

# IROQUOIS SOUTH

A Subdivision lying in Section 12, Township 25 South, Range 36 East, Brevard County, Florida; together with a partial replat of Lot 19, of the plat of "IROQUOIS VILLAGE", as recorded in Plat Book 30, Page 4.

**DESCRIPTION:** Begin at concrete monument (P.R.M.) marking the Southwest corner of Lot 20 of the plat of "Iroquois Village" Subdivision as recorded in Plat Book 30, Page 4 of the Public Records of Brevard County, Florida; thence N.89°56'03"E, along the South line of said plat, a distance of 109.20 feet to the West line of Lot 19 of said plat; thence N.00°03'57"W, along said West line, a distance of 137.71 feet to a point on the Southerly right-of-way line Iroquois Street, an existing 66.00 foot wide right-of-way line as dedicated by said plat, said point being on a 1860.58 foot radius curve concave to the North, and having a chord bearing of N.87°10'27"E; thence Easterly, along an arc of said curve and said Southerly right-of-way line, through a central angle of 222°49', an arc distance of 77.30 feet to a point which is 30.00 feet West, by right angle measurement, of the East line of said Lot 19; thence S.00°03'57"E, parallel with said East line, a distance of 141.43 feet to the aforesaid South line of the plat of "Iroquois Village"; thence N.89°56'03"E, along said South line, a distance of 1124.15 feet to the East line of the East 1/2 of the Northwest 1/4 of said Section 12; thence S.00°27'42"E, a distance of 330.00 feet to the North line of those lands described in O.R. Book 771, Page 258 of said Public Records; thence S.89°38'52"W, along said North line, a distance of 1319.71 feet to the West line of aforesaid East 1/2 of the Northwest 1/4 of Section 12; thence N.89°48'39"E, along said West line, a distance of 68.28 feet; thence N.89°48'39"E, a distance of 10.66 feet to an intersection with the Southerly extension of the West line of the aforesaid Lot 20 of the plat of "Iroquois Village"; thence N.00°48'13"W, along said Southerly extension, a distance of 268.31 feet to the Point-of-Beginning.

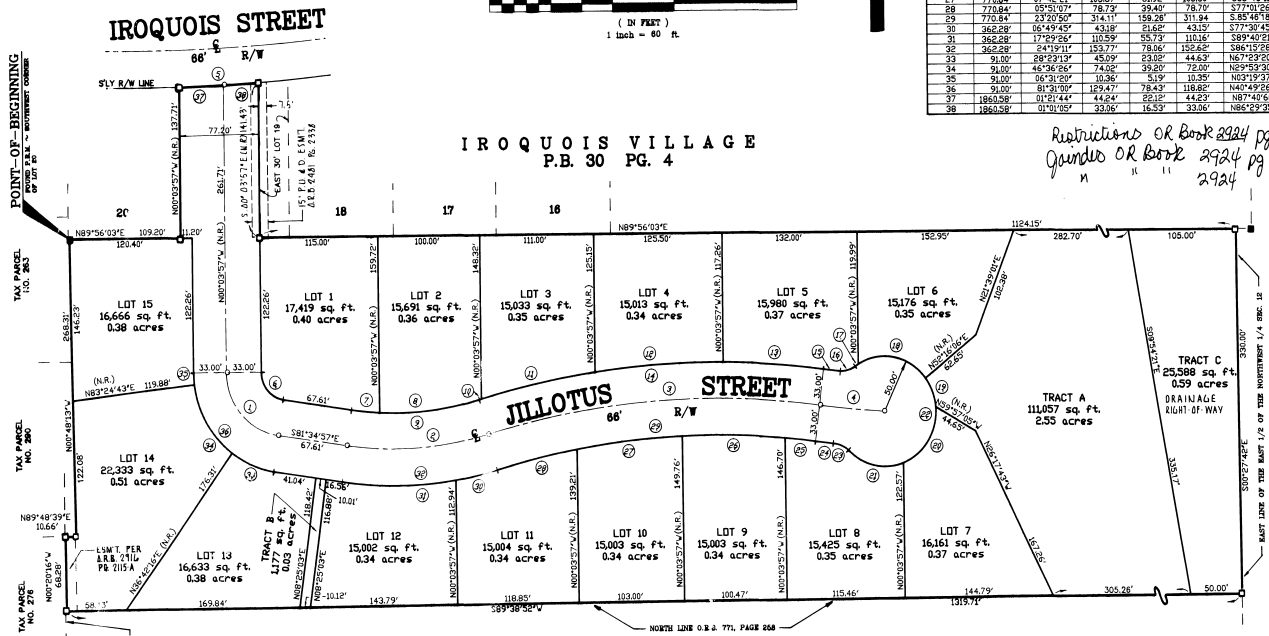
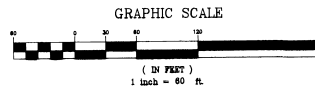
Containing 10.28 acres, more or less.

**NOTES:**

- Bearing structure shown hereon is based on the North line of the N.W. 1/4 of Section 12, Township 25 S., Range 36 E. being "N.89°56'37"E, an assumed bearing.
- An easement 7.50 feet wide is hereby reserved along all front, rear, and side lot lines for the installation and maintenance of public utilities unless otherwise shown.
- Tract "A" is intended as a common open and drainage retention area tract to be maintained by a Homeowners Association; the County's only responsibility is to maintain flow.
- Tract "B" is intended as a common open area and will be maintained by a Homeowners Association for access to Rotary Park.
- Tract "C" to be dedicated to Brevard County for preservation.
- denotes P.R.M. (Permanent Reference Monument) found.
- denotes P.R.M. (Permanent Reference Monument) set.
- denotes P.C.P. (Permanent Corner Point) set.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- Unless otherwise shown; there is hereby reserved along all lots, a 7.5 foot wide Florida Power & Light Company easement abutting street rights-of-ways.
- "(N.R.)" denotes non-radial line.
- When more than one lot is used as a building site, the easements noted hereon will revert to the perimeter of said building site.
- Public utility easements reserved hereon also include installation and maintenance of cable television services.
- For deed restrictions see O.R.B. \_\_\_\_\_ Page \_\_\_\_\_
- For mortgagees joinder in dedication see O.R.B. \_\_\_\_\_ Page \_\_\_\_\_

**NOTICE:** There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

CURVE	RADIUS	BETA	LENGTH	TANGENT	CHORD	CHD BEARING
1	58.00	81°31'00"	86.58	49.99	75.73	S40°49'56"E
2	322.84	24°19'11"	199.76	70.99	138.76	N86°15'29"E
3	803.84	2°02'30"	297.56	166.08	295.30	N88°46'18"E
4	898.82	04°03'44"	65.90	31.46	68.89	S84°23'38"E
5	1860.58	02°22'49"	77.30	38.65	77.29	N87°07'24"E
6	65.00	81°31'00"	25.87	13.59	25.64	S40°49'56"E
7	626.28	05°12'36"	56.97	13.49	26.96	S84°11'24"E
8	226.28	19°06'15"	98.79	49.86	98.29	N89°09'02"E
9	226.28	24°19'11"	125.76	63.84	124.88	N86°15'29"E
10	836.84	00°09'39"	236	117	235	N74°10'42"E
11	836.84	07°44'05"	113.48	56.83	113.98	N78°07'14"E
12	836.84	08°37'03"	125.87	63.05	125.75	N86°20'14"E
13	836.84	06°47'58"	99.31	49.71	99.20	S85°27'15"E
14	836.84	2°02'30"	241.00	175.20	338.62	N89°46'18"E
15	865.22	00°25'35"	13.22	6.61	13.22	S89°59'39"E
16	63.00	46°56'25"	37.86	21.33	37.86	N74°10'42"E
17	17.50	89°56'12"	3.44	1.72	3.43	N57°55'52"E
18	58.00	89°56'50"	73.20	44.95	66.84	S78°29'37"E
19	58.00	82°07'24"	28.03	14.40	27.67	S80°09'02"E
20	58.00	73°44'23"	64.35	37.80	60.00	S38°26'39"E
21	58.00	64°07'30"	56.69	31.83	59.70	N78°12'26"E
22	58.00	55°38'34"	289.71	61.84	77.36	S84°57'40"E
23	25.00	37°53'56"	16.34	8.58	16.24	N64°49'38"E
24	90.00	01°04'20"	17.42	8.71	17.40	N89°16'56"E
25	770.84	09°18'50"	31.19	15.57	31.13	N88°42'41"E
26	770.84	07°28'32"	106.36	50.36	100.50	N88°38'25"E
27	770.84	07°42'21"	105.67	51.97	100.60	S83°48'01"E
28	770.84	05°10'17"	78.75	39.40	78.70	S77°01'26"E
29	770.84	07°22'50"	314.11	51.26	311.84	S83°48'01"E
30	362.28	06°45'45"	43.18	21.66	43.19	S77°30'45"E
31	362.28	17°29'26"	110.59	55.79	110.16	S89°40'21"E
32	362.28	24°19'11"	155.77	78.06	155.62	S86°15'29"E
33	91.00	28°13'19"	45.09	23.02	44.43	N67°23'20"E
34	91.00	46°36'56"	74.02	39.20	72.00	N69°39'30"E
35	91.00	65°11'20"	101.36	51.9	101.38	N69°19'37"E
36	91.00	81°31'00"	119.47	78.43	118.82	N40°49'56"E
37	1860.58	01°01'44"	44.24	22.12	44.23	N87°07'24"E
38	1860.58	01°31'09"	93.96	46.23	93.96	N86°20'14"E



Restrictions OR Book 8224 pg 1449  
 Granted OR Book 2924 pg 1462  
 " " " 2924 1483

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS That the Corporation named below, being the owner in fee simple of the lands described in "IROQUOIS SOUTH"

hereby dedicates said lands and plat for the use and purposes therein expressed and dedicates all roads, 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, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on JUNE 12, 1988.

By *[Signature]* President  
 Attest: *[Signature]* Secretary  
 Signed and sealed in the presence of *[Signatures]*  
 Hidden Mallory of Brevard Inc.

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on JUNE 12, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared PETER BARNES and BRIAN J. BUSSEAU respectively President and SECRETARY 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 and such officers therunto duly warranted that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereon set my hand and seal on the above date.  
*[Signature]*  
 NOTARY PUBLIC MS. PATRICIA ALIJE GOLDEN  
 My Commission Expires: FEBRUARY 01, 1992

**CERTIFICATE OF SURVEYOR**  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 11, 1988, he has 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated JUNE 20, 1988.  
*[Signature]* Registration No. 3509

**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.  
*[Signature]*  
 ATTEST: *[Signature]* Clerk of the Board of County Commissioners

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

THIS IS TO CERTIFY, That on JUNE 12, 1988 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
*[Signature]*  
 ATTEST: *[Signature]* Clerk of the Board of County Commissioners  
 \_\_\_\_\_ County Engineer

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

THIS IS TO CERTIFY, That on JUNE 11, 1988 the Zoning Commission of the County of Brevard, Florida, 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 JUNE 15, 1988.  
*[Signature]*  
 R. E. Winstead Jr. Clerk of the Circuit Court  
 Clerk of the Circuit Court by *[Signature]* in and for Brevard County, Fla.

**BUSSEY ENGINEERING GROUP INC.**  
 100 FARNELL STREET  
 MERRITT ISLAND, FLORIDA 32953

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