

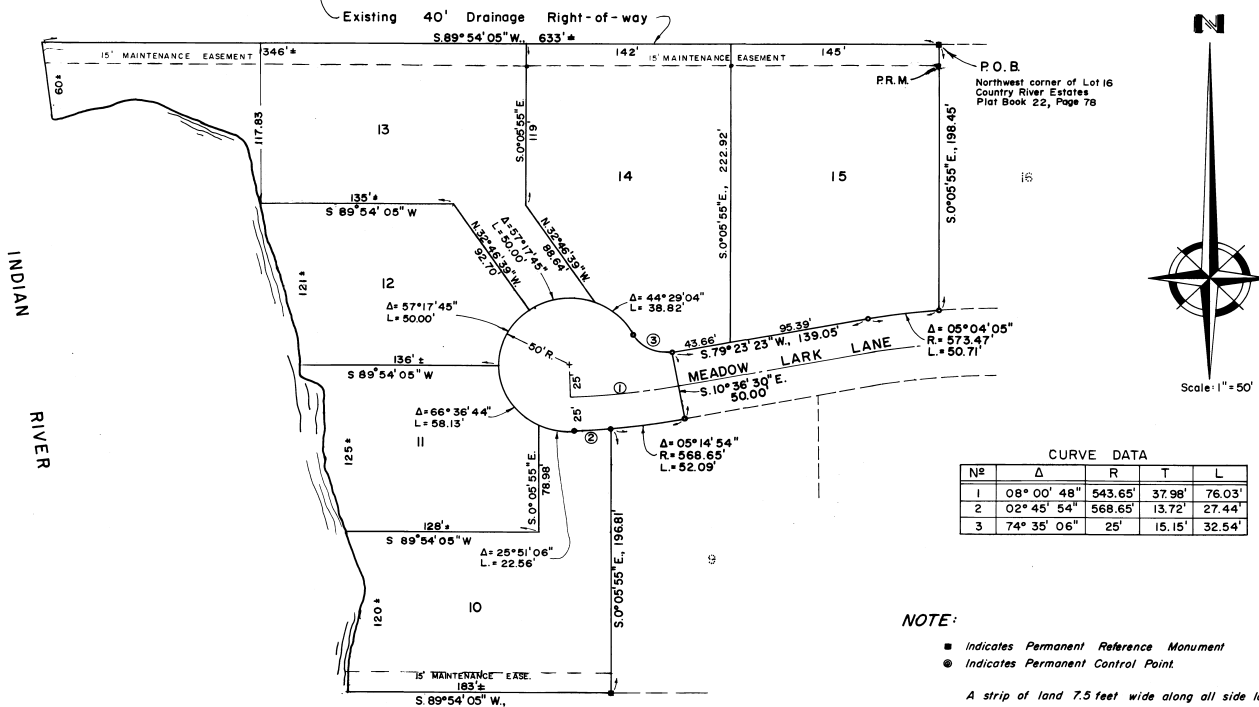
No Bonds REC

PARTIAL REPLAT OF Country River Estates UNIT N^o 1

A REPLAT OF LOTS 10, 11, 12, 13, 14 & 15 OF COUNTRY RIVER ESTATES, UNITS N^o 1, P. B. 22, PG. 78, IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION

Begin at the Northwest corner of Lot 16, of Country River Estates, Unit 1, as recorded in Plat Book 22, Page 78, of the Public Records of Brevard County, Florida, and run S.89°54'05"W, along the South Right-of-way line of an Existing 40 foot Drainage Right-of-way, a distance of 633 feet, more or less, to and into the waters of the Indian River; thence return to the Point-of-Beginning and run S.0°05'55"E, along the West line of aforesaid Lot 16, a distance 198.45 feet to a point on the North Right-of-way line of Meadow Lark Lane, as shown on the aforesaid plat of Country River Estate, Unit 1, said point being on a curve, curving to left, having a radius of 573.47 feet and a tangent bearing of S.81°55'26"W; thence run Westerly, along said North Right-of-way line and said curve, through a central angle of 05°04'05", and an arc distance of 50.71 feet to a point of tangency; thence run S.79°23'23"W, along said North Right-of-way line, a distance of 139.05 feet; thence run S.10°36'30"E, 50.00 feet to a point on the South Right-of-way line of said Meadow Lark Lane, said point being the point-of-curvature of a curve to the right, having a radius of 568.65 feet, and a tangent bearing of S.81°00'50"W; thence run Westerly, along said South Right-of-way line and said curve, through a central angle of 05°14'54", and an arc distance of 52.09 feet to the Northwest corner of Lot 9 of aforesaid Country River Estates, Unit 1; thence run S.0°05'55"E, along the West line of said Lot 9, a distance of 196.81 feet to a point on the North Right-of-way line of an Existing Drainage Right-of-way; thence run S.89°54'05"W, along said North Right-of-way line a distance of 183 feet, more or less, to and into the waters of the Indian River; thence run Northwesterly, 630 feet, more or less, to the end of the first described course being on the aforesaid South Right-of-way line of the Existing 40 foot Drainage Right-of-way, containing 3.80 acres, more or less.



CURVE DATA				
N ^o	Δ	R	T	L
1	08° 00' 48"	543.65'	37.98'	76.03'
2	02° 45' 54"	568.65'	13.72'	27.44'
3	74° 35' 06"	25'	15.15'	32.54'

NOTE:

- Indicates Permanent Reference Monument
- Indicates Permanent Control Point

A strip of land 7.5 feet wide along all side lot lines shall be reserved for a drainage easement and will be maintained by the lot owner.

A strip of land 10 feet wide along all front and side lot lines shall be reserved for the installation and maintenance of public utilities. This is a permanent easement.

PLAT BOOK 23
AND PAGE 98 778686

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the Partial Replat of Country River Estates, Unit No. 1, 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 Oct. 5, 1971.

By Charles J. Cristofulli President
Anna Cristofulli Sect. - Treas.
 Signed and sealed in the presence of:
Miss Ruth Kaladgie
Ruth Sumner

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on Oct. 5, 1971
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
C. J. Cristofulli and A. Cristofulli
 respectively 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; 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 hereunto set my hand and seal on the above date.

Ruth Sumner
 NOTARY PUBLIC
 My Commission Expires August 16, 1972

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor, does hereby certify that the plat of Country River Estates, Unit No. 1 of the complete Country River Estates, Unit No. 1 of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and platted in accordance with the reference monuments have been placed as above shown as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated Oct. 5, 1971.

Charles J. Cristofulli Registration No. 1288

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ of _____, 1971, _____ approved the foregoing plat.

ATTEST: _____ MAYOR
 _____ CITY CLERK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEBRUARY 12, 1972 the foregoing plat was approved by the Board of County Commissioners Brevard County, Florida.

Attest: Charles J. Cristofulli Chairman of the Board
Anna Cristofulli Clerk of the Board
 Approved: Charles J. Cristofulli County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on Oct. 5, 1971 the Zoning Commission of the above Municipality approved the foregoing plat.

Charles J. Cristofulli 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 provisions of Chapter 177, Florida Statutes, and was filed for record on Oct. 5, 1971 at 4:40 PM in Book No. 23 Page 98 of the Public Records of Brevard County, Florida.

Charles J. Cristofulli
 Clerk of the Circuit Court
 in and for Brevard County, Florida

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