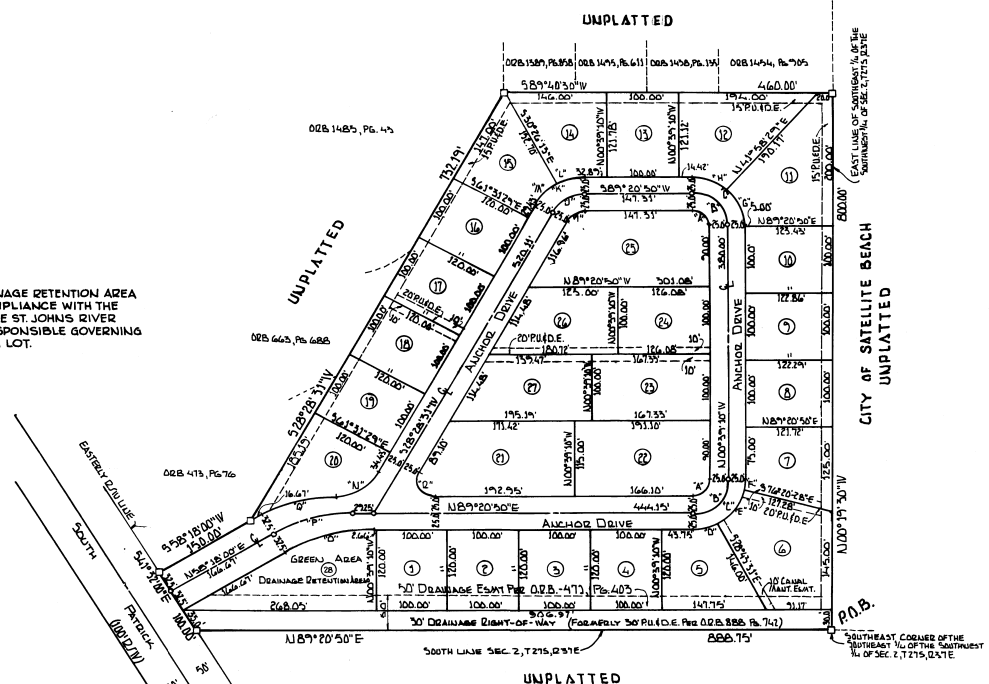
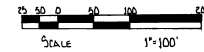


SOUTH HARBOR ESTATES

A SUBDIVISION OF A PORTION OF SECTION 2, TWP 27 S, RGE 37 EAST
CITY OF INDIAN HARBOR BEACH, BREVARD COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, SAID POINT BEING THE POINT-OF-BEGINNING, THENCE RUN NORTH 00°19'30" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 2, A DISTANCE OF 800.00 FEET; THENCE RUN SOUTH 89°40'30" WEST A DISTANCE OF 460.00 FEET; THENCE RUN SOUTH 28°28'31" WEST A DISTANCE OF 732.19 FEET; THENCE RUN SOUTH 58°18'00" WEST A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT-OF-WAY (100' W) OF SOUTH PATRICK DRIVE; THENCE RUN SOUTH 51°42'00" EAST ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 2; THENCE RUN NORTH 89°20'30" EAST ALONG SAID SECTION LINE A DISTANCE OF 888.75 FEET TO THE POINT-OF-BEGINNING, SAID BOUNDARY CONTAINING AN AREA OF 12.6 ACRES, MORE OR LESS.



NOTE:
IN THE EVENT THAT THE GREEN AREA AND DRAINAGE RETENTION AREA (LOT 28) IS NO LONGER REQUIRED FOR COMPLIANCE WITH THE APPLICABLE DRAINAGE REQUIREMENTS OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT OR OTHER RESPONSIBLE GOVERNING AGENCIES, IT MAY BE USED AS A BUILDING LOT.

CURVE	DATA				
	DELTA	ARC	RADIUS	CHORD	TANGENT
"A"	70°00'00"	39.27'	25.00'	35.36'	25.00'
"B"	"	78.54'	50.00'	70.11'	50.00'
"C"	"	117.83'	75.00'	106.07'	75.00'
"D"	28°04'21"	36.75'	"	36.78'	18.75'
"E"	41°36'54"	62.53'	"	60.55'	35.07'
"F"	74°18'42"	18.73'	"	18.69'	9.42'
"G"	47°22'21"	62.01'	"	60.26'	32.70'
"H"	42°37'39"	55.80'	"	54.52'	29.26'
"I"	60°52'19"	26.56'	25.00'	25.55'	14.69'
"J"	"	55.12'	50.00'	50.66'	29.38'
"K"	"	77.68'	75.00'	75.97'	44.07'
"L"	29°47'08"	38.99'	"	38.55'	19.95'
"M"	71°05'11"	40.69'	"	40.19'	20.86'
"N"	60°52'19"	75.71'	70.75'	71.68'	41.57'
"O"	53°02'50"	328.81'	257.71'	327.24'	66.03'
"P"	"	118.05'	237.86'	116.61'	60.53'
"Q"	"	107.30'	198.01'	105.99'	55.00'
"R"	119°07'41"	51.98'	25.00'	43.31'	42.55'

GENERAL NOTES:

- 1) BEARING STRUCTURE AND NORTH-ARROW ARE BASED ON THE SOUTH LINE OF SEC. 2, TOWNSHIP 27 SOUTH, RANGE 37 EAST, DELTA N 89° 20' 30" E AND DOES NOT NECESSARILY REFER TO THE TRUE MERIDIAN.
- 2) A'S' PUBLIC UTILITY AND DRAINAGE EASEMENT IS HERE BY DEVELOPED ALONG THE SIDE AND REAR LOT LINES OF ALL LOTS EXCEPT SIDE LOT LINES BORDERING STREET RIGHT OF WAY UNLESS OTHERWISE SHOWN.
- 3) □ - DENOTES PERMANENT DEFEASIBLE MEASUREMENTS (P.D.M'S)
- 4) ○ - DENOTES PERMANENT CONTROL POINTS (P.C.P.'S)

KNOW ALL MEN BY THESE PRESENTS; THAT SOUTHWEST BANK OF BREVARD, OWNER AND HOLDER OF A CERTAIN MORTGAGE DATED MARCH 8, 1977 AND FILED MARCH 7, 1977 IN OFFICIAL RECORDS BOOK 2018, PAGE 689 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT AND JOIN IN THE RECORDING OF THIS PLAT IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22 DAY OF JUNE 1983.

Eugene F. Terkowsky
EUGENE F. TERKOWSKI, Vice President

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON 6/22/83 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENT IN THE STATE AND AND COUNTY AFORESAID, PERSONALLY APPEARED EUGENE F. TERKOWSKI, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSE HEREIN EXPRESSED IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE:

Caroline P. Hill
NOTARY PUBLIC

PLAT PREPARED BY:
OUTLAW ENGINEERING ASSOCIATES, INC.
1222 N. HARBOR CITY BARRACADE
MELANEOLE, FLORIDA 32901

PLAT BOOK 28
AND PAGE 11

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in SOUTH HARBOR ESTATES 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 31 June 8, 1983.
By: *Juanita Canale* President
Attest: *Joseph D. Palma* Secretary
Signed and sealed in the presence of *Joseph D. Palma* Secretary
Janette B. Walker Notary Public

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JUANITA CANALE and JOSEPH D. PALMA, 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 therunto duly authorized; that the said Dedication is the act and deed of said corporation; and that the said Dedication is in the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Janette B. Walker
NOTARY PUBLIC
My Commission Expires MARCH 30, 1983

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on FEBRUARY 13, 1980, he completed the survey of the lands as shown in the foregoing plat. The plat is a true and correct representation of the lands therein described and that the permanent reference monuments have been placed at return thereon as required by Chapter 177, Florida Statutes; and that said lands located in Brevard County, Florida, are in the public domain.
William M. Smith Registration No. 13553

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, THAT ON Feb. 26, 1981, the City of Indian Harbor Beach, Florida approved the foregoing plat.
Thomas J. Hood Mayor
Keith H. Grigsby City Clerk

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL ROADS, STREETS, ALLEYS, THOROUGHFARES, PARKS, CANALS, DRAINAGE EASEMENTS, UTILITY EASEMENTS, LAKES, PATHWAYS, OPEN SPACES AND OTHER RIGHTS OF WAY, EASEMENTS AND AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.
ATTEST: _____ Chairman of the Board
_____ Clerk of the Board

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
_____ Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, THAT ON the Zoning Commission of the above approved the foregoing plat.
_____ Planning and 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 6/22/83 AT 2:18 P.M. IN THE PUBLIC RECORDS OFFICE OF BREVARD COUNTY, FLORIDA.
R.C. Williams
Clerk of the Circuit Court in and for Brevard County, Florida