K&E 17 0183 11-77 MC 7122•

EVERGREEN

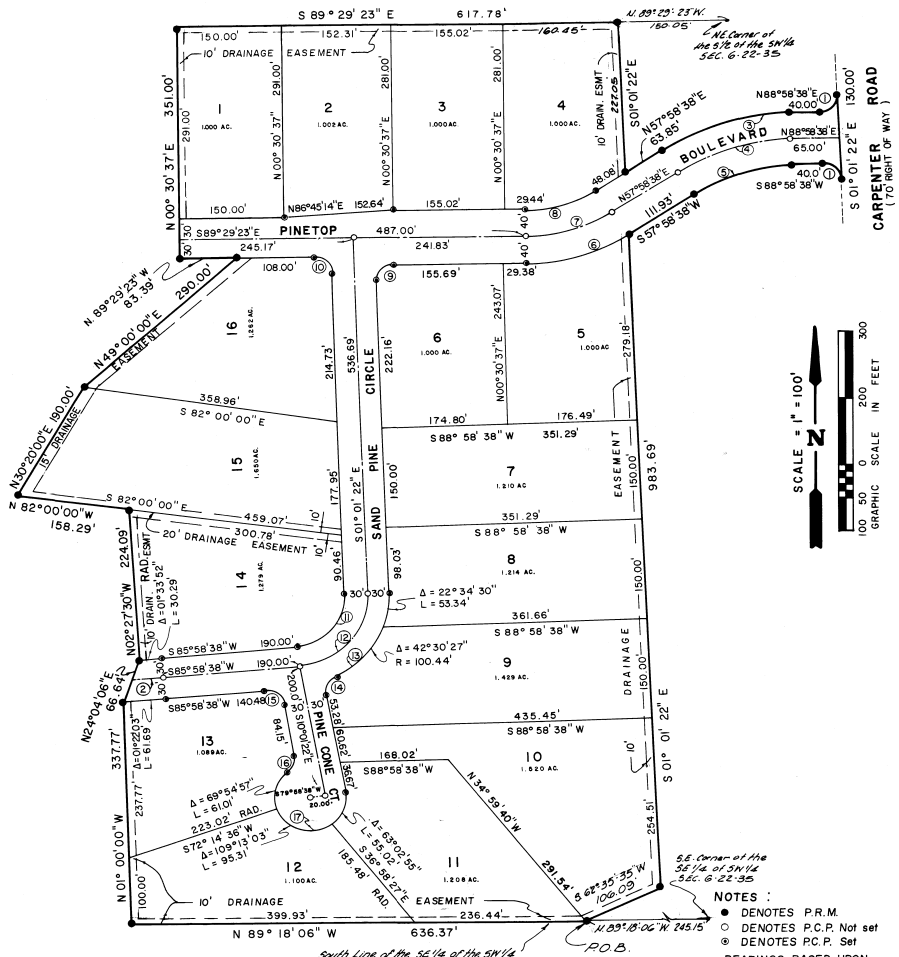
SECTION 6, TWP. 22 So., RGE 35 EAST
BREVARD COUNTY, FLORIDA

1. A permanent easement 10 feet wide along the front, side and rear of each lot is hereby reserved for the installation and maintainance public utilities and drainage as well as service which may be provided by the Evergreen community association Inc.

2. Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said easement except where easements are shown by dashed lines.

3. All property within this plat is subject to the declaration of covenants, conditions and restrictions recorded in official Records Book 1812, page 361 Brevard County Florida.

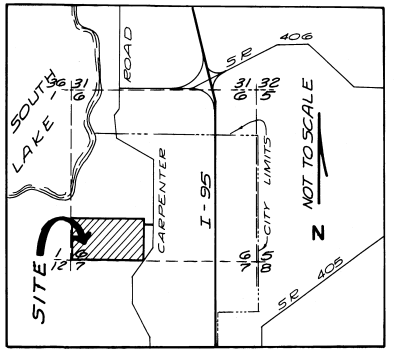
From the S.E. Corner of S.E. ¼ of the S.W.¼ of Section 6 TWP. 22 So., Rge 35 East run N.89°18'06"W. along the south line of the said S.E.¼ of the S.W.¼, a distance of 245.15 feet to the point of beginning. Thence continue N.89°18'06"W along the said South line of the S.E.¼ of the S.W.¼ G.36.37'; Thence run N.01°00'00"W. 337.77'; Thence run N.24°04'06"E. 66.64'; Thence run N.02°27'30"W. 224.09'; Thence run N.82°00'00"W. 158.29'; Thence run N.30°20'00"E. 190.00'; Thence run N.49°00'00"E 290.00'; Thence run N.89°29'23"W. 83.39'; Thence run N.00°30'37"E. 351.00'; Thence run S.89°29'23"E. 617.78'; Thence run S.01°01'22"E. 2270.5'; Thence run N.57°58'38"E. 63.85'; to the P.C. of a curve concave southerly having for its elements a radius of 350.00', a central angle of 31°00'00"; for an arc distance of 189.37'; to the P.T. of said curve; Thence run N.88°58'38"E. 40.00'; to a P.C. of a curve concave Northwesterly, having for its elements a radius of 25.00 and a central of 90°00'00"; Thence run Northeasterly along said curve for an arc distance of 39.27' to a point lying on the West R/W line of Carpenter Road as now recorded, Thence run S.01°01'22"E along said West R/W line, a distance of 130.00' to a P.C. of a curve concave Southwesterly having for its elements a radius of 85.00', and a central angle of 90°00'00"; Thence Northwesterly along said curve for an arc distance of 39.27'; to the P.T. of said curve; Thence run S.88°58'38"W. 40.00'; to the P.C. of a curve concave southerly having for its elements a radius of 270.00' and a central angle of 31°00'00". Thence run southwesterly along said curve for a arc distance of 146.08' to the P.T. of said curve; Thence run S.57°58'38"W. 111.93'; Thence run S.01°01'22"E 383.69'; Thence run S.62°35'35"W. 106.09'; to the point of beginning. Said land situate and lying in Brevard County, Florida, containing 22.23 acres.



NOTES :
- ● DENOTES P.R.M.
- ○ DENOTES P.C.P. Not set
- ◉ DENOTES P.C.P. Set

BEARINGS BASED UPON ASSUMED NORTH.

SCALE = 1" = 100'
GRAPHIC SCALE IN FEET 300 200 100 50 0



VICINITY MAP

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	25.00'	90° 00' 00"	39.27'	35.35'	25.00'
2	1139.36'	02° 18' 54"	46.04'	46.03'	23.06'
3	350.00'	31° 00' 00"	189.37'	187.07'	97.06'
4	310.00'	31° 00' 00"	167.73'	165.69'	85.97'
5	270.00'	31° 00' 00"	146.08'	144.31	74.88'
6	259.53'	32° 31' 59"	147.36'	145.39'	75.73'
7	219.53'	32° 31' 59"	124.65'	122.98'	64.06'
8	179.53'	32° 31' 59"	101.94'	100.57'	52.32'
9	25.00'	91° 31' 59"	39.94'	35.83'	25.68'
10	25.00'	88° 28' 01"	38.60'	34.88'	24.34'
11	75.38'	87° 00' 00"	114.46'	103.78'	71.53'
12	105.38'	87° 00' 00"	160.01'	145.08'	100.00'
13	135.38'	65° 04' 57"	153.78'	145.64'	86.38'
14	25.00'	74° 04' 57"	32.32'	30.12'	18.87'
15	25.00'	84° 00' 00"	36.65'	33.46'	22.51'
16	25.00'	62° 10' 55"	27.13'	25.82'	15.08'
17	50.00'	242° 10' 55"	211.34'	85.63'	82.92'

RESTRICTIONS ORB 1812 PG 361

GRUSENMEYER & ASSOCIATES
ENGINEERS - SURVEYORS - LAND PLANNERS
ORLANDO, FLORIDA

PLAT BOOK 25
AND PAGE 69

DEDICATION

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

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and 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 AUG. 19, 1978.

By alex L. Chamberlain Jr. (SEAL)
President PINETOP CORP.
8 SOUTH STREET
TITUSVILLE, FLA. 32780

Attest: Meredith C. Freeman
Secretary

Signed and sealed in the presence of:
Geoffrey Curtis
Richard A. Fortunato

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on August 18th, 1978
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Alex L. Chamberlain, Jr. and Meredith C. Freeman 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.

Richard A. Fortunato
NOTARY PUBLIC
My Commission Expires Jan 24, 1980
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 JULY 15, 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 AUG 17, 1978

Registration No. 2440

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the ..... approved the foregoing plat.

SEAL
MAYOR.

ATTEST:
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: R.C. Wimberly, Jr.
By Thomas C. Cooper, D.C.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on AUG. 24, 1978 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board
Attest: R.C. Wimberly, Jr.
Clerk of the Board
By Thomas C. Cooper, D.C.
Approved Rodriguez
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on [redacted] the Zoning Commission of the [redacted] the foregoing plat.

Planning and 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 22, 1978, at 10:31 A.M. File No. 252778

R.C. Wimberly Jr.
Clerk of the Circuit Court
in and for Brevard County, Fla.
By Thomas C. Cooper D.C.

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