

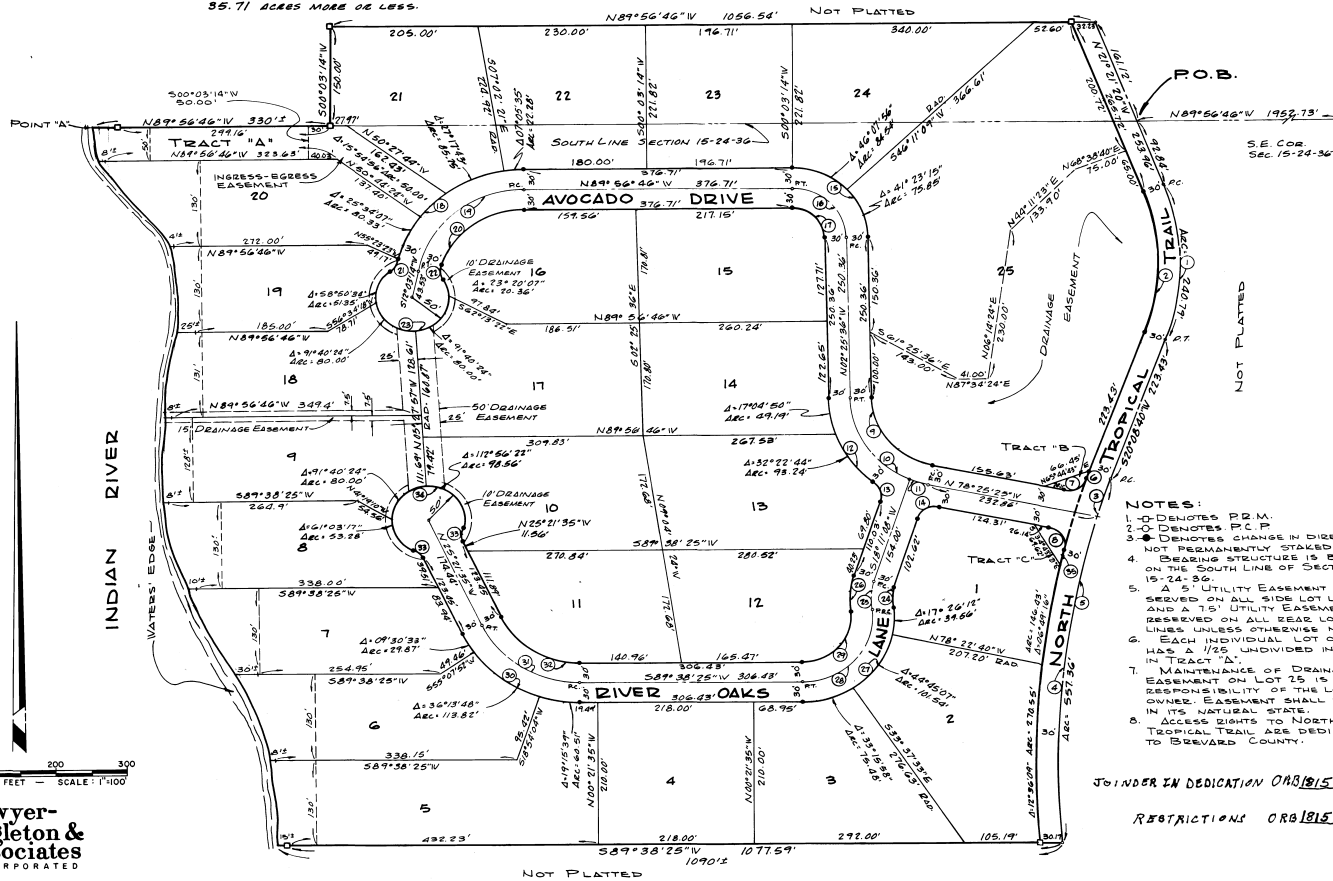
CROTON RIVER ESTATES

SECTIONS 15 & 22, TOWNSHIP 24 SOUTH, RANGE 36E.

BREVARD COUNTY, FLORIDA

DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 36 EAST, RUN NORTH 89°56'46" WEST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1,952.73 FEET FOR A POINT OF BEGINNING; THENCE NORTH 21°21'20" WEST, A DISTANCE OF 161.12 FEET; THENCE NORTH 89°56'46" WEST, PARALLEL WITH AND 150.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1,056.54 FEET; THENCE SOUTH 00°03'14" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE NORTH 89°56'46" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 330.00 FEET, MORE OR LESS TO THE WATER'S EDGE OF THE INDIAN RIVER DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING; RUN THENCE SOUTH 21°21'20" EAST, A DISTANCE OF 92.84 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 332.44 FEET AND A CENTRAL ANGLE OF 41°38'08"; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 240.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20°08'48" WEST, A DISTANCE OF 223.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,220.00 FEET AND A CENTRAL ANGLE OF 26°36'44"; THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 557.96 FEET; THENCE SOUTH 89°38'25" WEST, A DISTANCE OF 1,870.00 FEET, MORE OR LESS TO THE WATER'S EDGE OF THE INDIAN RIVER, THENCE NORTHWESTERLY ALONG THE WATER'S EDGE OF THE INDIAN RIVER TO THE AGREEMENTED POINT "A" AND THE TERMINATION OF THIS DESCRIPTION, CONTAINING 55.71 ACRES MORE OR LESS.



- NOTES:
1. O DENOTES P.C.M.
 2. O DENOTES P.C.F.
 3. O DENOTES CHANGE IN DIRECTION NOT PERMANENTLY STAKED.
 4. BEARING STRUCTURE IS BASED ON THE SOUTH LINE OF SECTION 15-24-36.
 5. A 5' UTILITY EASEMENT IS RESERVED ON ALL SIDE LOT LINES AND A 7.5' UTILITY EASEMENT IS RESERVED ON ALL REAR LOT LINES UNLESS OTHERWISE NOTED.
 6. EACH INDIVIDUAL LOT OWNER HAS A 1/25 UNDIVIDED INTEREST IN TRACT "A".
 7. MAINTENANCE OF DRAINAGE EASEMENT ON LOT 25 IS THE RESPONSIBILITY OF THE LOT OWNER. EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
 8. ACCESS RIGHTS TO NORTH TROPICAL TRAIL ARE DEDICATED TO BREVARD COUNTY.

JOINDER IN DEDICATION ORB 1815 P 1047
RESTRICTIONS ORB 1815 P 1038

bower-singleton & associates
INCORPORATED

CURVE DATA					CURVE DATA					CURVE DATA					CURVE DATA								
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT
1	41°30'00"	332.44	240.77	235.56	125.95	10	75°57'49"	138.00	179.06	166.22	105.47	19	78°00'00"	150.00	204.20	189.80	121.47	28	78°27'17"	100.00	166.00	127.99	110.00
2	41°30'00"	302.44	219.06	214.30	114.58	11	10°26'18"	186.00	26.34	25.30	12.71	20	73°40'30"	120.00	154.91	143.89	89.87	29	75°27'17"	70.00	118.62	128.59	110.00
3	03°15'52"	1200.00	68.97	68.96	34.97	12	49°27'34"	165.00	142.43	138.05	76.00	21	40°51'52"	25.00	17.81	17.66	9.91	30	65°00'00"	180.00	204.20	193.45	114.67
4	23°20'52"	1200.00	48.52	48.52	24.26	13	70°02'14"	20.00	30.58	28.70	17.53	22	46°15'13"	25.00	20.44	19.88	10.83	31	65°00'00"	150.00	170.17	161.19	95.56
5	26°36'44"	1220.00	557.96	552.37	283.80	14	59°25'27"	25.00	38.89	38.26	22.27	23	26°53'14"	50.00	23.71	23.42	12.01	32	65°00'00"	120.00	136.74	128.95	76.48
6	00°58'16"	1230.00	20.85	20.85	10.42	15	87°31'01"	105.00	160.89	155.24	100.55	24	24°00'00"	75.31	31.55	31.32	16.01	33	42°50'00"	25.00	28.69	28.66	9.87
7	82°24'17"	25.00	35.96	32.94	21.89	16	87°31'10"	75.00	114.52	109.95	71.82	25	24°00'00"	105.31	44.11	43.79	22.58	34	38°40'00"	50.00	23.64	23.33	7.83
8	42°33'13"	25.00	40.38	36.13	24.41	17	87°31'10"	45.00	64.74	62.52	43.04	26	24°00'00"	135.31	56.68	56.26	28.76	35	01°01'29"	1230.00	22.00	22.00	11.00
9	75°27'49"	105.00	139.27	129.28	82.05	18	75°52'01"	180.00	236.36	203.32	123.19	27	95°27'17"	130.00	216.58	192.39	143.01						

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
CROTON RIVER ESTATES
hereby dedicates said lands and plat for the use and purpose 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 hereon
By: *[Signature]* P.O. BOX 10433, President
MERRITT ISLAND, FLA 32952
Attorney: *[Signature]* SECRETARY-TREASURER

Signed and sealed in presence of:
[Signatures]
STATE OF FLORIDA COUNTY OF ORANGE
THIS IS TO CERTIFY, That on AUGUST 30, 1977 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
J.E. CROCKETT, JR. and J.E. CROCKETT, JR. respectively President and Secretary 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 thereto 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.
[Signature] NOTARY PUBLIC
My Commission Expires August 1, 1979

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on August 30, 1977 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 August 30, 1977.
[Signature] Registration No. 1680
THIS IS TO CERTIFY, That the Board of County Commissioners by its approval of this plat hereby accepts all roads, streets, alleys, thoroughfares, drainage easements, utility easements, pathways and other rights-of-way, easements and other areas dedicated for public use on this plat.
ATTEST
Clerk Chairman

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 10-6-77 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Attest: *[Signature]*
By: Thomas S. Cooper, P.C. Clerk of the Board
Approved: *[Signature]* County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on October 16, 1977 the Zoning Commission of the above county approved the foregoing plat.
[Signature] Planning Director
[Signature] 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 August 30, 1977, at 2:45 P.M. File No. 180187.
[Signature]
Clerk of the Circuit Court in and for Brevard County, Fla.
By: *[Signature]*