

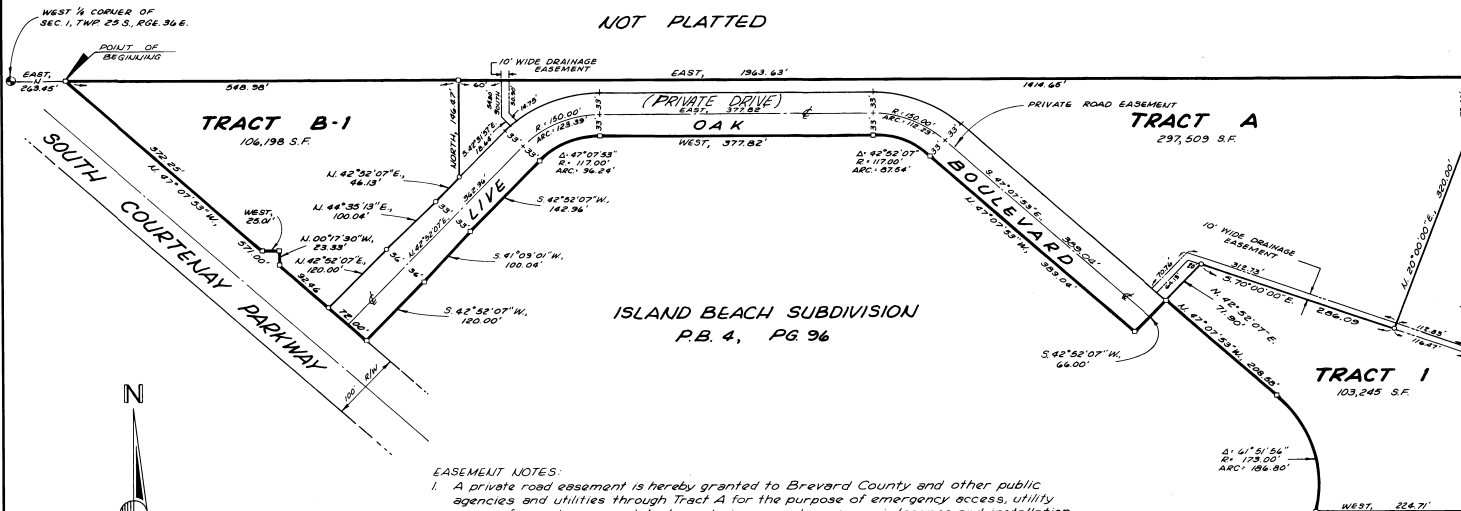
COURTENAY SPRINGS P.U.D.

A Partial Replat of Island Beach Subdivision lying East of South Courtenay Parkway in Section 1, Township 25 S., Range 36 E., Brevard County, Florida.

DESCRIPTION: Commence at the West 1/4 corner of said Section 1; Thence East, along the East-West Mid-Section line, a distance of 263.45 feet to a point-of-intersection with the Easterly right-of-way line of South Courtenay Parkway, as presently exist, said point being the Point-Of-Beginning of this description; Thence continue East, along said Mid-Section line a distance of 1363.63 feet; Thence South, a distance of 443.24 feet; Thence West, parallel with said Mid-Section line, a distance of 224.71 feet to a point on a circular curve to the left, having a radius of 173.00 feet and a tangent bearing of N 14°44'03"E.; Thence Northerly, along an arc of said curve, thru a central angle of 61°51'54", an arc distance of 186.80 feet to a point-of-tangency; Thence N 47°07'53"W, a distance of 208.58 feet; Thence S 42°52'07"W, a distance of 64.00 feet; Thence N 47°07'53"W, a distance of 389.04 feet to a point-of-curvature of a circular curve to the left having a radius of 117.00 feet; Thence Northwesterly, along an arc of said curve, thru a central angle of 42°52'07", an arc distance of 87.54 feet to a point-of-tangency; Thence West, parallel with said Mid-Section line a distance of 377.82 feet to a point-of-curvature of a circular curve to the left having a radius of 117.00 feet; Thence Southwesterly, along an arc of said curve, thru a central angle of 47°07'53", an arc distance of 36.24 feet to a point-of-tangency; Thence S 42°52'07"W, a distance of 142.36 feet; Thence S 41°09'01"W, a distance of 100.04 feet; Thence S 42°52'07"W, a distance of 120.00 feet to a point on the aforementioned Easterly right-of-way line of South Courtenay Parkway; Thence N 47°07'53"W, along said Easterly right-of-way line, a distance of 164.44 feet; Thence N 00°17'30"W, a distance of 23.33 feet; Thence West, parallel with said Mid-Section line, a distance of 25.01 feet to a point on said Easterly right-of-way line; Thence N 47°07'53"W, along said Easterly right-of-way line, a distance of 372.25 feet to the Point-Of-Beginning. Containing 11.64 acres, more or less.

SURVEYOR'S NOTES

- Denotes permanent reference monument ○ Denotes permanent control point
- Bearing system refers to Island Beach Subdivision Plat Book 4, Page 36.



EASEMENT NOTES:

1. A private road easement is hereby granted to Brevard County and other public agencies and utilities through Tract A for the purpose of emergency access, utility access for water, sewer, telephone, drainage, and power maintenance and installation. For the methods of access, see site plan 226-20 on file with the planning and zoning department of Brevard County, Florida.
2. Tract 1 (one) is common open space and is to be retained in such use in perpetuity and controlled, and maintained, with the exception of said utilities in note no. 1 above, by the owner of record.
3. Tracts A & B-1 are to be retained, controlled, and maintained with the exception of said utilities in note no. 1 above, by the owner of record.

GENERAL NOTES:

1. For order in plat see Official Records Book _____, Page _____, NONE FILED WITH PLAT
2. For declaration of covenants, conditions and restrictions see Official Records Book _____, Page _____
3. All proposed structures and improvements to be constructed within Courtenay Springs P.U.D., are more completely defined in the site plan (reference No. 226-20) on file with the planning and zoning department of Brevard County and is hereby made a part of this document by reference.

ENGINEERS & SURVEYORS

GHQ INC.

MERRITT ISLAND, FLORIDA

255 FORTENBERRY ROAD • P.O. BOX 217 • PHONE 305/452-8340

PLAT BOOK 27 AND PAGE 19

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner..... in fee simple of the lands described in hereby dedicate **COURTENAY SPRINGS P.U.D.** said lands and plat for the uses and purposes therein expressed and dedicate the canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on **COURTENAY SPRINGS LTD. A FLORIDA LIMITED PARTNERSHIP** 100 S. COURTENAY PKY MERRITT ISL., FLORIDA

Signed and sealed in the presence of:
Richard C. Hanna
John A. Hopper

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on July 7, 1980, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.

JAMES WESTER, GENERAL PARTNER OF COURTENAY SPRINGS LTD. A FLORIDA LIMITED PARTNERSHIP

to me known to be the person..... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be..... free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Marion S. Deason
 NOTARY PUBLIC
 My Commission Expires June 16, 1982

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 7, 1980 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 July 7, 1980

William J. Maltby Registration No. 22662

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all canals, drainage easements, utility easements, lakes, and other rights of way, easements, and areas dedicated for public use on this plat.

Ed. M. Stalter Chairman of the Board
Richard C. Hanna Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 7, 1980 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Ed. M. Stalter Chairman of the Board
Richard C. Hanna Clerk of the Board
Richard C. Hanna Approved, County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on July 7, 1980 the Zoning Commission of the above County approved the foregoing plat.

James J. DeLoach Zoning Director
James J. DeLoach Planning 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 25, 1980 at 9:50 AM File No. 13-1531

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

C.A.M. 2-3-80