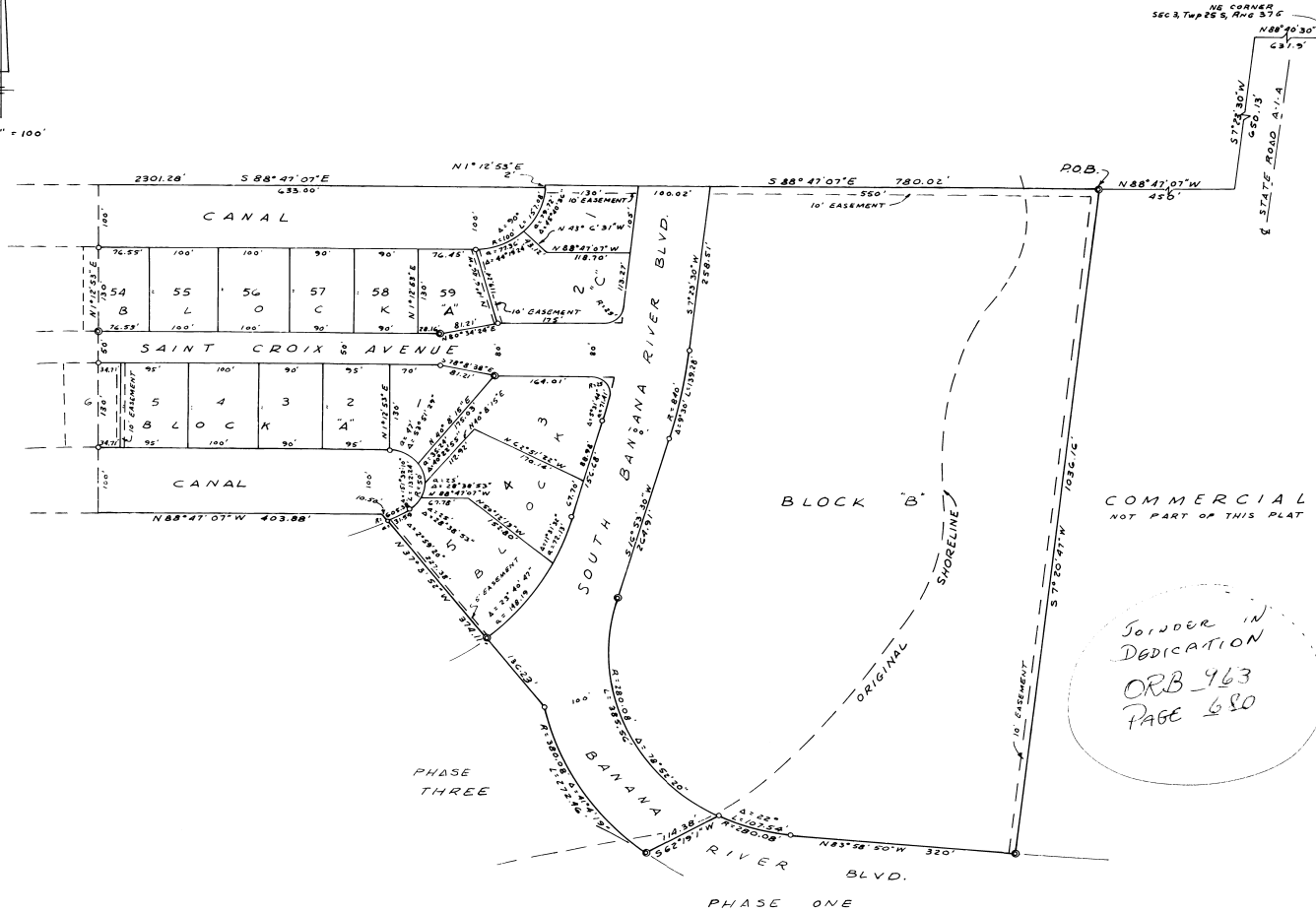
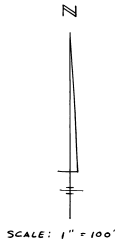


COCOA ISLES 11TH (CAPE ROYAL) ADDITION PHASE TWO

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-1-A; THENCE RUN S 72°31'30"W, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A 650.13 FEET; THENCE N88°47'07"W 450 FEET TO THE POINT OF BEGINNING; THENCE S 71°20'47"W 1036.16 FEET; THENCE N83°58'50"W 320 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 280.08 FEET, Δ 1°22', ARC 107.54 FEET; THENCE S62°19'11"W 114.38 FEET; THENCE BY A CURVE TO THE RIGHT, RADIUS 380.08 FEET, Δ 1°41'4"19", ARC 272.46 FEET; THENCE N37°35'52"W 374.11 FEET; THENCE N88°47'07"W 403.88 FEET; THENCE BY A CURVE TO THE LEFT, RADIUS 1541.56 FEET, Δ 1°31'16"42", ARC 852.28 FEET; THENCE S89°56'41"W 530.26 FEET; THENCE N30°03'19"W 780.52 FEET; THENCE N11°19'31"E 344.93 FEET; THENCE S88°47'07"E 2301.28 FEET; THENCE N11°15'51"E 2 FEET; THENCE S89°47'07"E 780.02 FEET TO THE POINT OF BEGINNING CONTAINING 51.67 ACRES.



PLAT BOOK 21
AND PAGE 50

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 to by the officers named below and its corporate seal to be affixed hereto on this 27th day of February, 1967.

BANANA RIVER PROPERTIES

By: _____
President

Attest: _____
ASST. 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 S. 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.

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 JAN. 24, 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 plotted; 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 M. Allen
Registration No. 12966

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.

MAYOR

Attest: _____
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 Commission of the above Municipality approved the foregoing plat.

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 JULY 17, 1967.

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