Bk 45 Pg 12 Page 16

136565

RIVER HEIGHTS

A SUBDIVISION OF PART OF GOV. LOT 2, SECTION 17, T. 24S., R. 36E.
BREVARD COUNTY, FLORIDA.
SCALE: 1" = 100' APRIL 17, 1957.

DESCRIPTION: From an iron pipe set at the northwest corner of Gov. Lot 1, Section 17, T. 24S., R. 36E, run south along the west line of Gov. Lots 1 and 2 a distance of 1,762.27 feet to a coquina stone monument which is the point of beginning of the lands hereby platted; thence S. 88°-24'-50" E. 1,268.17 feet to an iron pipe; thence S. 1°-35'-10" W. 1089.3 feet to an iron pipe; thence S. 88°-24'-50" E. 328 feet more or less to and into the waters of the Indian River; thence southeasterly in the waters edge of the Indian River 369.33 feet more or less to the northeast corner of lands described in Deed Book 261, Page 327, Public Records of Brevard County, Florida; thence S. 81°-27'-10" W. 50 feet more or less to a concrete monument; thence continue S. 81°-27'-10" W. 271 feet more or less to a concrete monument set at the northwest corner of said land as described in Deed Book 261, Page 327; thence S. 12°-29'-06" E. 282.03 feet to an iron pipe; thence S. 79°-48'-10" W. 32.32 feet to an iron pipe; thence S. 89°-26'-10" W. 404.71 feet to a concrete monument; thence S. 5°-00'-10" E. 39.68 feet to a concrete monument; thence S. 89°-59'-10" W. 832.67 feet to the easterly line of the 143 foot Right of Way of State Road No. 5; thence N. 34°-29'-50" W. along said Right of Way 73.73 feet to a point of curve; thence curving to the right along a curve with a Radius of 5639.65 feet and whose Chord Bears N. 33°-22'-04" W. 222.03 feet to the south line of lands of the State of Florida and presently being used as a wayside park; thence S. 89°-52'-30" E. along said lands 130.82 feet to the south east corner thereof; thence N. 1°-13'-10" E. along said lands 245.87 feet to the northeast corner thereof; thence S. 88°-46'-50" W. 200.18 feet to a concrete monument set at the northwest corner thereof and on the west line of Gov. Lot 2, Section 17; thence N. 1°-29'-30" E. along the lot line 382.13 feet to the point of beginning together with all riparian, littoral and shore rights thereunto belonging or in any wise pertaining.

DEDICATION:

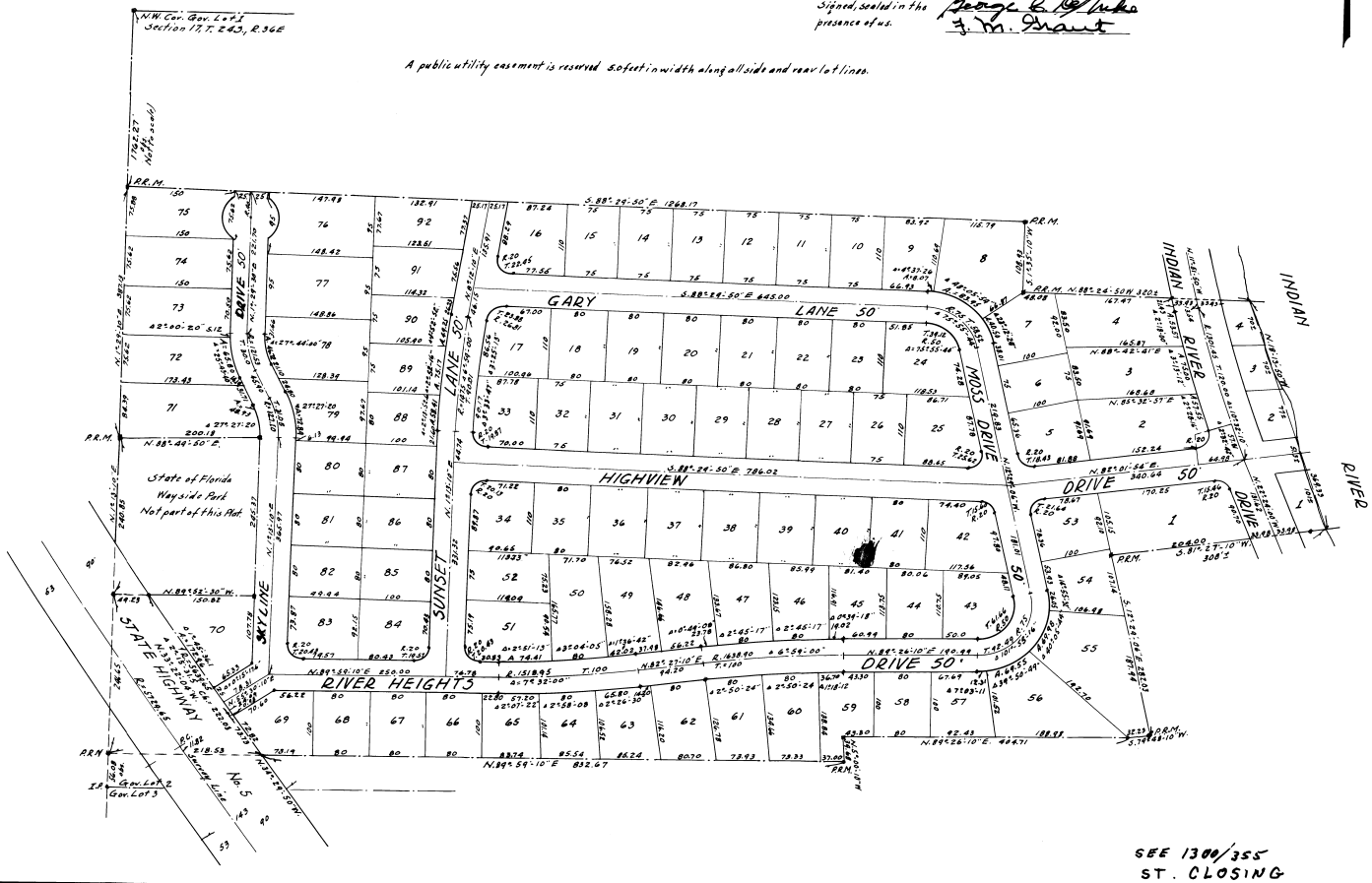
KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the mortgagee of a portion of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Streets, Alleys, thoroughfares, parks canals and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands and seals on April 22nd, 1957.

Jack Beckmann
Anna Beckmann

Signed, sealed in the presence of us.
George B. Hyke
J. M. Grant

A public utility easement is reserved 5 feet in width along all side and rear lot lines.



SEE 1300/355
ST. CLOSING

PLAT BOOK 12
AND PAGE 16

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the Trustees in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Streets, alleys, thoroughfares, parks, canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have hereunto set their hands and seals on April 17, 1957.

Wm. Hermann Trustee
Carl F. Griesbaber Trustee

Signed and sealed in the presence of:
George B. Hyke
J. M. Grant

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on April 22nd, 1957, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

William Hermann, Trustee — Jack Beckmann
Carl F. Griesbaber, Trustee — Anna Beckmann

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.

SEAL

Margaret Grant
NOTARY PUBLIC
My Commission Expires 4/17/61

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 17, 1957 he 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 platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated April 18, 1957

Carl A. Schmaltz Registration No. 9

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on ..... the ..... approved the foregoing plat.

SEAL

MAYOR.

ATTEST:

CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on June 6, 1957 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

D. A. Markert
Vice Chairman of the Board.

Attest:
J. M. Simmons
Clerk of the Board.
By: J. H. Baulier Jr.

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on ..... the Zoning Commission of the above Municipality approved the foregoing plat.

Chairman.

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 JUN 18 1957 at 1:10 PM File No. 136565

M. D. Simmons
Clerk of the Circuit Court in and for Brevard County, Fla.

COURT CIRCUIT BREVARD COUNTY FLORIDA