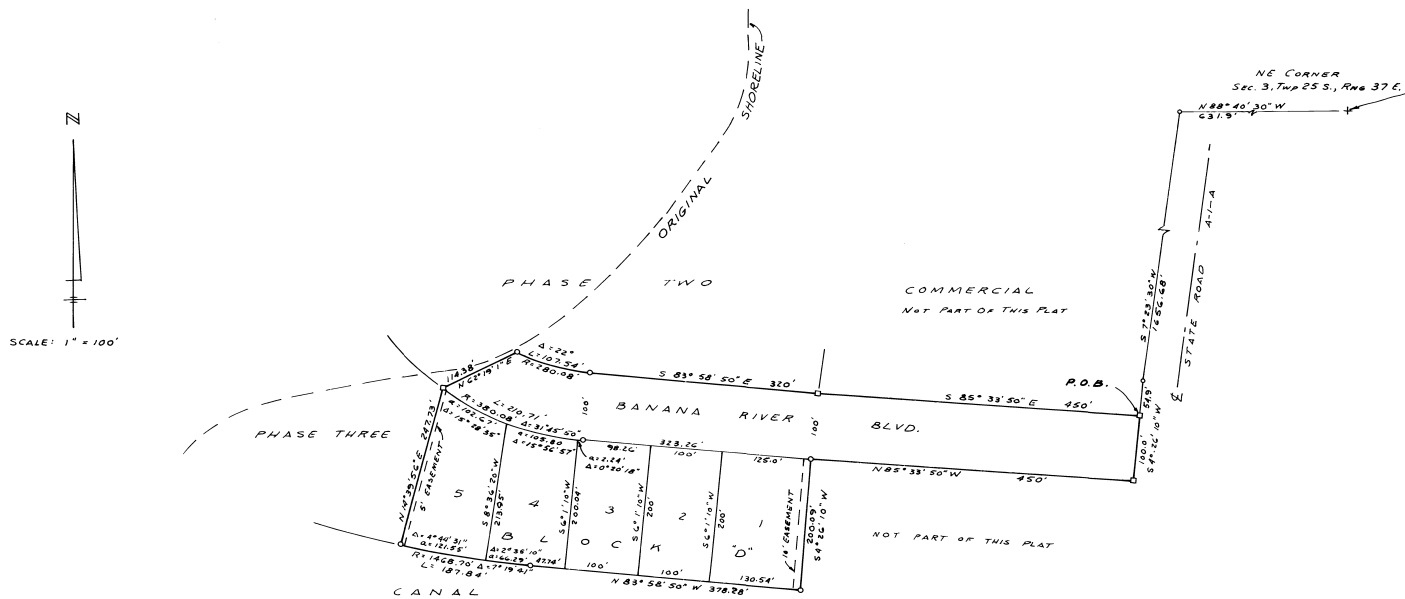


# COCOA ISLES 11TH (CAPE ROYAL) ADDITION PHASE ONE

A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 25 S, RANGE 37 E,  
BREVARD COUNTY, FLORIDA

## DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 25 S, RANGE 37 E, BREVARD COUNTY, FLORIDA; RUN N88°40'30"W, 631.9 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1A; THENCE RUN S72°33'30"W, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1A, 1,656.68 FEET; THENCE S4°26'10"W 54.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S4°26'10"W 100.00 FEET; THENCE N85°33'50"W 450.00 FEET; THENCE S4°26'10"W 200.09 FEET; THENCE N83°58'50"W 378.28 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS=1468.90 FEET, Δ=71°19'41", ΔRC=187.84 FEET; THENCE N14°39'56"E 247.73 FEET; THENCE N62°19'11"E 114.38 FEET; THENCE BY A CURVE TO THE LEFT, RADIUS=220.08 FEET, Δ=22°, ARC=107.54 FEET; THENCE S83°58'50"E 320.00 FEET; THENCE S85°33'50"E 450.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.73 ACRES.



### SURVEYORS NOTES:

1. □ DENOTES CONCRETE MONUMENT
2. A 5 FOOT UTILITY AND DRAINAGE EASEMENT IS RESERVED ALONG SIDE LOT LINES WHERE SHOWN AND A 10 FOOT UTILITY EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE NOTED
3. THE EASEMENTS SHOWN ON THIS PLAT ARE FOR INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES.

PLAT BOOK 21  
AND PAGE 49

### 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 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, has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto on FEB 27 1967 BANANA RIVER PROPERTIES

By: Thomas E. Kenney President  
David A. Smith ASST. SECRETARY  
Attest: \_\_\_\_\_  
4557 SECRETARY  
Signed and sealed in the presence of: 909 ONE NORTH ORANGE BLDG. ORLANDO, FLA.

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on FEB 27 1967 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS E. KENNEY and DAVID A. SMITH, respectively, President and ASST. 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 is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
William M. Bessette NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_ SEAL

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify, that on FEB 27 1967 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 FEB 27 1967  
John W. Allen Registration No. 1304

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on JULY 6, 1967 the CITY COMMISSION OF COCOA BEACH, FLORIDA approved the foregoing plat.  
Robert M. Munkah MAYOR  
Kathleen D. Wright CITY CLERK

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

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION BOARD**  
THIS IS TO CERTIFY, That on APRIL 3, 1967 the Zoning Board of the above Municipality approved the foregoing plat.  
Oliver P. Boon Zoning Board CHAIRMAN

**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 FEB 27 1967 at 11:08 File No. 2-1123  
Walter P. Cannon Clerk of the Circuit Court in and for Brevard County, Fla.