

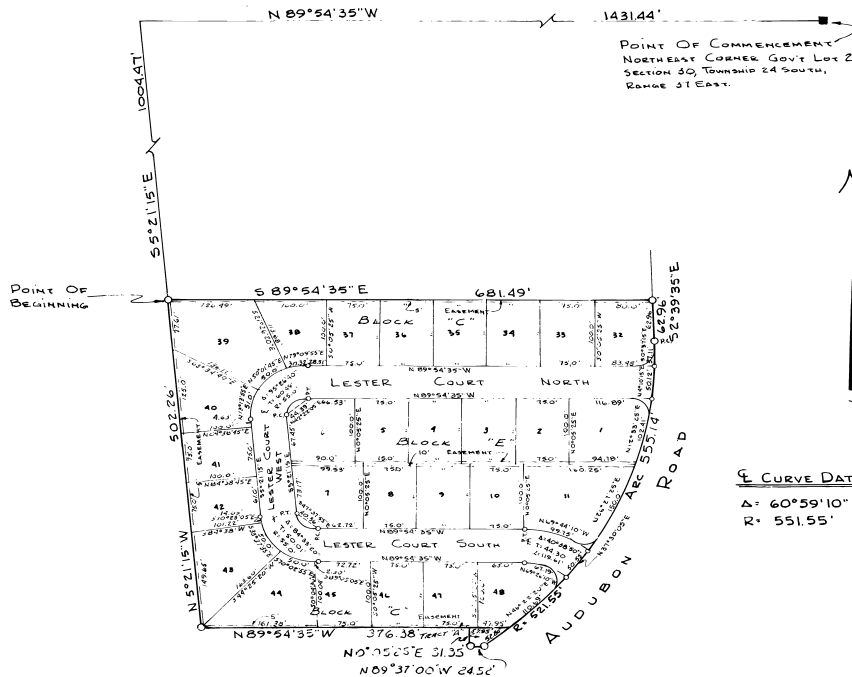
# Caribbean Isles Unit One

**CAPTION:**

BEING A PART OF GOVERNMENT LOTS 2 AND 3, SECTION 30, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE N 89° 54' 35" W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, 1431.44 FEET; THENCE S 5° 21' 15" E, 1004.47 FEET TO THE POINT OF BEGINNING; THENCE S 89° 54' 35" E, 681.49 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AUDUBON ROAD AS NOW ESTABLISHED; THENCE S 2° 39' 35" E ALONG SAID WESTERLY RIGHT OF WAY LINE OF AUDUBON ROAD, 62.96 FEET TO THE P.C. OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 60° 59' 10" AND A RADIUS OF 551.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 555.14 FEET TO A POINT; THENCE N 89° 37' 00" W, 24.52 FEET; THENCE N 0° 05' 25" E, 31.35 FEET; THENCE N 89° 54' 35" W, 376.38 FEET; THENCE N 5° 21' 15" W, 502.26 FEET TO THE POINT OF BEGINNING. CONTAINING 7.7 ACRES

**NOTES:**

ALL LOTS HAVE A 25' BUILDING SETBACK FROM STREET RIGHT OF WAY LINE.  
 PERMANENT REFERENCE MONUMENTS SHOWN THUS: ○  
 ALL CORNER RADII TO BE 25' UNLESS OTHERWISE NOTED.  
 EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES.  
 ALL LOTS HAVE A 5' SIDELINE EASEMENT FOR DRAINAGE AND UTILITIES.  
 CORNER DISTANCES SHOWN EXTEND TO STREET INTERSECTIONS UNLESS OTHERWISE NOTED.  
 BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.

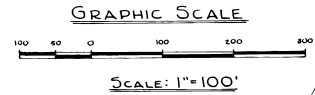


**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, being the owner in fee simple of the lands described in the foregoing caption of this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and  
 IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereon, 7 November, 1963.  
 UNITED FINANCE COMPANY  
 By *G. A. Lester*, President

Attest:  
*Marjelle M. Lester* X  
 Signed and Sealed in the presence of:  
*Andrey E. Waterbury*  
*Mary B. Swinn*  
*Charles E. Rousseau*

STATE OF FLORIDA COUNTY OF ORANGE  
 THIS IS TO CERTIFY, That on 7 November, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared, *B. S. Lester, Jr.* and *Marjelle M. Lester* respectively, *President* and *Secretary* of the above named corporation incorporated under the laws of the State of *Georgia*, to me well 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 therein 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 here to set my hand and seal on the above date.  
*Eric P. Sherry*  
 NOTARY PUBLIC  
 My commission expires November 6, 1966



**PLAT BOOK 18 AND PAGE 56**

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and  
 IN WITNESS WHEREOF, The undersigned hereunto set their hands and seals on 7 November, 1963.  
*James C. Morgan*  
*Mary Jane Morgan*

Signed and sealed in the presence of:  
*Andrey E. Waterbury*  
*Mary B. Swinn*  
*Charles E. Rousseau*

STATE OF FLORIDA COUNTY OF ORANGE  
 THIS IS TO CERTIFY, That on 7 November, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
*James C. Morgan* and *Mary Jane Morgan*

to me known to be the persons described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

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

*Eric P. Sherry*  
 NOTARY PUBLIC  
 My Commission Expires November 6, 1966

**CERTIFICATE OF SURVEYOR**  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Nov. 1, 1963 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 platted; 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, 1963.  
*W. L. Melton, Jr.* Registration No. 10061

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
 THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
 \_\_\_\_\_ SEAL  
 \_\_\_\_\_ MAYOR.  
 \_\_\_\_\_ CITY CLERK.

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY, That on November 21, 1963 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
*W. C. Dickinson*  
 Chairman of the Board.  
 Attest:  
 \_\_\_\_\_ Clerk of the Board.  
 \_\_\_\_\_ Approved \_\_\_\_\_ County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**  
 THIS IS TO CERTIFY, That on Nov 21, 1963 the Zoning Commission of the above Municipality approved the foregoing plat.  
*Bob Peany* Zoning Director.

**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 \_\_\_\_\_ File No. \_\_\_\_\_  
*Antio R. Barnes* by *V. A. J. [unclear]*  
 Clerk of the Circuit Court  
 in and for Brevard County, Fla.