

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 on 7/10/64.

By Walter R. Bannock President  
Attest Donna L. Lowridge Secretary

Signed and sealed in the presence of:  
Walter R. Bannock  
Donna L. Lowridge  
P. B. Dutton, Jr.

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on July 17, 1964 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid personally appeared Walter R. Bannock and Donna L. Lowridge 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 thereunto 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.  
Notary Public, State of Florida at Tallahassee  
My Commission Expires MAY 9, 1966  
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 17, 1964 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 platted; that permanent reference monuments have been placed as shown thereon and required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated July 17, 1964  
Walter R. Bannock Registration No. 20571  
Walter R. Bannock Notary Public

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 July 23, 1964 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
Attest: Paul W. Wynn Chairman of the Board  
Walter R. Bannock Clerk of the Board  
Approved W. J. Brown County Engineer

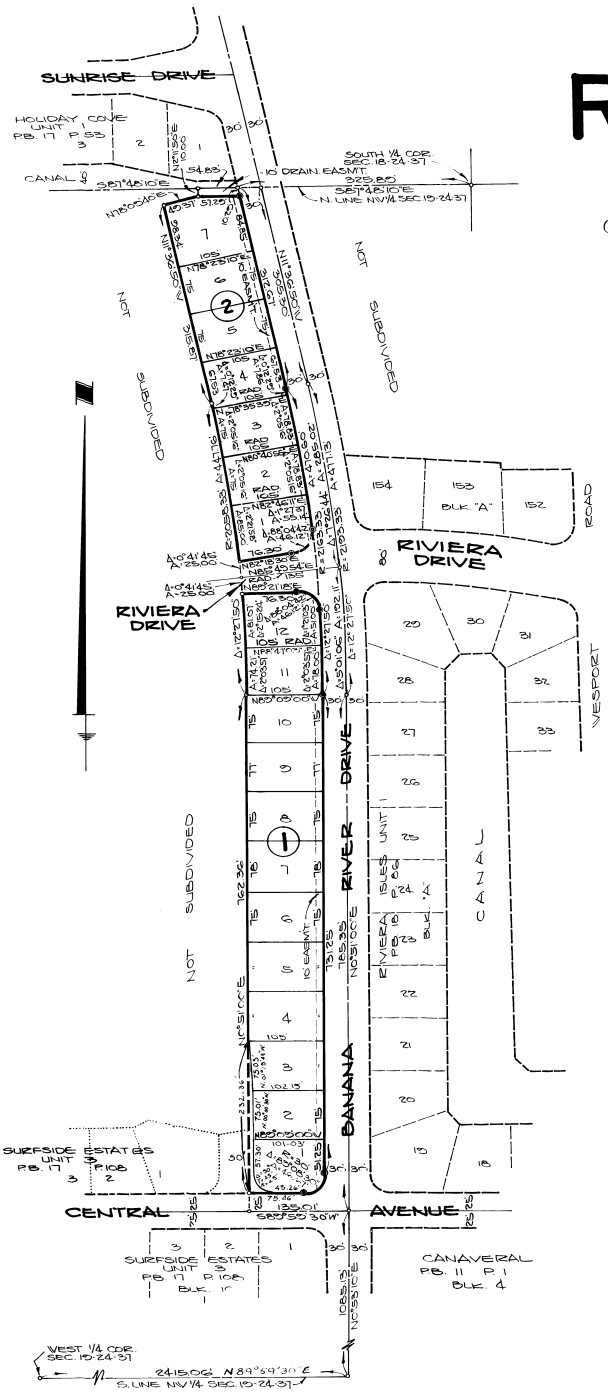
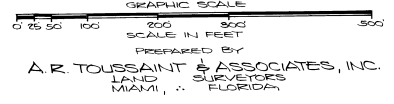
CERTIFICATE OF APPROVAL BY ZONING COMMISSION  
THIS IS TO CERTIFY, That on Aug. 6, 1964 the Zoning Commission of the above Municipality approved the foregoing plat.  
W. J. Brown Zoning Director.

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 Aug. 14, 1964 at 3:50 PM, File No. 1938-418  
Walter R. Bannock  
Clerk of the Circuit Court in and for Brevard County, Fla.

# RIVIERA ISLES

## SECTION 2

BEING A RESUBDIVISION OF LOT 1, BLOCK 11 OF "SURFSIDE ESTATES" (PB. 17 P. 108) AND A SUBDIVISION OF OTHER LANDS IN SECTION 19, TOWNSHIP 24 SOUTH, RANGE 31 EAST, BREVARD COUNTY, FLORIDA.  
SCALE: 1" = 100'



LEGAL DESCRIPTION :-

Commence at the West 1/4 Corner of Section 19, Township 24 South, Range 31 East, Brevard County, Florida; thence run N87°30'30"E along the South line of the NW 1/4 of said Section 19, for a distance of 2415.06 feet to a point on the center line of Audubon Road as shown on the plat of "Canaveral", as recorded in Plat Book 11 of Page 1 of the Public Records of Brevard County, Florida; said Audubon Road, as shown on the plat of "Canaveral", as recorded in Plat Book 11 of Page 1 of the Public Records of Brevard County, Florida; thence run N15°51'00"E along said center line for a distance of 1065.19 feet to center line intersection of said Banana River Drive and Central Avenue as shown on the plat of "Surfside Estates Unit 3", as recorded in Plat Book 17 of Page 108 of the Public Records of Brevard County, Florida; thence run S82°53'30"W along said center line of Central Avenue for a distance of 1856.91 feet to a point; thence run N0°51'00"E for a distance of 255.00 feet to the Point of Beginning; said point being on the North right-of-way line of Central Avenue. From said Point of Beginning; thence continue N0°51'00"E for a distance of 762.96 feet to a point of curvature of a circular curve to the left; thence run in a Westerly direction along the arc of said circular curve to the left, said curve having for its elements a central angle of 12°21'50", a radius of 2058.93 feet for an arc distance of 447.16 feet to the point of tangency of said curve; thence run N11°30'50"W for a distance of 315.27 feet; thence run N12°02'40"E for a distance of 49.31 feet; thence run N2°11'50"E for a distance of 10.00 feet to a point on the NW 1/4 of Section 19; thence run S87°03'00"E along said North line of the NW 1/4 of Section 19, for a distance of 54.83 feet to a point on the Westerly right-of-way line of Banana River Drive, as recorded in Public Records of Brevard County, Florida; said point lying 325.80 feet West of the NW corner of said Section 19 as measured along said North line of the NW 1/4 of Section 19; thence run S11°28'50"E along the Westerly right-of-way line of Banana River Drive (60' Wide) for a distance of 312.61 feet to the point of curvature of a circular curve to the right; thence run in a Southerly direction along the arc of said circular curve to the right, having for its elements a central angle of 12°21'50", a radius of 2163.33 feet for an arc distance of 436.66 feet in the point of tangency of said curve; thence run S5°51'00"W, continuing along the Westerly right-of-way line of Banana River Drive for a distance of 731.25 feet to a point of curvature of a circular curve to the right; thence run in a Southerly and Westerly direction along the arc of said circular curve to the right, having for its elements a central angle of 65°07'30", a radius of 30.00 feet for an arc distance of 46.07 feet to the point of tangency of said curve; thence run S82°53'30"W along the North right-of-way line of said Central Avenue, for a distance of 15.46 feet to the point of beginning, containing 3.7043 acres.

DEDICATION OF MORTGAGEE :-

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the mortgagee of the lands described in the foregoing caption to this plat, does hereby quit and make themselves a party to the dedication of said lands, and plat for the uses and purposes therein expressed and dedicates the streets, thoroughfares, canals and drainage easements shown hereon to the perpetual use of the public.  
IN WITNESS WHEREOF, we hereunto set our hands and seals this 6th day of MAY, A.D. 1964.

D. E. Lowridge  
Mildred L. Lowridge

STATE OF FLORIDA COUNTY OF BREVARD ss. This is to certify, that on the 6th day of May, A.D. 1964, before me, an officer duly authorized to take acknowledgments in the State of Florida, personally appeared D. E. Lowridge & Mildred L. Lowridge to me well known to be MORTGAGEES described in and who executed the foregoing dedication and 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.  
Edw. Crane  
Notary Public State of Florida

My commission expires June 19, 1966

SURVEYOR'S NOTE :-

● Indicates Permanent Reference Monuments.  
All radii are 30 feet unless otherwise shown.  
A strip of land 5 feet wide along a rear and side lot lines shall be reserved for the installation and maintenance of drainage and/or public utilities unless otherwise noted.  
This is a permanent easement.