

DRAWING NUMBER
33-89

BEAR CREEK

A RESUBDIVISION OF A PORTION OF "FLORIDA INDIAN RIVER LAND CO.," RECORDED IN PLAT BOOK 1, PAGE 165
LYING IN SECTION 24, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

SURVEYOR'S DESCRIPTION:

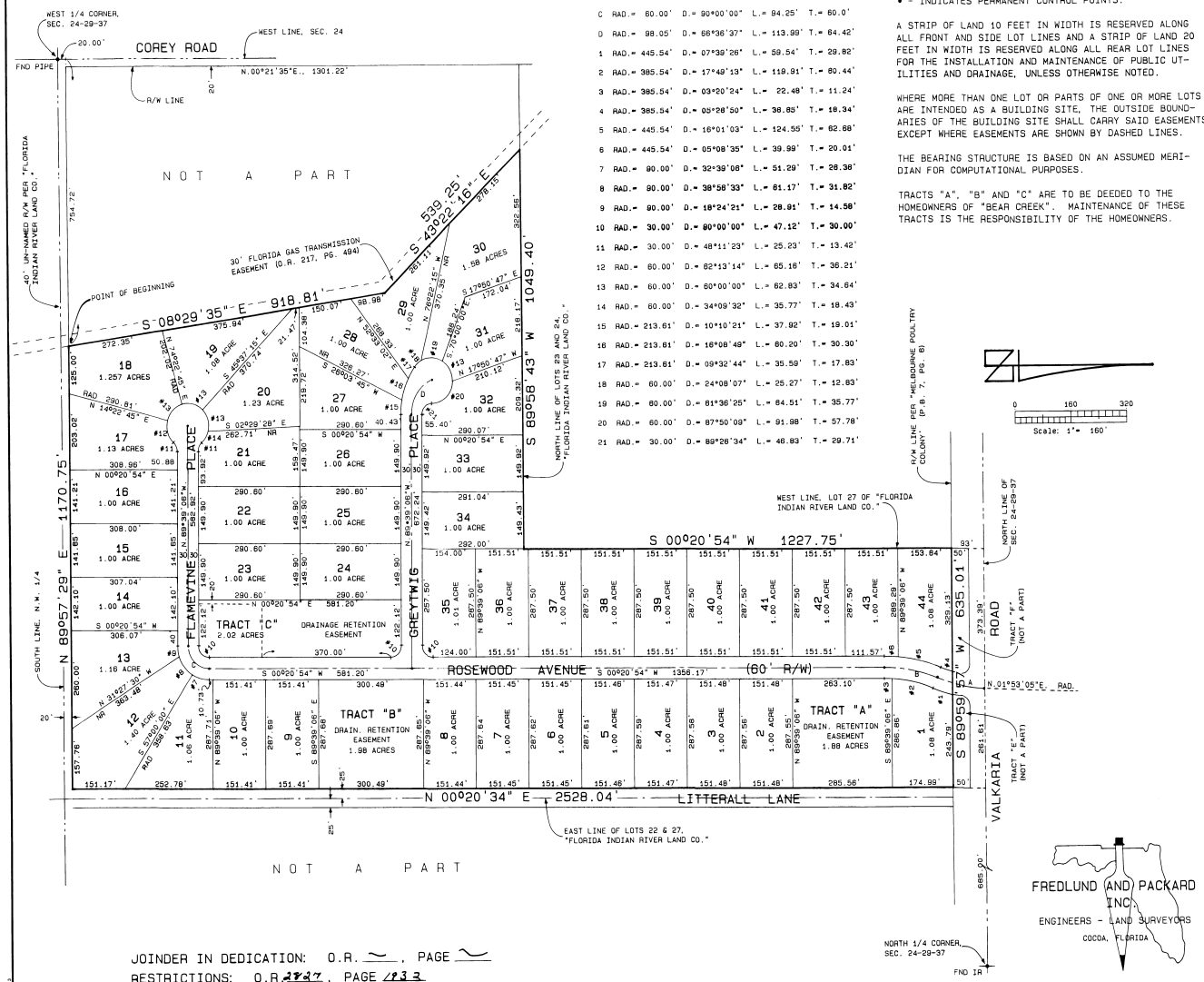
COMMENCE AT THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, AND RUN N.00°21'35"E., ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 20.00 FEET; THENCE N.89°57'29"E., ALONG THE SOUTH LINE OF LOTS 23 AND 24 OF THE "FLORIDA INDIAN RIVER LAND CO.," RECORDED IN PLAT BOOK 1, PAGE 165 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 754.72 FEET TO A POINT ON THE EAST LINE OF A FLORIDA GAS TRANSMISSION LINE EASEMENT RECORDED IN O.R. 217, PG. 484, THE POINT OF BEGINNING; THENCE CONTINUE N.89°57'29"E., ALONG SAID SOUTH LINE OF LOT 23 AND ALONG THE SOUTH LINE OF LOT 22, A DISTANCE OF 1170.75 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF LOTS 22 AND 27 OF SAID SUBDIVISION; THENCE N.00°20'34"E., PARALLEL TO AND 25 FEET DISTANT WEST FROM SAID EAST LINE, A DISTANCE OF 2528.04 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VALKARIA ROAD AS ESTABLISHED BY "MELBOURNE POULTRY COLONY" RECORDED IN PLAT BOOK 7, PAGE 6 OF SAID PUBLIC RECORDS; THENCE S.89°59'57"W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 635.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 27; THENCE S.00°20'54"W., ALONG SAID WEST LINE, A DISTANCE OF 1227.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE S.89°58'43"W., ALONG THE NORTH LINE OF LOTS 23 AND 24, A DISTANCE OF 1049.40 FEET TO A POINT ON THE AFORESAID EAST LINE OF A 30 FOOT WIDE FLORIDA GAS TRANSMISSION EASEMENT; THENCE S.43°22'48"E., ALONG SAID EAST LINE, A DISTANCE OF 539.25 FEET TO AN ANGLE POINT; THENCE S.08°29'35"E., ALONG SAID EAST LINE, A DISTANCE OF 918.81 FEET TO THE POINT OF BEGINNING; CONTAINING 57.278 ACRES.

CURVE DATA

- A RAD. = 415.94' D. = 19°37'27" L. = 142.32' T. = 71.87'
- B RAD. = 415.54' D. = 21°08'38" L. = 159.47' T. = 77.62'
- C RAD. = 80.00' D. = 90°00'00" L. = 84.25' T. = 60.0'
- D RAD. = 88.05' D. = 66°36'37" L. = 113.99' T. = 64.42'
- 1 RAD. = 445.54' D. = 07°39'26" L. = 59.54' T. = 29.82'
- 2 RAD. = 385.54' D. = 17°49'13" L. = 119.91' T. = 80.44'
- 3 RAD. = 385.54' D. = 03°20'24" L. = 22.48' T. = 11.24'
- 4 RAD. = 385.54' D. = 05°28'50" L. = 38.85' T. = 18.34'
- 5 RAD. = 445.54' D. = 16°01'03" L. = 124.55' T. = 62.86'
- 6 RAD. = 445.54' D. = 05°08'35" L. = 39.99' T. = 20.01'
- 7 RAD. = 90.00' D. = 32°39'08" L. = 51.29' T. = 28.38'
- 8 RAD. = 80.00' D. = 38°58'33" L. = 81.17' T. = 31.82'
- 9 RAD. = 80.00' D. = 18°24'21" L. = 28.61' T. = 14.58'
- 10 RAD. = 30.00' D. = 80°00'00" L. = 47.12' T. = 30.00'
- 11 RAD. = 30.00' D. = 48°11'23" L. = 25.23' T. = 13.42'
- 12 RAD. = 60.00' D. = 82°13'14" L. = 65.18' T. = 38.21'
- 13 RAD. = 60.00' D. = 80°00'00" L. = 62.83' T. = 34.64'
- 14 RAD. = 60.00' D. = 34°09'32" L. = 35.77' T. = 18.43'
- 15 RAD. = 213.61' D. = 10°10'21" L. = 37.92' T. = 19.01'
- 16 RAD. = 213.61' D. = 16°08'48" L. = 60.20' T. = 30.30'
- 17 RAD. = 213.61' D. = 09°32'44" L. = 35.59' T. = 17.83'
- 18 RAD. = 60.00' D. = 24°08'07" L. = 25.27' T. = 12.83'
- 19 RAD. = 60.00' D. = 81°36'25" L. = 64.51' T. = 35.77'
- 20 RAD. = 60.00' D. = 87°50'09" L. = 91.98' T. = 57.78'
- 21 RAD. = 30.00' D. = 89°28'34" L. = 48.83' T. = 29.71'

SURVEYOR'S NOTES:

- - INDICATES PERMANENT REFERENCE MONUMENTS.
 - - INDICATES PERMANENT CONTROL POINTS.
- A STRIP OF LAND 10 FEET IN WIDTH IS RESERVED ALONG ALL FRONT AND SIDE LOT LINES AND A STRIP OF LAND 20 FEET IN WIDTH IS RESERVED ALONG ALL REAR LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.
- WHERE MORE THAN ONE LOT OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS EXCEPT WHERE EASEMENTS ARE SHOWN BY DASHED LINES.
- THE BEARING STRUCTURE IS BASED ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES.
- TRACTS "A", "B" AND "C" ARE TO BE DEEDED TO THE HOMEOWNERS OF "BEAR CREEK". MAINTENANCE OF THESE TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS.



JOINDER IN DEDICATION: O.R. _____, PAGE _____
RESTRICTIONS: O.R. 2227, PAGE 2233

DEDICATION

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

BEAR CREEK

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, 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

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on July 13, 1987.

By James M. Nelson President
James M. Nelson Vice President

Signed and sealed in the presence of James M. Nelson
Shirley C. Stephens

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on July 13, 1987 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HOWARD W. RILEY, JR. and DANIEL W. NELSON respectively, President and VICE PRESIDENT 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 hereunto set my hand and seal on the above date.

James M. Nelson
 NOTARY PUBLIC
 My Commission Expires: 8/30/91 SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify, that on JANUARY 17, 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 plotted; that permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Dated 7/6/87.

James M. Nelson
 Registration No. 3867

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

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.

James M. Nelson
 Chairman of the Board

ATTEST: R. C. Winstead & Ray Anthony Wingo
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on August 4, 1987, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

James M. Nelson
 Chairman of the Board

ATTEST: R. C. Winstead & Ray Anthony Wingo
 Clerk of the Board

Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

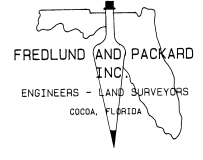
THIS IS TO CERTIFY, That on August 3, 1987, the Zoning Commission of the above County approved the foregoing plat.

James M. Nelson
 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 8-5-1987 at 4:07 PM File No. 282813

R. C. Winstead & Ray Anthony Wingo
 Clerk of the Circuit Court
 and for Brevard County, Fla.



NORTH 1/4 CORNER, SEC. 24-29-37
FND 1A