Af 53099

ADAMS SUBDIVISION

The North 412.5 feet of the South 907.5 feet of the East one-half of the Southeast one-quarter of the Northeast one-quarter, Except therefrom Road right of way per plat in Plat Book 1, Page 164, the East one-half is also known as Lot 17, Florida Indian River Land Company Subdivision of Section 35, Township 28 South, Range 37 East, according to the Plat thereof, as recorded in Plat Book 1, Page 164, of the Public Records of Brevard County, Florida.

GENERAL NOTES:

1.) "NOTICE" THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

2.) THE FOLLOWING EASEMENTS ARE HEREBY RESERVED:
   a. 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS
   b. 6 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES

3.) ALL UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

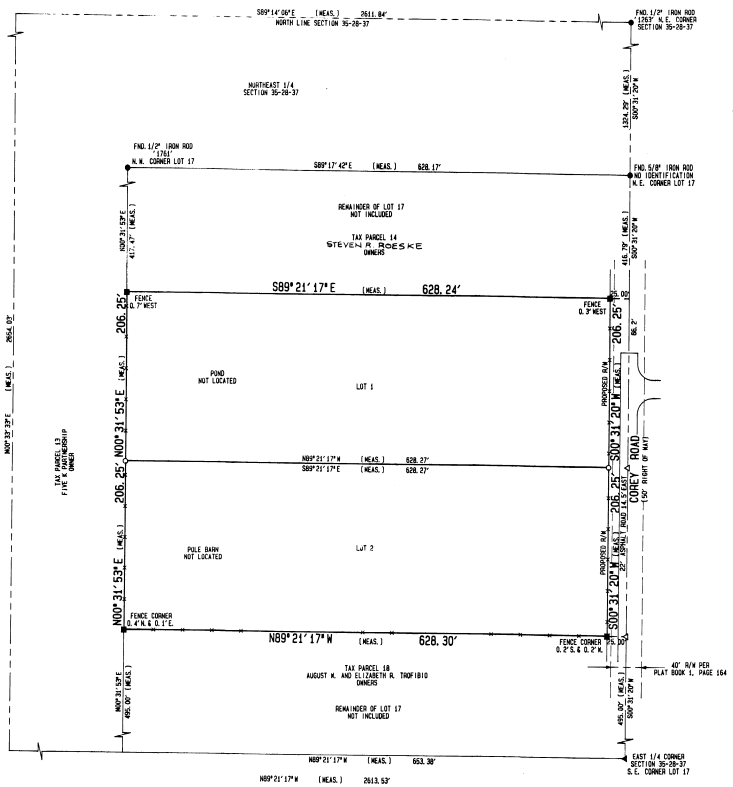
4.) THE BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 37 EAST BEING S 00°31'20" W.

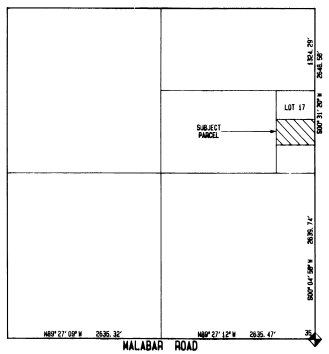
5.) COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

6.) FOR JOINERS IN DEDICATION SEE OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

7.) ■ - INDICATES PERMANENT REFERENCE MONUMENTS SET MARKED '6426'
   Δ - INDICATES PERMANENT CONTROL POINTS SET
   ○ - INDICATES 1/2" IRON ROD SET MARKED '6426'

8.) PROPERTY OWNER: DIANE A. ADAMS, KENNETH G. ADAMS
   ADDRESS: AND SHERRIE L. GOHN





VICINITY MAP
NOT TO SCALE

THIS INSTRUMENT PREPARED BY:
KEVIN A. SMITH LAND SURVEYING, INC.
1400 PALM BAY ROAD N.E.
PALM BAY, FLORIDA, 32905
(407) 724-2940
KEVIN A. SMITH, P.L.S. 4457

DATE OF PREPARATION: 8/30/94

GRAPHIC SCALE
1" = 80'
0 40 80 160 240 320

PLAT BOOK 42 PAGE 1
SHEET 1 OF 1
SECTION 35 TWP. 28 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in 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.

IN WITNESS WHEREOF, the undersigned hereunto set ~~THEIR~~ hand s and seal s on Nov. 8, 1995

Diane A. Adams — Kenneth G. Adams

Signed and sealed in the presence of:
Vivian Murray
Susan Rubican

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on November 8, 1995, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
DIANE A. ADAMS
KENNETH G. ADAMS
SHERRIE L. GOHN
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.

SEAL

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

Dolly K. Chandler
NOTARY PUBLIC
My Commission Expires 6-13-99

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 9-12-95 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 platted; 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 9-12-95

Kenneth E. Smith Registration No. 2157

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 20, 1995 the Town Council of Malabar approved the foregoing plat.

SEAL

Jerry B. Dawson MAYOR.
ATTEST: Susan B. Kilgore 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.

Chairman of the Board
ATTEST:
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

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

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on November 14, 1995 the Zoning Commission of the above approved the foregoing plat.

Walter J. Poulis
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 November 27, 1995 at 10:31 a.m. File No. 95-201763

Sandy Crawford D.C.
Clerk of the Circuit Court
in and for Brevard County, Fla.