

# SHADY SHORES

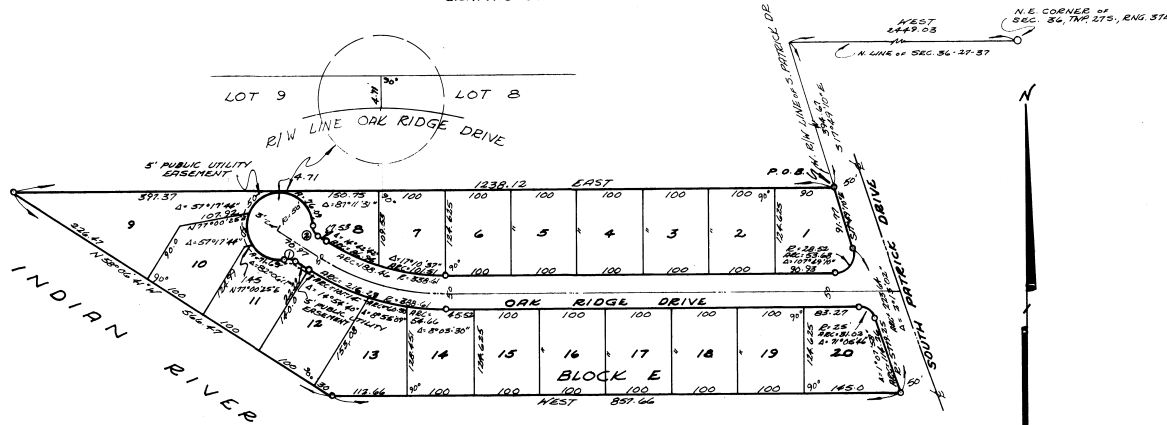
## THIRD ADDITION

A SUBDIVISION IN GOV'T. LOT G, SEC. 36, TWP. 27S., RGE. 37E.

BREVARD COUNTY, FLORIDA.

MARCH, 1965

SCALE: 1"=100'



### CURVE DATA

NO.	ARC	CHORD	TANG.
1	28° 39' 28"	13.0	4.74
2	55° 18' 12"	15.0	7.82

### DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 36, 2449.03 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH PATRICK DRIVE; THENCE SOUTH 17° 49' 10" EAST, 394.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 17° 49' 10" EAST, ALONG THE LAST DESCRIBED LINE, 91.77 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.25 FEET, A CENTRAL ANGLE OF 2° 13' 02", AN ARC DISTANCE OF 223.64 FEET TO A POINT; THENCE WEST, 857.64 FEET TO A POINT ON THE EASTERLY SHORE OF THE INDIAN RIVER; THENCE NORTH 58° 06' 41" WEST, ALONG THE SAID EASTERLY SHORE OF THE INDIAN RIVER, 566.47 FEET TO A POINT; THENCE EAST, 1238.12 FEET TO THE POINT OF BEGINNING, CONTAINING 7.188 ACRES MORE OR LESS.

### NOTES:

1. OPEN CIRCLE DENOTES PERMANENT REFERENCE MONUMENT
2. A 5.0 FT. PUBLIC UTILITIES AND DRAINAGE EASEMENT IS RESERVED ALONG ALL SIDE AND REAR LOT LINES.
3. BEARING STRUCTURE IS BASED ON THE NORTH LINE OF SEC. 36 27-37 BEING EAST.
4. ALL DIMENSIONS SHOWN ON CURVED LINES REFER TO ARC LENGTHS.

PREPARED BY  
**DAVIS, CAVEN AND LACIEZ, INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
EAU CLAIR, FLA.

### MORTGAGEE APPROVAL:

THIS IS TO CERTIFY THAT ROBERT A. SINCLAIR AND RUTH SINCLAIR, HIS WIFE, THE OWNERS AND HOLDERS OF A CERTAIN MORTGAGE ON THE LANDS SHOWN AND INCLUDED ON THIS PLAT, SAID MORTGAGE BEING RECORDED IN OFFICIAL RECORDS BOOK AT PAGE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA DO HEREBY APPROVE THE SAID PLAT AND CONSENT TO THE RECORDING OF SAME IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

*Robert A. Sinclair*  
WITNESS  
*Ruth Sinclair*  
WITNESS

*Robert A. Sinclair*  
WITNESS  
*Ruth Sinclair*  
WITNESS

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF BREVARD

THIS IS TO CERTIFY THAT ON MARCH 19, 1965 BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS PERSONALLY APPEARED ROBERT A. SINCLAIR AND RUTH SINCLAIR, HIS WIFE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST FORESAID THIS 19TH DAY OF MARCH, 1965.

MY COMMISSION EXPIRES: 2-11-1969

PLAT BOOK 20 477850  
AND PAGE 34

### 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 MARCH 19, 1965

SOUTHLAND DEVELOPERS, INC. 401 18th AVE. INDIANLAND  
By: *Robert H. Huff* President

Attest:  
*Ray M. Caine*  
SECRETARY - TREASURER

Signed and sealed in the presence of:

*Albert H. Holt*  
*George J. Caine*  
*Ray M. Caine*



STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on MARCH 19, 1965 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ROBERT H. HUFF and RAY M. CAINE respectively, THE President and SECRETARY - TREASURER 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; and 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.

*George J. Caine*  
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 MARCH 19, 1965, he completed a survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and placed thereon; that permanent reference monuments have been placed as shown thereon; and that the same comply with the requirements of Chapter 177, Florida Statutes; and that said plat is in accordance with the provisions of Chapter 177, Florida Statutes.

*George J. Caine* Registration No. 2231

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

ATTEST: MAYOR.  
CITY CLERK.

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JULY 8, 1965 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

*Lee W. Brown* Chairman of the Board.  
Attest: *Charles R. Brown* Clerk of the Board.  
Approved: *Pro* County Engineer.



### CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on JULY 8, 1965 the Zoning Commission of the above Municipality approved the foregoing plat.

*Pro* 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 27, Florida Statutes, and was filed for record on MARCH 19, 1965 at 4:20 P.M. File No. 477850

*Charles R. Brown*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.

