

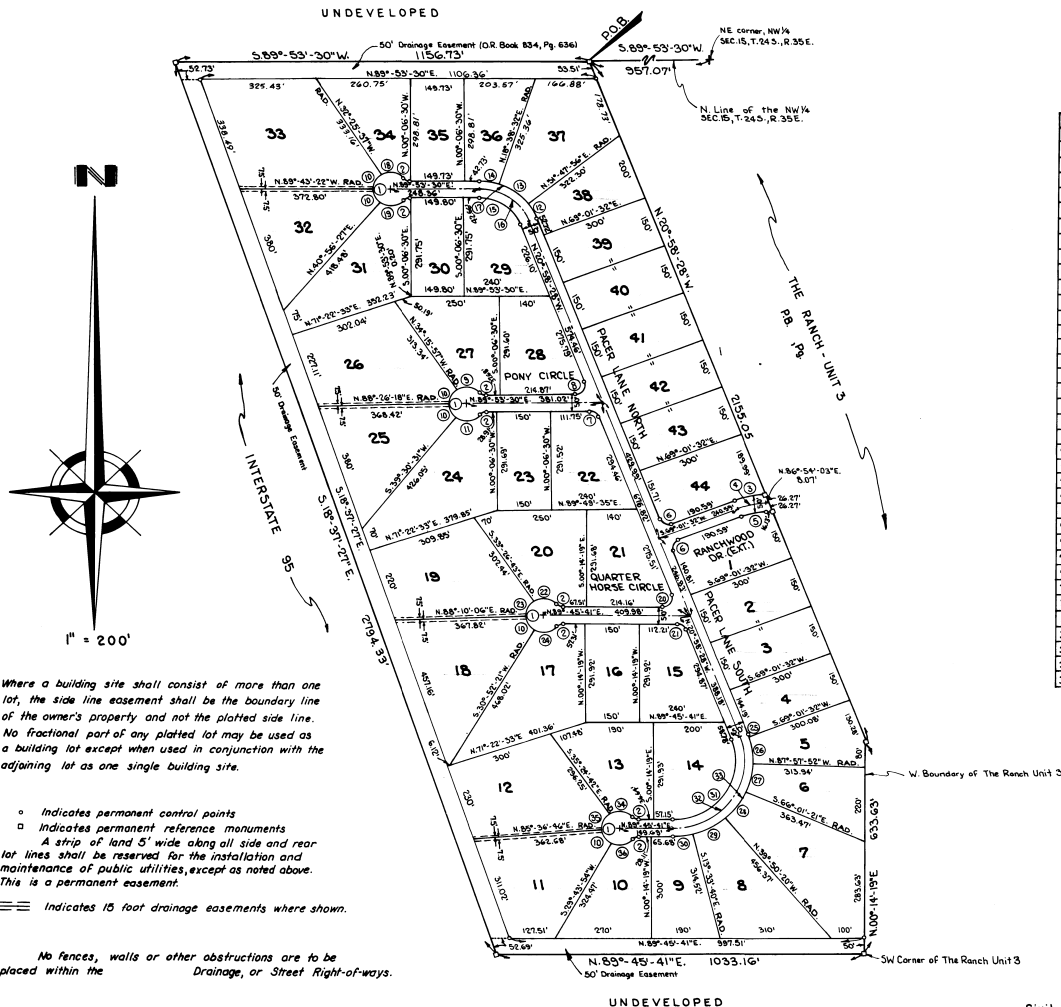
The Ranch

UNIT 4

A Subdivision in Section 15, T. 24 S., R. 35 E., Brevard County, Florida

DESCRIPTION

Commence at the NE corner of the NW 1/4 of Section 15, Township 24 South, Range 35 East, Brevard County, Florida and run S. 89° 53' 30" W, along the North line of said NW 1/4, a distance of 957.07 feet to the Point-of-Beginning; Thence continue S. 89° 53' 30" W, along the North line of said NW 1/4, a distance of 1156.73 feet to a point on the East Right-of-Way line of Interstate 95; Thence run S. 18° 37' 27" E, along said East Right-of-Way line, a distance of 2794.33 feet; Thence run N. 89° 45' 41" E, 1033.16 feet to the SW corner of The Ranch, Unit 3, as recorded in Plat Book _____ of the Public Records of Brevard County, Florida; Thence run N. 00° 14' 19" E, along the West line of The Ranch, Unit 3, a distance of 633.63 feet; Thence run N. 20° 58' 28" W, along said West line, a distance of 2155.05 Feet to the Point-of-Beginning, containing 72.30 acres, more or less.



Where a building site shall consist of more than one lot, the side line easement shall be the boundary line of the owner's property and not the platted side line. No fractional part of any platted lot may be used as a building lot except when used in conjunction with the adjoining lot as one single building site.

○ Indicates permanent control points
 □ Indicates permanent reference monuments
 A strip of land 5' wide along all side and rear lot lines shall be reserved for the installation and maintenance of public utilities, except as noted above. This is a permanent easement.

≡≡≡ Indicates 15 foot drainage easements where shown.

No fences, walls or other obstructions are to be placed within the Drainage, or Street Right-of-ways.

NO.	Δ	R	L	CH	T
1	272° 22' 46"	50'	281.19'	—	—
2	48° 11' 23"	25'	21.03'	204.1'	11.18'
3	17° 52' 31"	275'	85.80'	85.85'	43.25'
4	17° 52' 31"	250'	78.00'	77.68'	38.32'
5	17° 52' 31"	225'	70.20'	69.91'	35.39'
6	90° 00' 00"	25'	25.27'	35.36'	25.00'
7	69° 08' 02"	25'	30.17'	28.37'	17.23'
8	110° 51' 58"	25'	48.37'	41.17'	36.28'
9	82° 20' 50"	50'	71.86'	65.63'	43.73'
10	57° 17' 45"	50'	50.00'	47.94'	27.32'
11	79° 26' 26"	50'	63.33'	63.80'	41.54'
12	17° 13' 26"	175'	52.61'	52.41'	26.50'
13	33° 08' 24"	175'	101.27'	99.86'	52.10'
14	18° 45' 02"	175'	57.27'	57.02'	28.88'
15	69° 08' 02"	125'	150.83'	141.84'	86.13'
16	69° 08' 02"	150'	180.99'	170.21'	103.35'
17	69° 08' 02"	175'	211.16'	198.58'	120.58'
18	80° 30' 30"	50'	70.26'	64.42'	42.53'
19	81° 12' 46"	50'	70.53'	65.13'	42.97'
20	110° 54' 08"	25'	48.32'	41.14'	36.33'
21	69° 15' 51"	25'	30.22'	28.42'	17.27'
22	81° 23' 47"	50'	71.03'	65.21'	43.00'
23	58° 23' 11"	50'	56.95'	49.78'	27.94'
24	79° 18' 03"	50'	63.20'	63.81'	41.44'
25	01° 58' 43"	225'	86.17'	85.64'	2.90'
26	21° 31' 56"	225'	84.56'	84.06'	42.78'
27	21° 56' 31"	225'	86.17'	85.64'	43.62'
28	26° 11' 01"	225'	102.82'	101.53'	52.32'
29	26° 16' 40"	225'	103.19'	102.23'	52.52'
30	13° 19' 21"	225'	52.32'	52.20'	28.28'
31	110° 44' 09"	175'	338.22'	287.99'	253.37'
32	110° 44' 09"	200'	386.54'	329.13'	289.57'
33	110° 44' 09"	225'	424.86'	370.27'	325.77'
34	83° 21' 46"	50'	72.75'	66.50'	44.52'
35	58° 58' 32"	50'	51.47'	49.22'	28.28'
36	76° 44' 43"	50'	66.97'	62.08'	33.59'

RESTRICTIONS
 OR 61426 PAGE 603

PLAT BOOK 24
 AND PAGE 51 895205

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in The Ranch Unit 4, hereby dedicate said lands and plot for the uses and purposes therein expressed and dedicate the Streets, alleys, thoroughfares, parks, canals, and drainage easements shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, the undersigned herunto set their hands and seal on May 16, 1973

E.M. Silverstein
 Trustee
TRAFFORD REALTY CO.
 Paul S. Roberts
 Secretary

Signed and sealed in the presence of
Caroline S. Hall
Catharine W. Lumb

STATE OF FLORIDA, COUNTY OF BREVARD
 I HEREBY CERTIFY, that on MAY 16, 1973, before me, the undersigned authority, personally appeared E.M. SILVERSTEIN as Trustee, to me known to be one of the persons described in and who executed the foregoing dedication and acknowledged the execution thereof to be his free act and deed as such trustee for the uses and purposes therein expressed.
 I FURTHER CERTIFY, that before me personally appeared A.H. TRAFFORD and Paul S. ROBERTS, President and Secretary respectively of TRAFFORD REALTY CO., a corporation, as trustee, to me known to be the persons described in and who executed the foregoing dedication on behalf of said corporation and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein expressed and that the said instrument is the act and deed of said corporation as such trustee.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Catharine W. Lumb
 NOTARY PUBLIC
 My Commission Expires September 30, 1976

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on May 15, 1973, 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 plotted; 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 May 16, 1973

W.H. Zisch Registration No. 1979

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS TO CERTIFY, that on _____ the _____ approved the foregoing plat

ATTEST: _____ MAYOR

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 16, 1973, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Lee W. Jones
 Chairman of the Board
 Attest: *James P. Crow*
 Clerk of the Board
 Approved *Paul S. Roberts*
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

This is to certify, that on MAY 15, 1973, the Zoning Commission of the above County, approved the foregoing plat.

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 MAR 14 1974 at 12:31 P.M. File No. 895205
Caroline S. Hall
Paul S. Roberts
 Clerk of the Circuit Court
 in and for Brevard County, Fla.

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