

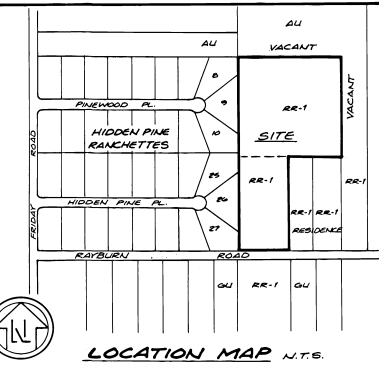
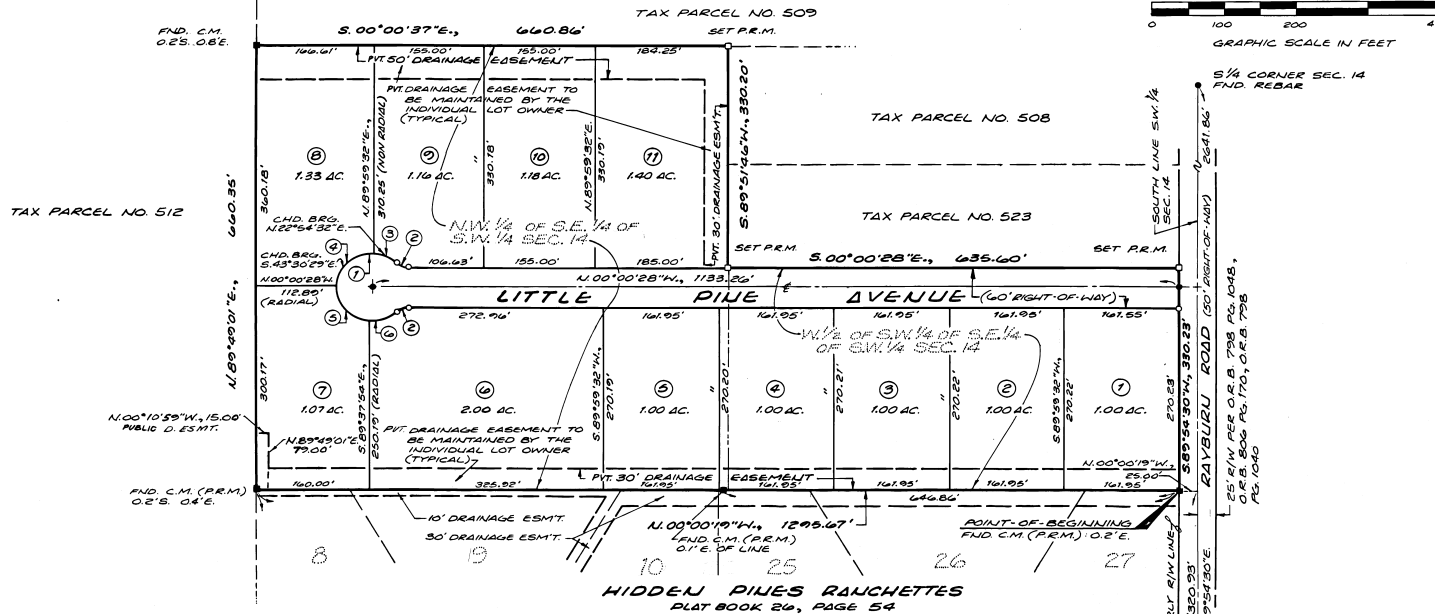
HIDDEN PINES RANCHETTES UNIT TWO

A SUBDIVISION LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 35 EAST OF BREVARD COUNTY, FLORIDA

A SUBDIVISION OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 AND THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING IN BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SECTION 14 AFORESAID; THENCE N. 89° 54' 30" E., ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION, A DISTANCE OF 1820.93 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE N. 00° 00' 28" W., ALONG SAID WEST LINE, A DISTANCE OF 635.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RAYBURN ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N. 00° 00' 19" W., ALONG SAID WEST LINE, A DISTANCE OF 1295.67 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE N. 29° 52' 01" E., ALONG SAID NORTH LINE, A DISTANCE OF 660.35 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE S. 00° 00' 37" E., ALONG SAID LINE A DISTANCE OF 660.86 FEET TO THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE S. 89° 51' 42" W., ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION, A DISTANCE OF 330.23 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE S. 00° 00' 28" E., ALONG SAID EAST LINE A DISTANCE OF 635.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RAYBURN ROAD; THENCE S. 89° 54' 30" W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 330.23 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 14.83 ACRES MORE OR LESS.



- ### NOTES
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 14, TOWNSHIP 24 S., RANGE 35 E.; BEING S. 89° 54' 30" W.
 - DENOTES R.C.P. (TO BE SET AFTER COMPLETION OF ROAD CONSTRUCTION.)
 - DENOTES P.R.M. SET
 - DENOTES C.M. FOUND
3. A 7.5 FOOT WIDE PUBLIC DRAINAGE AND UTILITIES EASEMENT IS HEREBY RESERVED ALONG ALL SIDE AND REAR LOT LINES.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	CHORD
1	26° 40' 00"	50.00	231.84	—
2	42° 50' 00"	25.00	18.69	18.26
3	39° 50' 01"	50.00	34.76	34.07
4	92° 59' 59"	50.00	81.16	72.54
5	69° 37' 26"	50.00	78.21	70.48
6	45° 12' 34"	50.00	37.71	36.82

FOR RESTRICTIONS SEE O.R.B. 2610 PAGE 2322

BUSSEN ENGINEERING GROUP INC.
100 PARNELL ST., MERRITT ISLAND, FLA.
PH. NO. (305) 453-0010, ZIP CODE 32953

PLAT BOOK 31
AND PAGE 174

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in Hidden Pines Ranchettes Unit Two hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set hand and seal on May 13, 1985

Robert A. Board II
RO. BOX 1194
MERRITT ISLAND, FLA.

Signed and sealed in the presence of:
John A. Hester
John A. Hester
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on May 13, 1985, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

ROBERT A. BOARD II

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his... free act and deed for the uses and purposes therein expressed.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

John A. Hester
NOTARY PUBLIC
My Commission Expires February 1988

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MAY 15, 1985 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the land; that the same has been placed on record as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida.

Robert A. Board II
Registration No. 3876

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.

Theodore A. Hester
Chairman of the Board

ATTEST: R.C. Winstead Clerk of the Board
R. C. Winstead Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JUNE 4, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Theodore A. Hester
Chairman of the Board

ATTEST: R.C. Winstead Clerk of the Board
R. C. Winstead Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on JUNE 3, 1985 the Zoning Commission of the above county approved the foregoing plat.

John A. Hester
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 6-24-1985 at 3:40 PM. File No. 47748

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