RIVER WOOD ESTATES

SECTION 26, TOWNSHIP 25 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA

DESCRIPTION:

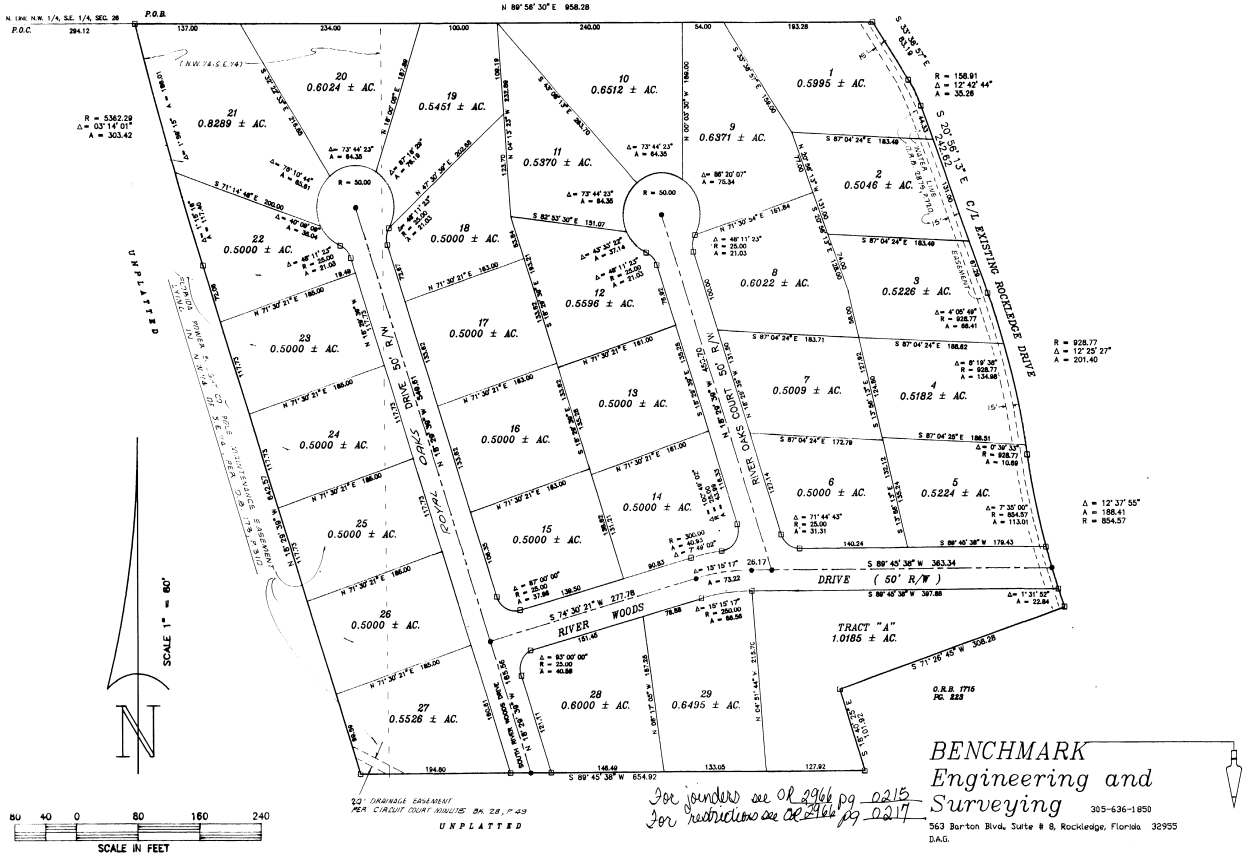
A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE RUN NORTH 89°56'30" EAST ALONG SAID NORTH LINE, A DISTANCE OF 294.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'30" EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF GOVERNMENT LOT 3, A DISTANCE OF 958.28 FEET TO A POINT ON THE CENTERLINE OF PAVEMENT OF ROCKLEDGE DRIVE; THENCE SOUTH 33°38'57" EAST ALONG SAID CENTER-LINE A DISTANCE OF 83.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1158.91 FEET; THENCE RUN SOUTHERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 12°42'44" A DISTANCE OF 35.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN SOUTH 20°56'13" EAST ALONG SAID CENTERLINE, A DISTANCE OF 242.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 928.77 FEET; THENCE RUN SOUTHERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 12°25'27" A DISTANCE OF 201.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 854.57 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 12°37'55" A DISTANCE OF 188.41 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1716, PAGE 223, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTH 71°26'45" WEST ALONG THE NORTH LINE OF SAID LANDS, AS MONUMENTED, A DISTANCE OF 308.28 FEET; THENCE RUN SOUTH 18°40'20" EAST ALONG THE WEST LINE OF SAID LANDS (AS MONUMENTED), A DISTANCE OF 101.92 FEET; THENCE RUN SOUTH 88°40'30" WEST A DISTANCE OF 854.82 FEET TO A POINT THAT LIES 900.00 FEET SOUTH, BY RIGHT ANGLE MEASUREMENT, FROM THE AFORESAID NORTH LINE OF GOVERNMENT LOT 3; THENCE RUN NORTH 18°29'30" WEST A DISTANCE OF 642.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3,383.29 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 03°14'31" A DISTANCE OF 383.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.3488 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF GOVERNMENT LOT 3 AS BEING N 89°56'30" E.
2) LOTS 1 THRU 8, AND LOTS 11 THRU 19 HAVE A 10.00 FOOT EASEMENT ALONG THE REAR LOT LINES FOR PUBLIC UTILITIES AND DRAINAGE. ALL OTHER LOTS SHALL HAVE A 7.5 FOOT EASEMENT ALONG THE REAR LOT LINES FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.
3) ALL LOTS SHALL HAVE A 7.5 FOOT EASEMENT ALONG ALL SIDE LOT LINES FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.
4) TRACT "A" IS FOR PUBLIC UTILITIES, DRAINAGE AND RETENTION AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE.
6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7) A DECLARATION OF RESTRICTIONS APPLICABLE TO ALL LOTS IN THIS SUBDIVISION IS BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.
8) □ DENOTES P.R.M.
9) ⊕ DENOTES P.C.P.
10) LOTS 1 THRU 5, AND TRACT "A" ARE SUBJECT TO A ROAD RIGHT-OF-WAY FOR ROCKLEDGE DRIVE.



For founders see OR 2966 pg 0215
For restrictions see OR 2966 pg 0217

BENCHMARK Engineering and Surveying
305-636-1850
563 Barton Blvd, Suite # 8, Rockledge, Florida 32955
D.A.G.

BRUNING 44-241-7842

PLAT BOOK 35 PAGE 37

SHEET 1 OF 1
SECTION 26 TWP. 25 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in RIVER WOOD ESTATES 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 BREVARD COUNTY 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 August 30, 1988.

RIVER WOOD, INC.
By ROLF POLENTARUTTI — President Riverwood's Inc. 825 South Patrick Drive Satellite Beach, Fl. 32937
Attest: DOMINIC PARREAULT — Secretary
Signed and sealed in the presence of:
WITNESS
WITNESS

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on August 30, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ROLF POLENTARUTTI and DOMINIC PARREAULT respectively President and Secretary 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 thereunto 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.

NOTARY PUBLIC
My Commission Expires 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 August 15, 1988 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated August 30, 1988

P.S.M. Registration No. 4202

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

Sue Schmitt
Chairman of the Board
ATTEST: R.C. Winstead, Jr. by Gayce Stebung
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on September 20th 1988 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Sue Schmitt
Chairman of the Board.
Attest R.C. Winstead, Jr. Clerk by Gayce Stebung
Clerk of the Board.
Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on September 19th, 1988 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 December 7, 1988 4:08 PM File No. 2999611

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

Per affidavit in O.R.B. 2989 pg 1507, to correct error on Sht 1
Per affidavit in O.R.B. 8976 pg 0865 to correct error on Sht 2