

Harbor Colony

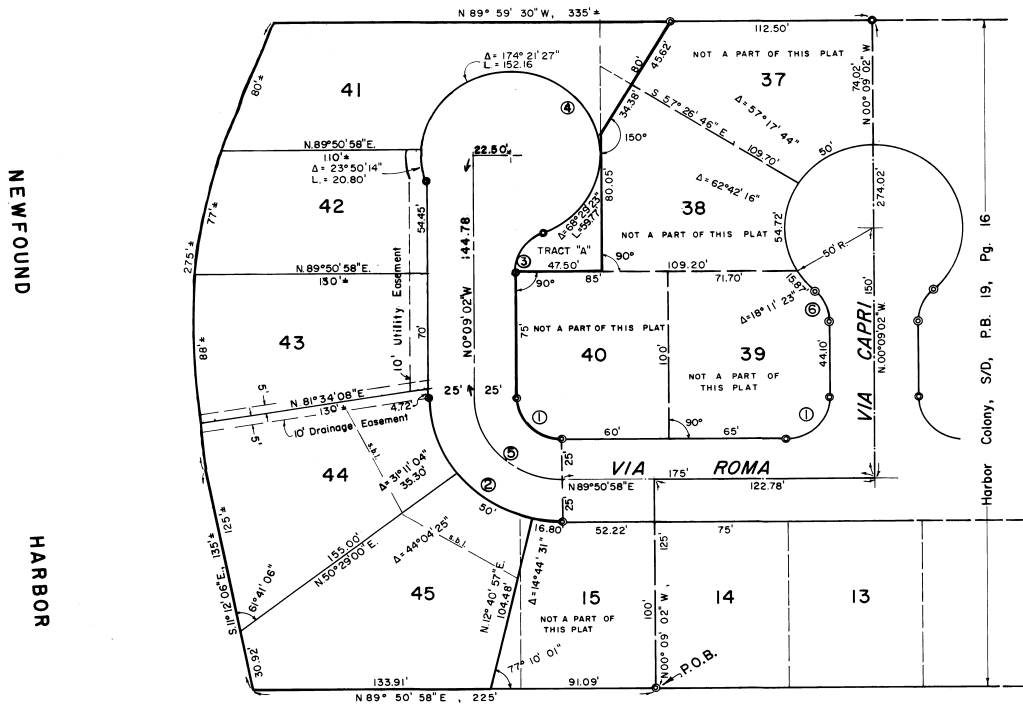
UNIT 2

A Subdivision in Section 7, T 25 S, R 37 E, Brevard County, Florida.

DESCRIPTION

A RE-SUBDIVISION of part of Lots 28 and 29 of Banana River Drive Subdivision as recorded in Plat Book 3, page 11 and the RESUBD. of part of Lots 15, 37, 38, and 40 of Harbor Colony Subdivision as recorded in Plat Book 19, page 16 of the Public Records of Brevard County, Florida, further described as follows:
Begin at the Southwest corner of Lot 14 of said Harbor Colony Subdivision as recorded in Plat Book 19, page 16 and run N 0° 09' 02" W, 125.00 feet to the centerline of Via Roma Street; thence run N 89° 50' 58" E., along said centerline, 122.78 feet to the centerline of Via Capri Street; thence run N 0° 09' 02" W, along said centerline and the West line of Lot 36, said Harbor Colony Subdivision, 274.02 feet to the Northwest corner of said Lot 36; thence run N 89° 59' 30" W, 335 feet to and into the waters of Newfound Harbor; thence return to the Point-of-Beginning and run S 89° 50' 58" W, 225 feet, more or less, to and into the waters of Newfound Harbor; thence run N 11° 12' W, along the waters of Newfound Harbor, 135 feet; thence run Northeasterly, along the waters of Newfound Harbor, 275 feet, more or less, to the end of the 4th described above, the end of this description, containing 3.14 acres, more or less, excepting therefrom parts of lots 37, 38, 40, 15, all of lot 39 Harbor Colony Subdivision as recorded in Plat Book 19 page 16.

Lot 27, Banana River Drive S/D, P.B. 3, Pg. 11



Lot 30, Banana River Drive S/D, P.B. 3, Pg. 11

NOTES:

1. The Developer agrees to assume all costs and perform all necessary services pursuant to the proper maintenance of Tract A until such time as the Developer may deed such tract to one of the other adjoining property owners.

2. A strip of land 5 feet wide along all side and rear lot lines shall be reserved for the installation and maintenance of public utilities unless otherwise noted. This is a permanent easement. Drainage easements are as shown

⊙ Indicates permanent reference monuments

s. b. l. Denotes building set back line, minimum width is 75 feet

No.	Δ	R	T	L
1	90° 00' 00"	25'	25'	3927'
2	90° 00' 00"	75'	75'	117.81'
3	68° 29' 23"	25'	17.02	29.88
4	266° 41' 04"	50'	—	232.73
5	90° 00' 00"	50'	50'	78.54
6	48° 11' 23"	25'	11.18'	21.03'

PLAT BOOK 23
AND PAGE 42

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 May 5, 1971
By: Morris A. Rowe First National Bank of Merritt Island
President
Ruth K. Smith Cashier

Signed and sealed in the presence of:
James C. Blanton

Notary Public Seal

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on May 5, 1971 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Morris A. Rowe and Ruth K. Smith respectively, President and Cashier

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.

Barbara Rowe
NOTARY PUBLIC

My Commission Expires DEC. 13, 1972

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed and registered land surveyor, does hereby certify that on May 4, 1971 he surveyed the above plat, a correct representation of the lands therein described and plotted, that permanent reference monuments have been placed as above shown as required by Chapter 177, Florida Statutes; and that said lands located in Brevard County, Florida. Dated May 4, 1971
Walter H. Bunker Registration No. 1972

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
SEAL
MAYOR
CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

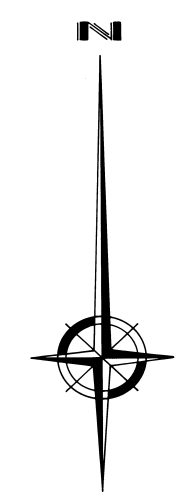
THIS IS TO CERTIFY, That on MAY 12, 1971 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
James B. Cooper Chairman of the Board.
Attest: James B. Cooper Clerk of the Board.
Approved: James B. Cooper County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on MAY 12, 1971 the Zoning Commission of the above Municipality approved the foregoing plat.
James B. Cooper 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 provisions of Chapter 177, Florida Statutes, and was filed for record on MAY 12, 1971 at 2:17 P.M. File No. 235016
James C. Blanton Clerk of the Circuit Court in and for Brevard County, Fla.



G H Q Inc.
Civil Engineers Land Surveyors
MERRITT ISLAND, FLORIDA