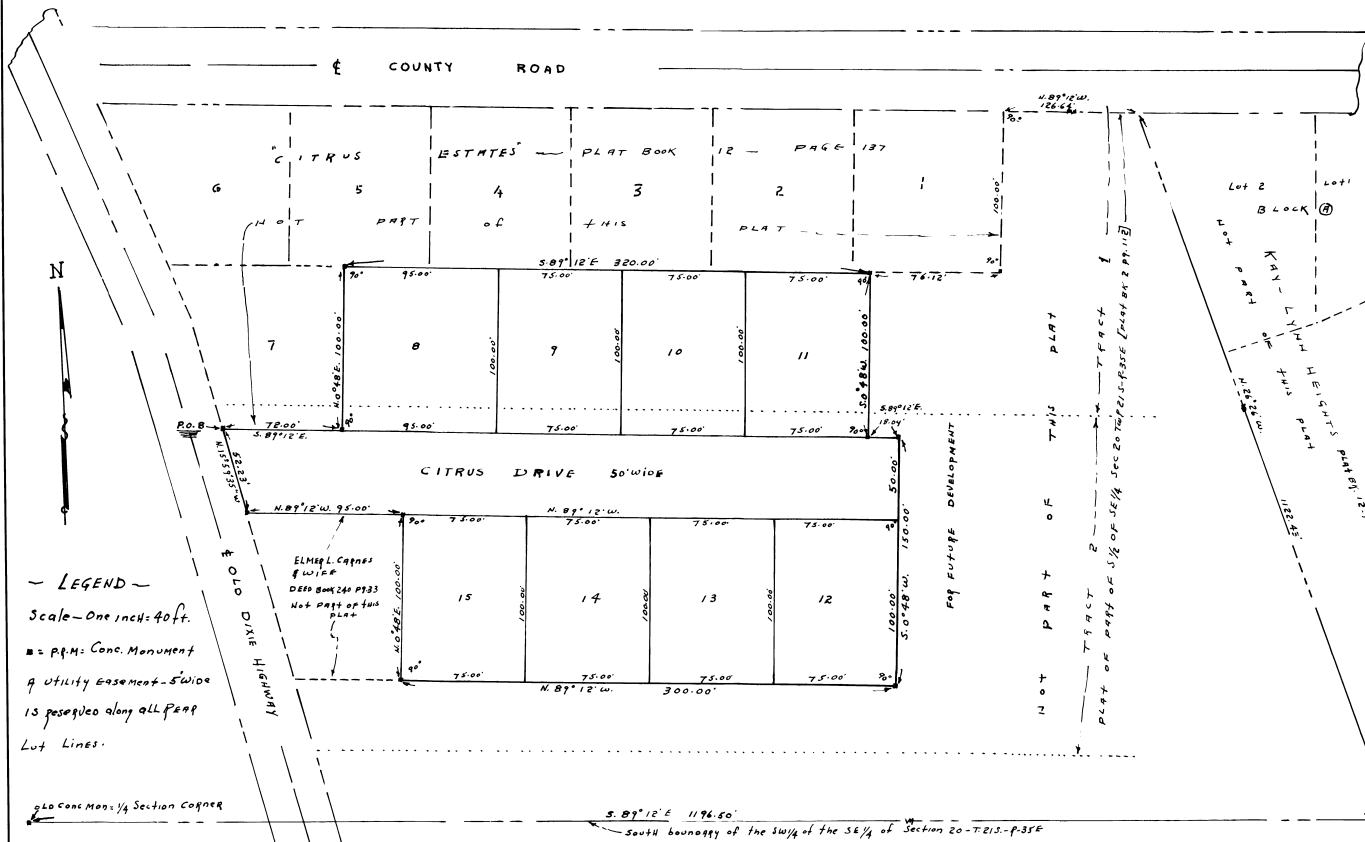


# CITRUS ESTATES UNIT ONE

SITUATE IN SECTION 20, TWP 21 S., R35 E - being a part of Tracts 1902 of "PLAT OF PART OF 5/4 OF THE SE 1/4 OF SECTION 20-TWP. 21 S. R. 35 E" ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 112 - BREVARD COUNTY, FLA - BEING DESCRIBED AS FOLLOWS - TO WIT:

Begin at a P.P.M. in the Eastely flw. Line of the Old Dixie Highway - which R.O.B. Marks the SW corner of Lot 7 in "Citrus Estates" as per plat thereof recorded in plat Book 12 - page 137 in the Public Records of Brevard Co. - FLA - proceed thence from said R.O.B. along the South boundary of said Lot 7 of Citrus Estates - S. 87° 12' E. 72.00 feet to the NE corner thereof - thence N. 0° 48' E. 100.00 feet to the NE corner of adjacent Lot 7 - thence along the South Lines of a portion of Lots 4 - 3 and a portion of Lot 1 [all in adjacent Citrus Estates] S. 87° 12' E. a distance of 320.00 feet to a P.P.M. - thence S. 0° 48' W. 100.00 feet - thence S. 87° 12' E. 18.09 feet - thence S. 0° 48' W. 150.00 feet - thence N. 87° 12' W. a distance of 300.00 feet to a P.P.M. which marks the SE corner of a tract of Land Conveyed to Elmer L. Capnes and wife by Deed recorded in Deed Book 240 - P. 33 Public Records of Brevard County - FLA - thence N. 0° 48' E. 100.00 feet to the NE corner of said Elmer L. Capnes Tract - thence N. 87° 12' W. 92.00 feet to the N.W. corner of adjacent Capnes Tract - said point being in the Eastely flw. Line of the Old Dixie Highway - thence along said flw. Line N. 15° 59' 35" W. 52.23 feet to the point of beginning



**LEGEND**  
 Scale - One inch = 40 ft.  
 ■ = P.P.M. Conc. Monument  
 □ = utility easement - 5' wide  
 13 reserved along all front Lot Lines.  
 P.O.B. Conc. Mon. 1/4 Section Corner

PLAT BOOK 14  
 AND PAGE 1

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner of, 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, John T. Beron hereunto set their hand and seal on June 28, 1960.

John T. Beron  
Vera H. Beron

Signed and sealed in the presence of:  
John T. Beron  
Margel Dornberger

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on June 28, 1960, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John T. Beron and Vera H. Evans - his wife, and they acknowledged 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.  
Margel Dornberger  
 NOTARY PUBLIC  
 My Commission Expires 4/20/67

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on June 27, 1960 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 plated; 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 June 28, 1960.

Robert H. Evans Registration No. 988

**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 17, 1960 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Robert H. Evans  
 Vice-Chairman of the Board.  
 Attest: \_\_\_\_\_  
 Clerk of the Board  
 Approved John T. Beron  
 County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**

THIS IS TO CERTIFY, That on June 29, 1960 the Zoning Commission of the above Municipality approved the foregoing plat.

John T. Beron Zoning Director.

**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 \_\_\_\_\_ 1960.

at \_\_\_\_\_ File No. 207-111111  
John T. Beron  
 Clerk of the Circuit Court  
 in and for Brevard County, Fla.