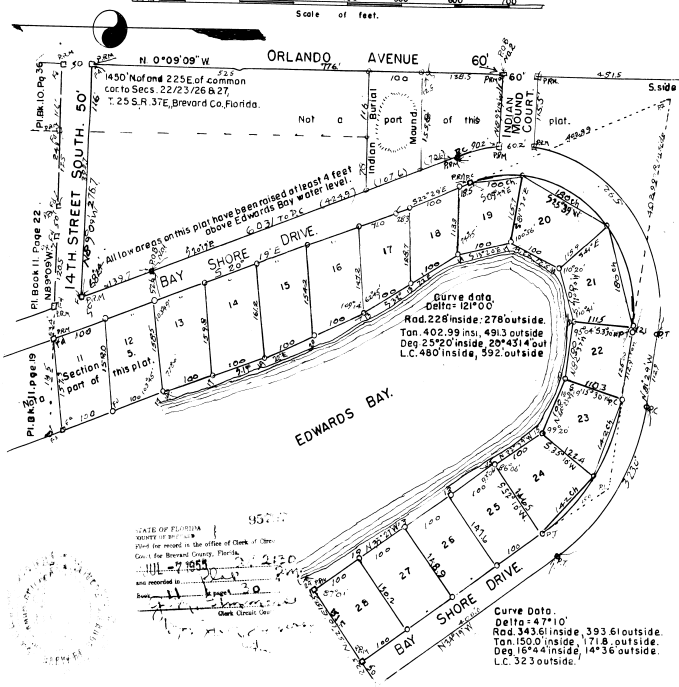
PLAT OF TRACT "B", SECTION 5, SNUG HARBOR ESTATES. PART OF SECTION 5, AND OTHER LANDS. RECORDED IN PL. BK. 11, PAGE 19, IN SECS. 22 & 23, T. 25 S., R. 37 E., BREVARD CO., FLORIDA.

June 15, 1955.

Scale:- 1 Inch = 100 feet.

0 50 100 200 300 400 500 600 700

Scale of feet.



STATE OF FLORIDA
COUNTY OF BREVARD
Filed for record in the office of Clerk of Circuit Court, Brevard County, Florida
JUL 7 1955 2:20 P.M.
and recorded in ... Book 11 at page 20
Clerk Circuit Court

DEDICATION:-

KNOW ALL MEN BY THESE PRESENTS that Gus C. Edwards and C. M. Edwards, respectively President and Secretary of Peninsula Land Company, a corporation, do hereby dedicate plat to be known as, Plat of "Tract "B" Section 5, Snug Harbor Estates, part of Section 5, and other lands, Recorded in Pl. Bk. 11, Page 19, in Secs. 22 & 23, T. 25 S., R. 37 E., Brevard Co., Florida."

In testimony whereof, witness our hands and seals and corporate of above corporation.

WITNESSES:- Erma E. Todd ..... Harlan Wyrick

Peninsula Land Company, by Gus C. Edwards seal. President.
Attest C. M. Edwards seal. Secretary.

Corporate seal.

DESCRIPTION:-

Begin at concrete post on W. side of Orlando Ave., and on S. side of 14 St. S., per Pl. Bk. 11, page 22, Records of Brevard Co., Florida, which post is situated 1450 ft. N. of and 225 ft. E. of common cor. to Secs. 22, 23, 26 & 27, T. 25 S. R. 37 E. said county. From which said post run N. 89°09'W. on S. side of 14th. St. S. a distance of 392.7 ft. to E. side of Bay Shore Drive, said plat: run thence S. 20°19'E., a distance of 139.7 ft. to an iron post for point of beginning of tract herein described: thence continue S. 20°19'E., a distance of 603.1 ft. to point of curve to right whose Delta is 121°, its degree 20°43'14", tangent = 491.3 ft. chord = 483.4 ft. radius = 278 ft. length = 592 ft.: from said P.C. run the curve a distance of 592 ft. to point of tangency: from this P.T. run N. 81°29'W. on tangent a distance of 112.9 ft. to point of curve to right, whose Delta is 47°10', its degree is 14°36'; tangent = 171.8 ft. radius = 193.6: length = 323. ft.: from said P.C. run the curve 323 ft. to point of tangency: from this P.T. ran N. 34°19'W. on tangent, a distance of 400 ft. to a point: run thence N. 52°10'E. a distance of 225 ft. more or less to the shore of Edwards Bay: said plat Pl. Bk. 11, page 19: run thence South easterly along shore said Bay, to a point on extended line on S. line of lot 12, plat of Section 5, Snug Harbor Estates, Pl. Bk. 11, page 19: said county: run thence Easterly on south line and extended, a distance of 225.9 ft. more or less to place of beginning:

Also: Begin at concrete post on S. side 14th. St. S. and W. side Orlando Avenue, Pl. Bk. 11 page 22, and thence run S. 0°09'09"E along the W. side of Orlando Ave. a distance of 776.0 ft. to a concrete for place of beginning of tract to be described: run thence N. 89°09'W. parallel to 14th St. South a distance of 119. ft. to a concrete post on curve noted above whose delta is 121°: run thence Southerly along curve a distance of 60.2 ft. to a concrete post: run thence E. and parallel to first line a distance of 115.5 ft. to the W. side of Orlando Avenue at concrete post: run thence N. on Orlando Ave. a distance of 60 ft to place of beginning.

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 ..... day of ..... 1955.

C. M. Simmons ..... seal
Clerk of the Board of County Commissioners.

County seal.

STATE OF FLORIDA.
COUNTY OF BREVARD.

Personally appeared before me, a notary public, on this the 21st day of June, 1955, Gus C. Edwards and C. M. Edwards, respectively President and Secretary of Peninsula Land Company, a corporation, 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 such officers, with approval of the Board of Directors of the corporation, and have signed same freely and voluntarily, and have affixed the corporate seal, for the purposes herein expressed.

In testimony whereof, witness my hand and official seal, at Cocoa, Florida, on day and date above mentioned.

My commission expires Feb. 2, 1957.

Erma E. Todd seal Notary seal
Notary public, State of Florida.

SURVEYOR'S CERTIFICATE:-

This is to certify that the attached plat is a true representation of lands hereon described and is correct to the best of our information and belief, and that permanent Reference Monuments have been found or set as shown, in compliance with State Act passed June 11, 1925.

We further certify that open squares denote concrete P.R.M.s & open circles denote iron pipes or rods.

Corners marked "Fd." were found.

Field work. by Robert B. Wallace ..... seal. Reg. Surveyor No. 992. State of Florida.

Map work. by Harold L. Wilson ..... seal. Reg. Surveyor. No. 24. State of Florida.

ADDENDA:-

In order to insure their permanent maintenance, the reversion rights to the streets shown on this plat are hereby forever reserved to Peninsula Land Company, its successors or assigns.

The streets shown hereon are dedicated to the public, subject to above reversion rights.

The Riparian Rights go with shore lots on this plat and extend at right angles to shore. All docks must be in the center of lots riparian area. All lot extend through bank monuments to the Bay to locate riparian lot lines.

Lots on curves on Bay Shore Drive extend to arc of curve, not the chord, measure of same is shown.

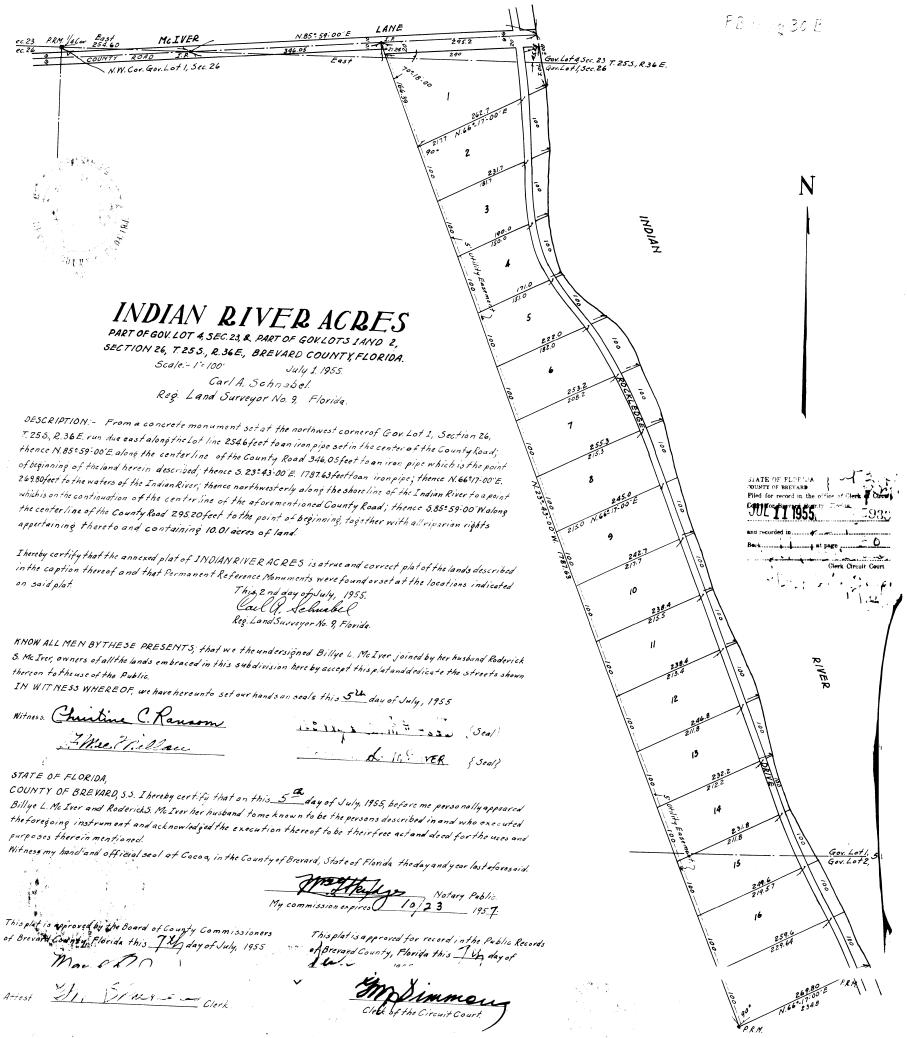
Riparian Rights in Edwards Bay are subject to restrictive covenants as recorded in the office of the Circuit Clerk of Brevard Co., Florida, and in deed conveyances.

INDIAN RIVER ACRES

PART OF GOV. LOT 4 SEC. 23 R. PART OF GOV. LOTS 1 AND 2, SECTION 26, T. 25 S., R. 36 E., BREVARD COUNTY, FLORIDA.

Scale - 1" = 100' July 1, 1955.

Carl A. Schnabel
Reg. Land Surveyor No. 9. Florida.



STATE OF FLORIDA
COUNTY OF BREVARD
Filed for record in the office of Clerk of Circuit Court, Brevard County, Florida
JUL 11 1955 9:32 A.M.
and recorded in ... Book 6 at page
Clerk Circuit Court

DESCRIPTION:- From a concrete monument set at the northwest corner of Gov. Lot 1, Section 26, T. 25 S., R. 36 E. run due east along the Lot line 254.6 feet to an iron pipe set in the center of the County Road; thence N. 85°59'00" E along the center line of the County Road 346.05 feet to an iron pipe which is the point of beginning of the land herein described; thence S. 23°43'00" E. 1787.63 feet to an iron pipe; thence N. 66°17'00" E. 249.50 feet to the waters of the Indian River; thence northwesterly along the shore line of the Indian River to a point which is on the continuation of the center line of the aforementioned County Road; thence S. 85°59'00" W along the center line of the County Road 295.20 feet to the point of beginning, together with all riparian rights appurtaining thereto and containing 10.01 acres of land.

I hereby certify that the annexed plat of INDIAN RIVER ACRES is a true and correct plat of the lands described in the caption thereof, and that Permanent Reference Monuments were found or set at the locations indicated on said plat.

This 2nd day of July, 1955.
Carl A. Schnabel
Reg. Land Surveyor No. 9. Florida.

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned Billye L. McIver joined by her husband Roderick S. McIver, owners of all the lands embraced in this subdivision hereby accept this platand dedicate the streets shown thereon to the use of the Public.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 5th day of July, 1955.

Witness: Christine C. Ransom, T. Mac Pillman

Billye L. McIver (Seal)
R. S. McIver (Seal)

STATE OF FLORIDA,
COUNTY OF BREVARD, S.S. I hereby certify that on this 5th day of July, 1955, before me personally appeared Billye L. McIver and Roderick S. McIver her husband to me known to be the persons described in and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal of Cocoa, in the County of Brevard, State of Florida, the day and year last aforesaid.

Notary Public
My commission expires 10/23 1957.

This plat is approved by the Board of County Commissioners of Brevard County, Florida this 7th day of July, 1955.

Attest ..... Clerk

This plat is approved for record in the Public Records of Brevard County, Florida this 11th day of July

C. M. Simmons
Clerk of the Circuit Court