

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below being the owner in fee simple of the lands described in SANDPIPER 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. 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 on 1/27/81 at Merritt Island, Florida.

By HARRY D. CARSWELL President  
HARRY D. CARSWELL

Attest: Albert F. Elebash, Jr. Secretary  
ALBERT F. ELEBASH, JR.

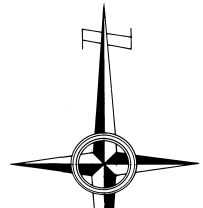
CARSWELL-ELEBASH DEVELOPMENT COMPANY  
485 N. COURTNEY PARKWAY  
MERRITT ISLAND, FLORIDA 32952

Signed and sealed in the presence of:  
Albert F. Elebash, Jr.  
Frank M. Garcia  
Paul J. Stal  
Frank M. Garcia  
Paul J. Stal

SANDPIPER ESTATES

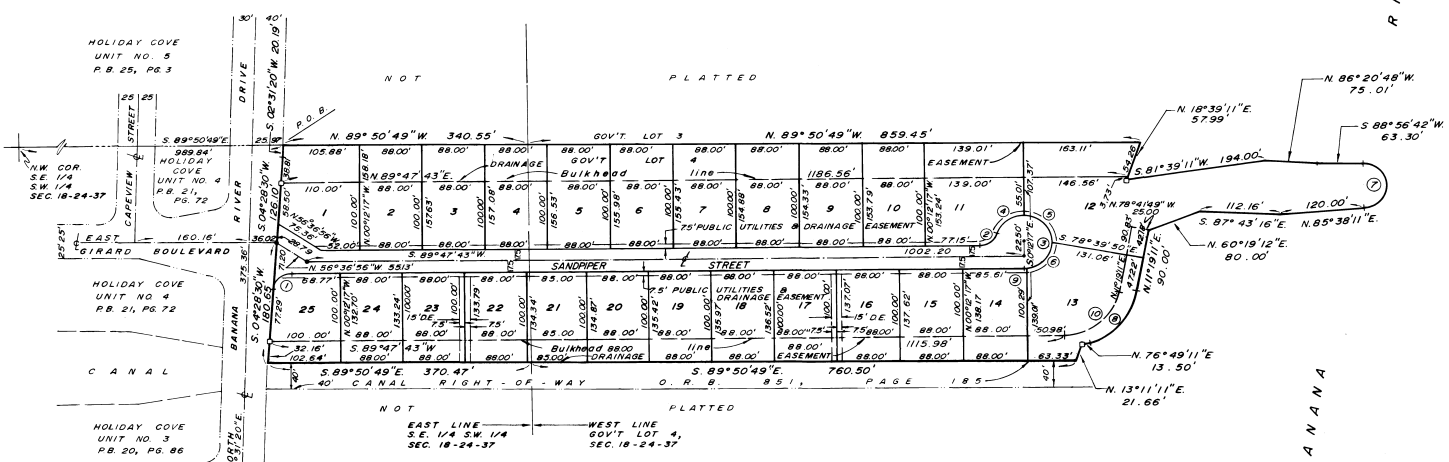
A SUBDIVISION IN  
SECTION 18, TOWNSHIP 24 SOUTH, RANGE 37 EAST  
BREVARD COUNTY, FLORIDA

Sheet 1 of 1  
JANUARY 1981



Scale: 1" = 100'

THE NORTH 326.10 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 37 EAST, LYING EAST OF NORTH BANANA RIVER DRIVE, BREVARD COUNTY, FLORIDA, AND THE NORTH 326.10 FEET OF GOVERNMENT LOT 4 OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND A PORTION OF FILLED LAND LYING EASTERLY OF THE APPROXIMATE WESTERLY SHORELINE OF SAID BANANA RIVER AS IT EXISTED IN 1954, LYING IN GOVERNMENT LOT 4 OF SAID SECTION 18, AND BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18, THENCE S 89°50'49"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 989.84 FEET TO THE POINT-OF-BEGINNING, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH BANANA RIVER DRIVE; THENCE S 02°31'20"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.19 FEET; THENCE S 04°28'30"W, CONTINUE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID NORTH BANANA RIVER DRIVE, A DISTANCE OF 306.75 FEET TO THE NORTH LINE OF A 40 FOOT CANAL RIGHT-OF-WAY AS DESCRIBED IN O.R.B. 851, PAGE 185 OF THE PUBLIC RECORDS OF SAID BREVARD COUNTY, FLORIDA; THENCE S 89°50'49"E, ALONG SAID NORTH LINE OF O.R.B. 851, PAGE 185, A DISTANCE OF 370.47 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, SAID POINT ALSO LYING ON THE WEST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 18, ALONG THE SAID NORTH LINE OF O.R.B. 851, PAGE 185, A DISTANCE OF 760.50 FEET TO THE APPROXIMATE WESTERLY SHORELINE OF THE BANANA RIVER AS IT EXISTED IN 1954; THENCE N 13°11'11"E, ALONG THE SAID APPROXIMATE WESTERLY SHORELINE, A DISTANCE OF 21.86 FEET TO THE APPROXIMATE SOUTHERLY EDGE OF FILLED LAND AS IT EXISTED IN 1968; THENCE N 76°49'11"E, ALONG THE APPROXIMATE SOUTHERLY EDGE OF FILLED LAND AS OF 1968, A DISTANCE OF 1330 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 85°30'00"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 11°19'11"E, 90.00 FEET; THENCE N 60°19'12"E, 80.00 FEET; THENCE S 82°43'16"E, 112.16 FEET; THENCE N 85°38'11"E, 120.00 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 32.50 FEET AND A CENTRAL ANGLE OF 176°41'29"; THENCE AROUND AND ALONG SAID CURVE AN ARC DISTANCE OF 100.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 88°56'42"W, 63.30 FEET; THENCE S 81°39'11"E, 194.00 FEET TO THE SAID APPROXIMATE WESTERLY SHORELINE OF THE BANANA RIVER AS IT EXISTED IN 1954; THENCE N 18°39'11"E, ALONG THE SAID APPROXIMATE WESTERLY SHORELINE, A DISTANCE OF 57.99 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 18; THENCE N 89°50'49"W, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 819.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE CONTINUE N 89°50'49"W, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 340.55 FEET TO THE POINT OF BEGINNING, CONTAINING 9.53 ACRES, MORE OR LESS.



NO	DELTA	RADIUS	ARC	CHORD	TANGENT
1	85°19'13"	25.00'	37.23'	33.89'	23.04'
2	72°04'47"	25.00'	31.45'	28.42'	18.19'
3	23°05'03"	40.00'	17.89'	17.89'	—
4	72°04'47"	40.00'	50.32'	47.07'	29.10'
5	101°32'27"	40.00'	70.89'	61.97'	48.99'
6	21°32'11"	40.00'	50.00'	48.61'	28.86'
7	176°41'29"	32.50'	100.22'	64.97'	—
8	65°30'00"	95.00'	109.60'	102.79'	—
9	06°50'13"	40.00'	4.77'	4.77'	2.39'
10	78°08'32"	80.00'	108.80'	100.61'	64.95'

NOTES  
 □ Indicates permanent reference monuments.  
 \* Indicates permanent control points.  
 Unless otherwise indicated a strip of land 7.5 feet wide along all side lot lines shall be reserved for the installation and maintenance of public utilities and drainage. This is a permanent easement.

JOINER IN DEDICATION  
 O.R.B. 2325  
 Page 1327  
 Restrictions:  
 O.R.B. 2325  
 Page 1320



Prepared by:  
FRANK M. GARCIA  
LAND SURVEYOR  
MERRITT ISLAND, FLORIDA

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on March 9th, 1979, 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 plotted; 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, January 5th, 1981.

Frank M. Garcia Registration No. 2898

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.

Paul J. Stal Chairman of the Board  
Frank M. Garcia Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEBRUARY 5, 1981, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Paul J. Stal Chairman of the Board  
Frank M. Garcia Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on FEBRUARY 5, 1981, the Zoning Commission of the above county approved the foregoing plat.

Frank M. Garcia Zoning Director  
Paul J. Stal 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 3/23/81, Sec. 11, 12E, at 3:14 P.M. File # 21120.

Frank M. Garcia Clerk of the Circuit Court  
 in and for Brevard County, Fla.