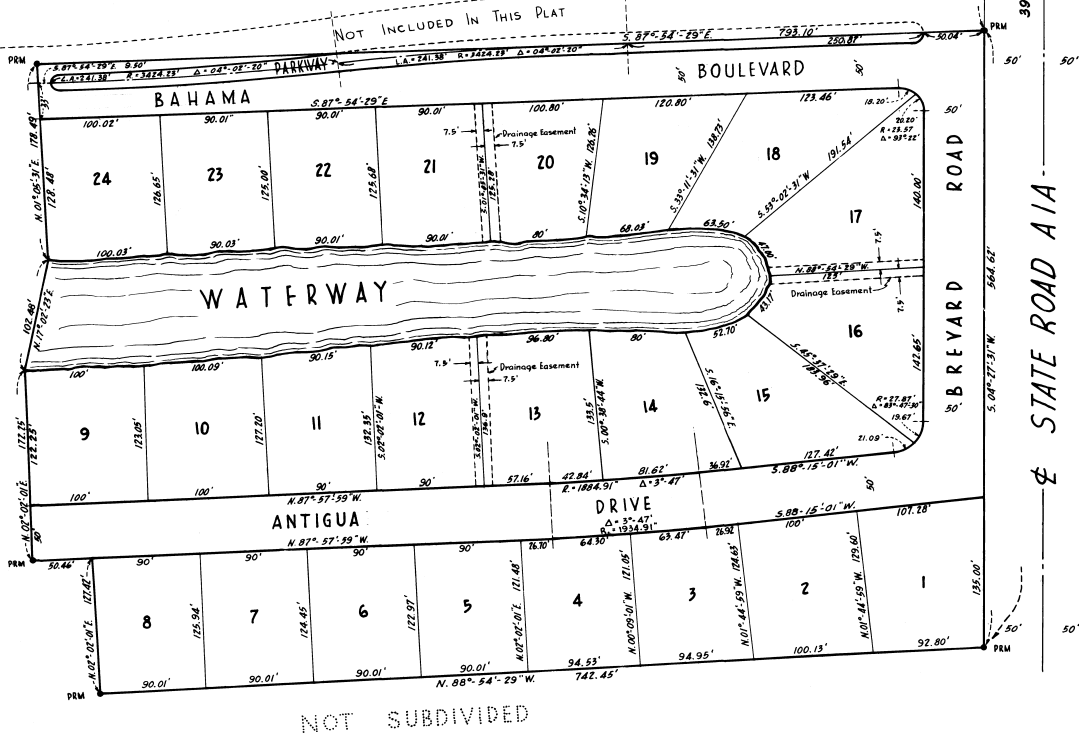
BREVARD COUNTY, FLORIDA

FIRST
ADDITION

Part of Section 3
Township 25 South, Range 37 East

DESCRIPTION

That part of Section 3 Township 25 South, Range 37 East, described as follows: Commencing at the Northeast corner of said Section 3; thence West along the North line of said Section 3 a distance of 631.55 feet to the Westerly right-of-way of State Road A1A; thence Southerly along the Westerly right-of-way of said State Road A1A, a distance of 3972.49 feet to the point of beginning of the tract of land to be described; thence N. 88°-54'-29" W. a distance of 742.45 feet; thence N. 02°-02'-01" E. a distance of 127.42 feet; thence N. 87°-57'-59" W. a distance of 50.46 feet; thence N. 02°-02'-01" E. a distance of 172.25 feet; thence N. 17°-02'-29" E. a distance of 102.48 feet; thence N. 01°-05'-31" E. a distance of 178.49 feet; thence S. 87°-54'-29" E. a distance of 793.10 feet to the Westerly right-of-way of State Road A1A; thence S. 04°-27'-31" W. along the Westerly right-of-way of said State Road A1A a distance of 564.62 feet to the point of beginning, lying and being in Section 3, Township 25 South, Range 37 E. Brevard County, Florida.



NOTE:
All distances on lots 9 through 24 are to present water edge; ownership on these lots is to fluctuating water edge. Curve dimensions are arc distances.



KNOW ALL MEN BY THESE PRESENTS:

That I, Florence S. Kenney mortgagee of the lands embraced in this subdivision, hereby accept this plot and dedicate the road, drives, canal and drainage easements shown thereon to the perpetual use of the public.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Cocoa, Florida this 27 day of November 1957

Florence S. Kenney (SEAL)
WITNESSES
Lillian S. Liden
Joseph A. King

STATE OF FLORIDA
BREVARD COUNTY

I hereby certify that on this 27 day of Nov. 1957, before me personally appeared Florence S. Kenney, known to be the person described in and who acknowledged the execution of the foregoing instrument to be her free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal at Cocoa in the County of Brevard State of Florida date and year last aforesaid.
Lillian S. Liden
Notary Public
My Commission Expires Nov. 11, 1959

PLAT BOOK 12
AND PAGE 51

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the road, drives, canal and drainage 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 affixed hereto on 11/27/57

BANANA RIVER PROPERTIES, INC.
By: *Florence S. Kenney* President
Attest: *Joseph A. King* Secretary

Signed and sealed in the presence of:
Lillian S. Liden
William H. Taylor

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on November 27, 1957 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Thomas S. Kenney and A. H. Trafford 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 being act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Lillian S. Liden
NOTARY PUBLIC
My Commission Expires November 7, 1957

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on this 18th day of July A.D. 1957, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plat; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in

Brevard County, Florida. Dated Nov. 11, 1957
J. Williams Registration No. 1411

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on Nov. 25, 1957 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board
ATTEST:
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, Florida Statutes, and was filed for record on 11/27/57 at 9:00 A.M. File No. 18047

Clerk of the Circuit Court, in and for Brevard County, Florida.

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on Nov. 11, 1957 the Brevard County Zoning Commission approved the foregoing plat.

GEE & JENSON LAND SURVEYORS, INC.
COCOA WEST PALM BEACH FT. MYERS
FLORIDA

AMENDED PLAT-COCOA ISLES FIRST ADDITION
Part of Section 3, Township 25 S., Range 37 E.

DRAWN - N.G.L.
CHECKED - D.W.
APPROVED - J.H.O.
JOB No. - C 66-225
DATE - NOV. 11, 1957
SHEET - 1 OF 1