

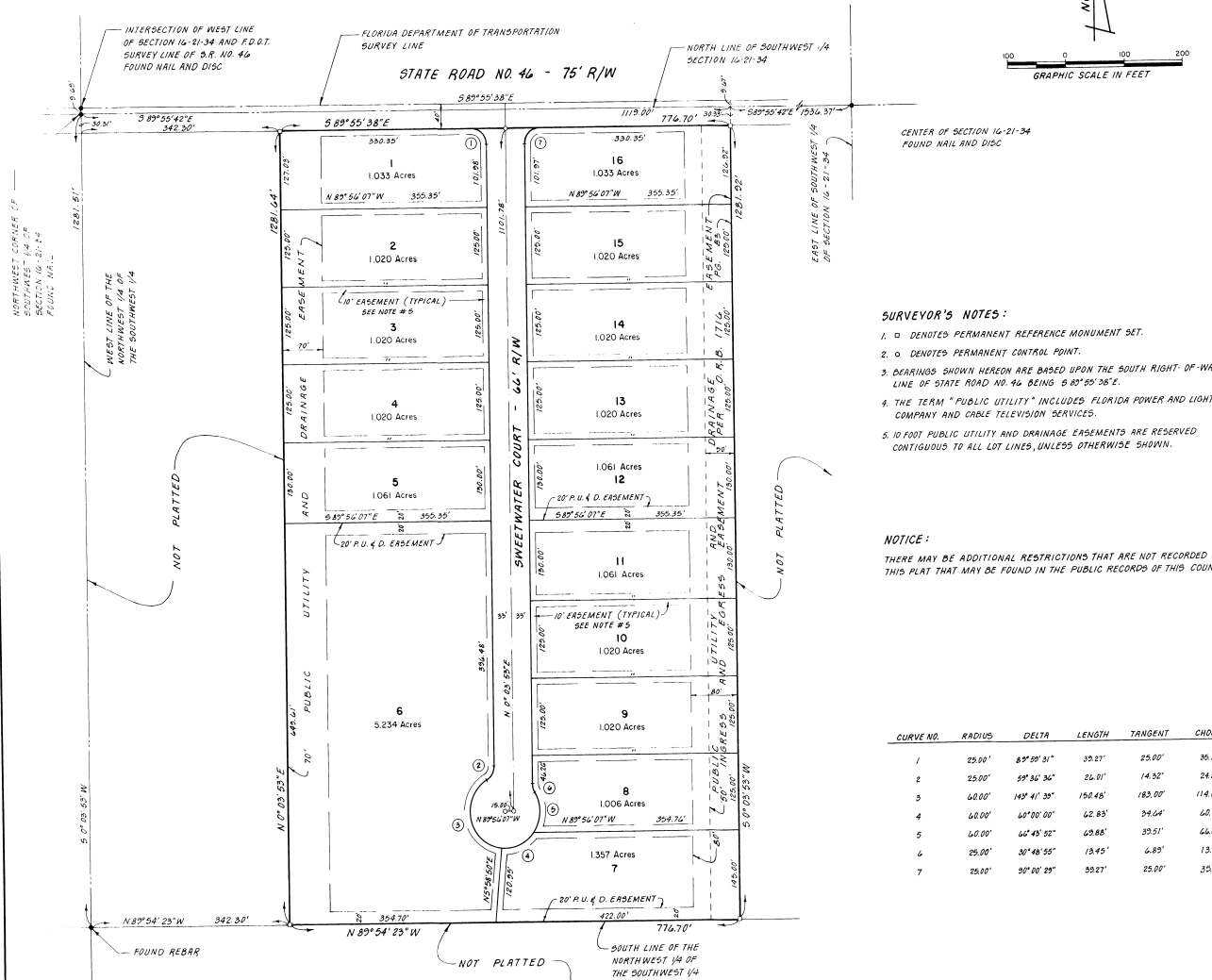
SWEETWATER DOWNS

BREVARD COUNTY, FLORIDA

A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 34, EAST, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE EAST 376.70 FEET OF THE WEST 1119.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR STATE ROAD NO. 46
CONTAINING 16 LOTS AND 22.85 ACRES MORE OR LESS.
SUBJECT TO A 50 FOOT INGRESS AND EGRESS EASEMENT PER OFFICIAL RECORDS BOOK 1716, PAGE 83 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SURVEYOR'S NOTES:

1. ○ DENOTES PERMANENT REFERENCE MONUMENT SET.
2. ○ DENOTES PERMANENT CONTROL POINT.
3. DEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 46 BEING 5.87° 55' 38" E.
4. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.
5. 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE RESERVED CONTIGUOUS TO ALL LOT LINES, UNLESS OTHERWISE SHOWN.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	25.00'	89° 59' 31"	39.27'	25.00'	35.35'
2	25.00'	59° 30' 36"	26.01'	14.52'	24.85'
3	0.00'	149° 41' 35"	158.48'	183.00'	114.02'
4	0.00'	68° 00' 00"	62.83'	34.64'	62.00'
5	0.00'	65° 45' 28"	62.88'	33.51'	66.00'
6	25.00'	30° 48' 55"	13.45'	6.89'	13.28'
7	25.00'	30° 00' 29"	39.27'	25.00'	35.35'

FOR JOINDER IN DEDICATION.....SEE ORB _____ PAGE _____
FOR DECLARATION OF RESTRICTIONS SEE ORB _____ PAGE _____

prepared by: **LOYS WARD AND COMPANY**
TITUSVILLE, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned named below, being the owners in fee simple of the lands described herein, to be known as: SWEETWATER DOWNS.

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, the undersigned have hereunto set their hands and seals on **FEB 3, 1989**

Loys Ward
LOYS WARD
1437 Clearlake Road
Cocoa, Florida 32922

Susan Mayfield
SUSAN MAYFIELD
1437 Clearlake Road
Cocoa, Florida 32922

Arthur K. Golding
ARTHUR K. GOLDING

Signed and sealed in the presence of:
Jo Ann Brown
Harold J. Adams

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on **FEB 3, 1989**
before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
MAYFIELD, SUSAN MAYFIELD and ARTHUR K. GOLDING.

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

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

Alan Ayres
NOTARY PUBLIC

My Commission Expires September 23, 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 August 10, 1989 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 FEB. 2, 1989.

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.

Raymond W. Johnson
Chairman of the Board

ATTEST: *R. C. Winstead, Jr.*
Clerk of the Board *by G. Stebbins*

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on **FEB 21, 1989** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Raymond W. Johnson
Chairman of the Board

ATTEST: *R. C. Winstead, Jr.*
Clerk of the Board *by G. Stebbins*
Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on **FEB 21, 1989** the Zoning Commission of the aforesaid County, approved the foregoing plat.

Raymond W. Johnson
Chairman of the Board

ATTEST: *R. C. Winstead, Jr.*
Clerk of the Board *by G. Stebbins*
Approved _____ 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 **FEBRUARY 22, 1989** at 8:03 PM, File No. **644887**.

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