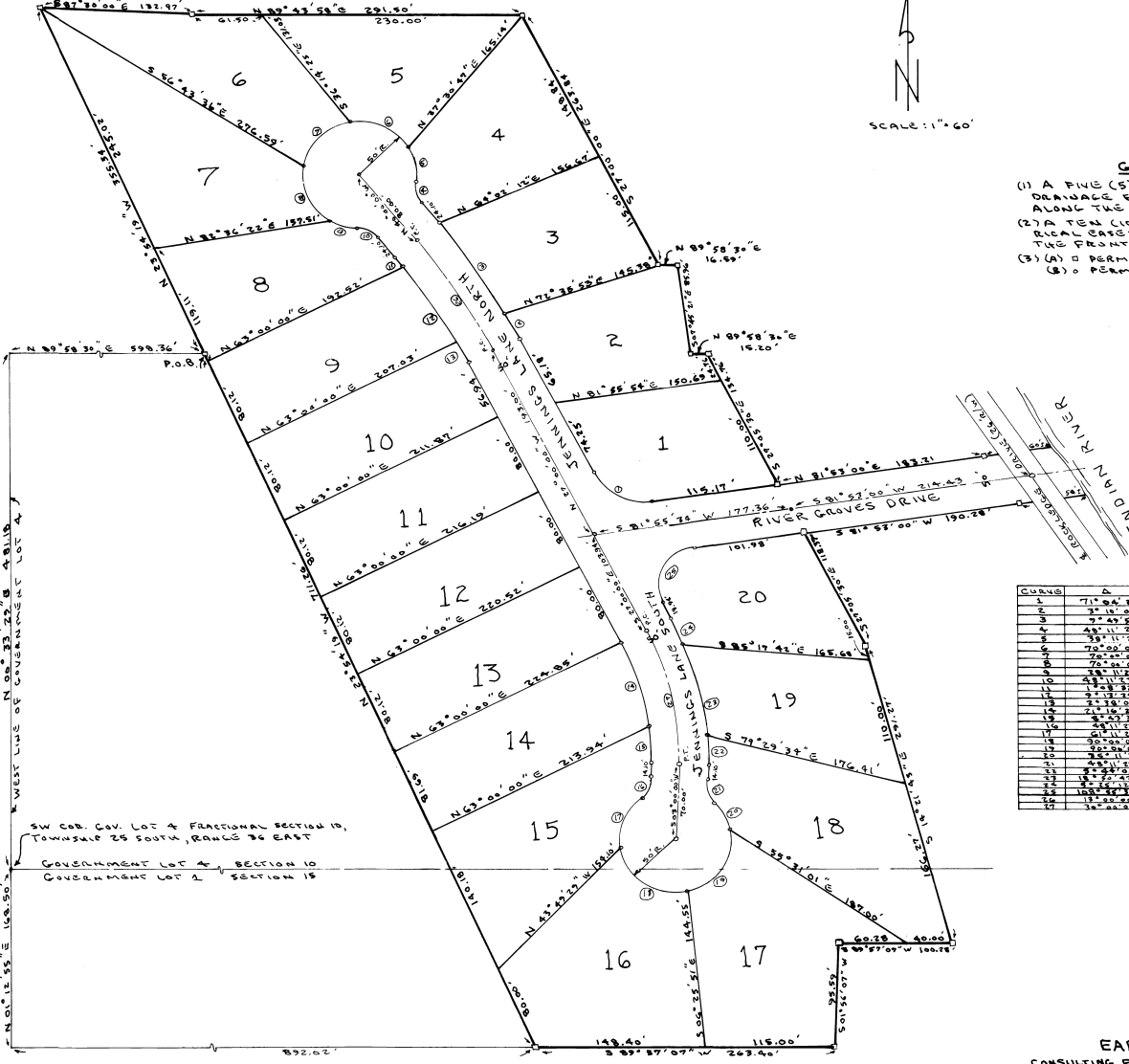


# RIVER GROVES

SECTIONS 10 AND 15, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA

## LEGAL DESCRIPTION

BEING A PART OF GOVERNMENT LOT 4, FRACTIONAL SECTION 10, AND GOVERNMENT LOT 1, FRACTIONAL SECTION 15, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, FRACTIONAL SECTION 10, TOWNSHIP 25 SOUTH, RANGE 36 EAST; THENCE N 89° 58' 30" E 598.36 FEET TO THE POINT OF BEGINNING; THENCE N 23° 54' 19" W, 565.34 FEET; THENCE S 87° 30' 00" E, 132.97 FEET; THENCE N 89° 43' 58" E, 291.50 FEET; THENCE S 27° 00' 00" E, 263.84 FEET; THENCE N 89° 58' 30" E, 16.89 FEET; THENCE S 07° 45' 21" E, 85.60 FEET; THENCE N 89° 58' 30" E, 15.20 FEET; THENCE S 27° 05' 30" E, 134.76 FEET; THENCE N 81° 53' 00" E, 193.21 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE N 81° 53' 00" E, 60 FEET, MARKS OR LESS TO THE WEST BANK OF THE INDIAN RIVER; THENCE MEASURED SOUTHEASTERLY ALONG THE SAID WEST BANK TO A POINT THAT IS 50.00 FEET FROM A PERMANENT MONUMENT TO THE PREVIOUS COURSE; THENCE S 81° 53' 00" W, 59 FEET, MARKS OR LESS, TO A CONCRETE MONUMENT; THENCE CONTINUE S 81° 53' 00" W, 190.28 FEET; THENCE S 27° 05' 34" E, 118.37 FEET; THENCE S 14° 21' 43" E, 291.27 FEET; THENCE S 89° 57' 07" W, 100.28 FEET; THENCE S 01° 56' 07" W, 95.59 FEET TO A POINT, SAID POINT BEING 168.50 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 1 AND 165.42 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE S 89° 57' 07" W AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 1, 263.40 FEET; THENCE N 23° 54' 19" W, 711.26 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE ROAD RIGHT-OF-WAY OF ROCKLEDGE DRIVE AND CONTAINING 9.72 ACRES, MORE OR LESS.



## GENERAL NOTES

- (1) A FIVE (5) FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT IS RESERVED ALONG THE SIDE AND REAR OF ALL LOTS.
- (2) A FIVE (5) FOOT UNDERGROUND ELECTRICAL EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS.
- (3) (A) PERMANENT REFERENCE MONUMENT (B) PERMANENT CONTROL POINT

PLAT BOOK 25  
AND PAGE 55

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in River Groves hereby dedicate said lands and plat 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 hereunto set.....hand.....and seal.....on MAY 20, 1978  
*Robert L. Schwanitzauer*  
 1519 S. ROCKLEDGE DR.  
 ROCKLEDGE, FLA. 32955

Signed and sealed in the presence of:  
*Anna Emery*  
*Elizabeth J. Hamilton*

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on MAY 30, 1978, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
 ROBERT L. SCHWANITZAUER

to me known to be the person... described in and who... the foregoing dedication and severally acknowledged the same to be... free and deed for the uses and... expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
*Dorcas A. Hamilton*  
 NOTARY PUBLIC  
 My Commission Expires FEB 11, 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 15 MAY 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 therein as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated 15 MAY 1978  
*Anna Emery* Registration No. 2739

## CERTIFICATE OF APPROVAL

BY MUNICIPALITY  
 THIS IS TO CERTIFY, That on May 17, 1978, the City Council of the City of Rockledge, Florida, approved the foregoing plat.  
*John J. Carter* MAYOR  
*Dorcas A. Hamilton* CITY CLERK

## 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.  
 Attest: *NA* Chairman of the Board.  
 Clerk of the Board.  
 Approved... County Engineer

## CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on... the Zoning Commission of the above... approved the foregoing plat.  
 Zoning Director 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 MAY 16, 1978 at 2:21 P.M. File No. 23284.  
*Thomas C. Cooper*  
 Clerk of the Circuit Court in and for Brevard County, Fla.

CURVE	Δ	RADIUS	TANGENT	ARC
1	71.04 AC	50.00	30.91	62.92
2	31.00 AC	55.01	30.50	30.50
3	7.42 AC	55.01	24.65	24.65
4	48.11 AC	25.00	24.09	24.09
5	55.11 AC	30.00	33.33	33.33
6	70.00 AC	50.00	41.32	41.32
7	76.00 AC	50.00	41.07	41.07
8	28.11 AC	50.00	28.00	28.00
9	28.11 AC	50.00	28.00	28.00
10	28.11 AC	50.00	28.00	28.00
11	28.11 AC	50.00	28.00	28.00
12	28.11 AC	50.00	28.00	28.00
13	28.11 AC	50.00	28.00	28.00
14	28.11 AC	50.00	28.00	28.00
15	28.11 AC	50.00	28.00	28.00
16	28.11 AC	50.00	28.00	28.00
17	28.11 AC	50.00	28.00	28.00
18	28.11 AC	50.00	28.00	28.00
19	28.11 AC	50.00	28.00	28.00
20	34.00 AC	25.00	24.09	24.09

EARLY & ASSOCIATES  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 COCOA, FLORIDA