

FIRST REPLAT IN PORT ST. JOHN UNIT -- SEVEN

A REPLAT OF PORTIONS OF BLOCKS 245, 248 & 262, PORT ST. JOHN UNIT SEVEN, PLAT BOOK 23, PAGE 60
SECTION 15, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA

SHEET 1 OF 1 SHEET

DESCRIPTION

A replat of portions of Section 15, Township 23 South, Range 35 East. More particularly described as follows:

Tract "C" and Tract "D" being a part of PORT ST. JOHN UNIT SEVEN as recorded in Plat Book 23, Page 60 of The Public Records of Brevard County Florida.

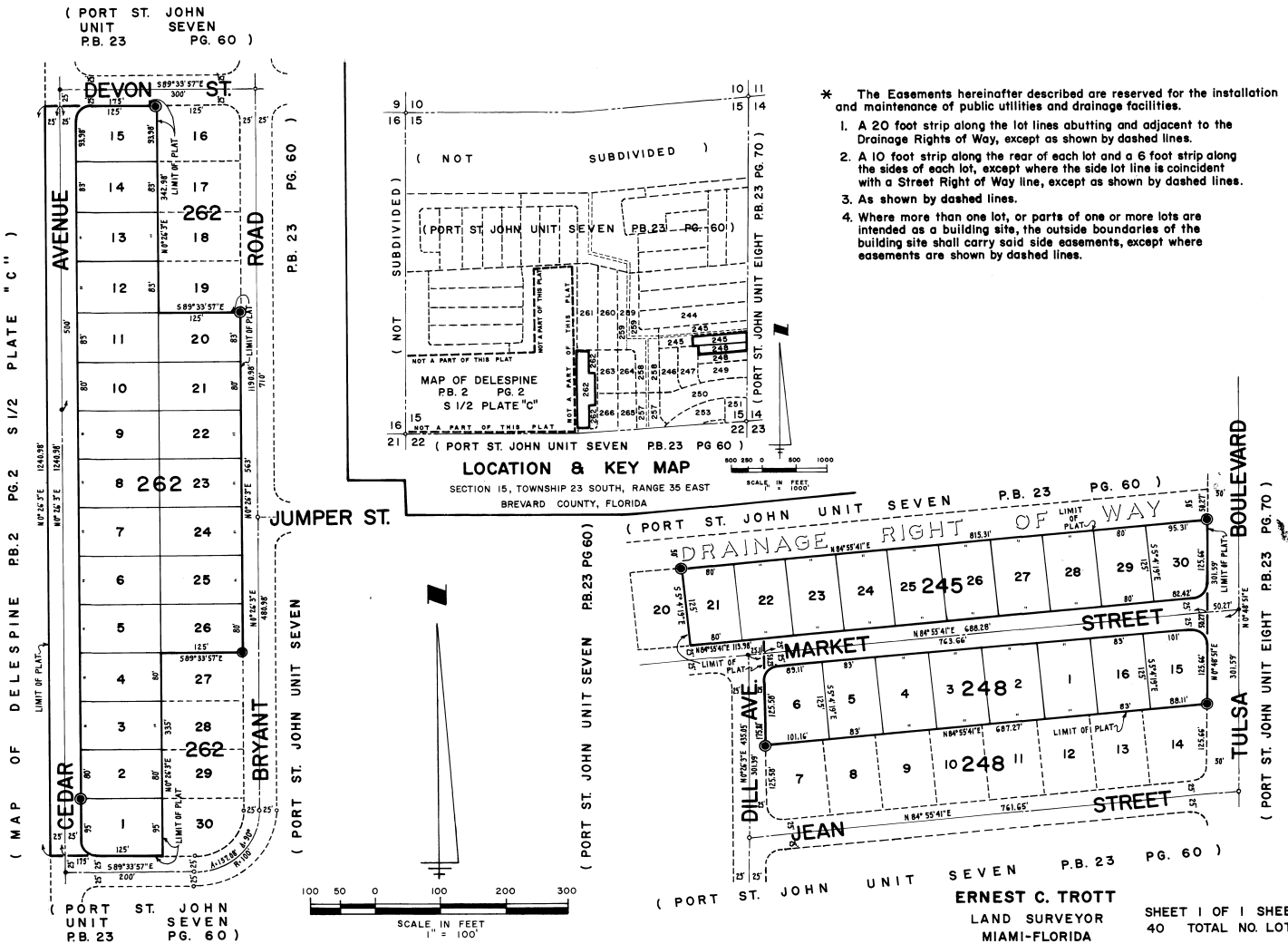
All lying in Brevard County Florida containing a total of 11.69 acres more or less.

GENERAL NOTES

1. \odot indicates Permanent Reference Monument per Florida Statutes.
2. \bullet indicates Permanent Control Points, which have been set.
3. Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
4. All radii are 25 feet unless otherwise indicated.
5. Basis of bearing system is assumed for computation purposes.
6. Deed restrictions are recorded in O.R.B. 1207 Pgs. 325-328
7. Developer's agreement filed in O.R.B. 1207 Pgs. 330-341

* The Easements hereinafter described are reserved for the installation and maintenance of public utilities and drainage facilities.

1. A 20 foot strip along the lot lines abutting and adjacent to the Drainage Right of Way, except as shown by dashed lines.
2. A 10 foot strip along the rear of each lot, except where the side lot line is coincident with a Street Right of Way line, except as shown by dashed lines.
3. As shown by dashed lines.
4. Where more than one lot, or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

OK F.V. 7-6-72

DIETZGEN No. 183 DRAFT

PLAT BOOK 24
AND PAGE 17 835853

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described as First Replat in Port St. John Unit Seven, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the Streets, thoroughfares, and drainage rights of way shown hereon to the perpetual use of the public.*

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 July 7, 1972.

GENERAL DEVELOPMENT CORPORATION

1111 SOUTH BAYSHORE DRIVE, MIAMI FLORIDA

By: Frederick E. Roach
PRESIDENT

Attest: David A. Bohemay
SECRETARY

STATE OF FLORIDA COUNTY OF DADE

THIS IS TO CERTIFY, That on July 7, 1972 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **FREDERICK E. ROACH** and **DAVID A. BOHEMAY**, respectively President and Secretary of the above named corporation incorporated under the laws of the State of Delaware, AUTHORIZED TO DO BUSINESS IN 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 thereto 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 hereunto set my hand and seal on this day.

Ernest C. Trott
NOTARY PUBLIC

My Commission Expires 8-27-76

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed and registered land surveyor, does hereby certify that on July 7, 1972 he personally surveyed the replat of the lands as shown in the foregoing plat; that said replat is a true and correct representation of the lands therein described and that the permanent reference monuments have been placed as shown on the replat as required by Chapter 177, Florida Statutes; and that said replat is located in Brevard County, Florida. Dated July 7, 1972.

ERNEST C. TROTT - REGISTERED LAND SURVEYOR NO. 2207

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

NOT APPLICABLE

ATTEST: _____ MAYOR.

CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on APRIL 12, 1972 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Lee Wanner
Chairman of the Board.

Attest: Carleton R. Barnes
Clerk of the Board.

Ray Wayne Brown
Deputy Clerk

Approved Ernest C. Trott
County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on APRIL 17, 1973 the Zoning Commission of the above Municipality approved the foregoing plat.

Wm. Hallock
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 APR 19 1973 at 4:25 P.M. File No. 835853.

Carleton R. Barnes
Clerk of the Circuit Court
In and for Brevard County, Fla.
Ray Wayne Brown
County Clerk

SJ-7 R-1