

# CARLTON GROVES SOUTH UNIT ONE

*Lying in the North 1/2 of the NW 1/4 of Section 23, Township 24 South, Range 36 East, Brevard County, Florida.*

**DESCRIPTION:**

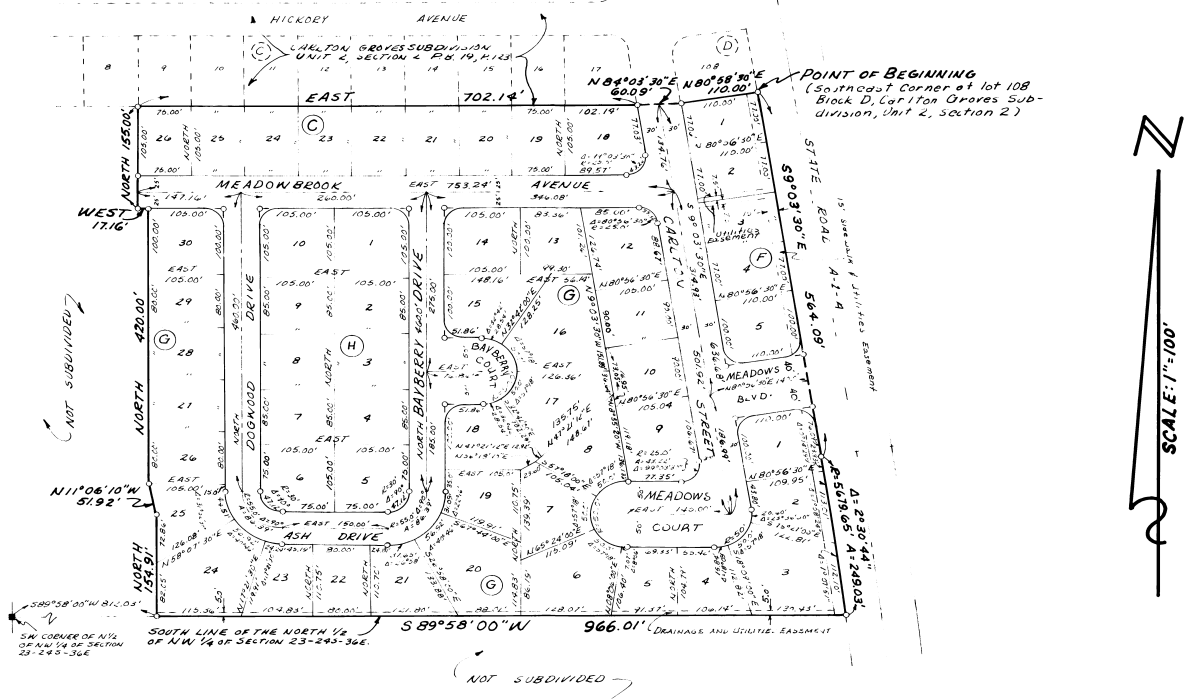
BEGINNING AT THE SOUTHEAST CORNER OF LOT 108 BLOCK D AS SHOWN ON THE PLAT OF CARLTON GROVES SUBDIVISION, UNIT 2 SECTION 22 RECORDED IN PLAT BOOK 19, PAGE 123, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RUN THENCE S 09° 03' 30" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A A DISTANCE OF 364.09 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 2° 30' 44" A DISTANCE OF 249.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; THENCE S 89° 58' 00" W ALONG SAID SOUTH LINE 966.01 FEET; THENCE NORTH 10° 06' 10" W, 51.92 FEET; THENCE NORTH 420.00 FEET; THENCE WEST 171.6 FEET; THENCE NORTH 155.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID CARLTON GROVES SUBDIVISION UNIT 2 SECTION 2; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE COURSES AND DISTANCES: EAST, 702.14 FEET; THENCE N 84° 03' 30" E, 60.09 FEET; THENCE N 80° 58' 30" E, 110.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.4 LOTS AND 1632 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. Permanent Reference Monuments shown plus 0
2. Distances shown along curves refer to arc distances
3. All lots shall have 5.0 foot interior Sideline and Rightline Easements for Drainage and Utilities unless otherwise shown.
4. All Corner Radii are 25 feet unless otherwise shown.
5. Lot area distances shown to street intersection.
6. Building Setbacks shall comply with Brevard County Ordinances.

JOINDERS IN PLAT 1 DEDICATION

ORB 91 PAGES 48 THRU 159



Prepared by  
**L. A. MELVIN and ASSOCIATES**  
TITUSVILLE ~ FLORIDA

PLAT BOOK 21  
AND PAGE 67

**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 by the officers named below and its corporate seal to be affixed hereto on SEPT. 27, 1967.

By: John F. Crockett VALERA CORP OF BREVARD  
President

Attest: Cecilia C. Crockett SECRETARY

Signed and sealed in the presence of:  
William S. ...  
Digmond V. B. ...

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on SEPT. 27, 1967, 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 as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated: SEPT. 27, 1967. Registration No. 12345

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

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

ATTEST: \_\_\_\_\_ MAYOR  
\_\_\_\_\_ CITY CLERK

My Commission Expires 7/5/68

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on OCTOBER 4, 1967 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: Lee W. ... Chairman of the Board  
Clayton K. ... Clerk of the Board  
Approved: J. ... County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**

THIS IS TO CERTIFY, That on OCT. 4, 1967 the Zoning Commission of the above Municipality approved the foregoing plat.

OT Peary 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 OCTOBER 12, 1967 at 3:59 PM File No. ...

Clayton K. ...  
Clerk of the Circuit Court  
in and for Brevard County, Fla.