

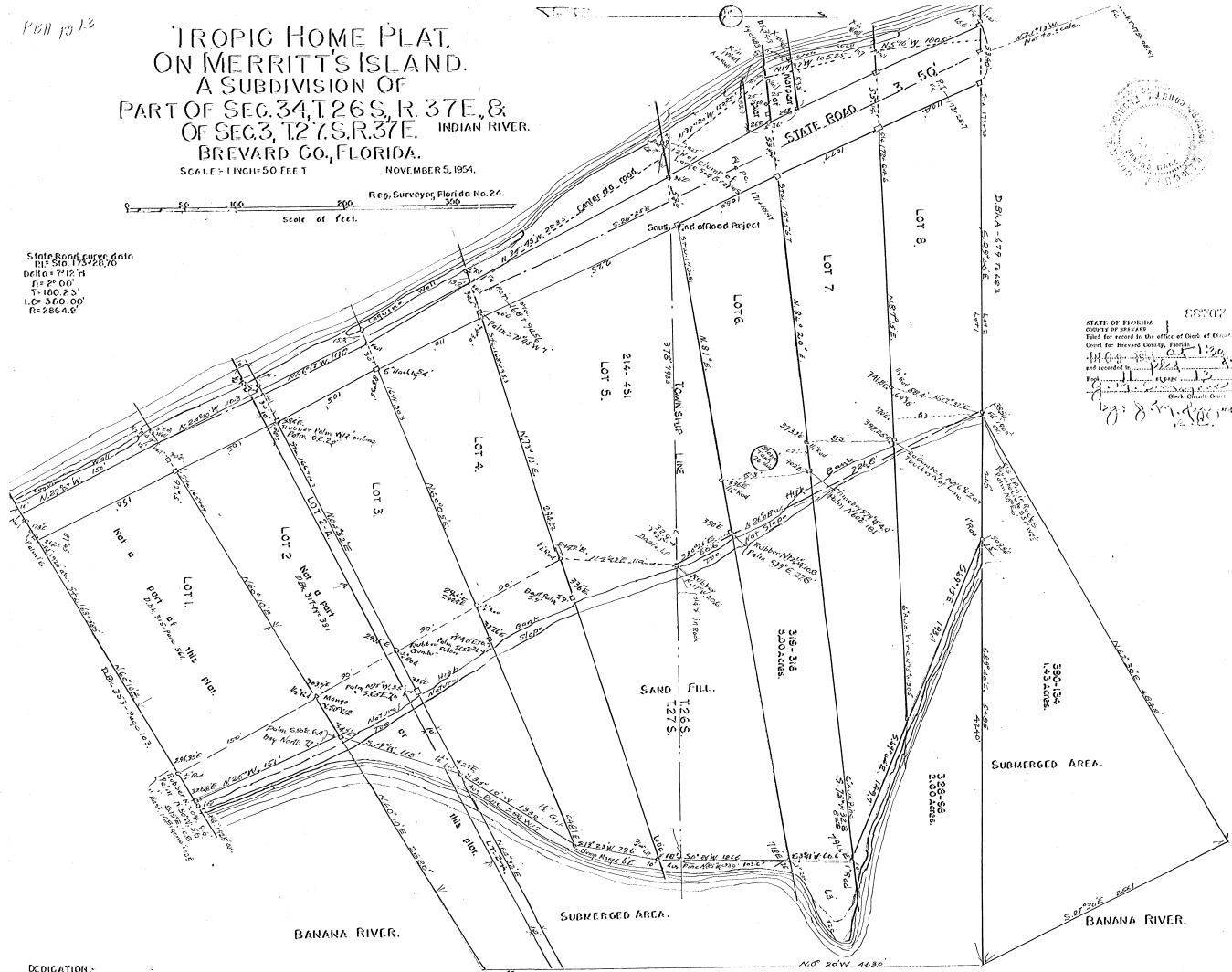
PEH 13

TROPIC HOME PLAT, ON MERRITT'S ISLAND. A SUBDIVISION OF PART OF SEC. 34, T. 26 S., R. 37 E., & OF SEC. 3, T. 27 S., R. 37 E. INDIAN RIVER. BREVARD CO., FLORIDA.

SCALE: 1 INCH = 50 FEET NOVEMBER 5, 1954.

Reg. Surveyor Florida No. 24.
Scale of feet.

State Road curve data
R1=510.175
Delta=71°12'41"
T=180.23'
L=360.00'
R=2864.5'



STATE OF FLORIDA
COUNTY OF BREVARD
I hereby certify that the attached plat is a true representation of lands hereon described, and that permanent reference monuments have been found or set as shown on plat in compliance with State Act passed June 11, 1925.
I further certify that open squared concrete monuments, open circles denote iron pipes or rods, corners marked Td were found.
John D. Shepard, Notary Public, State of Florida, of large.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, that L. M. Crowder and Sarah Crowder, his wife, hereby dedicate to the public as "Tropic Home Plat, a Subdivision of Part of Sec. 34, T. 26 S., R. 37 E., & of Sec. 3, T. 27 S., R. 37 E., Brevard Co., Florida, on Merritt's Island" in testimony whereof, we attach our hands and seals at this 26th day of November, 1954.
John D. Shepard, Notary Public, State of Florida, of large.

DESCRIPTION: Begin at a point on East bank of Indian River on the North line of Lot 1, plot of Israel Stewart Homestead, recorded in Deed Bk. A, pages 679 to 683, records of Brevard Co., Florida, run thence S. 89° 40' E. across Merritt's Island and along the North line of said Lot 1, to an old iron post dividing lots 1 & 2, said plot, situated on West bank of the Banana River, run thence N. 62° 30' E., in the waters of Banana River a distance of 465.8 feet to a point; run thence S. 27° 30' E., a distance of 256.1 feet to a point in said river; run thence S. 0° 20' E., a distance of 465.0 feet to a point in said river; run thence S. 60° 40' N., a distance of 86.0 feet to a concrete post on the West bank of Banana River; run thence S. 25° 00' E., a distance of 151.0 feet to a concrete post on the North line of plot of Jeanne Smith Whiteside, formerly Gustav H. Snel, plat as corded in Deed Bk. 353, page 103, the last distance carries the Riparian Rights in Banana River; run thence S. 60° 10' W. across Merritt's Island to East shore of Indian River, run thence Northwest along the East shore of Indian River to place of beginning, on line of lot 1, plot of said Stewart Homestead, with Riparian Rights, in Indian River; being part of Sec. 34, T. 26 S., R. 37 E., & Sec. 3, T. 27 S., R. 37 E., Brevard Co., Florida. Exceptions as noted elsewhere on plat.

NOTES: This plat consists of lands described in Deed Bk. 214, page 451, Deed Bk. 318, page 318, Deed Bk. 328, page 98, Deed Bk. 330, page 134.
Exceptions are as follows: easement for State Road No. 3 right of way, Deed Bk. 327, page 459, and Bertha Helms, Deed Book 315, page 361, and L.C. Murrow et al., Deed Bk. 317, page 331, and A.H. Spivack et al., Deed Bk. 343, page 483.

STATE OF FLORIDA,
COUNTY OF BREVARD.
Personally appeared before me, a notary public, on this 26th day of November, 1954, L.M. Crowder and Sarah Crowder, his wife, known to me to be the persons named in and who executed this instrument of dedication, who being duly sworn, have severally acknowledged the execution thereof to be their free act and deed as owners, and have signed same freely and voluntarily in testimony whereof, witness my hand and official seal, at Cocoa, Florida, on day and date above mentioned.
8-9-55 A.D. 1954
John D. Shepard, Notary Public, State of Florida, of large.

STATE OF FLORIDA,
COUNTY OF BREVARD.
I hereby certify that the attached plat was examined and approved for file upon the records of this county on the 26th day of November, 1954.
John D. Shepard, Notary Public, State of Florida, of large.

SURVEYOR'S CERTIFICATE:
I hereby certify that the attached plat is a true representation of lands hereon described, and that permanent reference monuments have been found or set as shown on plat in compliance with State Act passed June 11, 1925.
I further certify that open squared concrete monuments, open circles denote iron pipes or rods, corners marked Td were found.
John D. Shepard, Notary Public, State of Florida, of large.

