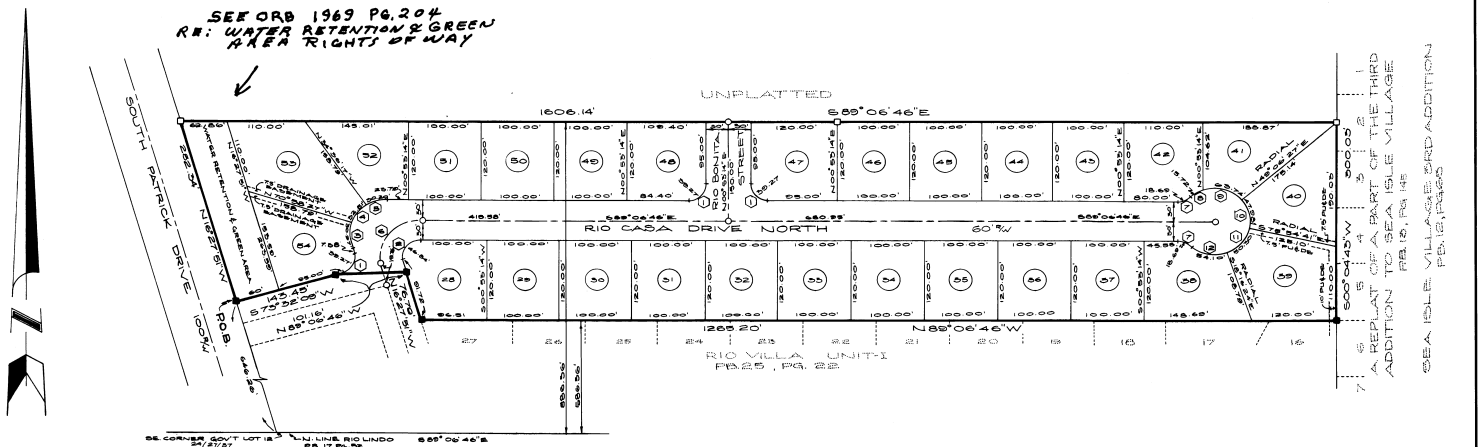
K&E 17 0183 11-77 MC 7122A

RIO VILLA UNIT-II

SECTION 24, TOWNSHIP 27 SOUTH, RANGE 37 EAST
CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA

DESCRIPTION: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PATRICK DRIVE WITH THE NORTH LINE OF RIO LINDO, A SUBDIVISION RECORDED IN PLAT BOOK 17, PAGE 52 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 12, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; THENCE GO NORTH 16°27'51" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PATRICK DRIVE A DISTANCE OF 646.26 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 16°27'51" WEST A DISTANCE OF 282.54 FEET; THENCE SOUTH 89°06'46" EAST ALONG A LINE PARALLEL TO AND 886.56 FEET NORTH OF THE NORTH LINE OF RIO LINDO (AS MEASURED PERPENDICULARLY), A DISTANCE OF 1606.14 FEET TO A POINT ON THE WEST LINE OF SEA ISLE VILLAGE, 3RD ADDITION AS RECORDED IN PLAT BOOK 12, PAGE 68 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 0°04'45" WEST ALONG THE QUARTER SECTION LINE OF SECTION 24 AND THE WEST LINE OF SEA ISLE VILLAGE, 3RD ADDITION A DISTANCE OF 300.08 FEET; THENCE NORTH 89°06'46" WEST ALONG A LINE PARALLEL TO AND 586.56 FEET NORTH OF THE NORTH LINE OF RIO LINDO (AS MEASURED PERPENDICULARLY) A DISTANCE OF 1265.20 FEET; THENCE NORTH 16°27'51" WEST A DISTANCE OF 76.78 FEET; THENCE NORTH 89°06'46" WEST A DISTANCE OF 101.16 FEET; THENCE SOUTH 73°32'09" WEST A DISTANCE OF 145.45 FEET TO THE POINT-OF-BEGINNING. CONTAINING 10.40 ACRES, MORE OR LESS.



CURVE DATA					
NO	Δ	RADIUS	ARC	TANGENT	CHORD
1	90°00'00"	25.00'	39.27'	25.00'	35.36'
2	107°21'09"	29.00'	46.84'	34.00'	40.28'
3	35°22'20"	50.00'	30.87'	16.00'	30.48'
4	37°15'15"	50.00'	32.51'	16.85'	31.94'
5	34°56'24"	50.00'	30.20'	15.55'	29.74'
6	107°21'08"	35.00'	105.05'	74.81'	88.62'
7	42°50'00"	25.00'	18.69'	9.81'	18.26'
8	18°00'48"	50.00'	15.72'	7.95'	15.66'
9	73°02'24"	50.00'	63.74'	37.08'	59.51'
10	54°55'51"	50.00'	47.93'	26.01'	46.15'
11	97°58'17"	50.00'	50.30'	27.50'	48.20'
12	91°55'58"	50.00'	54.10'	35.04'	51.50'

SCALE 1"=100'

OUTLAW ENGINEERING ASSOC. INC.
ENGINEERS - PLANNERS - SURVEYORS
1222 HARBOR CITY BOULEVARD
MELBOURNE FLORIDA 32935
S 723-S

GENERAL NOTES:

1. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF THE PLAT OF RIO LINDO (PB. 17, Pg. 52) AND DO NOT NECESSARILY REFER TO THE TRUE MERIDIAN.
2. EASEMENTS:
   A. A 10' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE REAR LOT LINES OF ALL LOTS.
   B. A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE SIDE LOT LINE OF ALL LOTS EXCEPT SIDE LOT LINES BORDERING STREET RIGHTS-OF-WAY.
3. □ INDICATES P.R.M. SET
4. ■ INDICATES P.R.M. FOUND
5. ○ INDICATES P.C.P. SET

KNOW ALL MEN BY THESE PRESENT, THAT SOUTHEAST FIRST NATIONAL BANK OF SATELLITE BEACH OWNERS AND HOLDERS OF A CERTAIN MORTGAGE, DATED NOVEMBER 15, 1977 AND FILED IN OFFICIAL RECORD BOOK 1812, PAGE 559 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ENCUMBERING THE PROPERTY DESCRIBED ABOVE DO HEREBY CONSENT AND JOIN IN THE RECORDING OF THIS PLAT IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF April 1978.

Eugene F. Terkoski
EUGENE F. TERKOSKI, PRESIDENT

STATE OF FLORIDA
COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON April 18 1978 BEFORE ME, PERSONALLY APPEARED Eugene F. Terkoski KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, THE EXECUTION THEREOF TO BE THEIR OWN FREE WILL AND DEED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS April 18 1978.

Carlene Like
NOTARY PUBLIC - STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
BONDED THRU GENERAL INS. UNDERWRITERS

PLAT BOOK 25
AND PAGE 42

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

RIO VILLA UNIT-II

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 APRIL 10, 1978

By Neville Outlaw President
NEVILLE O. OUTLAW JR.

Attest: John B. Rice
JOHN B. RICE SECRETARY

Signed and sealed in the presence of:
P.O. DRAWER 1299
MELBOURNE, FLORIDA
32901

W.M. Mock
W.G. Mock
T.G. Harris

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on APRIL 10, 1978 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared NEVILLE O. OUTLAW JR. and JOHN B. RICE 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 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 hereto set my hand and seal on the above date.

L.L. Brannum
NOTARY PUBLIC

My Commission Expires 25 MARCH 1982 SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 20 JANUARY 1978 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 APRIL 10, 1978

Neville Outlaw
NEVILLE O. OUTLAW JR. Registration No. 941

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on APRIL 25, 1978 the CITY COUNCIL OF THE CITY OF MELBOURNE, FLORIDA approved the foregoing plat.

SEAL

MAYOR.

ATTEST: Zelma M. Easton
CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners 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 of the Board

ATTEST:

Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board.

Attest

Clerk of the Board.

Approved County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on APRIL 20, 1978 the Zoning Commission of the above CITY approved the foregoing plat.

Richard L. Brown
Planning and Zoning Director CHAIRMAN

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 MAY 2, 1978 at 11:03 AM File No. 217201

R.C. Wimberly
Clerk of the Circuit Court in and for Brevard County, Fla.

By R. Lloyd Brown
DEPUTY CLERK