

DRAWING NUMBER  
**44-13**

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# ISLAND SOUTH

A PORTION OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST  
BREVARD COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING OF THE Southeast corner of SOUTH TROPICAL COVE, according to the plat thereof as recorded in Plat Book 36, Pages 51 and 52 of the Public Records of Brevard County, Florida; thence S15°23'17"E, along on the West right-of-way line of South Courtenay Parkway (State Road No. 33), a distance of 549.18 feet, to a point on the South line of lands described in Deed Book 97, Page 15 of the Public Records of Brevard County, Florida; thence N89°31'49"W, along said South line, a distance of 1,069.75 feet; thence N00°16'41"E, a distance of 526.00 feet, to a point on the South line of said SOUTH TROPICAL COVE; thence S89°31'49"E, along said South line, a distance of 920.48 feet, to the POINT OF BEGINNING; Containing 12.06 acres, more or less.

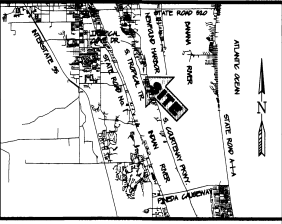
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	180.00'	50.60'	50.43'	N82°24'59"E	16°06'23"
C2	25.00'	39.21'	35.31'	N29°28'08"E	89°51'25"
C3	25.00'	31.30'	29.29'	N89°49'23"W	71°43'50"
C4	25.00'	5.30'	5.08'	N82°24'59"E	16°06'23"
C5	45.00'	70.54'	63.53'	S44°37'34"E	89°48'30"
C6	45.00'	70.54'	63.53'	N44°37'34"W	89°48'30"

LINE	DIRECTION	DISTANCE
L1	N74°21'48"E	14.99'
L2	S74°21'48"W	15.01'
L3	S74°21'48"W	3.51'
L4	N74°21'48"E	35.69'
L5	S74°21'48"W	38.72'

## SOUTH TROPICAL COVE

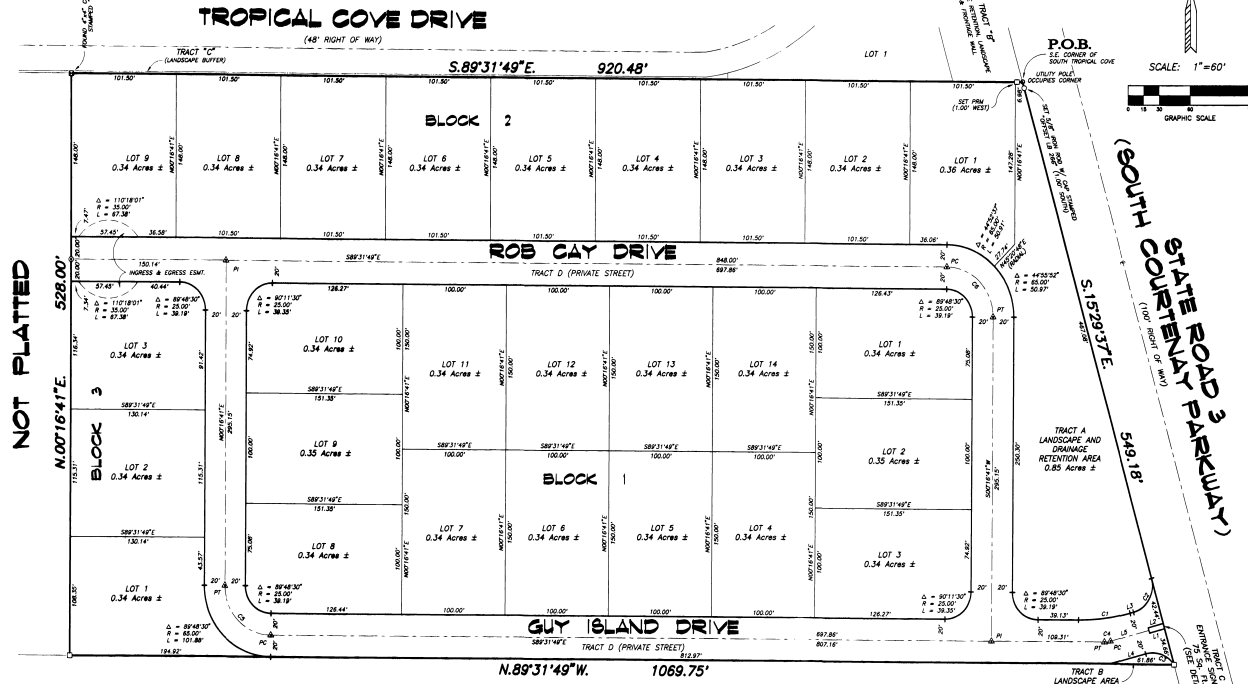
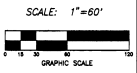
PLAT BOOK 36, PAGES 51 & 52

ABBREVIATION	DEFINITION
ESMT	EASEMENT
LSB	LAND SURVEYING BUSINESS PARKER PALLOU (BRAND NAME)
C.K.	POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
CL	CENTERLINE



LOCATION MAP  
NOT TO SCALE

TROPICAL COVE DR



NOT PLATTED  
N.00°16'41"E  
526.00'

NOT PLATTED  
N.89°31'49"W  
1069.75'

### SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S89°31'49"E ALONG THE NORTH LINE OF LAND DESCRIBED IN DEED BOOK 97, PAGE 13 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACTS A, B, C & D ARE HEREBY DEDICATED TO AND WILL BE OWNED AND MAINTAINED BY THE ISLAND SOUTH HOMEOWNERS ASSOCIATION FOR THE USAGE AND PURPOSES NOTED.
- AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWERLINES, UTILITIES AND DRAINAGE IMPROVEMENTS 11.00 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL LOT AND TRACT LINES ADJACENT TO ROAD RIGHT OF WAYS.
- AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR DRAINAGE PURPOSES 7.50 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL SIDE AND REAR LOT LINES.
- FOR THE PURPOSES OF THIS PLAT, THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO: FLORIDA POWER AND LIGHT COMPANY; BREVARD COUNTY UTILITIES DEPARTMENT; SOUTHERN BELL; CITY GAS COMPANY; CITY OF COCOA UTILITIES DEPARTMENT; AND CABLE TELEVISION SERVICES.

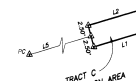
### PLAT NOTES:

- FOR ISLAND SOUTH HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 1111, PAGE 2260 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR WORKER IN CONNECTION, SEE OFFICIAL RECORDS BOOK 1111, PAGE 2260 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### LEGEND:

- = SET 4"x4" CONCRETE MONUMENT W/ DISK STAMPED "PRM PLS 4262"
- = SET P.K. NAIL & DISK STAMPED "PCP PLS 4262"
- ⊙ = SET 5/8" IRON ROD W/ CAP STAMPED "PCP PLS 4262"

TRACT C - DETAIL  
NOT TO SCALE



PREPARED BY:

**ALLEN**  
Engineering, Inc.

SURVEYORS - ENGINEERS  
106 DIXIE LANE (P.O. BOX 32121)  
COCOA BEACH, FLORIDA 32932-1321  
TELEPHONE: (407)780-7443 FAX: (407)780-5902

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK 44, PAGE 13  
SHEET 1 OF 1  
SECTION 24, TWP. 25 S., RANGE 36 E.

### DEDICATION

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

### ISLAND SOUTH

herby dedicates to Brevard County for the perpetual use of the public, an easement over and across the roads and streets shown on this plat for ingress and egress of emergency vehicles and hereby dedicates to public & private utility companies for their perpetual use, an easement over and across said roads, streets and easements for the maintenance of utilities as described in the surveyor's notes, no other easements are dedicated or granted to the public; it being the intention of the undersigned that all streets, roads and other easements and common areas be privately owned and maintained and that the public and Brevard County have no right and interest therein.

IN WITNESS WHEREOF, has caused these present to be signed and attested to by the officers named below and by corporate seal to be affixed hereto on 25th day of December, 1998.  
By: Robert M. Salmon  
Attest: R.M. Salmon  
Signed and sealed in the presence of:  
American Dream Homes of Brevard, Inc.  
as Managing General Partner by \_\_\_\_\_  
R.M. Contallo, Vice President  
937 N. Harbor City Blvd.  
Melbourne, Florida 32935

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 25th day of December, 1998, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Robert M. Salmon and \_\_\_\_\_ and \_\_\_\_\_ respectively \_\_\_\_\_ president and \_\_\_\_\_ 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 as such officers thereto duly authorized; that the official seal 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 the above date.  
\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_  
SEAL  
Gwendolyn J. Heller  
10000 BAYVIEW COUNTRY DR  
SEASIDE BEACH, FLORIDA 32082  
1000339707@FLORIDA.NC

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify, that on December 5, 1998 I 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 Chapter 177, Florida Statutes, and that said lands are in County of Brevard, Florida. Dated September 10, 1997.  
Registration No. 4262  
ROBERT M. SALMON

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

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all utility easements and other easements and areas dedicated for public use on this plat.  
\_\_\_\_\_  
Chairman of the Board  
ATTEST: Robert M. Salmon Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 9-10-97 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
\_\_\_\_\_  
Chairman of the Board  
ATTEST: Robert M. Salmon Clerk of the Board

### 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 0-30-98 at 11:11 AM.  
File No. 98125571  
Clerk of the Circuit Court  
in and for Brevard County, Fla.  
Robert M. Salmon