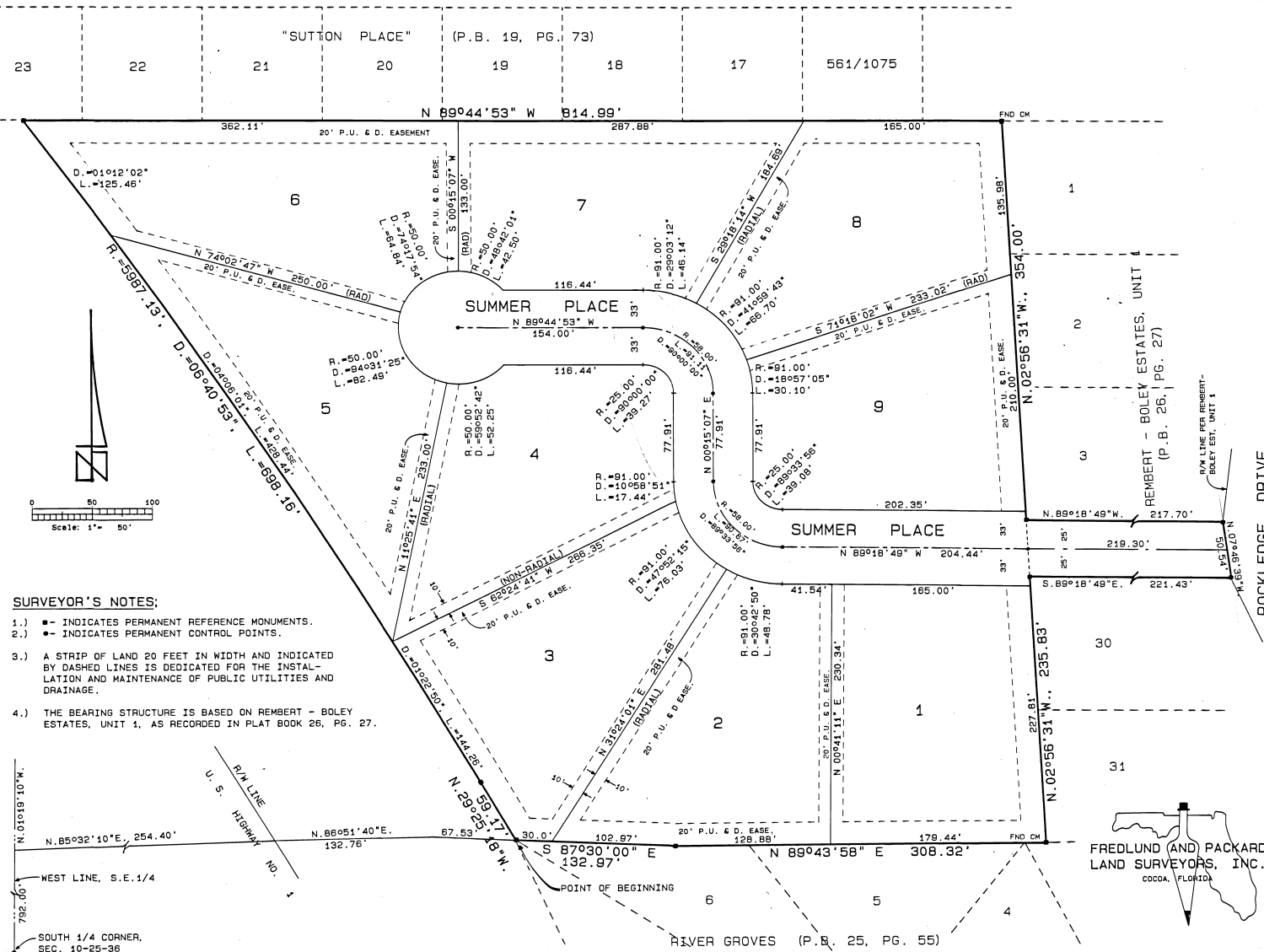


SEVEN ACRE SUBDIVISION

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND RUN N.01°19'10"W., ALONG THE WEST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 782.00 FEET; THENCE N.85°32'10"E., A DISTANCE OF 254.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N.89°51'40"E., A DISTANCE OF 132.76 FEET; THENCE S.87°30'00"E., A DISTANCE OF 87.53 FEET TO THE NORTHWEST CORNER OF "RIVER GROVES", AS RECORDED IN PLAT BOOK 25, PAGE 56 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE POINT OF BEGINNING; THENCE CONTINUE S.87°30'00"E., ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 132.97 FEET; THENCE N.89°43'58"E., ALONG SAID NORTH LINE AND IT'S EASTERLY EXTENSION, A DISTANCE OF 308.32 FEET TO THE SOUTHWEST CORNER OF "REMBERT - BOLEY ESTATES, UNIT 1"; AS RECORDED IN PLAT BOOK 26, PAGE 27 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.02°56'31"W., ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 235.83 FEET TO THE NORTHWEST CORNER OF LOT 30 OF SAID SUBDIVISION; THENCE S.89°18'49"E., ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 221.43 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCKLEDGE DRIVE; THENCE N.07°46'39"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.54 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE N.89°18'49"W., ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 217.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE N.02°56'31"W., ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 354.00 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE N.89°44'53"W., AND ALONG THE SOUTH LINE OF "SUTTON PLACE", AS RECORDED IN PLAT BOOK 19, PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 814.99 FEET TO A POINT ON A 5987.13 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND PARALLEL TO AND 157.48 FEET DISTANT FROM THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THRU A CENTRAL ANGLE OF 08°40'53", A DISTANCE OF 698.16 FEET TO A POINT OF TANGENCY; THENCE S.29°25'18"E., A DISTANCE OF 59.17 FEET TO THE POINT OF BEGINNING; CONTAINING 9.326 ACRES.



SURVEYOR'S NOTES:

- 1.) ■ INDICATES PERMANENT REFERENCE MONUMENTS.
- 2.) ● INDICATES PERMANENT CONTROL POINTS.
- 3.) A STRIP OF LAND 20 FEET IN WIDTH AND INDICATED BY DASHED LINES IS DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.
- 4.) THE BEARING STRUCTURE IS BASED ON REMBERT - BOLEY ESTATES, UNIT 1, AS RECORDED IN PLAT BOOK 26, PAGE 27.

PLAT BOOK ³²
AND PAGE ⁶⁵

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in SEVEN ACRE SUBDIVISION 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 AND THE CITY OF ROCKLEDGE. IN WITNESS WHEREOF, the undersigned hereunto set... hand... and seal... on JANUARY 24, 1986.

James T. Speagle
JAMES T. SPEAGLE
3000 BREVARD AVENUE
ROCKLEDGE, FLORIDA 32952

Signed and sealed in the presence of:
Don Hamilton
Heidi S. Wilkerson

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on JANUARY 24, 1986, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

JAMES T. SPEAGLE

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Robert M. DeWald
NOTARY PUBLIC
My Commission Expires September 15, 1989.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MARCH 30, 1986, 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 24, 1986.

Robert W. Packard, P.L.S.
ROBERT W. PACKARD, P.L.S. Registration No. 3867

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on MAY 7, 1986, the City Council of the City of Rockledge, Florida approved the foregoing plat.

John J. Carter MAYOR
Donald Hamilton CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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.

ATTEST: Chairman of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Attest: Chairman of the Board
Clerk of the Board
Approved: County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on... the Zoning Commission of the above... 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 Chapter 177, Florida Statutes, and was filed for record on 5-9-86 at 3:06 P.M. File No. 180393
R.C. W... Clerk of the Circuit Court
In and for Brevard County, Fla.

FREDLUND (AND) PACKARD
LAND SURVEYORS, INC.
COCCOA, FLORIDA