

SOUTH INDIAN RIVER ISLES

A SUBDIVISION IN GOVERNMENT LOTS 1 AND 2, SECTION 12, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner, in fee simple of the lands described in SOUTH INDIAN RIVER ISLES hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the streets, alleys, thoroughfares, parks, canals, and drainage easements shown herein to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set their hand and seal on January 7, 1988

T.A. Altman
T.A. ALTMAN P.O. BOX 911
Robert M. Altman MELBOURNE FLORIDA 32955
ROBERT M. ALTMAN

Signed and sealed in the presence of

Edith Lindinger
Robert M. Altman
STATE OF Florida COUNTY OF Brevard
THIS IS TO CERTIFY, That on January 7, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

T.A. ALTMAN and ROBERT M. ALTMAN

to be known to be the persons described in and who executed this foregoing dedication and as lawfully acknowledged the execution thereof to be their 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.

Edith Lindinger
NOTARY PUBLIC

My Commission Expires October 7, 1990

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on November 14, 1987 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 hereon as required by Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Dated Nov. 14, 1987

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.

Jane Schmitt
Chairman of the Board

ATTEST: *R.C. Winstead Jr. Esq. Anthony W. Muro*
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on January 19, 1988 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Jane Schmitt
Chairman of the Board.

ATTEST: *R.C. Winstead Jr. Esq. Anthony W. Muro*
Clerk of the Board.

Approved _____ County Engineer

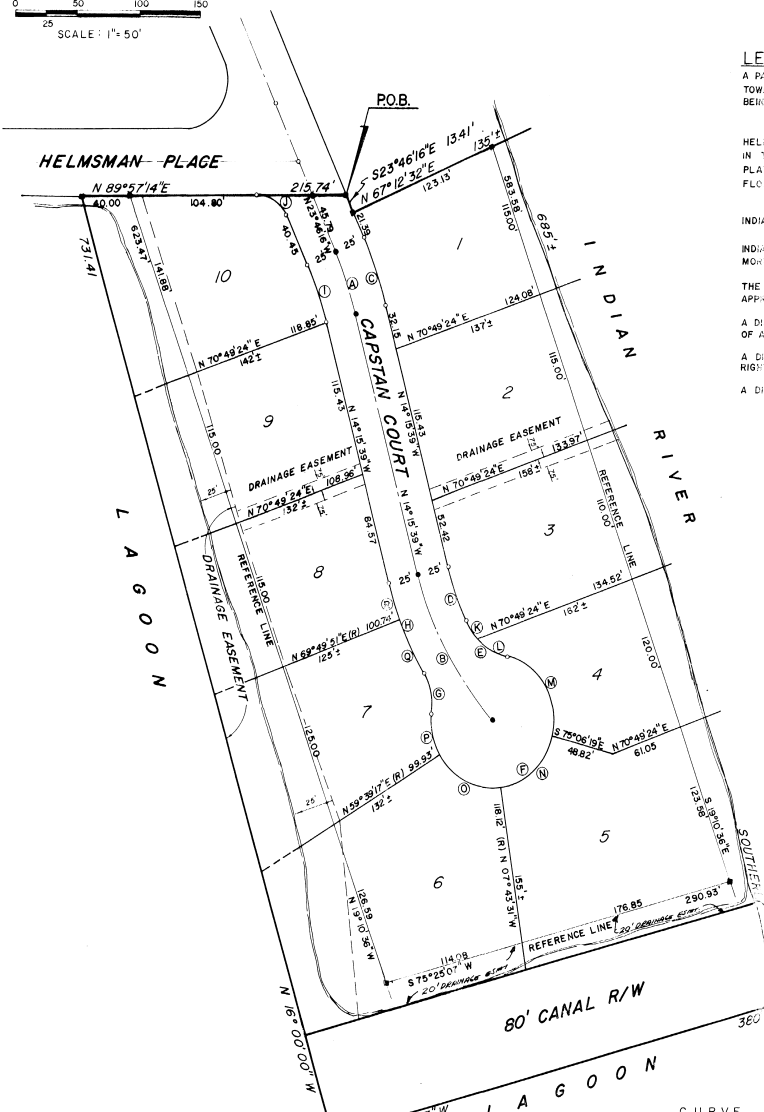
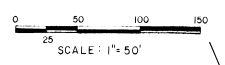
CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on January 19, 1988 the Zoning Commission of the above _____ 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 recording in Vol. 34, p. 41 on Jan 14, 1988 at 3:14 PM File No. 458714
R.C. Winstead Jr. Esq. Anthony W. Muro
Clerk of the Circuit Court in and for Brevard County, Fla.



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 1 AND 2 SECTION 12, TOWNSHIP 26 SOUTH RANGE 36 EAST BREVARD COUNTY FLORIDA AND BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF HELMSMAN PLACE AND THE EAST RIGHT OF WAY LINE OF CAPSTAN COURT IN THE PLAT OF INDIAN RIVER ISLES-SECOND ADDITION AS RECORDED IN PLAT BOOK 30, PAGE 17 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

THENCE RUN SOUTH 23° 46' 16" EAST ALONG THE BOUNDARY OF SAID INDIAN RIVER ISLES- SECOND ADDITION, A DISTANCE OF 13.41 FEET;

THENCE RUN NORTH 67° 12' 32" EAST ALONG THE BOUNDARY OF SAID INDIAN RIVER ISLES- SECOND ADDITION, A DISTANCE OF 135 FEET, MORE OR LESS TO THE WESTERN SHORELINE OF THE INDIAN RIVER;

THENCE RUN SOUTHERLY ALONG SAID WESTERLY SHORELINE OF THE INDIAN RIVER, A DISTANCE OF 685 FEET MORE OR LESS TO THE APPROXIMATE CENTER OF AN EXISTING LAGOON (150 FT ± WIDE);

HENCE RUN SOUTH 75° 25' 07" WEST ALONG SAID CENTER OF LAGOON A DISTANCE OF 380 FEET, MORE OR LESS TO THE APPROXIMATE CENTER OF AN EXISTING LAGOON (150 FT ± WIDE);

THENCE RUN NORTH 8° 00' 00" WEST ALONG SAID CENTER OF LAGOON A DISTANCE OF 731.41 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF HELMSMAN PLACE.

THENCE RUN NORTH 89° 57' 14" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 215.74 FEET TO THE POINT OF BEGINNING, CONTAINING 4.1 ACRES, MORE OR LESS OF LANDED PROPERTY.

NOTES

1. Bearings are assumed.
2. • Denotes P.C.P.
3. ■ Denotes P.R.M.
4. A 75' Drainage and utility easement is reserved along all front and side lot lines, except as otherwise shown.
5. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
6. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services.
7. A 25' DRAINAGE ESMT. IS RESERVED ALONG THE REAR LOT LINES OF LOTS 1 THRU 5.

FOR RESTRICTIONS SEE O.R.B. 2876 PAGE 1158

CURVE DATA

No	Loc	R	Δ	L	T	Ch.	No	Loc	R	Δ	L	T	Ch.
A	CL	300.00	9° 30' 37"	49.80	24.90	49.74	R/W	25.00	66° 46' 30"	28.92	16.32	27.13	
B	CL	256.43	28° 29' 48"	127.53	63.77	126.22	LOT 3	50.00	16° 35' 49"	14.48	7.29	14.43	
C	R/W	325.00	9° 30' 37"	53.95	27.04	53.81	LOT 4	50.00	34° 23' 45"	30.02	15.48	29.97	
D	R/W	231.43	10° 31' 22"	43.85	21.99	43.76	LOT 4	50.00	30° 00' 14"	26.14	13.00	26.07	
E	R/W	30.00	50° 59' 32"	44.50	23.85	43.05	LOT 5	50.00	69° 22' 48"	59.80	33.33	55.47	
F	R/W	50.00	261° 41' 36"	228.37	—	75.65	LOT 6	50.00	89° 22' 48"	59.80	33.33	55.47	
G	R/W	50.00	33° 18' 49"	30.82	15.32	30.33	LOT 7	50.00	38° 55' 46"	31.35	16.21	30.84	
H	R/W	281.43	15° 28' 08"	75.98	38.22	75.75	LOT 7	281.43	9° 30' 36"	46.71	23.41	46.66	
I	R/W	275.00	9° 30' 37"	46.65	23.88	46.59	LOT 8	281.43	57° 57' 36"	29.27	14.65	29.27	

RAYMOND M. HALL
504 SOUTH GARDENIA DRIVE
MELBOURNE, FLORIDA 32901

34-41