

# MAJORCA SOUTH, PHASE ONE

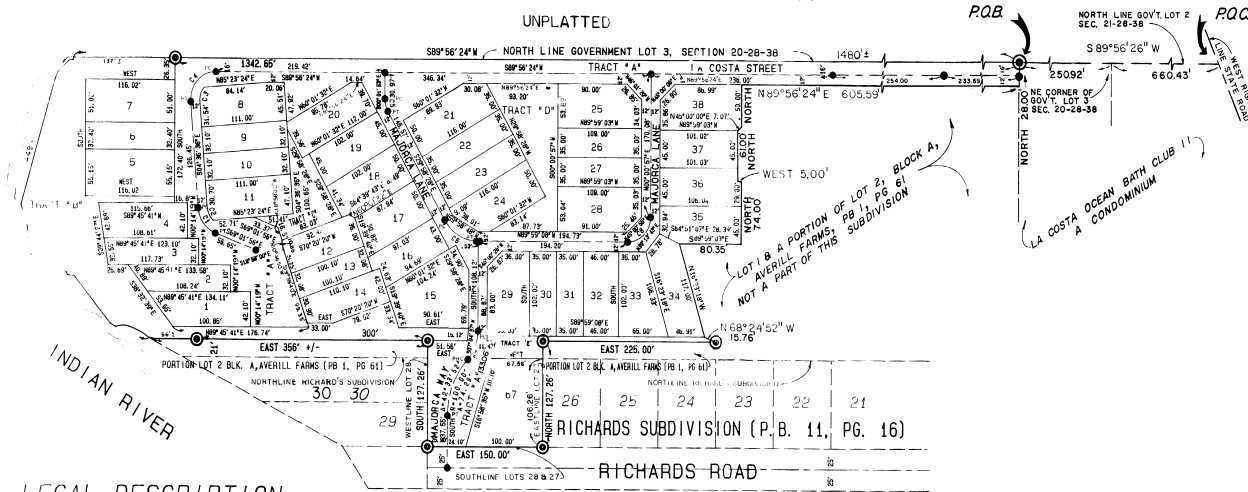
A SUBDIVISION OF A PORTION OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 38 EAST

BREVARD COUNTY, FLORIDA

BEING A REPLAT OF ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK A, AVERILL FARMS SUBDIVISION

AND BEING A REPLAT OF LOTS 27 AND 28 RICHARDS SUBDIVISION

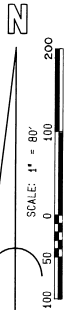
UNPLATTED



**LEGAL DESCRIPTION**

A parcel of land lying in Government Lot 3 of Section 20, Township 28 South, Range 38 East, Brevard County, Florida, said parcel of land being all of Lot 1, Block A and a portion of Lot 2, Block A and vacated road rights-of-ways of AVERILL FARMS SUBDIVISION, as recorded in Plat Book 11, Page 65, of the Brevard County Public Records; together with Lots 27 and 28 RICHARDS SUBDIVISION, as recorded in Plat Book 11, Page 16, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the intersection of the Western Right of Way line of State Road A-1A (a 100 foot right of way) with the North line of Government Lot 2 of Section 21, Township 28 South, Range 38 East; thence run S 89° 56' 24" W along the North line of said Government Lot 2 for a distance of 600.43 feet to the NE corner of said Government Lot 3 of Section 20; thence continue S 89° 56' 24" W along the North line of said Government Lot 3 for a distance of 250.92 feet to the POINT OF BEGINNING of the herein described parcel; thence continue S 89° 56' 24" W along said North line of Government Lot 3 of Section 20 for a distance of 1480 feet more or less, to and into the waters of the Indian River; thence run Southerly, easterly, the waters edge of the Indian River for a distance of 449 feet, more or less, to an intersection with a line parallel with and lying at a distance of 21.00 feet North of the North line of aforesaid RICHARDS SUBDIVISION; thence run East along said line lying 21.00 feet North of and parallel with the North line of RICHARDS SUBDIVISION for a distance of 356 feet, more or less, to an intersection with the northerly prongulation of the West line of Lot 28 of said RICHARDS SUBDIVISION; thence run South along said Northerly prongulation and along the said West line of Lot 28 for a distance of 157.26 feet to the Southwest corner of said Lot 28; thence run East along the South line of Lots 28 and 27 of said RICHARDS SUBDIVISION for a distance of 150.00 feet to the Southeast corner of said Lot 27; thence run North along the East line of said Lot 27 and its Northerly prongulation for a distance of 127.96 feet to an intersection with aforesaid line parallel with and lying 21.00 feet North of the North line of RICHARDS SUBDIVISION; thence run East along said line for a distance of 225.00 feet; thence run N 89° 24' 52" W for a distance of 15.76 feet; thence run N 16° 23' 18" W for a distance of 117.00 feet; thence run S 89° 56' 24" W for a distance of 80.50 feet; thence run North for a distance of 74.00 feet; thence run West for a distance of 5.00 feet; thence run North for a distance of 81.00 feet; thence run N 45° 00' 00" E for a distance of 1.37 feet; thence run North for a distance of 50.00 feet to a point on a line 28.00 feet South of and parallel with aforesaid North line of Government Lot 3 of Section 20; thence run N 89° 56' 24" E along said line parallel with the North line of Government Lot 3 of Section 20 for a distance of 605.59 feet; thence run North for a distance of 28.00 feet to the POINT OF BEGINNING; TOGETHER WITH ANY AND ALL RIPARIAN AND LITTORAL RIGHTS APPERTAINING THERETO AND TOGETHER WITH AND SUBJECT TO A 24.00 FOOT WIDE INGRESS-EGRESS EASEMENT AS SET FORTH IN Official Records Book 3386, Pages 2769 through 2776 of the Public Records of Brevard County, Florida, CONTAINING 7.54 acres, more or less.



**CURVE TABLE**

Curve ID	Radius	Delta	Length	Tangent	Chord
1	23.00'	47° 59' 18"	18.50'	8.84'	17.79'
2	23.00'	47° 59' 18"	18.50'	8.84'	17.79'
3	33.00'	34° 37' 51"	34.51'	16.78'	48.56'
4	33.00'	34° 37' 51"	34.51'	16.78'	48.56'
5	100.00'	60° 00' 00"	104.72'	60.00'	180.00'
6	30.00'	89° 59' 56"	47.14'	24.88'	83.01'

## SURVEYOR'S NOTES

- A 7.5 foot easement exists along all front and side lot lines for the installation and maintenance of public utilities, drainage and cable TV, unless otherwise specified. The easements herein described do not apply where they would result in conflicts with buildings. The lot line easements may also be used by lot owners for access to the rear of the units.
- A 20.0 foot easement exists along the rear of all lots, except lots 1 through 7 for the assistance and installation of drainage facilities.
- Tracts B, C, D, and E are common areas reserved for all owners and lot owners of this subdivision and any future phases of MAJORCA SOUTH to be used for recreation and drainage purposes to include but not be limited to club house and pool, service buildings, storm water management, and retention.
- The bearings shown are based on the bearings appearing on the plat of RICHARDS SUBDIVISION.
- An easement is granted to Brevard County and other public agencies for the installation and maintenance of public utilities, drainage purposes, and emergency ingress and egress over and across the tract "A" and all drainage right of ways.

**J. L. PEREZ ENGINEERS AND LAND SURVEYORS**  
 134 FIFTH AVENUE, SUITE 103  
 INDIALANTIC, FLORIDA 32909  
 TELEPHONE (1-977) 951-0584

- PLAT NOTES**
- For judgments in dedication refer to Official Records Book 2944, Page 2906 - 2925 of the Public Records of Brevard County, Florida.
  - For covenants and restrictions refer to Official Records Book 2746, Page 1046 - 1057 of the Public Records of Brevard County, Florida.
  - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

## LEGEND

- INDICATES P. C. P.
- ⊙ INDICATES P. R. M.

PLAT BOOK 35  
 AND PAGE 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in MAJORCA SOUTH, 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 areas be privately owned and maintained, and Brevard County have no right or interest therein.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this 16th day of July, 1988.

*Michael T. Dinnegan*  
 Michael T. Dinnegan  
 County Engineer

*William B. Ryan*  
 William B. Ryan  
 County Commissioner

*Neil Forbes*  
 Neil Forbes  
 County Commissioner

*Paul D. O'Neil*  
 Paul D. O'Neil  
 County Commissioner

*Don F. Riordan*  
 Don F. Riordan  
 County Commissioner

*Michael T. Dinnegan*  
 Michael T. Dinnegan  
 County Engineer

STATE OF FLORIDA, COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on July 16, 1988, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Andrew G. Pavlakis, Ellen Pavlakis, Willis B. Ryan, Neil Forbes, Dorothy Forbes, Paul Day, M. Eileen Day, and Don F. Riordan, Jr.

to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be valid. Free act and deed for the uses and purposes therein expressed.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

*Betty K. Shroy*  
 Betty K. Shroy  
 NOTARY PUBLIC  
 My Commission Expires April 18, 1989

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 11, 1988, he completed the survey of the lands as shown in the foregoing plat; that said plan is a correct representation of the lands therein described 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 July 11, 1988.

*Michael T. Dinnegan*  
 Michael T. Dinnegan  
 Registration No. 3245

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on July 16, 1988, the undersigned approved the foregoing plat.

SEAL

ATTEST: *Michael T. Dinnegan*  
 Michael T. Dinnegan  
 CITY CLERK.

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all lands dedicated for public use on this plat.

*William B. Ryan*  
 William B. Ryan  
 Chairman of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 16, 1988, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

*William B. Ryan*  
 William B. Ryan  
 Chairman of the Board

Attest:  
*R. C. Winstanley*  
 R. C. Winstanley  
 Clerk of the Board

*R. C. Winstanley*  
 R. C. Winstanley  
 County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on July 16, 1988, the Zoning Commission of Brevard County, Florida, approved the foregoing plat.

*William B. Ryan*  
 William B. Ryan  
 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 July 16, 1988 at 2:28 P.M. in the Clerk's Office.

*R. C. Winstanley*  
 R. C. Winstanley  
 Clerk of the Circuit Court  
 in and for Brevard County, Fla.

### ACKNOWLEDGMENT OF MICHAEL T. DINNEGAN AND REGINA H. DINNEGAN

Signed and sealed in the presence of *William B. Ryan* and *Neil Forbes*.

*Michael T. Dinnegan*  
 Michael T. Dinnegan  
 County Engineer

STATE OF NEW YORK, COUNTY OF ROCKLAND  
 THIS IS TO CERTIFY, That on July 16, 1988, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Michael T. Dinnegan and Regina H. Dinnegan, to me known to be the persons described in and who executed the foregoing dedication and severally 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.

*Robert F. Lewis*  
 Robert F. Lewis  
 NOTARY PUBLIC  
 My Commission Expires May 31, 1989