

# River-Breeze Acres

UNIT No 1

A Subdivision in Section 6, T 24 S, R 36 E, Brevard County, Florida.

PLAT BOOK 20  
AND PAGE 43 480558

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 April 18, 1963

NOVAWAY DEVELOPMENTS, INC.  
By James P. Lyons  
Vice-President  
Attest: Walter J. ... Secretary

Signed and sealed in the presence of:  
James P. Lyons  
Walter J. ...

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on April 18, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James P. Lyons and Walter J. ... respectively Vice-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.  
Eric A. ...  
NOTARY PUBLIC  
My Commission Expires Jan. 31, 1966

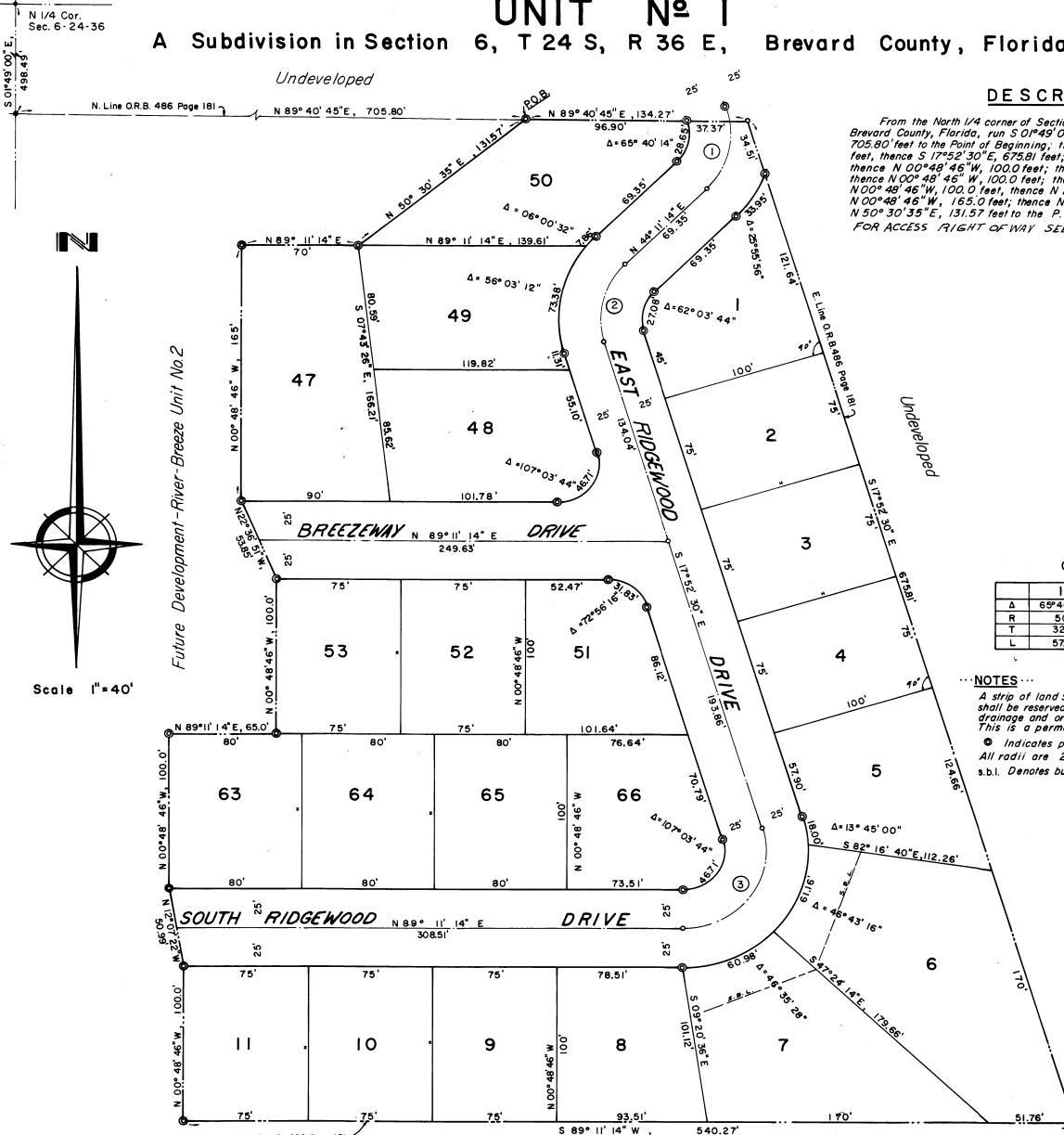
CERTIFICATE OF SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, duly licensed and registered land surveyor, does hereby certify that on April 25, 1963 he computed the plat of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown; that the same are required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida, Dated April 25, 1963  
Charles W. ... Registration No. 1128

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 COMMISSION  
THIS IS TO CERTIFY, That on June 6, 1963 the foregoing plat was approved by the Board of Brevard County, Florida.  
John D. ... Chairman of the Board.  
Attest: Curtis ... Clerk of the Board  
Approved 1963 County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION  
THIS IS TO CERTIFY, That on June 6, 1963 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 177, Florida Statutes, and was filed for record on April 18, 1963 at 11:58 AM File No. 180558  
Curtis ...  
Clerk of the Circuit Court  
in and for Brevard County, Fla.



DESCRIPTION  
From the North 1/4 corner of Section 6, Township 24 South, Range 36 East, Brevard County, Florida, run S 01° 45' 00" E, 498.49 feet; thence N 89° 40' 45" E, 705.80 feet to the Point of Beginning; thence continue N 89° 40' 45" E, 134.27 feet; thence S 17° 52' 30" E, 675.81 feet; thence S 89° 11' 14" W, 540.27 feet; thence N 00° 48' 46" W, 100.0 feet; thence N 12° 07' 22" W, 50.99 feet; thence N 00° 48' 46" W, 100.0 feet; thence N 89° 11' 14" E, 65.0 feet; thence N 00° 48' 46" W, 100.0 feet; thence N 22° 36' 51" W, 53.85 feet; thence N 00° 48' 46" W, 165.0 feet; thence N 89° 11' 14" E, 70.0 feet; thence N 50° 30' 35" E, 131.57 feet to the P.O.B. containing 5.97 Acres.  
FOR ACCESS RIGHT OF WAY SEE O.R.B. 628 P.6,387

CURVE DATA

	1	2	3
Δ	69° 40' 14"	62° 03' 44"	107° 03' 44"
R	50'	50'	50'
T	32.27'	30.08'	67.65'
L	57.31'	54.16'	93.43'

NOTES  
A strip of land 5 feet wide along all 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.  
● Indicates permanent reference monuments.  
All radii are 25 feet.  
s.b.l. Denotes building set back line, minimum width 75 feet.

GIVENS, HURDLE & QUICK, Inc.  
Civil Engineers Land Surveyors  
MERRITT ISLAND, FLORIDA