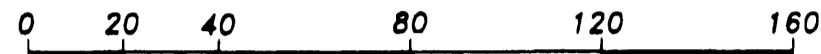


WAKEFIELD

A SUBDIVISION OF A PORTION OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST THE CITY OF INDIAN HARBOUR BEACH BREVARD COUNTY, FLORIDA

SCALE 1" = 40' APRIL 2002

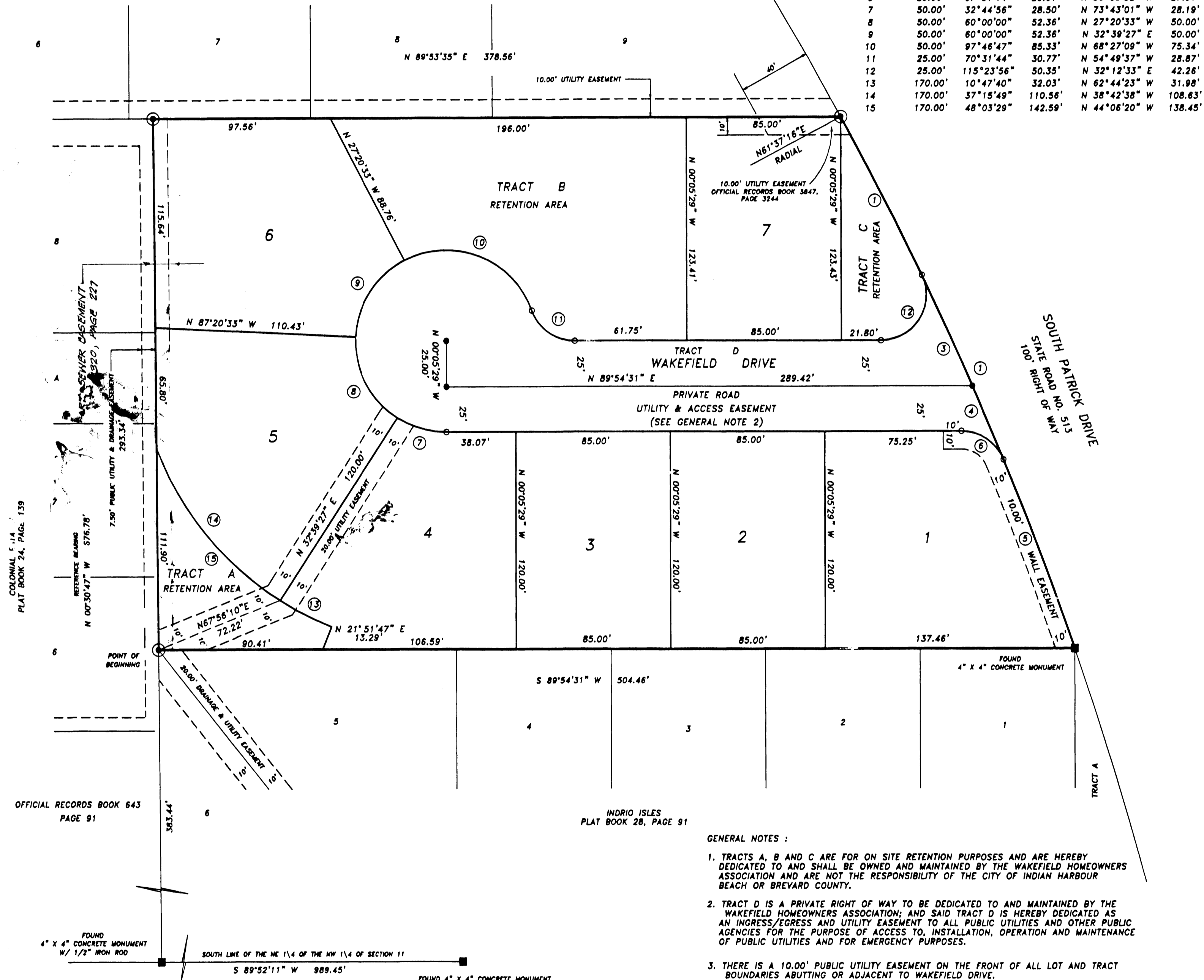
SHEET 1 OF 1



GRAPHIC SCALE IN FEET 1" = 40'

INWOOD ISLES SUBDIVISION PLAT BOOK 19, PAGE 78

SCALE 1" = 40'



DESCRIPTION A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA BEING THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1259 AT PAGE 187 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 11; THENCE S 89 DEGREES 52'11" W, ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NW 1/4, 989.45 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF COLONIAL ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 139 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 00 DEGREES 30'47" W, ALONG THE EAST LINE OF SAID PLAT, 383.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEGREES 30'47" W, ALONG SAID EAST LINE, 293.34 FEET TO A POINT ON SOUTH LINE OF INWOOD ISLES SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19 AT PAGE 78 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 89 DEGREES 53'35" E, ALONG SAID SOUTH LINE, 378.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH PATRICK DRIVE, STATE ROAD NO. 513, A 100 FOOT RIGHT OF WAY, BEING A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1950.00 FEET, SAID POINT BEARS N 61 DEGREES 37'16" E FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 25'04", 320.52 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT AT THE NORTHEAST CORNER OF INDRIO ISLES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGE 91 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 89 DEGREES 54'31" W, ALONG THE NORTH LINE OF SAID PLAT, 504.46 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0060 ACRES MORE OR LESS.

Table with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Lists curve data for 15 curves.

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

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

DEITHORN & ASSOCIATES, INC. 476 HIGHWAY A-1-A SUITE 4B SATELLITE BEACH, FL 32637 (321) 779-8881 FAX (321) 779-8873 LB 6445

- SURVEYORS' NOTES: 1. BEARINGS ARE ASSUMED BASED ON THE EAST LINE OF COLONIAL ESTATES... 2. PROPERTY LIES IN FLOOD ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 12009C0483 E, COMMUNITY NUMBER 125092, DATED NOVEMBER 19, 1997. 3. ● DENOTES SET MAG NAIL & DISK STAMPED "PCP PLS 2412". 4. ⊙ DENOTES SET 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM PLS 2412". 5. ALL SIDE LOT LINES IN CURVILINEAR LOTS ARE RADIAL.

- GENERAL NOTES: 1. TRACTS A, B AND C ARE FOR ON SITE RETENTION PURPOSES AND ARE HEREBY DEDICATED TO AND SHALL BE OWNED AND MAINTAINED BY THE WAKEFIELD HOMEOWNERS ASSOCIATION AND ARE NOT THE RESPONSIBILITY OF THE CITY OF INDIAN HARBOUR BEACH OR BREVARD COUNTY. 2. TRACT D IS A PRIVATE RIGHT OF WAY TO BE DEDICATED TO AND MAINTAINED BY THE WAKEFIELD HOMEOWNERS ASSOCIATION; AND SAID TRACT D IS HEREBY DEDICATED AS AN INGRESS/EGRESS AND UTILITY EASEMENT TO ALL PUBLIC UTILITIES AND OTHER AGENCIES FOR THE PURPOSE OF ACCESS TO, INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR EMERGENCY PURPOSES. 3. THERE IS A 10.00' PUBLIC UTILITY EASEMENT ON THE FRONT OF ALL LOT AND TRACT BOUNDARIES ABUTTING OR ADJACENT TO WAKEFIELD DRIVE. 4. FOR THE PURPOSE OF THIS PLAT THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO FACILITIES OWNED BY FLORIDA POWER & LIGHT COMPANY, BREVARD COUNTY UTILITIES DEPARTMENT, SOUTHERN BELL, CITY GAS COMPANY OF FLORIDA AND COCOA UTILITIES DEPARTMENT. 5. THE UTILITY EASEMENTS PLATTED HEREUNDER MAY BE UTILIZED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH SECTION 177.091, SUBSECTION (29), FLORIDA STATUTES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. 6. FOR COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WAKEFIELD HOMEOWNERS ASSOCIATION SEE OFFICIAL RECORDS BOOK 4649, PAGE 818 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. 7. FOR ADDITIONAL COVENANTS, CONDITIONS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK NA, PAGE NA, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. 8. LOT 1 IS LIMITED TO ACCESS FROM WAKEFIELD DRIVE. 9. THE 10.00 FOOT WALL EASEMENT ON LOT 1 IS DEDICATED TO THE WAKEFIELD HOMEOWNERS ASSOCIATION.

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

WAKEFIELD hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and an easement for the installation and maintenance of utilities over tract d, noted as a private road as shown hereon. And hereby dedicates the public utility easements to the perpetual use of the public as further described in the notes and as shown hereon.

IN WITNESS WHEREOF, the undersigned, hereunto set his hand and seal on June 4, 2002. I.D. Voldness I.D. Voldness I.D. & Mary T. Voldness 215 Ballyshannon Street Melbourne Beach, Florida 32951

Signed and Sealed in the presence of: David V. Crace Thomas J. Jaewel

STATE OF FLORIDA COUNTY OF BREVARD THIS IS TO CERTIFY, That on June 4, 2002, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared I.D. Voldness & Mary T. Voldness

to me known to be the person 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.

NOTARY PUBLIC My Commission Expires August 5, 2003

CERTIFICATE OF SURVEYOR KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on APRIL 19, 2002, he completed the survey of the lands shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments, permanent control points and lot corners have been placed as shown thereon as required by Chapters 177 and 472 Florida Statutes. PART 1;

David A. Deithorn Registration No. 2412 Dated: 15 MAY 02 DEITHORN & ASSOCIATES, INC. 476 HIGHWAY A-1-A, SUITE 4B SATELLITE BEACH, FLORIDA LB 6445

CERTIFICATE OF APPROVAL BY MUNICIPALITY THIS IS TO CERTIFY, That on July 23, 2002 the INDIAN HARBOUR BEACH, FLORIDA CITY COUNCIL approved the foregoing plat.

ATTEST: Susanne R. Krueger, Clerk

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF INDIAN HARBOUR BEACH I HEREBY CERTIFY: That I have reviewed the foregoing plat and find that it is in conformity with the requirements of Chapter 177, Part 1, Florida Statutes.

Robert M. Salmon Professional Surveyor and Mapper Florida Registration # 4282

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 31, 2002 at 12:02 pm (11:00) File No. 2002198358