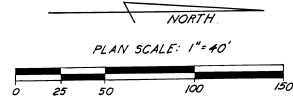
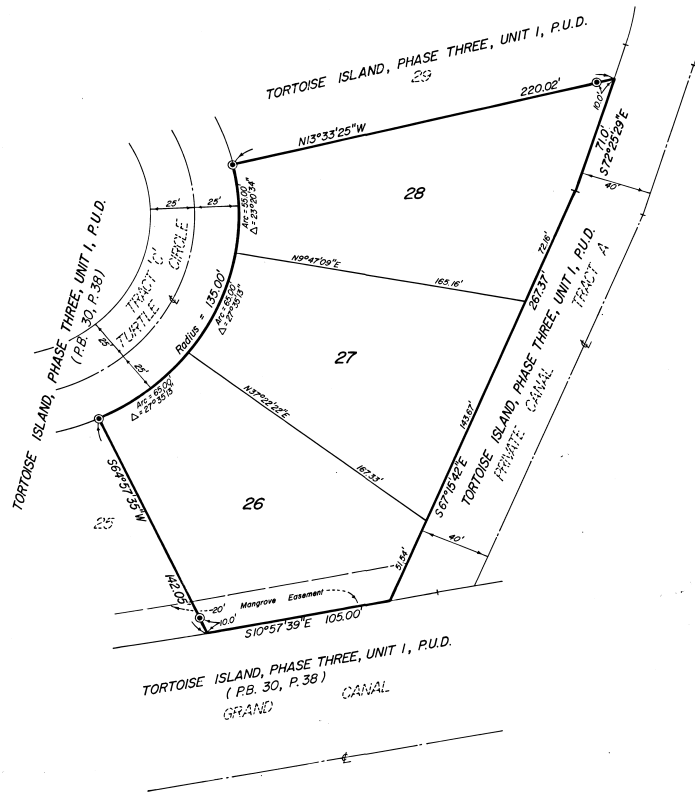


REPLAT OF TRACT 'D' IN TORTOISE ISLAND, PHASE THREE, UNIT 1, P.U.D.

LEGAL DESCRIPTION:
 Section 22, Township 26 S., Range 37 E.
 TRACT 'D' in TORTOISE ISLAND, PHASE THREE, UNIT 1,
 P.U.D., according to the plat thereof recorded in Plat
 Book 30 at Page 38 of the Public Records of Brevard
 County, Florida.

GENERAL NOTES:

1. For Deed Restrictions see O.R.B. 2008, Page 218.
2. For Dedication of Covenants, Conditions, and Restrictions see O.R.B. 2008, Page 218.
3. For Joinders in Dedications see O.R.B. 2008, Page 214.
4. For Articles of Incorporation see O.R.B. 2008, Page 230.
5. For Bylaws of TORTOISE ISLAND HOMEOWNERS ASSOCIATION, INC. see O.R.B. 2008, Page 237.
6. Tract 'D' is governed by an agreement between BREVARD COUNTY and TORTOISE ISLAND GROUP, Ltd., which is recorded in O.R.B. 2002 at Page 0027.
7. This plat is subject to the provisions of the agreement dated November 7, 1979, among TORTOISE ISLAND GROUP, LTD., TORTOISE ISLAND HOMEOWNERS ASSOCIATION, and BREVARD COUNTY.



SURVEYOR'S NOTES:

1. The bearings shown are based on an assumed North meridian for computational purposes.
2. (Circled symbol) Indicates Permanent Reference Monument

EASEMENT NOTES:

1. A 7.5 foot wide easement is reserved for drainage and utilities along each side of all lots in this subdivision. This easement is granted to Brevard County, Public Agencies and Utilities and the TORTOISE ISLAND HOMEOWNERS ASSOCIATION, INC.
2. A mangrove easement across all lots abutting the GRAND CANAL and the mangrove vegetation located thereon are reserved per State of Florida Department of Environmental Regulation Permit # 50-39-3121 and the U.S. Corps of Engineers Permit # 74-T-1218 and are granted to the TORTOISE ISLAND HOMEOWNERS ASSOCIATION, INC. for conservation maintenance purposes.
3. To insure that the mangroves within the established mangrove easements are protected from encroachments during construction phases, a building setback of 10 feet shall be established.

Prepared by:
 ALLEN ENGINEERING, INC.
 COCOA BEACH, FLORIDA
 AUGUST, 1984

PLAT BOOK 31
 AND PAGE 93

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the individual named below, being the owner in fee simple of the lands described in REPLAT OF TRACT 'D' IN TORTOISE ISLAND, PHASE THREE, UNIT 1, P.U.D. hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the easements shown hereon to the perpetual use of the public and IN WITNESS WHEREOF, the undersigned hereto set his hand and seal on JUNE 30, 1985

By Robert B. Lynds
 Robert B. Lynds, General Partner
 THE TORTOISE ISLAND GROUP, LTD.,
 a Florida Limited Partnership, Florida 32937
 Signed and sealed in the presence of:

James R. Campbell
Blaine S. Milroy

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on JUNE 30, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Robert B. Lynds, General Partner of The TORTOISE ISLAND GROUP, LTD., a Florida Limited Partnership, to me well known to be the person described in and who executed the foregoing dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Blaine S. Milroy
 NOTARY PUBLIC
 My Commission Expires August 29, 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 August 15, 1984, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands thereon as delineated 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 August 15, 1984 Registration No. 235

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 those Easements as provided for, and under conditions set forth in Easement Notes hereon.
Thad Altman
 Chairman of the Board

ATTEST: R.C. Winstead Jr. By: Anthony W. Mayo
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 30, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Thad Altman
 Chairman of the Board.

ATTEST: R.C. Winstead Jr. By: Anthony W. Mayo
 Clerk of the Board
Richard Hill
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on JUNE 7, 1985 the Zoning Commission of the above approved the foregoing plat.
James J. ...
 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 8-14-1985 at 10:28 AM in No. 008372
R.C. Winstead Jr. By: Anthony W. Mayo
 Clerk of the Circuit Court,
 in and for Brevard County, Fla.

