

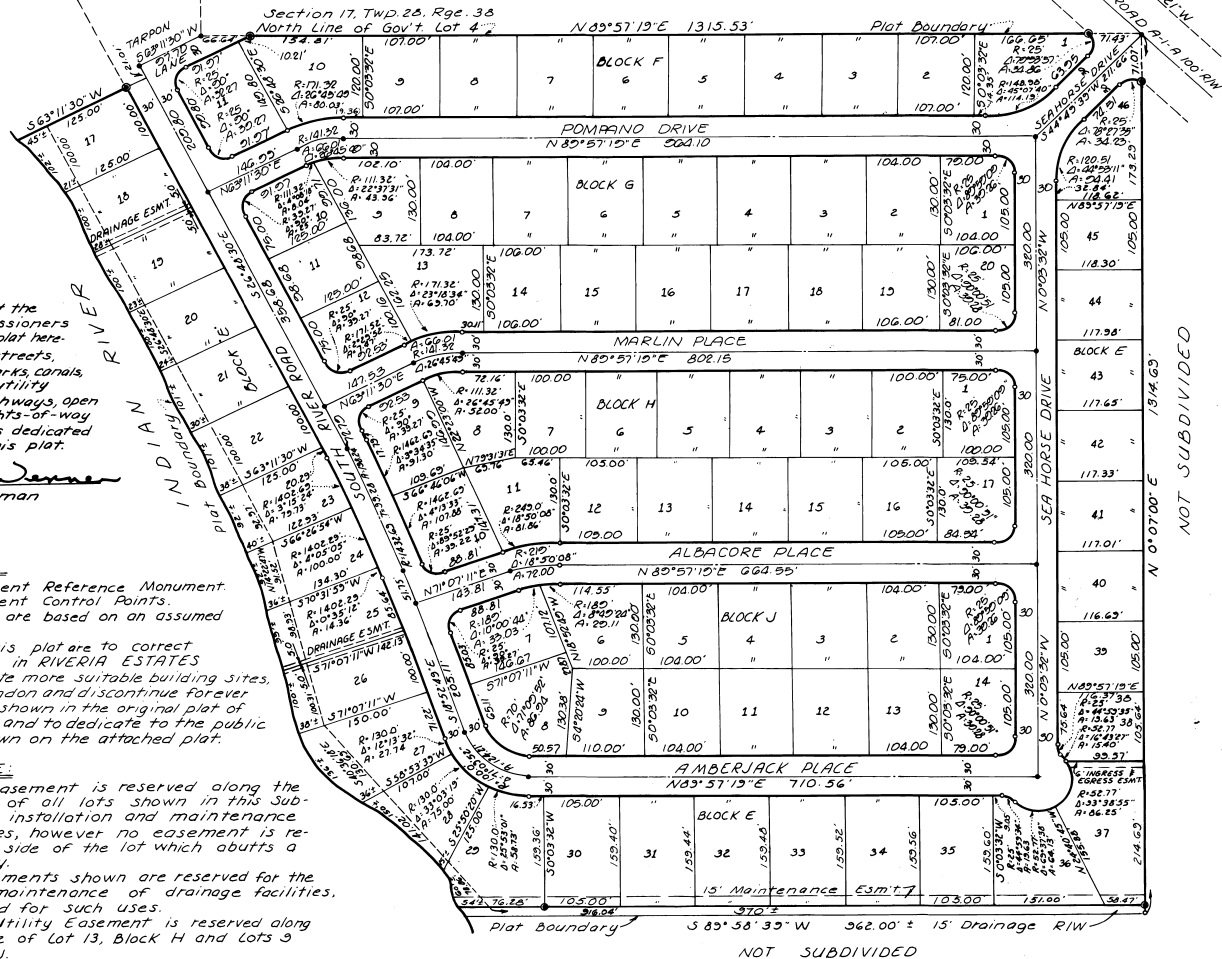
RIVERS EDGE SUBDIVISION

BEING A RESUBDIVISION OF A PORTION OF RIVERIA ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 64, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

GRAPHIC SCALE
Scale 1"=100' February 1974

A RESUBDIVISION OF RIVERIA ESTATES SUBDIVISION (P.B. 11-64)

NOT SUBDIVIDED



NOTE:

This is to certify that the Board of County Commissioners by its approval of this plat hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights-of-way easements and areas dedicated for public use on this plat.

Paul Warner
Chairman

Antonio R. Brown
Surveyor

SURVEYOR'S NOTE:

- Denotes Permanent Reference Monument
- Denotes Permanent Control Points
- The bearing shown are based on an assumed meridian
- The purposes of this plat are to correct dimensional errors in RIVERIA ESTATES SUBDIVISION, create more suitable building sites, close vacate, abandon and discontinue forever certain roadways shown in the original plat of RIVERIA ESTATES and to dedicate to the public the roadways shown on the attached plat.

EASEMENT NOTE:

- A 5 foot wide easement is reserved along the backs and sides of all lots shown in this Subdivision for the installation and maintenance of Public Utilities, however no easement is reserved along the side of the lot which abutts a public right of way.
- The Drainage Easements shown are reserved for the installation and maintenance of drainage facilities, and are dedicated for such uses.
- A 5 foot wide Utility Easement is reserved along the front lot line of Lot 13, Block H and Lots 3 and 10 of Block J.
- When adjacent lots are purchased by one owner the easements on the lot line common to both lots shall revert to the purchaser.

LEGAL DESCRIPTION:

All of Blocks F, G, H, J, K and Lots 17 through 40 in Block E and POMPAÑO DRIVE, MARLIN PLACE, ALBACORE PLACE, AMBERJACK PLACE, SEA HORSE DRIVE, and that portion of SOUTH RIVER ROAD that lies South of the Extension Northeastly of the North line of Lot 17 in said Block E and all that certain canal as shown on the plat of RIVERIA ESTATES SUBDIVISION, as recorded in Plat Book 11 at Page 64 of the Public Records of Brevard County, Florida, in Government Lot 4, Section 17, Twp. 28 So, Rge. 38 East. Containing 39.040 Acres, More or Less.

For Joinder in dedication see that certain instrument recorded on August 10, 1974 and recorded in Official Records Book 1415 of Page 607 of the Public Records of Brevard County, Florida.
For Subdivision Restriction see Official Records Book 1415 of Page 608

ALLEN ENGINEERING, INC.
COCA BEACH, FLORIDA

PLAT BOOK 24
AND PAGE 63 925969

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned below, being the owner in fee simple of the lands described in Rivers Edge Subdivision, hereby dedicates said lands and plat for the uses and purposes herein 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, the undersigned hereunto set his hand and seal on 8-2-74

Kenneth P. Saundry
1011 Hillsboro Mile
Pompano Beach,
Florida

Signed and sealed in the presence of

Joyce M. Humphreys
Cheryl R. Burdette

STATE OF Florida COUNTY OF Brevard
I, *Kenneth P. Saundry*, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.

Kenneth P. Saundry

To me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

Arthur L. Bradley
NOTARY PUBLIC
My Commission Expires Jan. 15, 1978

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed land surveyor, does hereby certify that he is the author of the plat of the lands as shown in the foregoing plat; that the representation of the lands therein described and the monument reference monuments have been placed as required by Chapter 177, Florida Statutes; and that he is duly licensed as a Professional Engineer in the State of Florida.

Antonio R. Brown
Registration No. 1415

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 August 15, 1974, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

John W. Jannel
VICE Chairman of the Board.
Attest: *Charles R. Barnes*
Clerk of the Board.
Approved: *Edward M. Mitchell*
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on August 15, 1974, the Zoning Commission of the above approved the foregoing plat.

John W. Jannel
Zoning Director
John W. Jannel
Planning 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 SEPTEMBER 10, 1974 at 4:50 P.M. File No. 925969

Charles R. Barnes
Clerk
Clerk of the Circuit Court By *Rubyn Barnes*
in and for Brevard County, Fla. Deputy Clerk