

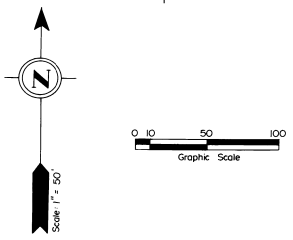
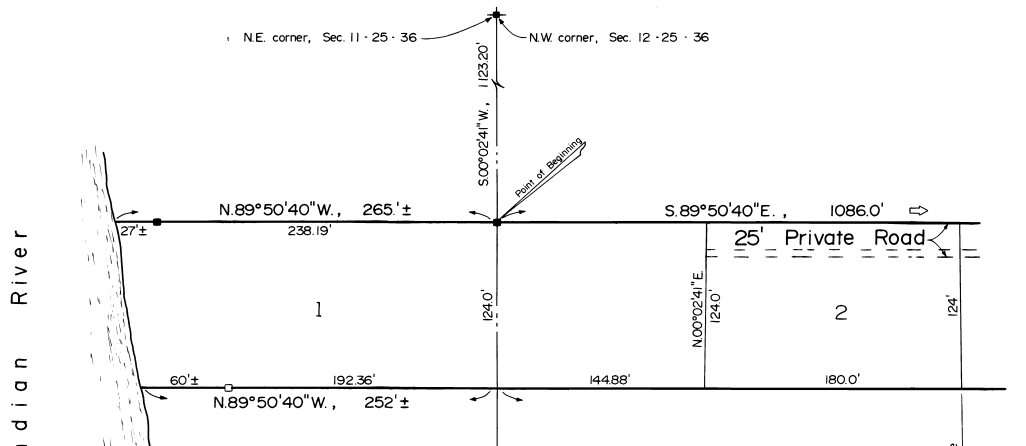
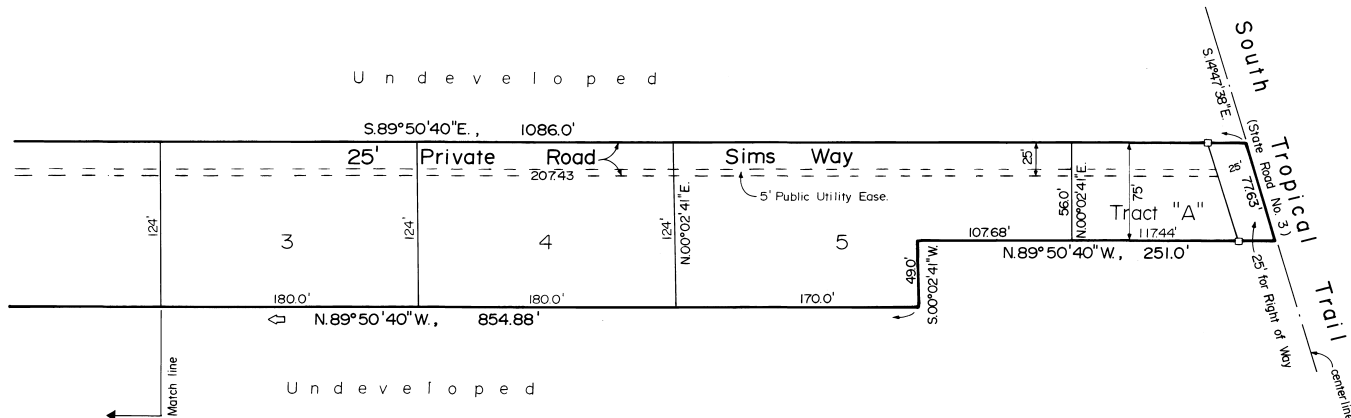
# TROPICAL COVE

A SUBDIVISION LYING IN SECTIONS 11 AND 12, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

Description:

Begin at a point on the section line between Sections 11 and 12, Township 25 South, Range 36 East which is 1123.20 feet South of the Northwest corner of said Section 12, and run N 89°50'40"W, a distance of 265 feet, more or less, to and into the waters of the Indian River; thence return to the Point of Beginning, and run S 89°50'40"E, a distance of 1086.0 feet to a point on the centerline of South Tropical Trail (State Road No. 3); thence S 14°47'38"E, along said centerline, a distance of 77.63 feet; thence N 89°50'40"W, parallel to and 75 feet distant South from the second course of this description, a distance of 251.0 feet; thence S 00°02'41"W, parallel to aforesaid section line, a distance of 49.0 feet; thence N 89°50'40"W, a distance of 854.88 feet to a point on said section line; thence continue N 89°50'40"W, a distance of 252 feet, more or less to and into the waters of the Indian River; thence Northerly, meandering said waters, to an intersection with the first course of this description, containing 3.57 acres, more or less.

Being the same lands as described in O.R. 1178, Page 338 of the public records of Brevard County, Florida.



Notes:

- 1.) The 25 foot Road is private and intended for the use of Lots 1 thru 5 only.
- 2.) The North 25 feet of Lots 2 thru 5 is subject to Ingress-Egress from Private Road.
- 3.) A strip of land 5 feet in width is reserved over and across the South 5 feet of the 25 foot Private Road for the installation and maintenance of public utilities.
- 4.) ■ - Indicates Concrete Monuments found.
- 5.) □ - Indicates Permanent Reference Monuments.
- 6.) For Joinders in Dedication see ORB 2289 PG. 2743.

FREDLUND (and) PACKARD  
LAND SURVEYORS, INC.  
Cocoa, Florida

PLAT BOOK 28  
AND PAGE 18

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in Tropical Cove hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the parks, canals, and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned thereunto set my hand and seal on March 9, 1981

Charles Owen Sims and Mary Gay Sims  
430 Patrick Avenue  
Merritt Island, Florida 32952

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on March 9, 1981 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CHARLES OWEN SIMS AND MARY GAY SIMS, HIS WIFE

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be true, 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.

NOTARY PUBLIC My Commission Expires Feb. 25, 1984

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on August 29, 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 March 9, 1981

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all utility easements, lakes, pathways, areas dedicated for public use on this plat.

ATTEST: *Tal M. Stule* Chairman of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MARCH 19, 1981 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: *Tal M. Stule* Chairman of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on MARCH 19, 1981 the Zoning Commission of the above County approved the foregoing plat.

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 MARCH 26, 1981 at 9:24 A.M. File No. 522580