

# INDIAN LANDING RIVERSIDE

A REPLAT OF INDIAN LANDING PHASE IV (PLAT BOOK 48, PAGES 15-16)  
LYING IN SECTION 10, TOWNSHIP 29 SOUTH, RANGE 38 EAST,  
BREVARD COUNTY, FLORIDA

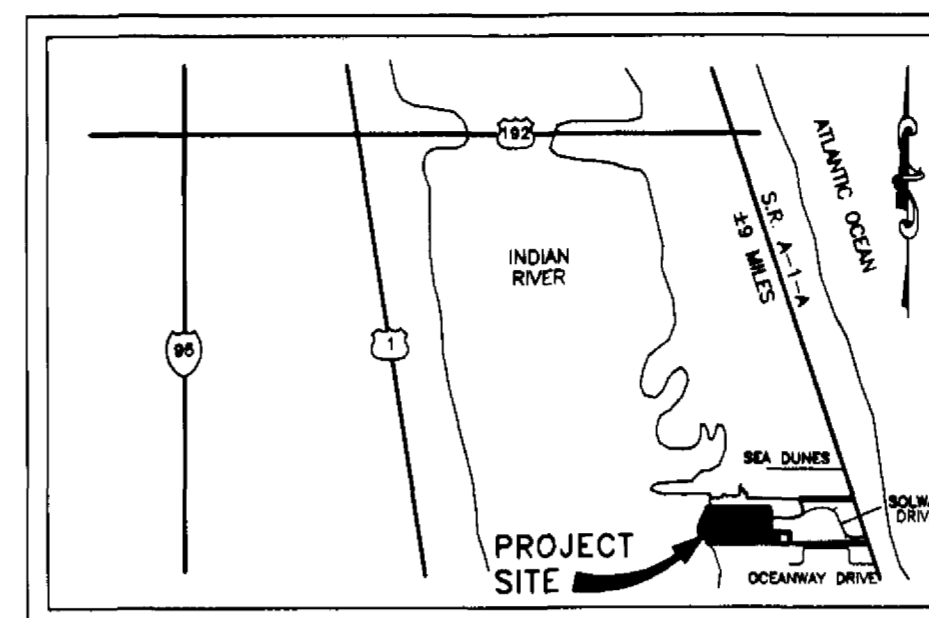
SEE CONSENT AND JOINDER RECORDED  
IN ORB 4811, PAGE 0002;  
IN ORB 4811, PAGE 0003;  
IN ORB 4811, PAGE 0005;  
IN ORB 4811, PAGE 0006;  
IN ORB 4811, PAGE 0007;  
IN ORB 4811, PAGE 0008;  
IN ORB 4811, PAGE 0009;  
IN ORB 4811, PAGE 0010;  
IN ORB 4811, PAGE 0011;  
IN ORB 4811, PAGE 0012;  
IN ORB 4811, PAGE 0013;  
IN ORB 4811, PAGE 0014;  
IN ORB 4811, PAGE 0015;  
IN ORB 4811, PAGE 0016;  
IN ORB 4811, PAGE 0017;  
IN ORB 4811, PAGE 0019;  
IN ORB 4811, PAGE 0020

**DESCRIPTION:**

TRACT 4A INDIAN LANDING PHASE I AS RECORDED IN PLAT BOOK 48, PAGES 45-50. OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING WITHIN TRACT G OF SOUTH SHORES PHASE II, AS RECORDED IN PLAT BOOK 43, PAGES 42-46, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT G; THENCE S89°28'04"E ALONG THE NORTH LINE OF SAID TRACT G, 135.72 FEET; THENCE S1°24'08"W, 27.84 FEET; THENCE N89°28'03"W, 112.24 FEET; THENCE N33°38'19"W, 33.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.61 ACRES, MORE OR LESS.



VICINITY MAP  
N.T.S.

**GENERAL NOTES:**

- THE LANDS OF INDIAN LANDING RIVERSIDE WILL BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR INDIAN LANDING SUBDIVISION AS RECORDED IN ORB 4340, PAGE 2167 FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR INDIAN LANDING RECORDED IN OFFICIAL RECORDS BOOK 4461, PAGE 3234, AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR INDIAN LANDING RECORDED IN OFFICIAL RECORDS BOOK 4619, PAGE 3570, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- TRACTS "A1" AND "A2" ARE PRIVATE RIGHT-OF-WAYS WITH A PAVED STREET AND ARE NOT DEDICATED TO THE PUBLIC. A LIMITED EASEMENT FOR INGRESS AND EGRESS IS HEREBY DEDICATED TO THE GENERAL PUBLIC AND BREVARD MOSQUITO CONTROL OVER AND ACROSS SAID PRIVATE STREET. TRACTS "A1" AND "A2" ARE ALSO A UTILITY, LANDSCAPE AND DRAINAGE TRACTS AND ARE TO BE OWNED AND MAINTAINED AS COMMON PROPERTY BY THE INDIAN LANDING HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS. THE LAND WITHIN TRACT "A1" ALSO INCLUDES A CONSERVATION EASEMENT DESCRIBED IN NOTE 7.
- A PRIVATE EASEMENT 15 FEET IN WIDTH IS RESERVED ALONG ALL FRONT LOT LINES ABUTTING TRACTS "A1" AND "A2" AS GRAPHICALLY SHOWN, FOR THE PURPOSE OF PROVIDING FOR ROADWAY, SIDEWALKS, DRAINAGE, AND THE INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES, INCLUDING FP&L FOR UNDERGROUND ELECTRIC, UNDERGROUND CABLE T.V., AND UNDERGROUND TELEPHONE ON THE CONDITION THAT SUCH EASEMENT RIGHT SHALL NOT PREVENT ACCESS TO THE LOTS AND THE EASEMENT USER SHALL RESTORE THE LOTS, INCLUDING DRIVEWAYS, TO THEIR ORIGINAL CONDITION AFTER ANY USE OF THE EASEMENT.
- THE BASIS OF BEARINGS IS THE EASTERLY LINE OF TRACT "4A," INDIAN LANDING PHASE I AS BEING 000°00'00"E ASSUMED.
- LOT AND TRACT CORNERS WILL BE MONUMENTED IN ACCORDANCE WITH F.S. 177.091 (9)
- ALL UTILITY EASEMENTS ARE ALSO FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES BY THE SOUTH SHORES UTILITY ASSOCIATION, INC.
- CONSERVATION EASEMENT BETWEEN FLORIDRON (INDIAN LANDING) LTD., INC., IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN O.R.B. 4369, PAGE 0601, HAS BEEN PLACED OVER THE WETLAND WITHIN TRACTS "A1," "B," AND "C" AND LOT 41, BLOCK "I." CONSTRUCTION OF ANY IMPROVEMENTS, DREDGING OR FILLING, REMOVING TREES EXCEPT FOR NUISANCE SPECIES, AND ACTIVITIES DETRIMENTAL TO THE AREA REMAINING PREDOMINANTLY IN ITS NATURAL CONDITION IS PROHIBITED WITHOUT CONSENT AND/OR PERMITS FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND BREVARD COUNTY.
- A COMBUSTION MOTOR EXCLUSION ZONE HAS BEEN PLACED OVER THE SURFACE WATERS OF THE BABE CUSHMAN CANAL PROHIBITING WATER CRAFT PROPELLED BY COMBUSTION ENGINES, WATER JET, AND OR ELECTRIC TROLLING MOTORS AS APPROVED AS ORDINANCE 2000-58 BY THE BOARD OF COUNTY COMMISSIONERS ON NOVEMBER 28, 2000. ANY WATER CRAFT TEMPORARILY OR PERMANENTLY MOORED AT THE PIERS IN THE BABE CUSHMAN CANAL AND THE INDIAN RIVER IS RESTRICTED TO CANOES, SAILBOATS, KAYAKS, AND SMALL FLAT BOTTOM BOATS WITHOUT COMBUSTION MOTORS OR ELECTRIC TROLLING MOTORS.
- A TEN (10') FOOT WIDE SHORELINE CONSERVATION EASEMENT BETWEEN FLORIDRON (INDIAN LANDING) LTD., INC., IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN O.R.B. 4369, PAGE 0601, HAS BEEN PLACED LAND WARD OF THE MEAN WATER LINE OF LOTS 1 THRU 12, BLOCK "F," AND LOTS 26 THRU 41, BLOCK "I." THE EASEMENT PROVIDES FOR TRIMMING OF MANGROVES TO A 6-FOOT HEIGHT AND A MAXIMUM 6-FOOT WIDTH FOR AN ELEVATED WALKWAY THROUGH THE EASEMENT AREA TO ACCESS A FISHING PIER OR OBSERVATION DECK ON THE BABE-CUSHMAN CANAL AND/OR RIVER AND A BOAT DOCK ON THE KEL FOX CANAL. A MANGROVE TRIMMING EASEMENT BETWEEN FLORIDRON (INDIAN LANDING) LTD., INC., AND INDIAN LANDING HOMEOWNERS ASSOCIATION, INC., RESTRICTS THE MANGROVE TRIMMING TO CERTIFIED MANGROVE TRIMMERS HIRED BY THE HOMEOWNERS ASSOCIATION.
- A 10-FOOT WIDE SHORELINE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4363, PAGE 934, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BETWEEN FLORIDRON (INDIAN LANDING) LTD., INC., IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, HAS BEEN PLACED OVER THE RIPARIAN SHORELINE OF TRACT "B" TO PRESERVE THE MANGROVES IN THEIR NATURAL STATE ALONG THIS SHORELINE AND TO PROHIBIT ACCESS POINTS ALONG THIS SHORELINE EXCEPT FOR THE FISHING PIER.
- EASEMENT AGREEMENT BY AND BETWEEN FLORIDRON (INDIAN LANDING) LTD., INC., AND SOUTH SHORES UTILITY ASSOCIATION, INC. AS RECORDED IN O.R.B. 3883, PAGE 1188, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE SETBACK FROM THE MEAN WATER LINE FOR THE INDIAN RIVER IS 50 FEET AND FOR THE BABE CUSHMAN CANAL AND KEL FOX CANAL IS 25 FEET. NATIVE VEGETATION TO BE PRESERVED WITHIN THE CANAL AND RIVER SETBACKS. NO ALTERATION OR FILLING IS ALLOWED WITHIN THE SHORELINE PROTECTION BUFFER.
- EASEMENT AGREEMENT BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, AND FLORIDRON (INDIAN LANDING) LTD., INC. RECORDED IN ORB 4405, PAGE 2110, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA FOR MOSQUITO CONTROL WITHIN TRACT "B".
- TRACT "B" IS A LANDSCAPING, COMMON AREA, DRAINAGE AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE INDIAN LANDING HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS. A NON-EXCLUSIVE EASEMENT IS ALSO GRANTED OVER TRACT "B" TO THE BREVARD COUNTY MOSQUITO CONTROL DISTRICT FOR INGRESS/EGRESS AND FOR MAINTENANCE OF WATER CONTROL STRUCTURES AND MOSQUITO CONTROL ACTIVITIES.
- TRACT "C" IS A COMMON AREA, RECREATIONAL, LANDSCAPING, PEDESTRIAN PATHWAY, DRAINAGE AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE INDIAN LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS.
- TRACT "K" IS A LANDSCAPING, SIDEWALK, COMMON AREA, DRAINAGE AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE INDIAN LANDING HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS.
- LOTS 31 THRU 40, BLOCK I, SOUTH OF TRACT "A1" PROVIDE CANAL ACCESS AND ARE SEVERED BY TRACT "A1" AND ARE TO REMAIN IN OWNERSHIP WITH LOTS 31 THRU 40, BLOCK I, NORTH OF TRACT "A1". NO BUILDING OTHER THAN PERMITTED DOCKS IS ALLOWED SOUTH OF TRACT "A1" ON THE SAID LOTS.
- THERE IS A RIPARIAN LINE BY AGREEMENT AS RECORDED IN O.R.B. 4125, PAGE 0518, WHICH BEARS S27°58'36"E FROM THE SOUTHERNMOST CORNER OF TRACT "B" AND AS GRAPHICALLY SHOWN.
- THE MEAN WATER LEVEL LINES SHOWN ALONG THE BABE CUSHMAN AND KEL FOX CANALS ARE REGULATORY LINES ESTABLISHED BY BREVARD COUNTY DEPARTMENT OF NATURAL RESOURCES AND ARE NOT AN OWNERSHIP LINE BETWEEN SOVEREIGN AND PRIVATE LANDS.
- PURCHASE MONEY MORTGAGE AND SECURITY AGREEMENT IN FAVOR OF RICHARD J. WAGONSSELLER AND MALCOM E. MCLOUTH, AS TRUSTEES OF THE INDIAN BAY ASSOCIATES TRUST DATED JUNE 29, 1998, AND RECORDED IN OFFICIAL RECORDS BOOK 3868, PAGE 3374; MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4291, PAGE 127; AND UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 3868, PAGE 3338, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- MORTGAGE AND SECURITY AGREEMENT BY FLORIDRON (SOUTH SHORES) LTD., TO BARNETT BANK OF CENTRAL FLORIDA, N.A. RECORDED IN OFFICIAL RECORDS BOOK 3576, PAGE 248; MORTGAGE SPREADER AND MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3868, PAGE 3369; FUTURE ADVANCE RECEIPT AND LOAN EXTENSION AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4282, PAGE 3917; SECOND MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4299, PAGE 1195, AND UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 4282, PAGE 3914, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- MORTGAGE BY ODD F. JOHANNESSEN AND HANNE M. JOHANNESSEN, HUSBAND AND WIFE, TO HARBOR FEDERAL SAVINGS BANK RECORDED IN OFFICIAL RECORDS BOOK 4615, PAGE 2206, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 41, BLOCK I).
- MORTGAGE BY ODD F. JOHANNESSEN AND HANNE M. JOHANNESSEN, HUSBAND AND WIFE, TO FLORIDRON (INDIAN LANDING) LIMITED, INC., RECORDED IN OFFICIAL RECORDS BOOK 4615, PAGE 2220, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 41, BLOCK I).
- MORTGAGE BY C. VANCE BRAND AND SUSAN S. BRAND, HUSBAND AND WIFE, TO HARBOR FEDERAL SAVINGS BANK RECORDED IN OFFICIAL RECORDS BOOK 4626, PAGE 3047, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 37, BLOCK I).
- MORTGAGE BY FRANK J. PADULA AND PATRICIA A. PADULA, HUSBAND AND WIFE, TO HARBOR FEDERAL SAVINGS BANK RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 1077, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 38, BLOCK I).
- MORTGAGE BY PHILLIP D. BARKSDALE AND CECILIA M. BARKSDALE, HUSBAND AND WIFE, TO BANK OF AMERICA, N.A. RECORDED IN OFFICIAL RECORDS BOOK 4642, PAGE 3317, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA (AS TO LOT 40, BLOCK I).
- A MAXIMUM OF 22 SINGLE FAMILY ROOF DECKS MAY BE CONSTRUCTED ON THE KEL FOX CANAL.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in  
**INDIAN LANDING RIVERSIDE**  
Herby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and mosquito control and easements for the installation and maintenance of utilities as described in the general notes or graphically shown. 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 that the public and Brevard County have no right or interest therein.  
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on.

By Brian Sculthorp  
Brian Sculthorp  
FLORIDRON (INDIAN LANDING) LIMITED  
a private limited company  
incorporated in Scotland under the  
Companies Act of 1985, trading in  
the United States as Florida  
(Indian Landing) Limited, Inc., a  
Scottish Corporation.

Signed and sealed in the presence of:  
Mechelle A. Cook  
Mechelle A. Cook  
(Print name)  
Richard A. Canfield  
Richard A. Canfield  
(Print name)

**STATE OF FLORIDA COUNTY OF BREVARD**  
THIS IS TO CERTIFY, the foregoing instrument was acknowledged before me this 16 day of January, 2002 by Brian Sculthorp, the Director of Floridron (Indian Landing) Limited, a private limited company incorporated in Scotland under the Companies Act of 1985, trading in the United States as Floridron (Indian Landing) Limited, Inc., a Scottish Corporation. He is personally known to me and did not take an oath.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Mechelle A. Cook  
Mechelle A. Cook  
(Print name)  
NOTARY PUBLIC  
County and State aforesaid

My Commission Expires Feb 27, 2005

**CERTIFICATE OF SURVEY**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on October 07, 2002, he completed the survey of the lands shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said land is located in Brevard County, Florida.

Andrew W. Powshok  
Andrew W. Powshok  
AAL Land Surveying Services, Inc.  
1103 W. Hibiscus Blvd., Suite 403  
W. Melbourne, Florida 32904  
LB - 000823  
Certificate of Authorization Number

**CERTIFICATE OF REVIEWING SURVEYOR**  
FOR BREVARD COUNTY  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.  
Susan G. Jackson  
Surveyor: Susan G. Jackson, PSM 4637 11/15/02

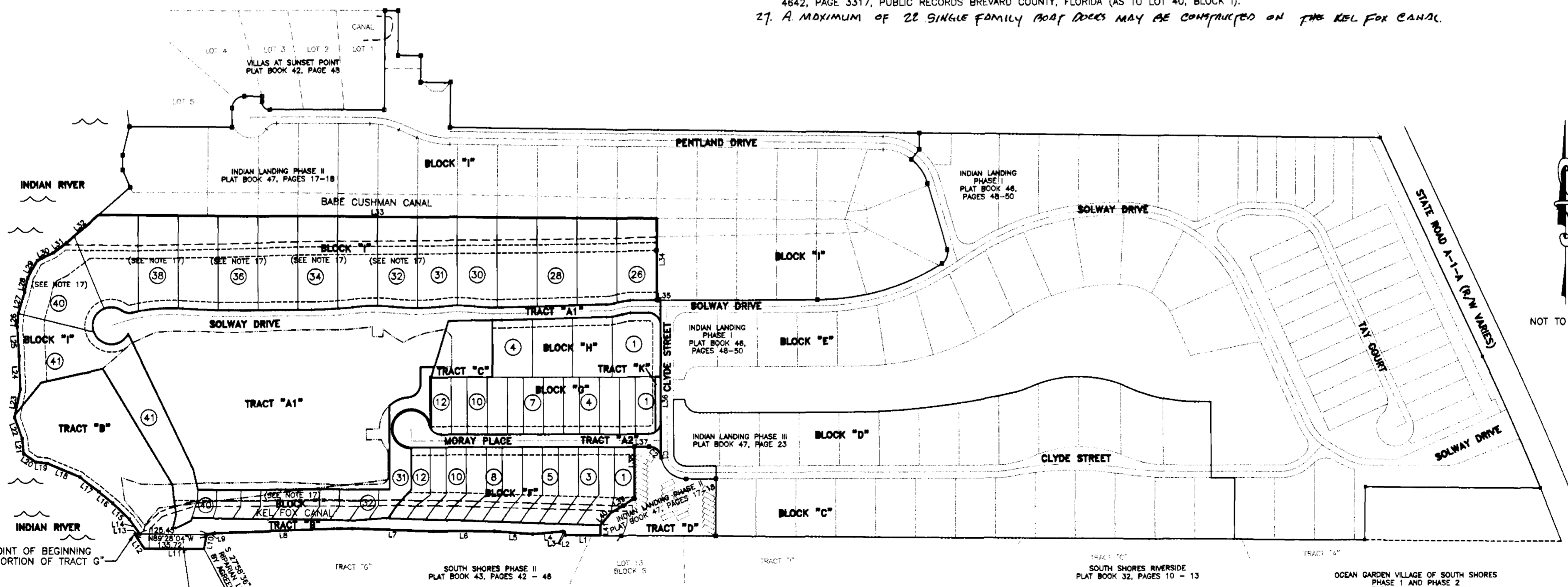
**CERTIFICATE OF ACCEPTANCE OF DEDICATION**  
BY BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all easements and areas dedicated for public use on this plat.

**CERTIFICATE OF APPROVAL BY**  
**BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That Scott Ellis the  
foregoing plat was approved by the Board of County Commissioners of  
Brevard County, Florida.  
Chairman of the Board  
ATTEST: Scott Ellis by Jennifer Pooty dep.  
Clerk of the Board

**CERTIFICATE OF SURVEY**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on February 5, 2003 at 3:06 p.m. File No. 2003-0031  
Scott Ellis by Jennifer Pooty dep.  
Clerk of the Circuit Court  
In and for Brevard County, Fla.

LINE	BEARING	LENGTH
L1	N89°28'04"W	65.71'
L2	N17°47'33"W	6.00'
L3	N67°47'33"W	3.00'
L4	S85°12'27"W	57.00'
L5	N85°47'33"W	72.00'
L6	N89°47'43"W	115.00'
L7	N87°47'33"W	153.00'
L8	S88°12'27"W	259.00'
L9	S79°12'27"W	15.00'
L10	S1°24'08"W	27.84'
L11	N89°28'03"W	112.24'
L12	N33°38'19"W	33.27'
L13	N89°27'53"W	10.27'
L14	N35°17'31"W	34.34'
L15	N46°01'33"W	42.47'
L16	N50°45'26"W	34.38'
L17	N52°12'26"W	45.65'
L18	N87°12'51"W	66.53'
L19	N83°42'40"W	21.48'
L20	N55°21'41"W	27.10'
L21	N05°46'54"W	29.09'
L22	N19°39'34"W	42.39'
L23	N11°54'01"E	54.58'
L24	N02°27'36"W	62.56'
L25	N03°15'27"W	54.99'
L26	N05°09'43"E	25.82'
L27	N16°23'04"E	41.95'
L28	N12°26'20"E	28.39'
L29	N28°49'12"E	37.19'
L30	N84°33'42"E	33.06'
L31	N53°06'38"E	32.21'
L32	N48°47'25"E	79.31'
L33	S89°30'46"E	1049.65'
L34	S00°00'00"W	154.59'
L35	N00°00'00"W	6.76'
L36	S00°00'00"W	290.98'
L37	N80°00'00"E	27.58'
L38	N00°00'00"W	97.61'
L39	N59°20'47"E	51.47'
L40	N40°00'00"E	30.66'
L41	N00°31'56"E	19.19'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	47.00'	07°24'08"	6.07'	6.07'	S03°42'04"E
C2	23.00'	82°35'52"	33.19'	30.35'	N48°42'04"W



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

PLAT PREPARED BY -  
AAL LAND SURVEYING SERVICES, INC.  
1103 W. HIBISCUS BLVD., SUITE 403  
WEST MELBOURNE, FLORIDA 32901  
(321) 768-8110  
FLORIDA L.B. #6823