

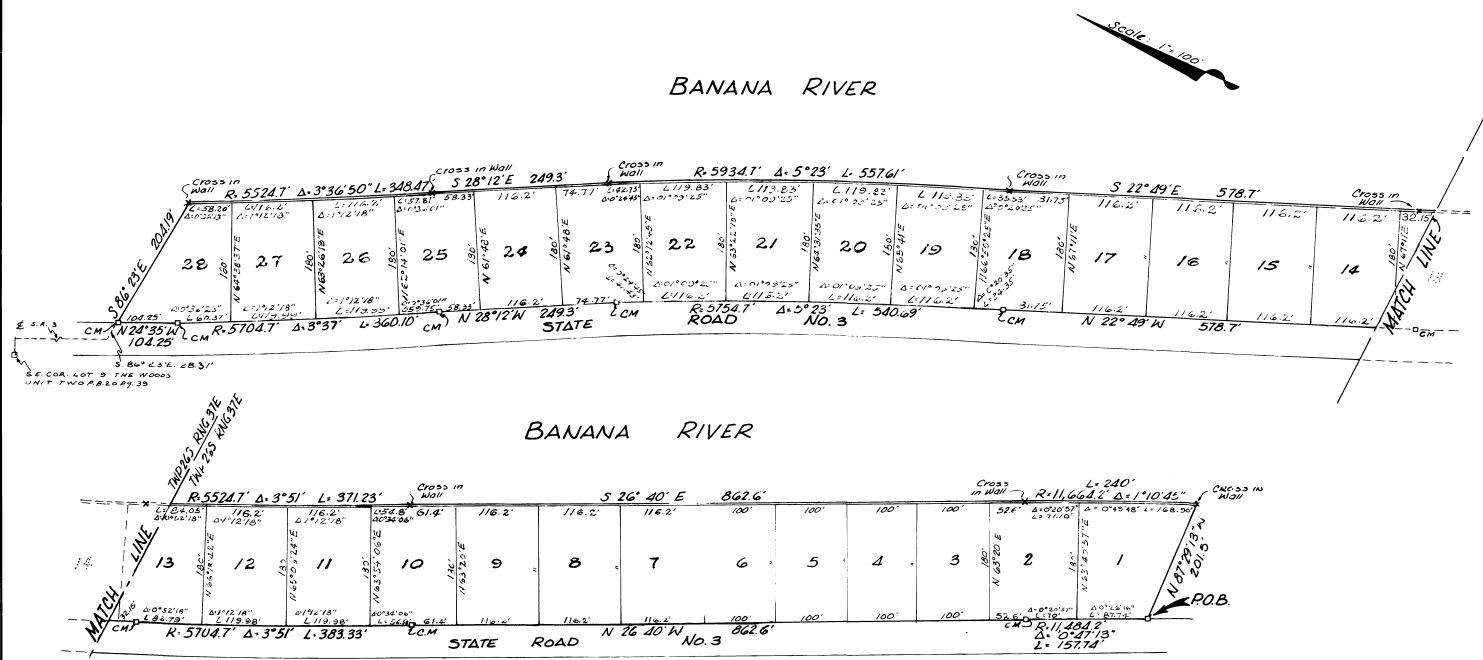
# SOUTH BANYAN ISLES

THAT PORTION OF THE SOUTH 24.54 CHAINS OF GOV'T LOT 2, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 37 EAST AND THAT PORTION OF LOTS 1 & 2 SANDERS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 42, PUBLIC RECORDS OF BREVARD COUNTY, SECTION 20, TOWNSHIP 26 SOUTH, RANGE 37 EAST.  
BREVARD COUNTY, FLORIDA

## - DESCRIPTION -

Commencing at the intersection of the Easterly Right of Way of State Road No. 3 and the South Line of Lot 2, Sanders Subdivision as Recorded in Plat Book 1, Page 42, Public Records of Brevard County for a Point of Beginning, thence Northwesterly along the said East Right of Way of State Road No. 3 as follows: by a curve to the left, R. 11404.2, Δ=0°47'13" Arc. 157.74 feet, thence N 26°40' W 862.6 feet; thence by a curve to the right, R. 5704.7, Δ=3°51' Arc. 303.33 feet; thence N 22°49' W 578.7 feet; thence by a curve to the left, R. 5704.7, Δ=5°23' Arc. 540.69 feet; thence N 28°12' W 249.3 feet; thence by a curve to the right, R. 5704.7, Δ=3°37' Arc. 360.10 feet; thence N 24°35' W 104.25 feet; thence S 86°23' E 204.19 feet to a Point on the Bulkhead Line, thence by a curve to the left, R. 5524.7, Δ=3°36'50" Arc. 343.06 feet; thence S 28°12' E 249.3 feet; thence by a curve to the right, R. 5934.7, Δ=5°23' Arc. 557.61 feet; thence S 22°49' E 578.7 feet; thence by a curve to the left, R. 5524.7, Δ=3°51' Arc. 371.23 feet; thence S 26°40' E 862.6 feet; thence by a curve to the right, R. 11664.2, Δ=1°10'45" Arc. 240 feet; thence N 81°29'13" N, 201.5 feet to the Point of Beginning. Containing 14.6 Acres more or less.

## BANANA RIVER



## BANANA RIVER

PLAT BOOK 2 / AND PAGE 76 585535

### 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 DECEMBER 17, 1966 FUTURE INC. OF FLORIDA  
By: Edward E. Wilson President  
Attest: Laura J. Barrett Secretary

Signed and sealed in the presence of:  
James J. Barrett  
Richard T. Christy

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on 17, DECEMBER, 1966, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared EDWARD E. WILSON and EMMA J. BARRETT, 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 hereto 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.  
Boothby J. Hall  
NOTARY PUBLIC  
My Commission Expires OCTOBER 21, 1968

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed and registered land surveyor, does hereby certify that on 17, DECEMBER, 1966, 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 17, DECEMBER, 1966  
Registration No. 11111

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, That on OCTOBER 24, 1967, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Richard D. Muldrew VICE Chairman of the Board.  
Attest: Clifford H. Berman Clerk of the Board  
James J. Barrett County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION  
THIS IS TO CERTIFY, That on FEB. 17, 1966, the Zoning Commission of the above Municipality approved the foregoing plat.  
William J. Barrett 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 NOVEMBER 13, 1967 at 2:51 PM File No. 500000  
Clifford H. Berman Clerk of the Circuit Court in and for Brevard County, Fla.  
James J. Barrett Deputy Clerk

### KNOW ALL MEN BY THESE PRESENTS:

That Winfield J. and Alice Maye O'Hara Sargent, Mortgagees of the lands embraced in this subdivision, hereby accept this plat and dedicate all canals and drainage easements shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, We have hereunto set our hand and seal at Cocoa, Florida this 24th day of July A.D. 1967

Winfield J. Sargent  
Winfield J. Sargent  
Attest: Richard T. Christy

Alice Maye O'Hara Sargent  
Alice Maye O'Hara Sargent  
Attest: Richard T. Christy

State of Florida  
County of Brevard } ss.  
I hereby certify, on this 24th day of July 1967, before me personally appeared, Winfield J. and Alice Maye O'Hara Sargent, respectively husband and wife, to me known to be the persons described in the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed and that they affix thereto their hand and seal. Witness my hand and official seal of Cocoa Beach, Florida.  
Boothby J. Hall  
My commission Expires October 21, 1968  
NOTARY PUBLIC, STATE OF FLORIDA

- NOTES:
1. B DENOTES CONCRETE MONUMENTS TO BE PLACED UPON COMPLETION OF LOT GRADING.
  2. 7.5 FEET P.U.S.D.E ALONG SIDES, REAR & FRONT OF EACH LOT IS RESERVED, UNLESS OTHERWISE NOTED.
  3. RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

EL 5/12/78