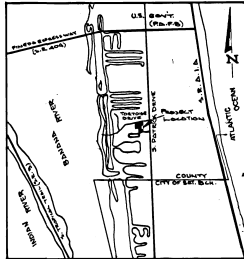


# TORTOISE VIEW VILLAS

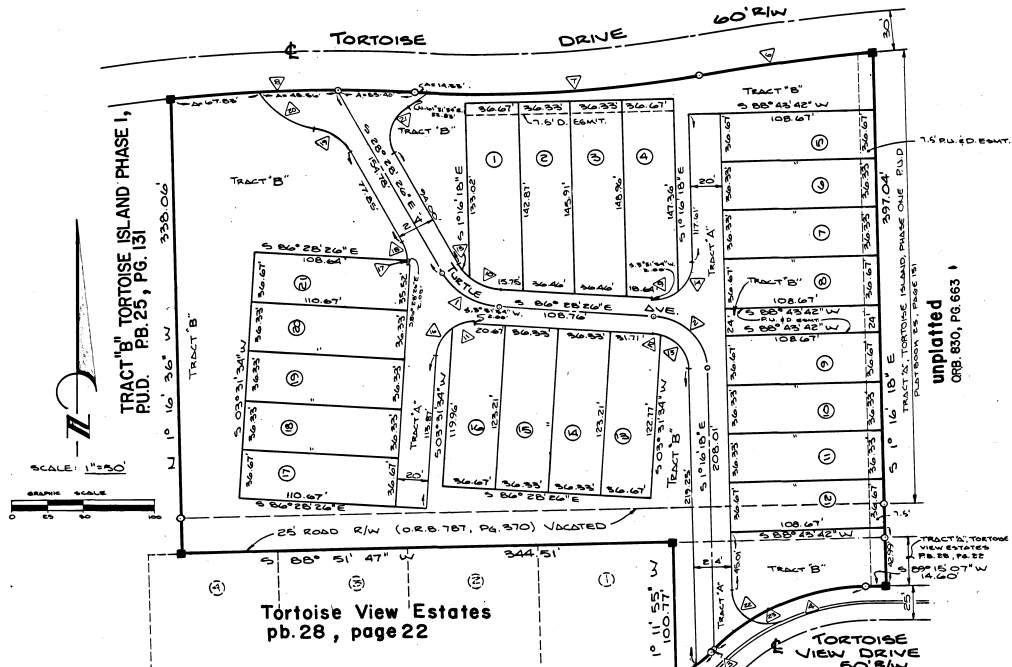
A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 37 EAST,  
BREVARD COUNTY, FLORIDA.



Vicinity Map  
n.t.s.

### LEGAL DESCRIPTION

A REPLAT OF THE FOLLOWING DESCRIBED PARCELS.  
TRACT "A", TORTOISE ISLAND, PHASE ONE, P.U.D., A SUBDIVISION AS RECORDED IN PLAT BOOK 25, PAGE 131 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,  
AND  
TRACT "A", TORTOISE VIEW ESTATES, A SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 22 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,  
AND  
A VACATED TWENTY-FIVE (25) FOOT ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK (ORB) 787, PAGE 370 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



### SURVEYOR'S NOTES:

- BEARING STRUCTURE IS BASED ON THAT SHOWN ON THE PLAT OF TORTOISE ISLAND, PHASE ONE, P.U.D., PB. 25, P.G. 131 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- INDICATES P.R.M.
- INDICATES P.C.P.

### DEVELOPERS NOTE:

THE ABOVE SPECIFIED LANDS ARE HEREBY DEDICATED TO THE USES AND PURPOSES EXPRESSED AS FOLLOWS: TRACTS A/B ARE HEREBY DEDICATED TO TORTOISE VIEW VILLAS HOMEOWNERS ASSOC. INC. FOR THE PURPOSES OF PROVIDING STREETS, DRIVEWAYS, CANALS AND OPEN SPACE. THE TORTOISE VIEW VILLAS HOMEOWNERS ASSOC. INC. SHALL HAVE THE EXCLUSIVE DUTY TO MAINTAIN, KEEP AND REPAIR SUCH DEDICATED STREETS, DRIVEWAYS, CANALS, AND COMMON OPEN SPACE.

### GENERAL NOTES:

- EXISTING ZONING: RA-2-10
- PROJECT SIZE: 4.13 ACRES
- DENSITY: 10 UNITS/ACRE
- PROPOSED: 21 UNITS/4.13 AC. = 5.1 UNITS/ACRE

NO.	DELTA	RADIUS	ARC	TANG	CHORD
1	58° 00' 00"	50'	50.51'	27.72'	48.48'
2	89° 12' 08"	40'	89.49'	35.78'	54.15'
3	01° 27' 03"	150'	3.80'	1.90'	3.80'
4	44° 57' 01"	150'	117.68'	62.06'	114.68'
5	19° 50' 54"	91.66'	31.75'	16.04'	31.55'
6	5° 28' 25"	1276.02'	121.90'	61.00'	121.86'
7	14° 39' 31"	786.32'	201.17'	101.14'	200.62'
8	10° 16' 56"	957.33'	171.80'	86.13'	171.57'
9	41° 08' 20"	27'	19.39'	10.13'	18.97'
10	35° 56' 34"	38'	22.99'	12.33'	26.64'
11	36° 20' 26"	27'	17.13'	8.86'	16.84'
12	10° 11' 40"	28'	4.98'	2.50'	4.98'
13	75° 00' 28"	28'	36.66'	21.49'	34.09'
14	53° 39' 31"	27'	25.29'	13.66'	24.37'
15	23° 20' 18"	38'	18.48'	7.95'	19.37'
16	53° 39' 31"	27'	25.29'	13.66'	24.37'
17	2° 37' 35"	25'	1.15'	0.57'	1.15'
18	25° 22' 27"	25'	12.82'	6.55'	12.68'
19	50° 00' 00"	30'	26.18'	13.99'	28.38'
20	51° 35' 43"	57'	51.33'	27.55'	49.61'
21	90° 00' 00"	25'	39.87'	25.00'	39.87'
22	60° 09' 02"	25'	25.24'	14.48'	25.05'
23	54° 50' 02"	25'	23.93'	12.97'	23.02'

### TRACT NOTES:

TRACTS A/B CONSIST OF ALL THE AREAS WITHIN THIS SUBDIVISION NOT INCLUDED IN THE LOTS. TRACTS A/B ARE COMMON PROPERTY FOR THE HOMEOWNERS IN THIS PLAT FOR INGRESS AND EGRESS, RECREATION AND RELATED ACTIVITIES.

### EASEMENT NOTES:

- AN EASEMENT IS GRANTED TO BREVARD COUNTY AND TO OTHER PUBLIC AGENCIES AND UTILITIES ACROSS TRACT "A" FOR THE PURPOSE OF INGRESS AND EGRESS DURING EMERGENCIES AND FOR THE MAINTENANCE AND OR INSTALLATION OF UTILITIES AND FOR SUCH FURTHER PURPOSES AS BREVARD COUNTY MAY REQUIRE IN ITS SOLE DISCRETION. FOR LOCATION OF ACCESS AND FURTHER CLARIFICATION SEE SITE PLAN #85-04-012 ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY.
- A DRAINAGE EASEMENT IS GRANTED TO BREVARD COUNTY THROUGH TRACT "B".

KNOW ALL MEN BY THESE PRESENTS; THAT LANDMARK BANK OF BREVARD OWNER AND HOLDER OF A CERTAIN MORTGAGE DATED DEC. 19, 1985, AND FILED 121457 IN OFFICIAL RECORDS BOOK 255 PAGE 203 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 1986

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY THAT ON BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS 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:

*Guadalupe J. Alvarez*  
NOTARY PUBLIC  
9/30/86  
MY COMMISSION EXPIRES

PLAT BOOK 32  
AND PAGE 666

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owners in fee simple of the lands described in TORTOISE VIEW VILLAS hereby dedicates to the public for the perpetual use of the public, an easement granting access to emergency vehicles and an easement for the maintenance of utilities. No other easements are dedicated or granted to the public it being the intention of the undersigned that all streets and other easements and common area be privately owned and maintained and that the public and Brevard County have no right or interest therein. In witness whereof, the undersigned hereto set their hand seal on 2/11/86

By *Frank Pangallo*  
PRESIDENT  
TORTOISE DEVELOPMENT CORPORATION

Attest:  
Signed and sealed in the presence of *James H. Brown*

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on 2/11/86 before me, an officer duly authorized to take acknowledgments in the County of Brevard, Florida, personally appeared *Frank Pangallo* and *James H. Brown* respectively, President and \_\_\_\_\_ 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 Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers then and duly authorized; that the official seal of said corporation is duly affixed thereto; and that the official dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date of 2/11/86  
*Guadalupe J. Alvarez*  
NOTARY PUBLIC  
My Commission Expires 9/30/86

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on January 27, 1986, he personally appeared before me, the undersigned, and 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 January 27, 1986.

*Richard W. Gault*  
Registration No. 1437  
Richard W. Gault

### 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 easements dedicated to the public by the above dedication.  
*Richard W. Gault*  
Chairman of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 2/11/86 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
*Richard W. Gault*  
Chairman of the Board  
*R.C. Wainstead*  
Clerk of the Board  
Approved: *R. Wainstead*  
County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 2/11/86 the Zoning Commission of the above county 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 2-13-1986 at 1:59 P.M., File No. 19145-5  
*R.C. Wainstead*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.