



# Chevy Chase Gardens

A SUBDIVISION OF A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 37 EAST, CITY OF SATELLITE BEACH, BREVARD COUNTY, FLORIDA

July, 1963  
Scale: 1"=50'  
Prepared By  
DONALDSON ENGINEERING, INC.  
Titusville Florida

**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 hereto this July 12, 1963  
By Thomas Romano President  
Attest: Frank S. Romano Secretary

Signed and sealed in the presence of:  
William Campbell  
Dobby Murchison  
STATE OF FLORIDA COUNTY OF DADE  
THIS IS TO CERTIFY, that on July 12, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Thomas Romano and Frank S. Romano 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 Hall  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_ SEAL

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: That the individuals named below, being the part owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicate 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.  
IN WITNESS WHEREOF, we have hereto set our hands and official seals this 12 day of July, A.D. 1963.  
Signed in the presence of:  
Ed Desjardins 9201  
Mitchell Mark  
Gerry Mark seal  
Leann A. Epstein seal  
Albert F. Mancino seal  
Carol Mancino 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 June 26, 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 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 July 11, 1963  
By William Campbell Registration No. 1219

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, that on October 30<sup>th</sup>, 1963 the City of Satellite Beach approved the foregoing plat.  
Attest: Robert Hall SEAL  
MAYOR  
Robert Hall 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.  
\_\_\_\_\_ Clerk of the Board.  
Approved \_\_\_\_\_ County Engineer.

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**  
THIS IS TO CERTIFY, that on \_\_\_\_\_ the Zoning Commission of the above Municipality approved the foregoing plat.  
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 122, Florida Statutes, and was filed for record on Nov. 6 1963 at 4:45 PM File No. 122-1177  
Curtis Roberts  
Clerk of the Circuit Court in and for Brevard County, Fla.

**LEGAL DESCRIPTION**  
A portion of the NE 1/4 of the NE 1/4 of Section 34, Township 26 South, Range 37 East, City of Satellite Beach, Brevard County, Florida, and more particularly described as follows: Commence at the NE corner of said Section 34; Thence run S 89°14'40" W, along the North line of said Section 34, for a distance of 30000 feet to the Point of Beginning; Thence continue S 89°14'40" W, for a distance of 25633 feet to a point; Thence run S 04°52'20" E for a distance of 50000 feet to a point; Thence run N 89°14'40" E for a distance of 8424 feet to a point; Thence run S 87°14'49" E, for a distance of 8500 feet to a radial intersection with a circular curve to the right, having for its elements a radius of 2900 feet and a central angle of 56°56'39"; Thence run Northeastly along the arc of said curve for a distance of 2485 feet to the point of tangency; Thence run N 89°14'40" E for a distance of 33301 feet to the West right of way line of South Patrick Drive; Thence run N 1°05'20" W, along said West right of way line, for a distance of 7000 feet to a point; Thence run S 89°14'40" W for a distance of 25000 feet to a point; Thence run N 1°05'20" W for a distance of 46500 feet to the Point of Beginning; Containing 3.48 acres, more or less.

**MORTGAGEE**  
KNOW ALL MEN BY THESE PRESENTS: That SAMBONS REALTY CO., INC., a North Carolina corporation authorized to do business in the State of Florida, the owner and holder of that certain mortgage dated May 16, 1963, and recorded in Official Records Book 530 of Page 313 of the Public Records of Brevard County, Florida, and encumbering the above described property, Joseph Realty, consent to this plat and joins in the above dedication.  
IN WITNESS WHEREOF, we have hereto set our hands and corporate seal this 6 day of July, A.D. 1963.

**ACKNOWLEDGEMENT**  
STATE OF N.C. ss. I HEREBY CERTIFY, Before me this day personally appeared Ed Desjardins and David Fuchs, President and Secretary, respectively, of SAMBONS REALTY CO., INC., a North Carolina corporation, to me well known to be the persons described in and who executed the foregoing instrument as such officers, and who acknowledged the execution thereof to be their free act and deed for the purposes therein mentioned; that they affixed thereto the official seal of said corporation, all by and with the authority of the Board of Directors of said corporation, and that it is a free act and deed of said corporation.  
IN WITNESS WHEREOF, I have hereto set my hand and notarial seal this 6 day of July, A.D. 1963.  
My Commission expires: 7/15/64  
David Fuchs  
Notary Public  
State of N.C. at large

**SURVEYOR'S NOTES**  
1. All radii are 15 feet unless otherwise indicated.  
2. Dimensions on block corners are to the intersection of the block lines extended.  
3. Bearings shown are based on an assumed meridian.  
4. ● Denotes Permanent Reference Monument.  
5. The Access, Walkway, & Utility Easements, the 10' strip between TR "A" and street "B", and the route designated "Private Road" as shown on this plat, are not dedicated to the public, and title to these shall remain vested in the owner.

SAMBONS REALTY CO., INC.  
Signed: Ed Desjardins pres.  
David Fuchs  
Attest: David Fuchs sec.  
David Fuchs