

# EGRET'S COVE

THE SAME BEING A PORTION OF GOVERNMENT LOT 2 IN FRACTIONAL SECTION 6, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD CO., FLA.

**LEGAL DESCRIPTION:**

A portion of Government Lot 2 in fractional section 6 in Township 26 South Range 37 East, Brevard County, Florida, the same being bounded by the following lines: on the south by the North boundary line of and its extension east into the BANANA RIVER OF SANDERLING RUN, according to the plat thereof recorded in Plat Book 20 at Page 25 of the Public Records of Brevard County, Florida; on the north by the south boundary line of ANDY ESTATES and its easterly extension thereof into the BANANA RIVER, according to the plat thereof recorded in Plat Book 21 of the Public Records of Brevard County, Florida; on the west by the Ordinary High Water Line of the INDIAN RIVER; on the east by the Ordinary High Water Line of the BANANA RIVER, less that portion that lies within the road right-of-way for SOUTH TROPICAL TRAIL, said parcel contains 20296 acres more or less.

**TRACT NOTES:**

Tracts A, B, C and D are Common Elements of this Subdivision.

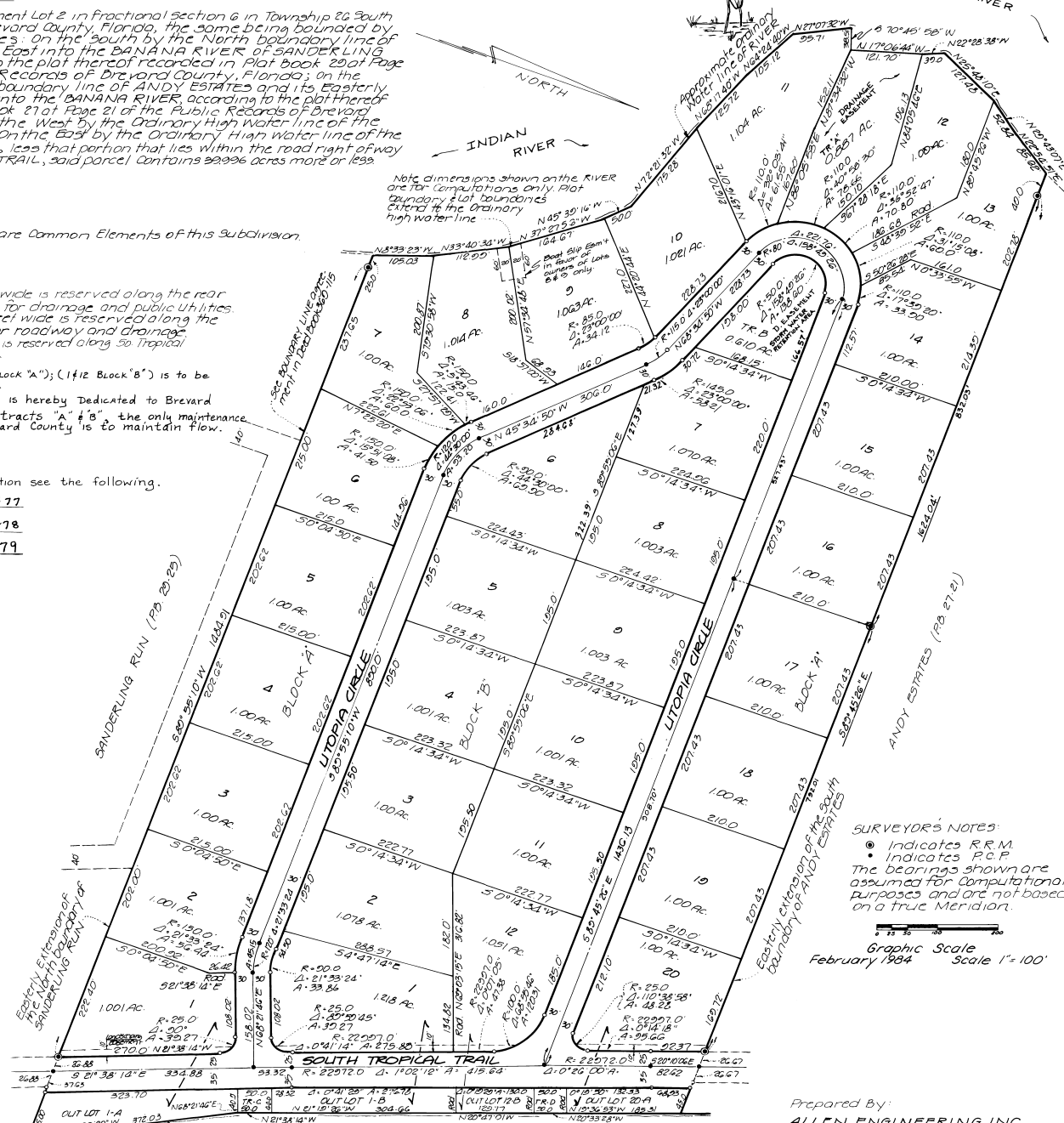
**EASEMENT NOTES:**

1. An easement 7.5 feet wide is reserved along the rear and sides of all lots for drainage and public utilities.
2. An Easement 50 feet wide is reserved along the front of all lots for roadway and drainage.
3. An Easement 100 feet wide is reserved along 50 Tropical Trail for land sidings.
4. Access to lots (1/20 Block "A"); (1/12 Block "B") is to be via UTOPIA CIRCLE.
5. A Drainage Easement is hereby Dedicated to Brevard County across all of tracts "A" & "B", the only maintenance responsibility of Brevard County is to maintain flow.

**NOTE:**

For Jorder in dedication see the following.

- ORB 2655, Pg. 0977
  - ORB 2655, Pg. 0478
  - ORB 2653, Pg. 0479
- FOR RESTRICTIONS  
see OR 2004 2556  
1946e 0480



Prepared by:  
**ALLEN ENGINEERING INC.**  
COCOA BEACH, FLORIDA  
SURVEYORS & ENGINEERS

PLAT BOOK 31  
AND PAGE 16

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in EGRET'S COVE... hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the 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.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal on Feb. 10, 1984.  
*Robert D. Lynde*  
Robert D. Lynde, General Partner  
THE ANCHORAGE PARTNERS LTD A  
FLORIDA LIMITED PARTNERSHIP  
Signed and sealed in the presence of:  
Diana M. Johnston  
Carol R. Starker

STATE OF FLORIDA... COUNTY OF BREVARD... THIS IS TO CERTIFY, That on February 10, 1984, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
Robert D. Lynde, General Partner of THE ANCHORAGE PARTNERS LTD OF 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 the... 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.  
Diana M. Johnston  
NOTARY PUBLIC  
My Commission Expires August 24, 1985

**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 10, 1984, 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 plotted; 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 February 10, 1984.  
John R. Campbell  
Registration No. 2351, FLO

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
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 for public use on this plat.  
*John W. Lule*  
Chairman of the Board  
ATTEST: R.C. Winstead Jr., By: Anthony W. Migo Jr.  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on OCT. 11, 1984 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida. Dated October 11, 1984.  
*John W. Lule*  
Chairman of the Board  
ATTEST: R.C. Winstead Jr., By: Anthony W. Migo Jr.  
Clerk of the Board  
Approved: *Rob Skisell*  
County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the Zoning Commission of the County of Brevard, Florida, approved the foregoing plat.  
*John W. Lule*  
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 11-13-1984 at 3:29 PM, file No. 301482.  
R.C. Winstead Jr., By: Anthony W. Migo Jr.  
Clerk of the Circuit Court in and for Brevard County, Fla.