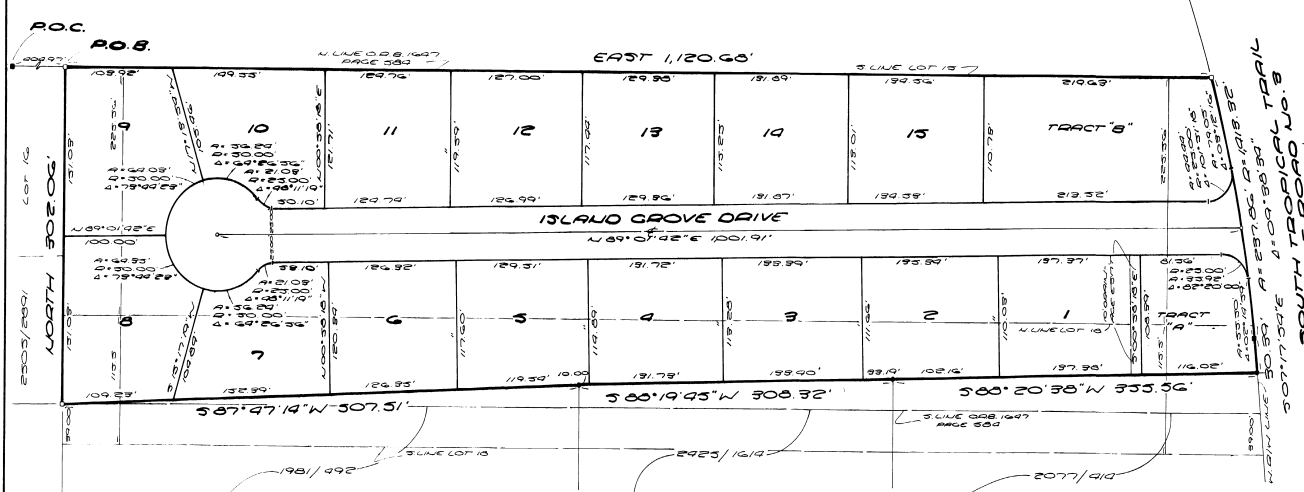


# ISLAND GROVE

SECTION 30, TOWNSHIP 25 S., RANGE 37 E.  
MERRITT ISLAND, BREVARD COUNTY, FLA.

**DESCRIPTION:** A PORTION OF LOTS 17 AND 18 GEORGIANA SETTLEMENT AS DECEASED IN PLAT BOOK 1, RANGE 37, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 16, GEORGIANA SETTLEMENT; THENCE EAST ALONG THE NORTH LINE OF LOT 16 A DISTANCE OF 408.97 FEET TO A CONCRETE MONUMENT SET BY A EARL GORDON, JR. A.S. No. 2866 STATE OF FLORIDA AT THE NORTHWEST CORNER OF LOT 17, GEORGIANA SETTLEMENT; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 1,120.68 FEET TO A FOUND IRON ROD AT THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL TRAIL (STATE ROAD No. 3); SAID IRON ROD BEING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,913.32 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE; THROUGH A CENTRAL ANGLE OF 03° 35' 39" A DISTANCE OF 237.84 FEET TO A FOUND 6" CONCRETE MONUMENT AT A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE 307'17" 30'E 90.39 FEET TO A FOUND IRON ROD; THENCE 3 00° 20' 35" W 535.56 FEET TO AN IRON ROD SET BY FREDLUND AND SARGENT LAND SURVEYORS, INC.; THENCE 3 82° 19' 45" N 508.32 FEET TO A FOUND IRON ROD; THENCE 3 57° 17' 12" W 307.31 FEET TO A CONCRETE MONUMENT SET BY A EARL GORDON, JR.; THENCE NORTH ALONG THE WEST LINE OF LOTS 17 & 18 A DISTANCE OF 502.06 FEET TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES MORE OR LESS.



**NOTES CONT:**  
7. "NOTICE" THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

- SURVEYOR'S NOTES:**
1. BEARINGS BASED ON O.R.B. 1647, P. 384.
  2. TRACT "A" & TRACT "B" ARE RESERVED BY THE DEVELOPER.
  3. 0 - DENOTES B.M. SET, 1 - DENOTES IRON ROD FOUND, 2 - DENOTES CONCRETE MONUMENT FOUND, 3 - DENOTES DEPARTED CONTROL POINT.
  4. ALL SIDES & AREA OF LOTS SHALL HAVE A 7.5 FOOT WIDE EASEMENT FOR FLORIDA POWER & LIGHT & OTHER UTILITIES & DRAINAGE, UNLESS OTHER WISE SHOWN.
  5. ALL FRONT LOT LINES SHALL HAVE A 10 FOOT WIDE EASEMENT FOR FLORIDA POWER & LIGHT & OTHER UTILITIES & DRAINAGE.
  6. TRACT "A" & "B" ARE SHOWN HEREON ARE INTENDED FOR THE INSTALLATION OF DETENTION BASINS. THESE AREAS SHALL HAVE A 7.5 FOOT WIDE EASEMENT FOR THE INSTALLATION OF DETENTION BASINS. THE ASSOCIATION THAT IS TO BE SET UP BY THE DEVELOPER TO OPERATE SAID DETENTION BASINS IS RESERVED TO BREVARD COUNTY AND THESE PARCELS.

PREPARED BY  
**A. EARL GORDON, JR.**  
671 2ND AVENUE, SUITE 212  
CORCORAN, FLORIDA 32922  
409-1071

JOINER O.R.B. 2881 PAGE 2629  
RESTRICTIONS O.R.B. 2337 PAGE 2630  
O.R.B. \_\_\_\_\_ PAGE \_\_\_\_\_

PLAT BOOK 34  
AND PAGE 46

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE SUBSCRIBER HAS BELIEVED BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN SAID PLAT AND 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, I HAVE CAUSED THESE AGREEMENTS TO BE DRAWN AND SIGNED AS BY THE OFFICERS NAMED BELOW AND ITS CORROBORATE DEED TO BE RECORDED HEREON ON NOV. 2, 1987

By James H. Coleman  
JAMES H. COLEMAN, PRESIDENT  
12010 W. HIGHLAND AVENUE, SUITE 200  
MERRITT ISLAND, FLORIDA 32953  
Signed and sealed in the presence of:  
Robert M. ...  
...

STATE OF FLORIDA, COUNTY OF BREVARD  
I, James H. Coleman, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
**JAMES H. COLEMAN, PRESIDENT**

to me known to be the person... described in and who executed the foregoing application and severally acknowledged the execution thereof to be HIS 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.

Thomas J. ...  
NOTARY PUBLIC

My Commission Expires AUGUST 18, 1988

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being a licensed and registered land surveyor, does hereby certify that on APRIL 22, 1987, he delineated 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 the most recent 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. David ... Registration No. 2000

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY that on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
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.  
Sue Schmitt  
Chairman of the Board  
ATTEST: R. E. Winstead Jr. Clerk of the Board

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

THIS IS TO CERTIFY that on December 15, 1987 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Sue Schmitt  
Chairman of the Board  
ATTEST: R. E. Winstead Jr. Clerk of the Board

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

THIS IS TO CERTIFY that on December 15, 1987 the Zoning Commission of the above County approved the foregoing plat.  
Sue Schmitt  
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 APRIL 22, 1987 at 11:34 AM File No. 40716  
R. E. Winstead Jr.  
Clerk of the Circuit Court  
in and for Brevard County, Fla.