

# INDIAN RIVER ACRES

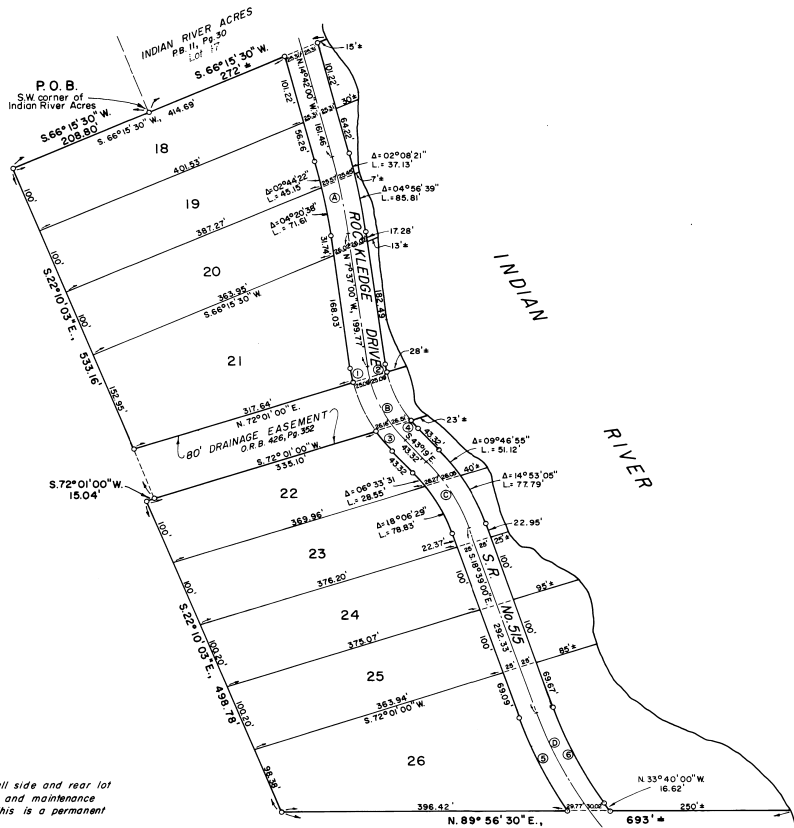
## UNIT 2

A Subdivision In Government Lot 2, Sec. 26, Twp. 25 S., Rge. 36 E., Brevard County, Florida.

### DESCRIPTION

Beginning at a concrete monument marking the Southwest corner of INDIAN RIVER ACRES, as recorded in Plat Book 11, Page 30, of the Public Records of Brevard County, Florida and run S. 66° 15' 30" W., on a Southwesterly prolongation of the Southerly line of said INDIAN RIVER ACRES, a distance of 208.80 feet; thence run S. 22° 10' 03" E., 533.16 feet to the South line of a 80 foot wide drainage easement, as recorded in O. R. Book 426, Page 352, of the Public Records of Brevard County, Florida; thence run S. 72° 01' 00" W., along said South line, a distance of 15.04 feet; thence run S. 22° 10' 03" E., 498.78 feet to the South line of Section 26, Township 25 South, Range 36 East; thence run N. 89° 56' 30" E., along said South line, a distance of 693 feet, more or less to the waters of the Indian River; thence run Northwesterly, along the water edge of said Indian River, a distance of 1420 feet, more or less, to the Southerly line of the aforesaid INDIAN RIVER ACRES; thence run S. 66° 15' 30" W., along said Southerly line, a distance of 272 feet, more or less, to the Point-of-Beginning, together with all riparian rights appertaining thereto. Less and Excepting therefrom said 80 foot wide drainage easement and road right-of-way, containing 12.8 acres, more or less.

NO	Δ	R	T	L
A	07° 05' 00"	969.42'	60.00'	119.85'
B	35° 42' 00"	201.84'	65.00'	125.76'
C	24° 40' 00"	274.42'	60.00'	118.14'
D	15° 01' 00"	618.43'	81.51'	162.08'
1	06° 03' 11"	226.84'	11.99'	23.96'
2	04° 49' 48"	176.84'	7.56'	14.91'
3	09° 13' 36"	226.84'	18.30'	36.53'
4	04° 29' 12"	176.84'	6.93'	13.85'
5	13° 32' 25"	643.43'	76.38'	152.05'
6	15° 01' 00"	593.43'	78.21'	155.53'



#### NOTES:

A strip of land 5 feet wide along all side and rear lot lines shall be reserved for the installation and maintenance of public utilities unless otherwise noted. This is a permanent easement.

o Indicates permanent reference monuments

PLAT BOOK 23  
AND PAGE 44 742917

#### 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 July 18, 1971.

By: Steven Thal  
VICE - President

Attest: Norma Q. Adams  
ASST. - SECRETARY

Signed and sealed in the presence of:

Janice Barnard  
Robert J. Smith  
Edward J. King

STATE OF New York COUNTY OF New York  
THIS IS TO CERTIFY, That on July 19, 1971 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared STEVEN THAL and NORMA Q. ADAMS respectively VICE - President and ASST. SECRETARY of the above named corporation incorporated under the laws of the State of NEW YORK, 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.

Martin C. In Benelli  
NOTARY PUBLIC STATE OF NEW YORK  
EXPIRES MAY 30, 1973



**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 18, 1971 he compared the plat of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown on said plat as required by Chapter 177, Florida Statutes; and that said plat is filed in the Public Records of Brevard County, Florida. Dated July 18, 1971.

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.  
SEAL  
ATTEST: \_\_\_\_\_ MAYOR  
\_\_\_\_\_  
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.  
Hugh W. Adams  
Chairman of the Board  
Attest: Curtis R. Barnes Clerk of the Board  
Edward C. Williams  
Approved Edward C. Williams  
County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**  
THIS IS TO CERTIFY, That on July 22, 1971 the Zoning Commission of the above Municipality approved the foregoing plat.  
Ed J. King  
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. 21, 1971 at \_\_\_\_\_ File No. 742917  
Curtis R. Barnes  
Clerk of the Circuit Court  
In and for Brevard County, Fla.

JOINDER IN DEDICATION  
ORB 1193 PAGE 136

G H Q Inc.  
Civil Engineers and Land Surveyors  
MERRITT ISLAND, FLORIDA