

SABAL LAKE ESTATES

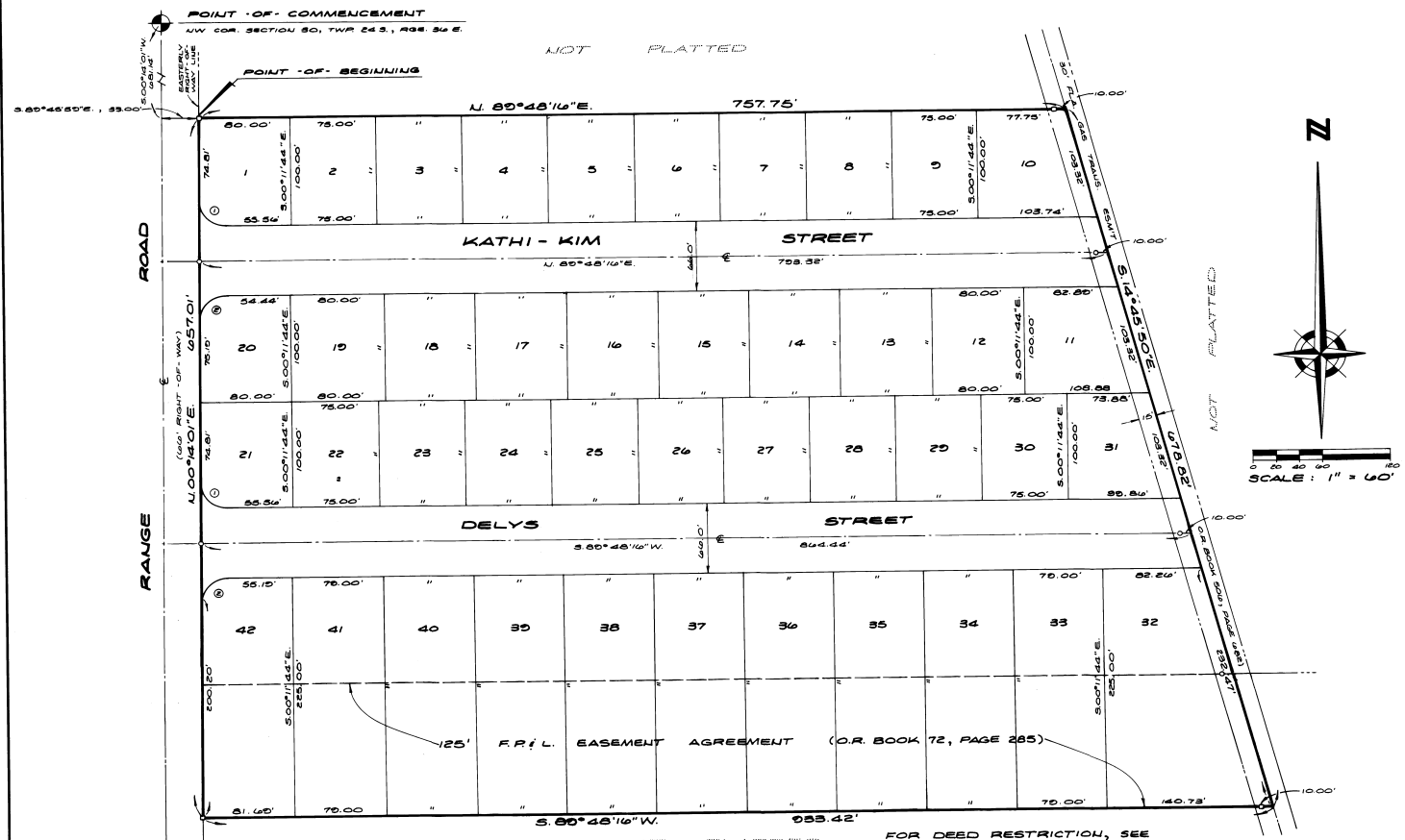
UNIT ONE

A SUBDIVISION IN SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE (BARE MERIDIAN, BREVARD COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 30; THENCE S. 00° 15' 00" W. ALONG THE WEST LINE OF SAID SECTION 30 (SAID WEST LINE ALSO BEING THE CENTERLINE OF RANGE ROAD); A DISTANCE OF 628.16 FEET; THENCE S. 89° 48' 16" E. A DISTANCE OF 757.75 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF RANGE ROAD; SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE U. 89° 48' 16" E. A DISTANCE OF 757.75 FEET TO THE CENTRAL LINE OF A 90.00 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 108, PAGE 265, BEING THE EAST LINE OF SAID EASEMENT; THENCE S. 89° 48' 16" E. ALONG SAID CENTRAL LINE A DISTANCE OF 278.22 FEET TO THE SOUTH LINE OF SAID EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 108, PAGE 265; THENCE S. 89° 48' 16" E. ALONG SAID SOUTH LINE A DISTANCE OF 757.75 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF RANGE ROAD; THENCE U. 89° 48' 16" E. ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 628.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.75 ACRES, MORE OR LESS.



NO.	DELTA	RADIUS	ARC	CHORD	TANGENT
1	0° 23' 43"	20.00'	30.44'	35.40'	20.10'
2	80° 34' 16"	25.00'	30.08'	30.22'	24.81'

SURVEYOR'S NOTES:

- INDICATES PERMANENT REFERENCE MONUMENT.
- INDICATES PERMANENT CONTROL POINT.
- UNLESS OTHERWISE NOTED, THERE SHALL BE A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES.

FOR DEED RESTRICTION, SEE O.R. BOOK 2444, PAGE 1852 & 1853
 SOINDERS IN O.R. BOOK 2444 PAGES 1852 & 1853
ENGINEERS & SURVEYORS



MERRITT ISLAND, FLORIDA

255 FORTENBERRY ROAD - RO. BOX 217 - PHONE 305/452-8340

PLAT BOOK 30
 AND PAGE 12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **SABAL LAKE ESTATES, UNIT ONE** 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

By Morris A. Rowe President
 Attest: Carol J. Caldwell Secretary-Treasurer
 Signed and sealed in the presence of Carol J. Caldwell C.F.R. JOINT VENTURES, INC. 1000 NEW WOOD HARBOR DR. MERRITT ISLAND, FLORIDA 32952



STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on FEBRUARY 22ND, 1983 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MORRIS A. ROWE and GAIL COUGH respectively, President and Secretary-Treasurer 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.
Morris A. Motley
 NOTARY PUBLIC
 My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Feb. 22, 1983 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 the next reference monuments have been placed as shown; that the same were required by Chapter 177, Florida Statutes; and that said land is in Brevard County, Florida, as Dated Feb. 22, 1983
John A. Howell Registration No. 14285

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
 SEAL
 ATTEST: _____ MAYOR
 _____ 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.
D. A. ... Chairman of the Board
 ATTEST: R. L. ... Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JUNE 2, 1983 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
... Chairman of the Board
 ATTEST: R. L. ... Clerk of the Board
 Approved: ... County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on JUNE 1, 1983 the Zoning Commission of the above named City approved 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 the Florida Statutes, and was filed for record on February 22, 1983 at 10:53 AM File No. 31-10-10-1
... Clerk of the Circuit Court in and for Brevard County, Fla.