

RIVER ISLAND PHASE 3

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 24 S., RANGE 36 E., BREVARD COUNTY, FLORIDA.

DESCRIPTION: A Subdivision lying in a portion of the NE 1/4 of Section 10, Township 24 S., Range 36 E., Tallahassee Meridian, Brevard County, Florida; Being more particularly described as follows: The Point Of Beginning of the lands herein described being the SE corner of the SW 1/4 of the NE 1/4 of said Section 10; Thence N 00°34'27"W along the East line of the SW 1/4 of the NE 1/4 of said Section 10, a distance of 269.37 feet to the Southerly boundary of River Island Raquette Club Phase 2, according to Plat Book 28, Page 26, Brevard County Public Records; Thence the following courses and distances along southerly boundary of said Plat Book 28, Page 26, Thence S 89°25'33"W 166.00 feet; Thence S 00°34'27"E, 32.73 feet; Thence N 66°01'24"W, 161.80 feet; Thence N 77°15'00"W, 289.70 feet; Thence departing from the Southerly boundary of said River Island Raquette Club Phase 2, a distance of 35.95 feet to the Point Of Beginning of said curve, Thence S 00°12'08"E, 103.70 feet to a point on a circular curve, concave to the South, having a central angle of 03°05'18" and radius of 644.93 feet; Thence Westerly along the arc of said curve, a distance of 35.95 feet to the Point Of Beginning of said curve; Thence S 89°47'52"W, 45.53 feet; Thence S 00°12'08"E, 231.00 feet to the South line of the SW 1/4 of the NE 1/4 of said Section 10; Thence N 89°47'52"E, along the South line of the SW 1/4 of the NE 1/4 of said Section 10, a distance of 661.49 feet to the Point Of Beginning. Containing 4.40 acres more or less.

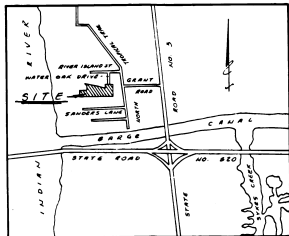
SURVEYOR'S NOTES

⊕ Denotes permanent reference monument • Denotes permanent control point

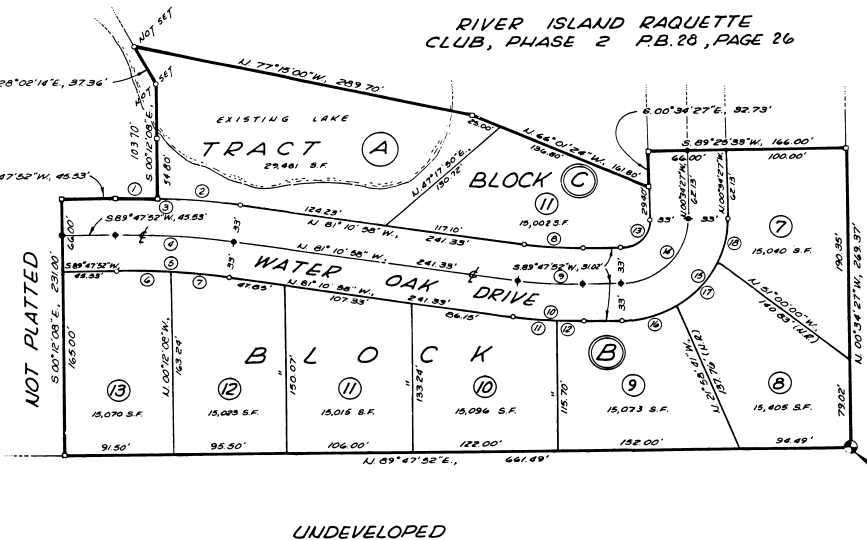
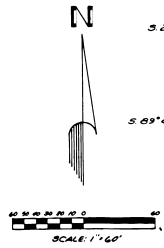
Basis of bearings assumed for computational purposes and do not refer to the true meridian.

Unless otherwise shown, a 7.5 foot wide easement along all front, side, and rear lot lines, is hereby reserved for the installation and maintenance of public utilities and drainage.

Tract A is reserved by the developer. A drainage easement is hereby dedicated to Brevard County through Tract A. The only maintenance responsibility of Brevard County is to maintain flow.



LOCATION MAP
N.T.S.



NO	DELTA	RAD.	ARC.
1	03°05'18"	666.93'	35.95'
2	03°05'18"	666.93'	35.95'
3	03°05'18"	666.93'	35.95'
4	03°05'18"	666.93'	35.95'
5	03°05'18"	666.93'	35.95'
6	03°05'18"	666.93'	35.95'
7	03°05'18"	666.93'	35.95'
8	03°05'18"	666.93'	35.95'
9	03°05'18"	666.93'	35.95'
10	03°05'18"	666.93'	35.95'
11	03°05'18"	666.93'	35.95'
12	03°05'18"	666.93'	35.95'
13	03°05'18"	666.93'	35.95'
14	03°05'18"	666.93'	35.95'
15	03°05'18"	666.93'	35.95'
16	03°05'18"	666.93'	35.95'
17	03°05'18"	666.93'	35.95'
18	03°05'18"	666.93'	35.95'

POINT OF BEGINNING
SE CORNER OF THE SW 1/4
OF THE NE 1/4 OF SECTION
10, TWP 24 S., RGE 36 E.
P.M.D. CONC. MON.

FOR JOINER SEE O.R.B. 2622 PAGE 0571
FOR RESTRICTIONS SEE O.R.B. 2622 PAGE 0572

BUSSEN ENGINEERING GROUP INC.
POST OFFICE BOX 1514 MERITT ISLAND FLORIDA

PLAT BOOK 31
AND PAGE 91

DEDICATION

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

RIVER ISLAND PHASE 3
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 SEPTEMBER 21, 1984

By RIVER ISLAND ASSOCIATES, INC. *Patricia Anne Jordan*
President
Attest: MERITT ISLAND FL.

Signed and sealed in the presence of *Patricia Anne Jordan*
Joseph H. Smith
John C. ...

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on SEPTEMBER 21, 1984

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared *Patricia Anne Jordan* and

respectively President and

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 therunto 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.

Patricia Anne Jordan
NOTARY PUBLIC

My Commission Expires 2-27-88

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 7, 1984 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 AUGUST 16, 1984

John J. Bussen
Registration No. 3575

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on

approved the foregoing plat.

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 of 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 of

John M. Stule
Chairman of the Board

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on OCT 11, 1984 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

John M. Stule
Chairman of the Board.

ATTEST *R.C. ...*
Clerk of the Board
Approved *William ...*
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on OCT 11, 1984 the Planning and Zoning Commission of the above

approved the foregoing plat.

William ...
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 8-6-1985

at 3:52 PM, File No. 065019
R.C. ...
Clerk of the Circuit Court
In and for Brevard County, Fla.