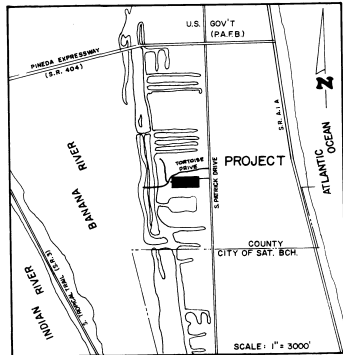


TORTOISE VIEW ESTATES

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA

SHEET 1 OF 1

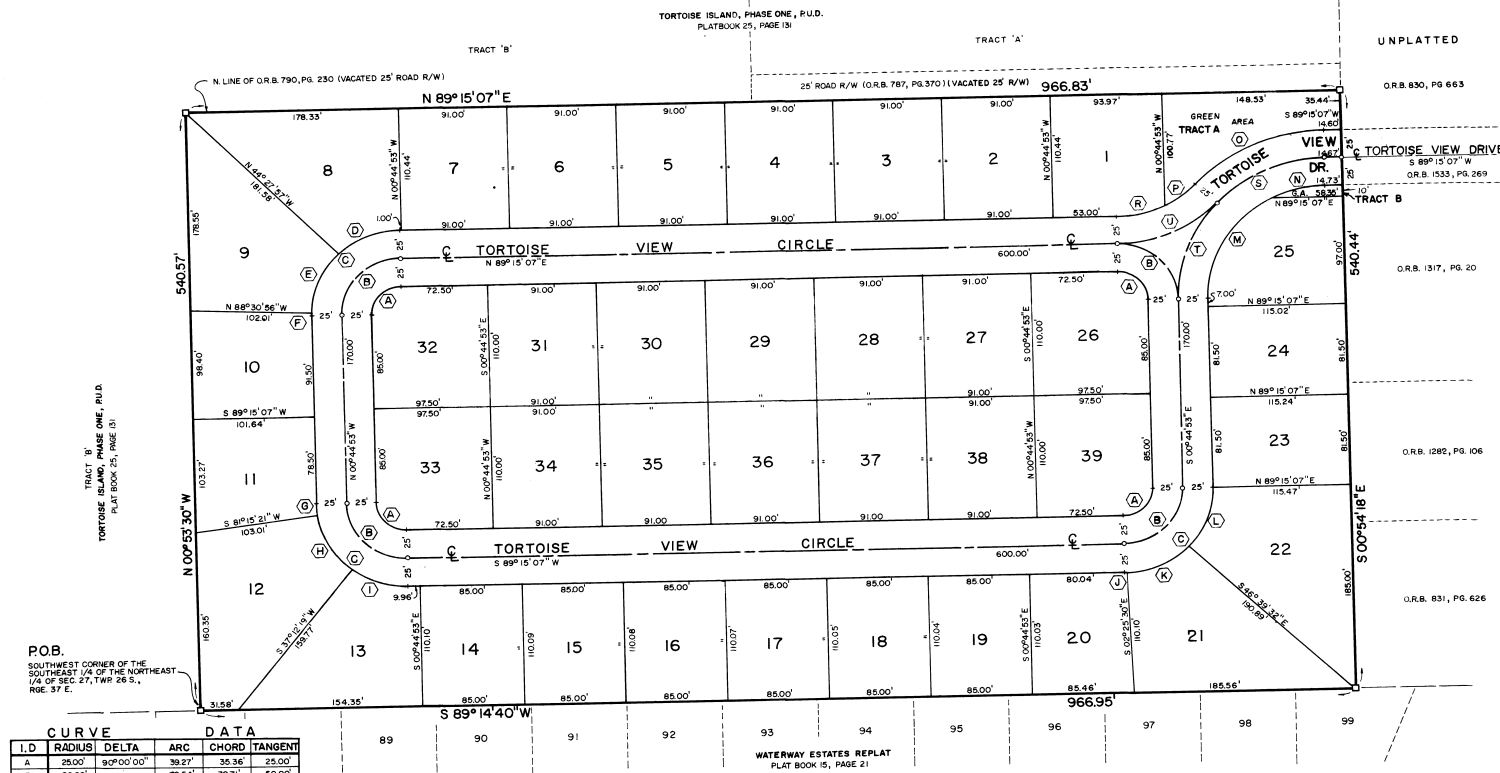


VICINITY MAP

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA FOR THE POINT OF BEGINNING, SAID POINT BEING SHOWN ON TORTOISE ISLAND, PHASE ONE, P.U.D., PLATBOOK 25, PAGE 131, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00° 53' 30" WEST ALONG THE EAST LINE OF SAID TORTOISE ISLAND, PHASE ONE, P.U.D., A DISTANCE OF 540.57 FEET TO THE NORTH LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 230, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89° 15' 07" EAST ALONG THE SAID NORTH LINE OF SAID OFFICIAL RECORDS BOOK 790, PAGE 230, A DISTANCE OF 966.82 FEET TO A POINT; THENCE SOUTH 00° 54' 18" EAST, A DISTANCE OF 540.44 FEET TO THE NORTH LINE OF WATERWAY ESTATES, REPLAT AS RECORDED IN PLATBOOK 15, PAGE 21, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, PASSING ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1282, PAGE 106, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 89° 14' 40" WEST ALONG THE NORTH LINE OF SAID WATERWAY ESTATES REPLAT, A DISTANCE OF 966.95 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES OF LAND, MORE OR LESS.

OUTLAW ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
1222 N. HARBOR CITY BOULEVARD
MELBOURNE, FLORIDA 32935
S 1426-6



CURVE DATA				
I.D	RADIUS	DELTA	ARC	CHORD TANGENT
A	2500'	90°00'00"	39.27'	35.36' 25.00'
B	5000'	"	78.54'	70.71' 50.00'
C	7500'	"	117.80'	106.07' 75.00'
D	"	43°43'04"	57.23'	55.85' 30.09'
E	"	44°02'59"	57.66'	56.29' 30.24'
F	"	2°13'37"	2.92'	1.46' 5.24'
G	"	7°59'46"	10.47'	10.46' 5.24'
H	"	44°03'02"	57.66'	56.25' 30.34'
I	"	37°57'12"	49.68'	48.78' 25.79'
J	"	1°40'37"	2.20'	2.20' 1.10'
K	"	44°04'02"	57.92'	56.47' 30.48'
L	"	44°02'21"	57.71'	56.30' 30.37'
M	100.00'	64°00'20"	11.97'	10.62' 62.68'
N	"	25°50'40"	45.11'	44.73' 22.94'
O	150.00'	46°23'54"	12.17'	11.18' 64.29'
P	91.66'	19°50'54"	31.75'	31.59' 16.04'
Q	"	26°33'00"	42.47'	42.09' 21.63'
R	"	46°23'54"	101.23'	98.48' 53.57'
S	125.00'	46°23'54"	101.23'	98.48' 53.57'
T	"	43°36'06"	95.12'	92.85' 50.00'
U	116.66'	46°23'54"	94.47'	91.91' 50.00'

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATA.
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- DENOTES PERMANENT CONTROL POINT (P.C.P.)
- A 7.5' EASEMENT IS HEREBY RESERVED ALONG THE SIDES AND REAR OF ALL LOTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS OF TORTOISE VIEW HOMEOWNERS ASSOCIATION, INC. SEE O.R.B. 2261, PG. 2088 AND O.R.B. 2277, PAGE 2609.
- PLAT A & B ARE HEREBY DEDICATED TO THE TORTOISE VIEW ESTATES HOMEOWNERS ASSOCIATION.

KNOW ALL MEN BY THESE PRESENTS, THAT INDIAN RIVER FEDERAL SAVINGS AND LOAN ASSOCIATION, OWNER AND HOLDER OF A CERTAIN MORTGAGE DATED AUGUST 18, 1980 AND FILED AUGUST 20, 1980 IN OFFICIAL RECORDS BOOK 2249, PAGE 2226, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREON DOES HEREBY JOIN IN THE RECORDING OF THIS PLAT IN WITNESS, THEREOF, I HAVE SET MY HAND AND SEAL THIS DAY OF APRIL 2, 1991.

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY THAT ON APRIL 2, 1991 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____ 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 THEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE.

James L. Fry
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-25-92

CALC. BY: A.J.D. DRAWN BY: J.M.B. CH'D BY: W.M.M.

PLAT BOOK 28
AND PAGE 22

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in TORTOISE VIEW ESTATES hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, I have caused these presents to be signed, and attested to by the officers named below and its corporate seal to be affixed hereto on 15 March 1991.

By: *James L. Fry*
Attest: *James L. Fry*
Signed and sealed in the presence of *James L. Fry*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on MARCH 19, 1991 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared **FRANK J. RYAN, JR.** and **ALANETTE C. RYAN, JR.** 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 Declaration and severally acknowledged the execution thereof to be their free act and deed as such officers therunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Declaration is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

James L. Fry
NOTARY PUBLIC
My Commission Expires FEB 15, 1994

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed and registered land surveyor, does hereby certify that on 15 March 1991 he has examined the plat and the representation of the lands therein described and that the same is a true and correct representation of the lands as shown in the foregoing plat; that said plat and permanent reference monuments have been placed on the land as required by Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Dated 15 March 1991.

William M. Smith
Registration No. 3353

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: _____ MAYOR.

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 to the public use on this plat.

ATTEST: *W. M. Smith*
Chairman of the Board
James L. Fry
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on APRIL 2, 1991 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: *W. M. Smith*
Chairman of the Board
James L. Fry
Clerk of the Board
Approved: _____
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on APRIL 2, 1991 the Zoning Commission of the County of Brevard approved the foregoing plat.

Approved: _____
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 APRIL 2, 1991 at 3:41 PM, File No. 527319.

James L. Fry
Clerk of the Circuit Court
for Brevard County, Florida