



# SUBDIVISION

OF

## J.V. D'ALBORA RIVERFRONT PROPERTY BEING A PORTION OF GOV'T. LOTS 2 & 3, SEC. 13, TWP 25S, R. 6E, 36E, BREVARD COUNTY, FLORIDA

**DESCRIPTION:**  
From the intersection of the North line of Gov't Lot 2, Sec. 13, Twp. 25S, Rge. 36E, Brevard County, Florida & the westerly R/W line of State Ed. No. 3 (said westerly R/W being 25ft. west of the E of an existing asphalt pavement); thence S 88° 45' E a distance of 100.72' to the P.C. of a circular curve deflecting to the left, having a central angle of 0° 01' 24" & a radius of 1000ft.; thence continue along said R/W on an arc distance of 6.19 ft.; thence S 88° 45' E parallel to the aforesaid North line of Gov't Lot 2, Sec. 13, a distance of 38 ft. more or less to the waters edge of the Indian River, the Point of Beginning of the herein described parcel; thence N 88° 45' E a distance of 23.00 ft. more or less to a bench; thence continue N 88° 45' E a distance of 15.00 ft. to the westerly R/W line of State Ed. No. 3 & the P.C. of a circular curve deflecting to the left, having a central angle of 0° 30' 16" & a radius of 1000ft.; thence southeasterly along aforesaid westerly R/W line a distance of 10.00 ft. to the P.C. of said curve; thence S 10° 21' 10" E a distance of 219.10 ft. to the P.C. of a circular curve deflecting to the right, having a central angle of 2° 31' 30" & a radius of 1000ft.; thence S 10° 21' 10" E a distance of 196.53 ft. to the P.C. of said curve; thence continue along the westerly R/W of State Ed. No. 3 S 10° 21' 10" E a distance of 445.14 ft. to the P.C. of a circular curve deflecting to the left, having a central angle of 0° 11' 40" & a radius of 583.75 ft.; thence southeasterly along the arc of said curve, thence S 16° 35' 14" E a distance of 17.00 ft. to the P.C. of a circular curve deflecting to the right, having a central angle of 0° 33' 30" & a radius of 500ft.; thence continue along the arc of said curve on an arc distance of 20.16 ft. to the P.C. of a circular curve deflecting to the right, having a central angle of 0° 33' 30" & a radius of 500ft.; thence continue west a distance of 20 ft. more or less to the waters edge of the Indian River; thence northwesterly along the westerly R/W line of State Ed. No. 3 together with any & all riparian rights appertaining thereto, Excepting therefrom parcel designated as Lot 15.

**DEDICATION:**  
Know All Men By These Presents, That the undersigned, being the owners of, and/or holders of a mortgage on certain parcel or parcels within the boundaries of this plat, do hereby consent to this plat do hereby join in the dedication thereof, in witness whereof, we have hereunto set their hands & seals on this 16th day of JANUARY, 1962.

*John W. Lee*      *Joe M. Lee*  
*John V. Starnes*      *Joe Starnes*  
*Thomas J. Jones*      *Margaret C. Jones*  
*Robert L. Ritter*      *Marion Ruth Ritter*  
*Robert L. Ritter*      *Elmira L. Ritter*  
*Robert L. Ritter*      *Elmira L. Ritter*  
*Robert L. Ritter*      *Elmira L. Ritter*

*John W. Lee*      *Joe M. Lee*  
*John V. Starnes*      *Joe Starnes*  
*Thomas J. Jones*      *Margaret C. Jones*  
*Robert L. Ritter*      *Marion Ruth Ritter*  
*Robert L. Ritter*      *Elmira L. Ritter*  
*Robert L. Ritter*      *Elmira L. Ritter*

STATE OF FLORIDA, COUNTY OF BREVARD.  
This is to certify, that on JAN. 16, 1962 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared the above named persons, to me known to be the persons who executed the foregoing dedication & 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 & seal on the above date.  
*Charles B. Bunch*  
NOTARY PUBLIC  
My Commission Expires  
MAY 23, 1963

SCALE 1" = 60'  
○ Concrete Monument  
○ Iron Pipe

BUCCNER REALTY & SURVEYING INC.  
EAU CLIFFE FLORIDA

PLAT BOOK 16  
AND PAGE 66

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner 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 hereunto set hand and seal on \_\_\_\_\_

Signed and sealed in the presence of: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_

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. SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Nov. 29, 1961, 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 plotted; 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 Nov. 29, 1961.  
*Charles B. Bunch* Registration No. 1083

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat. SEAL  
MAYOR.  
CITY CLERK.

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on 5-10-62 the \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
*Charles B. Bunch* Chairman of the Board.  
*Charles B. Bunch* Clerk of the Board.  
Approved: \_\_\_\_\_ County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**

THIS IS TO CERTIFY, That on FEB 7, 1962 the \_\_\_\_\_ the Zoning Commission of the above Municipality approved the foregoing plat.  
*Charles B. Bunch* 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 JAN 16, 1962 at 8:17 AM.  
*Charles B. Bunch*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.