

# THE RIVER COLONY OF MELBOURNE BEACH

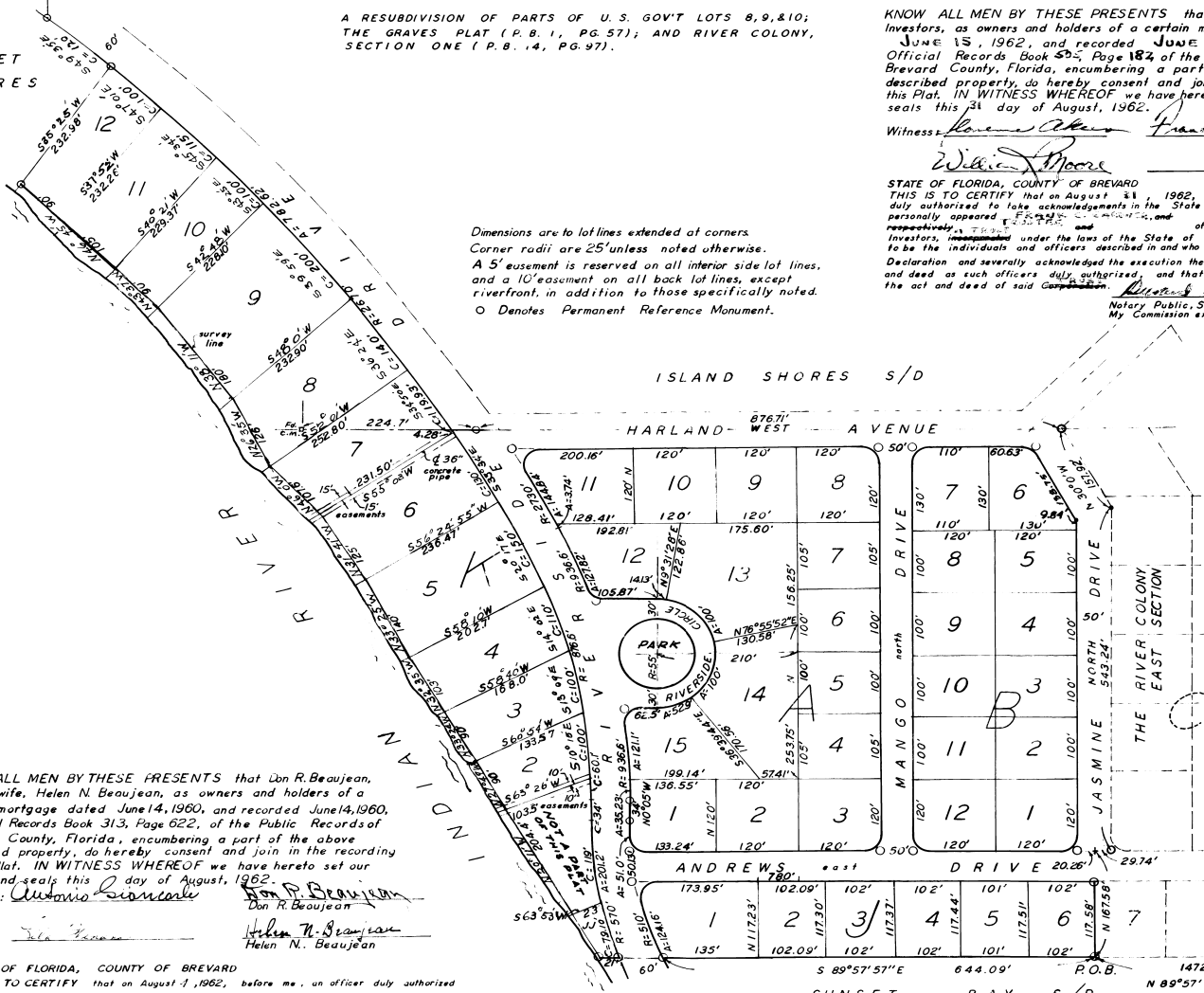
WEST SECTION

A PORTION OF SECTION 6, T28S, R38E  
BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF PARTS OF U.S. GOV'T LOTS 8, 9, & 10;  
THE GRAVES PLAT (P.B. 1, PG. 57); AND RIVER COLONY,  
SECTION ONE (P.B. 14, PG. 97).

N.W. COR. SW 1/4, SEC 6, T28S, R38E  
728.74'  
EAST

SUNSET  
SHORES  
S/D



Dimensions are to lot lines extended at corners.  
Corner radii are 25' unless noted otherwise.  
A 5' easement is reserved on all interior side lot lines,  
and a 10' easement on all back lot lines, except  
riverfront, in addition to those specifically noted.  
○ Denotes Permanent Reference Monument.

ISLAND SHORES S/D

HARLAND WEST AVENUE

ANDREW'S DRIVE

SUNSET BAY S/D

SCALE: 1" = 100'



KNOW ALL MEN BY THESE PRESENTS that Don R. Beaujean,  
and his wife, Helen N. Beaujean, as owners and holders of a  
certain mortgage dated June 14, 1960, and recorded June 14, 1960,  
in Official Records Book 313, Page 622, of the Public Records of  
Brevard County, Florida, encumbering a part of the above  
described property, do hereby consent and join in the recording of  
this Plat. IN WITNESS WHEREOF we have hereto set our  
hands and seals this 31 day of August, 1962.

Witness: Antonio Sauran  
Don R. Beaujean  
Helen N. Beaujean

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY that on August 1, 1962, before me, an officer duly authorized  
to take acknowledgements in the State and County aforesaid, personally appeared  
Don R. Beaujean and his wife Helen N. Beaujean, to me known to be the individuals  
described in and who executed the foregoing Declaration, and acknowledged the  
execution thereof to be their free act and deed.

B. M. Jensen  
Notary Public, State of Florida at large  
My Commission expires 12-31-64

KNOW ALL MEN BY THESE PRESENTS that Continental Mortgage  
Investors, as owners and holders of a certain mortgage dated  
June 15, 1962, and recorded June 19, 1962, in  
Official Records Book 505, Page 184 of the Public Records of  
Brevard County, Florida, encumbering a part of the above  
described property, do hereby consent and join in the recording of  
this Plat. IN WITNESS WHEREOF we have hereto set our hands and  
seals this 31 day of August, 1962.

Witness: Frank C. Gardner  
William Moore

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY that on August 31, 1962, before me, an officer  
duly authorized to take acknowledgements in the State and County aforesaid,  
personally appeared Antonio Sauran, President and Donald A. Williams  
Secretary, respectively, of Continental Mortgage  
Investors, incorporated under the laws of the State of Florida, to me well known  
to be the individuals and officers described in and who executed the foregoing  
Declaration and severally acknowledged the execution thereof to be their free act  
and deed as such officers thereto duly authorized; and that the said Declaration is  
the act and deed of said Corporation.

Antonio Sauran  
Notary Public, State of Florida at large  
My Commission expires 12-31-64

PLAT BOOK 17  
AND PAGE 55 334816

DEDICATION  
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named  
below, being the owner in fee simple of the lands described in the  
foregoing caption to this plat hereby dedicates said lands and plat  
for the uses and purposes therein expressed and dedicates the Streets,  
alleys, thoroughfares, canals and drainage easements shown hereon  
to the perpetual use of the public, and  
IN WITNESS WHEREOF, has caused these presents to be signed and  
attested to by the officers named below and its corporate seal to be  
affixed hereto on 17th August 1962  
THE RIVER COLONY, INC.  
By Antonio Sauran President  
Attest: Donald A. Williams Secretary

Signed and sealed in the presence of:  
James S. Fisher  
Paul Green

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on 17th August 1962  
before me, an officer duly authorized to take acknowledgements in the  
State and County aforesaid, personally appeared ANTONIO  
SAURAN and DONALD A. WILLIAMS  
respectively, President and SECRETARY  
of the above named corporation incorporated under the laws of the  
State of FLORIDA, to me known to be the individuals  
and officers described in and who executed the foregoing Dedication  
and severally acknowledged the execution thereof to be their free act  
and deed as such officers thereto duly authorized; that the official  
seal of said corporation is duly affixed thereto; and that the said Dedi-  
cation is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set  
my hand and seal on the above date.  
Emille Price  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_ SEAL

CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a  
licensed and registered land surveyor, does hereby certify that on  
July 12, 1962 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 perma-  
nent reference monuments have been placed as shown thereon; that re-  
quired by Chapter 177, Florida Statutes; and that said land is located in  
Brevard County, Florida. Dated July 31, 1962  
W. H. Jensen Registration No. 1130

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY  
THIS IS TO CERTIFY, That on August 14, 1962 the  
TOWN OF MELBOURNE BEACH, BREVARD  
COUNTY, FLORIDA approved the foregoing plat.  
Joe O'Neil MAYOR.  
Attest: J. Mollenhauer CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD  
OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, That on \_\_\_\_\_ the  
foregoing plat was approved by the Board of County Commissioners of  
Brevard County, Florida.  
Attest: \_\_\_\_\_ Chairman of the Board.  
\_\_\_\_\_  
County Engineer

CERTIFICATE OF APPROVAL  
BY ZONING COMMISSION  
THIS IS TO CERTIFY, That on August 14, 1962 the  
Zoning Commission of the above Municipality approved the foregoing  
plat.  
Richard R. Parker Vice. W. H. Jensen 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 August 14, 1962  
at \_\_\_\_\_ File No. \_\_\_\_\_  
Antonio Sauran  
Clerk of the Circuit Court  
in and for Brevard County, Fla.

DESCRIPTION:  
From the Southeast Corner of Section 6, T28S, R38E, go N0°03'09"W  
475'; thence go N89°57'57"W 1472.74' to the Point of Beginning; thence  
go North 167.58 feet; thence go East 2974 feet; thence go North 543.24 feet;  
thence go N 30°0'W 157.92 feet; thence go West 932.2 feet to the West  
boundary of Riverside Drive Right of Way; thence go Northwesterly 782.62 feet  
along the West boundary of Riverside Drive Right of Way, a curve of radius  
2670 feet concave to the West; thence go S28°41'W to the East bank of  
the Indian River; thence go Southeastly along the East bank of the Indian River to a  
point N 89°57'57"E of the Point of Beginning; thence go S 89°57'57"E to the  
Point of Beginning.