# The Lakes of Ridge Manor Subdivision, Phase Two

A Subdivision lying in Section 18, Township 24 South, Range 37 East, Brevard County, Florida and a partial Replat of "Phase One, The Lakes of Ridge Manor Subdivision, recorded in Plat Book 33, Page 43 of the public records of Brevard County, Florida.

PLAT DESCRIPTION: A parcel of land lying in Section 18, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: Commence at the Southeast corner of the Northwest 1/4 of said Section 18, and run N.01°22'56"W., along the East line of PHASE ONE, THE LAKES OF RIDGE MANOR SUBDIVISION, recorded in Plat Book 33, Page 43 of the public records of Brevard County, Florida, a distance of 1075.36 feet to the Northeast corner of said subdivision; thence N.89°57'00"W., along the North line of said subdivision, a distance of 50.00 feet to the Northwest corner of Lot 19 of said subdivision, the Point of Beginning; thence continue N.89°57'00"W., along the Westerly extension of said North line and parallel to and 250.00 feet distant from the North line of the Southeast 1/4 of the Northwest 1/4, a distance of 711.63 feet to a point on the East line of lands described in O.R. 990, Page 790 of said public records; thence S.01°21'42"E., along said East line, a distance of 782.00 feet to the Northwest corner of Lot 2 of the aforesaid subdivision; thence S.89°42'41"E., along said subdivision, a distance of 150.02 feet; thence N.01°21'42"W., along said subdivision, a distance of 111.20 feet; thence S.89°42'41"E., along said subdivision, a distance of 88.50 feet; thence N.44 46'35"E. along said subdivision, a distance of 81.33 feet; thence N.16°59'40"E., along said subdivision, a distance of 251.90 feet; thence N. 60°36'32"E., along said subdivision, a distance of 157.59 feet; thence N.77°04'59"E., along said subdivision, a distance of 100.02 feet to a point on the West right of way line of Palm Lake Drive; thence N.01°22'56"W., along said right of way line and the Northerly extension thereof, a distance of 79.07 feet to the point of curvature of a 25.00 foot radius curve to the left; thence Northwesterly, along the arc of said curve, thru a central angle of 88°34'04" a distance of 38.65 feet; thence N.00°03'00"E., a distance of 50.00 feet; thence S.89°57'00"E., a distance of 59.01 feet; thence N.26°23'46"E., and along the Westerly line of Lot 19 of said subdivision, a distance of 133.35 feet to the Point of Beginning; containing 7.681 acres.

## Curve and Line Data Tables

| CURVE | RADIUS | DELTA | LENGTH | TANGENT | CHORD BEARING | CHORD |
|---|---|---|---|---|---|---|
| 1 | [illegible] | 0[illegible]°09'07" | 29.00 | 14.68 | N 09°42'52" E | 28.82 |
| 2 | [illegible] | 042°04'04" | 55.07 | 28.84 | N 41°49'28" E | 53.84 |
| 3 | [illegible] | 0[illegible]7°11'30" | 35.59 | 18.14 | N 76°27'15" E | 35.26 |
| 4 | [illegible] | 091°24'42" | 39.89 | 25.62 | N 44°20'39" E | 35.79 |
| 5 | [illegible] | 088°34'04" | 38.64 | 24.38 | S 45°39'58" E | 34.91 |
| 6 | 50.00 | 012°07'27" | 10.58 | 5.31 | N 36°56'33" E | 10.56 |
| 7 | 50.00 | 097°13'46" | 84.85 | 56.74 | S 88°22'51" E | 75.03 |
| 8 | [illegible] | 091°24'42" | 79.77 | 51.25 | N 44°20'39" E | 71.58 |

| LINE | BEARING | DISTANCE |
|---|---|---|
| 1 | N [illegible]'49" W | 36.77 |
| 2 | N [illegible]°46'35" E | 16.00 |
| 3 | N 01°21'42" W | 46.00 |
| 4 | S [illegible]'00" E | 25.81 |
| 5 | N [illegible]'40" E | 25.48 |
| 6 | N [illegible]'32" E | 36.14 |
| 7 | N [illegible]'40" E | 22.12 |
| 8 | S [illegible]'40" W | 42.25 |

## Surveyor's Notes:

■ - Indicates Permanent Reference Monuments.

• - Indicates Permanent Control Points.

A strip of land 7.5 feet in width along all side lot lines and 7.5 feet along all rear lot lines is hereby reserved or dedicated for the installation and maintenance of public utilities and drainage, unless otherwise noted.

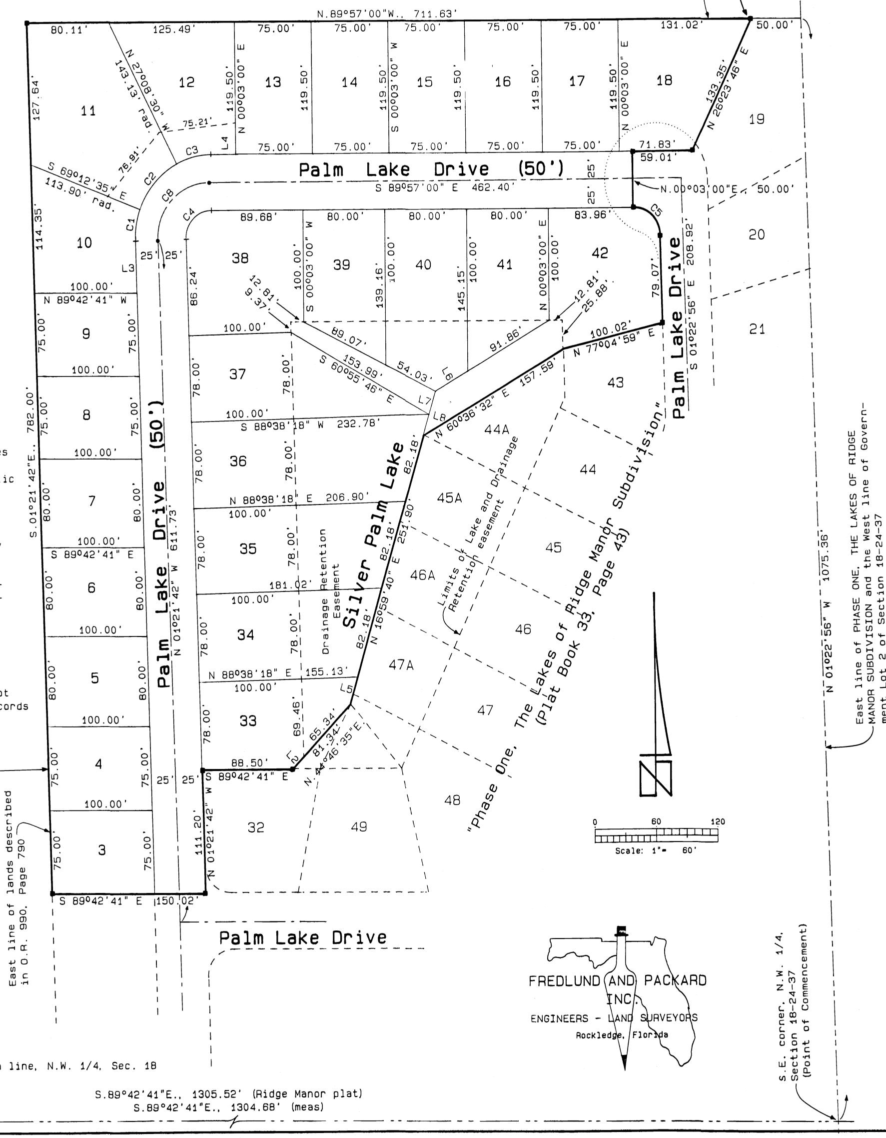
Silver Palm Lake as indicated by dashed lines is hereby reserved or dedicated as a Drainage Retention Easement. Maintenance of this lake / easement is the responsibility of those lot owners adjoining the lake.

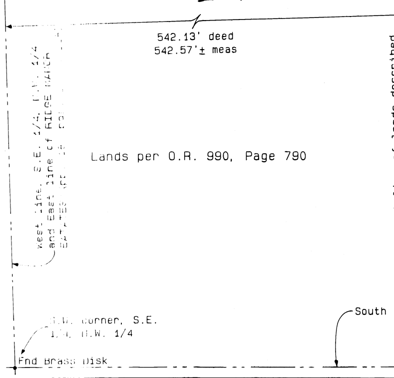
Public Utility Easements dedicated hereon include installation and maintenance of Florida Power and Light Co. facilities and cable television services.

The bearing structure is based on the subdivision record plat of PHASE ONE, THE LAKES OF RIDGE MANOR SUBDIVISION, recorded in Plat Book 33, Page 43.

Notice: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

FOR JOINDERS SEE OR BOOK 2975 Page 1821
2975 1822




PLAT BOOK 35
AND PAGE 53

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in The Lakes of Ridge Manor Phase II hereby dedicates said lands and plat 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, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on December 19, 1988

By [signature] ........ [signature] President

Attest [signature] ........ Wasdin-Barber Development Corp.
P.O. Box 1161
Cape Canaveral, Florida 32920

Signed and sealed in the presence of:

........................

........................

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on December 19, 1988, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Andrew C. Barber and L. Sue Wasdin 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 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.

SEAL

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

[signature]
NOTARY PUBLIC

My Commission Expires ........................

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on September 19, 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated December 19, 1988

[signature] Robert M. Packard ........ Registration No. 3867

### 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.

[signature] Chairman of the Board

ATTEST: R.C. Winstead Jr. By: June Margagliotti
Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on January 10th 1989 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

[signature] Chairman of the Board.

Attest R.C. Winstead Jr. By: June Margagliotti
Clerk of the Board.

Approved ........................ County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on January 9th, 1989 the Zoning Commission of the above approved the foregoing plat.

[signature] 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 January 13th 1989 at 4:13 PM File No. 615627

R.C. Winstead Jr. By: June Margagliotti
Clerk of the Circuit Court in and for Brevard County, Fla.