

DRAWING NUMBER
36-177

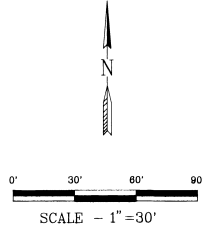
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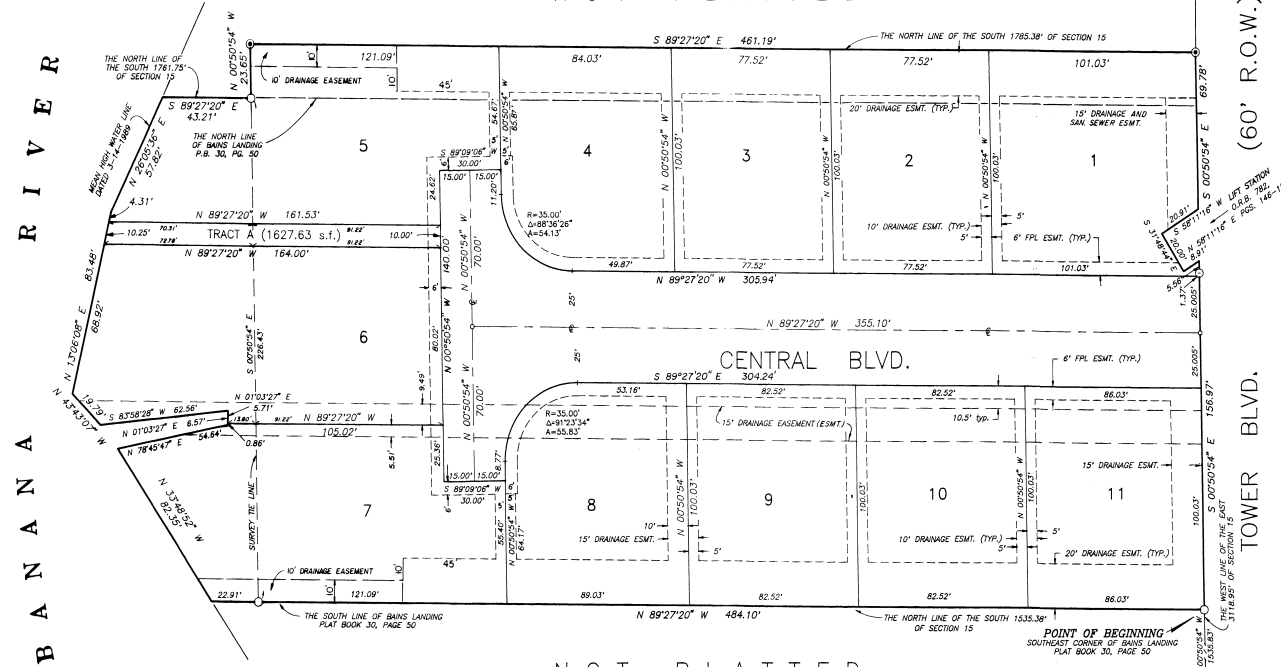
ANGEL'S ISLE

A REPLAT OF BAINS LANDING SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 50 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A PORTION OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 37 EAST CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:



Commence at the Southeast corner of said Section 15 and run N 89°27'20" W, along the South line of said Section 15 a distance of 3118.95 feet; thence run N 00°50'54" W, along the West line of the East 3118.95 feet of said section 15, a distance of 1535.83 feet, to a point on the North line of the South 1535.38 feet of said Section 15, said point being the Southeast corner of said plat of BAINS LANDING a distance of 484.10 feet, to the mean high water line of the Banana River; thence run the following seven courses along said mean high water line: (1) N 33°48'52" W, a distance of 82.35 feet; (2) N 78°45'47" E, a distance of 54.64 feet; (3) N 01°03'27" E, a distance of 6.57 feet; (4) S 83°58'28" W, a distance of 62.56 feet; (5) N 43°43'07" W, a distance of 19.79 feet; (6) N 13°06'08" E, a distance of 83.48 feet; (7) N 20°05'38" E, a distance of 57.82 feet, to the North line of the South 1761.75 feet of said Section 15 and the North line of said plat of BAINS LANDING; thence run S 89°27'20" E, along said North line, a distance of 43.21 feet; thence run N 00°50'54" W, a distance of 23.65 feet, to the North line of the South 1765.38 feet of said Section 15; thence run S 89°27'20" E, along said North line, a distance of 461.19 feet to the West line of the East 3118.95 feet of said Section 15; thence run S 00°50'54" E, along said West line, a distance of 8.91 feet, to said West line of the East 3118.95 feet of said Section 15; thence run S 00°50'54" E, along said West line a distance of 156.97 feet, to the POINT OF BEGINNING, containing 2.96 acres, more or less.

NOT PLATTED



NOT PLATTED

- SURVEYOR'S NOTES:**
- The bearings shown hereon are based on the South line of Bains Landing Subdivision according to the plat thereof as recorded in Plat Book 30 of Page 50 of the Public Records of Brevard County, Florida as being N 89°27'20" W.
 - A 6.00 Foot wide Florida Power and Light Company Easement is reserved along street right-of-ways.
 - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records Of Brevard County, Florida.
 - ANGEL'S ISLE is subject to covenants and deed restrictions recorded in Official Records Book 30047, Page 202 of the Public Records of Brevard County, Florida.
 - For mortgages/joiner in dedication see Official Records Book 30047, Page 202 of the Public Records of Brevard County, Florida.
 - Tract A is reserved for the owners in this subdivision for use as river access.
 - Utility easements shall provide for the construction, installation and maintenance for cable television.

- LEGEND:**
- ⊙ - P.R.M. - Permanent Reference Monument 4" x 4" Concrete Monument with disk stamped "PRM PLS #4262".
 - - P.C.P. - Permanent Control Points to be set per F.S. 177.091-8.
 - - P.R.M. found - Permanent Reference Monument 4" x 4" Concrete Monument with brass plate stamped "PRM PLS #2899".

ALLEN Engineering, Inc.
 ENGINEERS - SURVEYORS
 106 DIXIE LANE (P.O. BOX 321321)
 COCOA BEACH, FLORIDA 32920-1321
 407/788-7448

PLAT BOOK 30 PAGE 177
 SHEET 1 OF 1
 SECTION 15 TWP. 24 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **ANGEL'S ISLE** hereby dedicates said lands and plat 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, and IN WITNESS WHEREOF, has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto on February 24, 1990.

By Emidio M. Mariani President
 Attest William J. ... Secretary

Signed and sealed in the presence of Joe M. ...
 ANGEL'S ISLE, INC.
 179 Oak Avenue
 Cocoa Beach, Florida 32931

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on February 24, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Emidio M. Mariani and William J. ... respectively, who are known to me 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 therunto duly authorized; that the aforesaid deed of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

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

Joe M. ...
 NOTARY PUBLIC
 My Commission Expires 04/01/91

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That Allen Engineering, Inc. a licensed and registered land surveyor, has surveyed the plat on February 24, 1990 and that the plat is a correct representation of the lands thereon as shown thereon; 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.

Robert Salomon Registration No. 1182

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on February 6, 1990 the Cape Canaveral City Council approved the foregoing plat.

Joe S. Salamone Mayor
 Attest Paul J. Lean 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 the plat.

Attest: Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on February 24, 1990 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: Chairman of the Board
Clerk of the Board
Approved County Engineer

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY, That on January 24, 1990 the Zoning Commission of the above approved the foregoing plat.

R. M. Russell
 Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on March 1, 1990 at 8:55 A.M.

P. C. ...
 Clerk of the Circuit Court
 In and for Brevard County, Fla.

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