

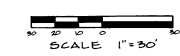
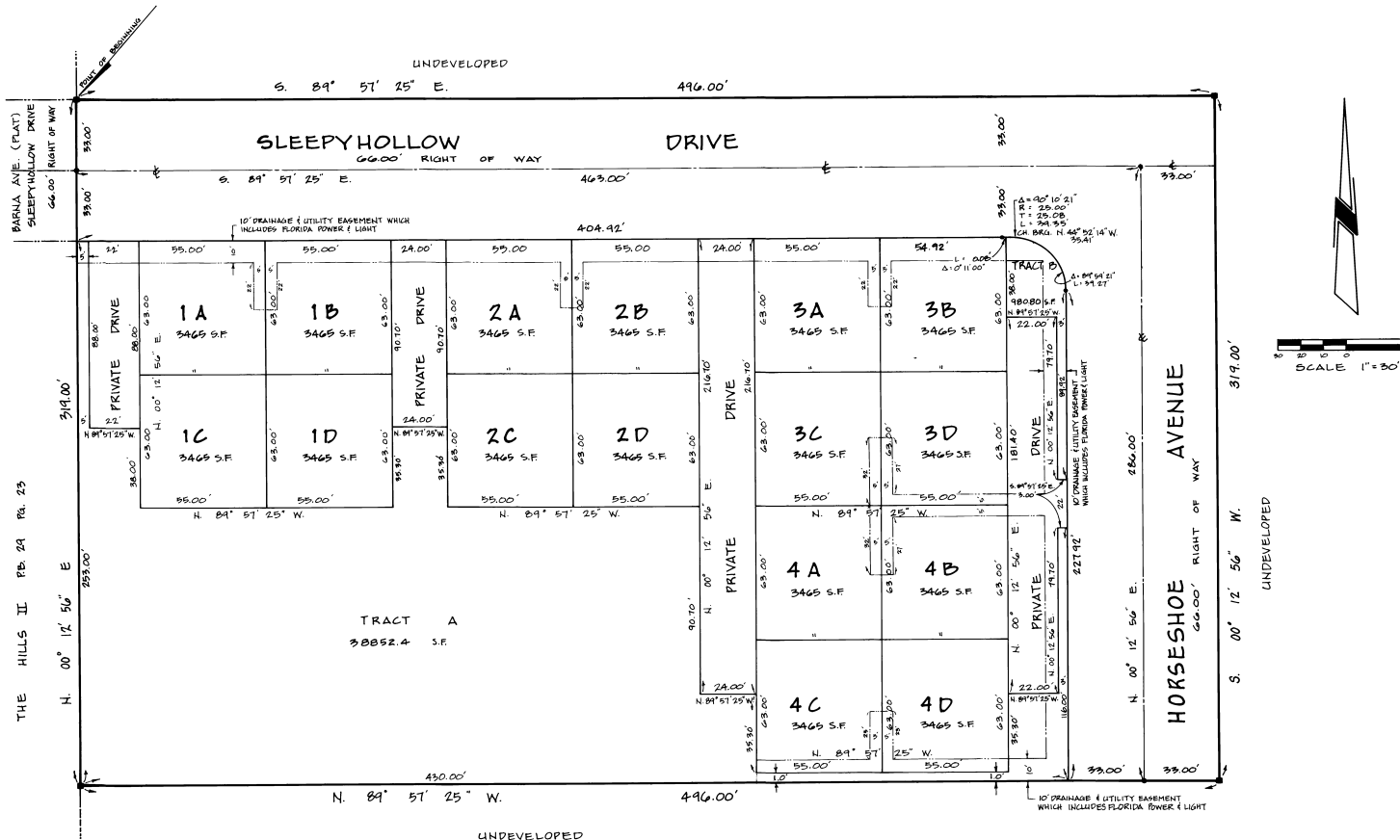
# THE SOUTH FORTY

A SUBDIVISION IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST  
BREVARD COUNTY, FLORIDA

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BARNA AVENUE AND THE EAST LINE OF THE PLAT OF THE HILLS II, AS RECORDED IN PLAT BOOK 29, PAGE 23 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S. 89° 57' 25" E., ALONG THE EASTERLY EXTENSION OF THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF BARNA AVENUE, A DISTANCE OF 496.00 FEET; THENCE S. 00° 12' 56" W. A DISTANCE OF 319.00 FEET; THENCE N. 89° 57' 25" W. A DISTANCE OF 496.00 FEET; THENCE N. 00° 12' 56" E., A DISTANCE OF 319.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 3/4 ACRES, MORE OR LESS.

SURVEYOR'S NOTES: ■ DENOTES PERMANENT REFERENCE MONUMENT; ● DENOTES PERMANENT CONTROL POINT TO BE SET AFTER COMPLETION OF CONSTRUCTION.

- A 15 FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT IS RESERVED CONTIGUOUS WITH ALL ROAD RIGHTS OF WAY THIS IS A PERMANENT EASEMENT.
- THE PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO BE FOR THE EXCLUSIVE USE OF THE LOT OWNERS AND/OR THEIR GUESTS. HOWEVER, A PERMANENT INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO ALL GOVERNMENT AGENCIES, PUBLIC UTILITIES, AND EMERGENCY SERVICE VEHICLES OVER ALL DRIVES SHOWN HEREON.
- TRACT A, TRACT B, AND THE PRIVATE DRIVES ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A DRAINAGE EASEMENT IS RESERVED OVER ALL OF TRACT A.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "THE HILLS II" AS RECORDED IN PLAT BOOK 29, PAGE 23 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND MAY NOT REFLECT TRUE AZIMUTH.



PLAT BOOK 31  
AND PAGE 22

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in

herby 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... hand and seal... on FEB. 2, 1984  
Walter A. Cerrato  
WALTER A. CERRATO  
1801 W. 35th PALM COURT  
TITUSVILLE, FLA. 32780

Signed and sealed in the presence of:  
Richard A. Brewer  
Stephen R. Stone

STATE OF FLORIDA... COUNTY OF BREVARD... THIS IS TO CERTIFY, That on FEBRUARY 2, 1984, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared WALTER A. CERRATO

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.  
Richard A. Brewer  
NOTARY PUBLIC  
My Commission Expires... 4th 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 2, 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 FEB. 2, 1984  
Bryan J. Bergeron  
Bryan J. Bergeron Registration No. 3525

**CERTIFICATE OF APPROVAL**

BY MUNICIPALITY  
THIS IS TO CERTIFY, That on... the... approved the foregoing plat.  
SEAL  
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 for public use on this plat.  
Chairman of the Board  
Clerk of the Board

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

THIS IS TO CERTIFY, That on Feb 9, 1984 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Chairman of the Board  
Clerk of the Board  
Approved County Engineer

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

THIS IS TO CERTIFY, That on Feb 9, 1984 the Zoning Commission of the... 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 December 14, 1984 at 3:45 PM File No. 973176  
R.C. Winstead, Clerk  
Clerk of the Circuit Court by Joseph Steberg, D.C.  
in and for Brevard County, Fla.

Restrictions in Official Records Book pg 2562 1978  
Gender in " 2562 pg 1977