

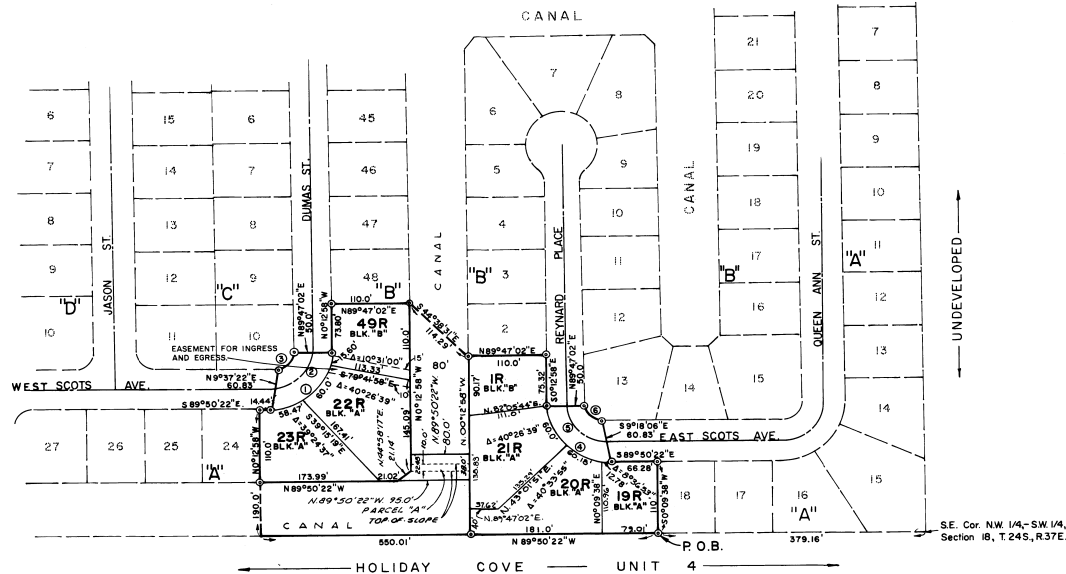
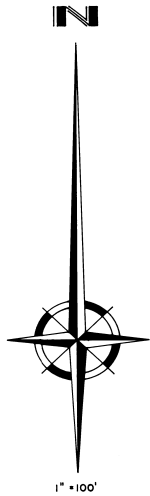
A PARTIAL REPLAT

OF

RIDGE MANOR ESTATES

BEING A REPLAT OF A PART OF BLOCKS "A" AND "B" OF RIDGE MANOR ESTATES AS RECORDED IN PLAT BOOK 18, PAGE 117, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 24 South, Range 37 East, Brevard County, Florida, and run N89°50'22"W, along the South line of Ridge Manor Estates, a distance of 379.16 feet to the Point of Beginning. From the Point of Beginning continue N89°50'22"W, a distance of 550.01 feet; Thence N00°12'58"W, a distance of 190.00 feet to a point on the South Right-of-Way line of Scots Avenue; Thence S89°50'22"E along said Right-of-Way line a distance of 14.44 feet; Thence N09°37'22"E, a distance of 60.83 feet to a point of curvature of a curve to the left having a tangent bearing of S89°50'22"E and a radius of 25.00 feet; Thence Northeasterly along said curve thru a central angle of 90°22'36" an arc distance of 39.43 feet to the point of tangency of said curve; Thence N89°47'02"E, a distance of 50.00 feet to a point on the East Right-of-Way line of Dumas Street; Thence N00°12'58"W along said Right-of-Way line a distance of 73.80 feet; Thence N89°47'02"E a distance of 110.00 feet; Thence run S44°38'31"E, a distance of 114.29 feet; Thence N89°47'02"E a distance of 110.00 feet to a point on the West Right-of-Way line of Reynard Place; Thence S00°12'58"E along said Right-of-Way line a distance of 75.32 feet; Thence N89°47'02"E, a distance of 50.00 feet to the point of curvature of a curve to the left, having a tangent bearing of S00°12'58"E and a radius of 25.00 feet; Thence Southeasterly along said curve thru a central angle of 89°37'24" an arc distance of 39.11 feet to the point of tangency of said curve; Thence S09°18'06"E, a distance of 60.83 feet to a point on the South Right-of-Way line of Scots Avenue; Thence S89°50'22"E along said Right-of-Way line a distance of 66.28 feet; Thence S00°09'38"W, a distance of 110.00 feet to the Point of Beginning, containing 3.26 acres, more or less.



NOTES:
A strip of land 5 feet wide along all rear and side lots lines shall be reserved for the installation and maintenance of drainage and/or public utilities unless otherwise noted.

⊙ Denotes Permanent Reference Monument.
PARCEL "A" IS NOT A PART OF THE DEDICATED CANAL RIGHT-OF-WAY.

CURVE DATA				
N°	Δ	R	T	L
1	90°22'36"	85'	85.56	134.07
2	90°22'36"	55'	55.36	86.76
3	90°22'36"	25'	25.16	39.43
4	89°37'24"	85'	84.44	132.96
5	89°37'24"	55'	54.64	86.03
6	89°37'24"	25'	24.84	39.11

RESTRICTIONS DR8927 PG.173
JOINERS: DR81870 PG.424
GIVENS, HURDLE & QUICK, Inc.
Civil Engineers Land Surveyors
MERRITT ISLAND, FLORIDA

PLAT BOOK 25 AND PAGE 39

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
RIDGE MANOR ESTATES
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 by the officers named below and its corporate seal to be affixed hereto on April 6, 1978.

By Arnold Leiberman
President
THE SEASIDE CORPORATION
5104 Orange Blossom Trail
Orlando, Florida 32804

Attest: Benjamin Jacobson
Notary Public
Signed and sealed in the presence of:
M. Bruce Quetta
W. J. ...
R. L. ...

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on APRIL 6, 1978
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
ARNOLD LEIBERMAN and BEN JACOBSON
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 hereto set my hand and seal on the above date.
Arnold Leiberman
NOTARY PUBLIC
My Commission Expires 03-22-1977

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on March 31, 1977, he completed the survey 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 the plat; and that the same comply with Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated April 6, 1978.
Shannon Dinger, Jr. Registration No. 2423
GROVER DINGUS, JR.

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.
Chairman R.C. Winstead
By Shannon Dinger, Jr.
ATTEST: Clerk of Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on APRIL 6, 1978 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Shannon Dinger, Jr. Chairman of the Board
Attest: R.C. Winstead Clerk of the Board
Shannon Dinger, Jr. County Engineer

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION
THIS IS TO CERTIFY, That on April 6, 1978 the Zoning Commission of the above County... approved the foregoing plat.
Shannon Dinger, Jr. PLANNING & ZONING DIRECTOR

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with the requirements of Chapter 177, Florida Statutes, and was filed for record on APRIL 18, 1978 at 9:31 A.M. File No. 24528
Shannon Dinger, Jr. Clerk of the Circuit Court in and for Brevard County, Fla.