

SILVER PINES ESTATES-SEC.5

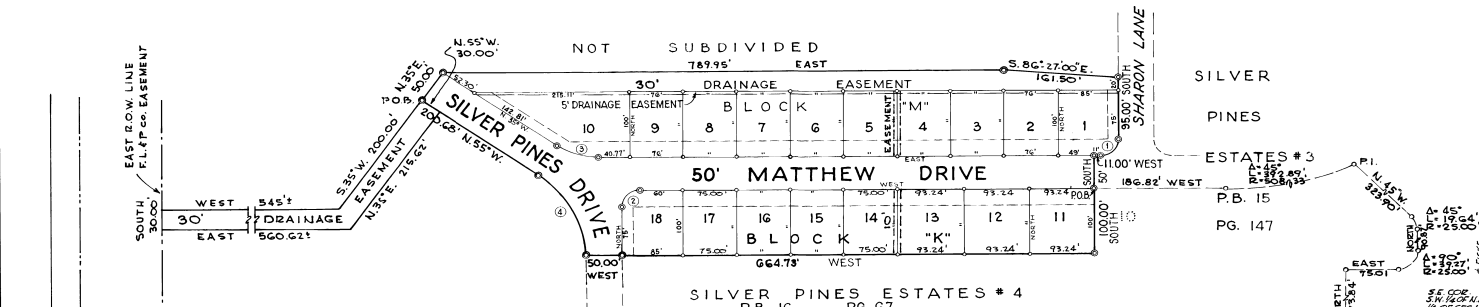
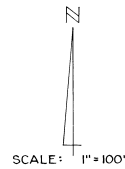
PLAT BOOK 17
AND PAGE 63

337235

Beginning at the S.E. corner of the S.W. 1/4 of the N.E. 1/4 of Sec. 17, T.25 S., R.36 E. Brevard County, Florida, proceed S.0°13'50"W 7.90'; Thence go S.89°49'30"W 1577.64'; Thence go North 193.84'; Thence go East 75.01' to the P.C. of a curve; Thence go 39.27' along a curve to the left with a central angle of 90° and a radius of 25.00'; Thence go North 90.87' to the P.C. of a curve; Thence go 19.64' along a curve to the left with a central angle of 45° and a radius of 25.00'; Thence go N.45°W 323.90' to the P.I. of a curve; Thence go 392.89' along a curve to the right with a central angle of 45° and a radius of 508.39'; Thence go West 186.82' to the Point of Beginning. From the P.O.B. go South 100.00'; Thence go West 664.79'; Thence go N.55°W 200.00'; Thence go N.35°E 50.00'; Thence go East 78.99'; Thence go S.56°27'00"E 161.50'; Thence go South 95.00' to the P.C. of a curve; Thence go 31.27' along a curve to the right with a central angle of 90° and a radius of 25.00'; Thence go West 11.00'; Thence go South 11.00' to the P.O.B., encompassing an area of 530 Acres.

DRAINAGE EASEMENT S.W. of SEC. 5

Beginning at the S.W. corner of silver pines drive as shown on this plat, proceed S.35°W 200.00' to a angle point; Thence go WEST, 545' more or less to the East Right of Way Line of the Florida Power & Light Co. Easement; Thence go SOUTH 3000' along said RIGHT OF WAY; Thence go EAST 560.62' more or less to a angle point; Thence go N.35°E 215.62' to the South side of Silver Pines Drive; Thence go N.55°W 30.00' to the P.O.B., encompassing an area of 0.52 Acres more or less.



CURVE DATA

- ① Δ = 90°-00'; R = 25.00'; L = 39.27'
- ③ Δ = 35°-00'; R = 100.00'; L = 61.09'
- ④ Δ = 55°-00'; R = 151.93'; L = 145.84'

NOTES

1. ----- SET BACK LINE - All set back lines facing major streets, shall be a min. of twenty-five (25.00) feet from the property line, or in the case of irregular shaped lots, not less than twenty-five (25.00) feet from the property line and at a point where the lot width becomes Seventy-five (75.00) feet. Set back lines on corner lots minor street frontage, shall be a min. of fifteen (15.00) feet from the property line.
2. A strip of land 5' wide along all side lot lines, and 5' wide along all rear lot lines shall be reserved for the installation and maintenance of drainage and/or public utilities unless otherwise noted. This is a permanent easement.
3. ○ Lot corner pin
4. ⊙ Permanent monument
5. ⊙ Existing monument

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, parks, 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 hereon on JANUARY 18, 1963

By Robert S. Mangan President
Attest: Jack E. Korbin Secretary

Signed and sealed in the presence of:

Sharon D. Mangan
Robert S. Mangan

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on JANUARY 18, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ELMER BASKY and JACK E. KORBIN 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 therunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

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

Robert S. Mangan
NOTARY PUBLIC
My Commission Expires APRIL 7, 1966

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 18, 1963 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 JANUARY 18, 1963

Registration No. 835

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: _____ MAYOR.
_____ CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEBRUARY 7, 1963 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

John S. Doolittle
Chairman of the Board.

Attest: Curto R. Barney Clerk of the Board
J. J. ... County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on FEB. 7, 1963 the Zoning Commission of the above Municipality approved the foregoing plat.

W. Peany 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 B:45 AM File No. 337235

Curto R. Barney
Clerk of the Circuit Court
in and for Brevard County, Fla.