DRAWING NUMBER 36-70

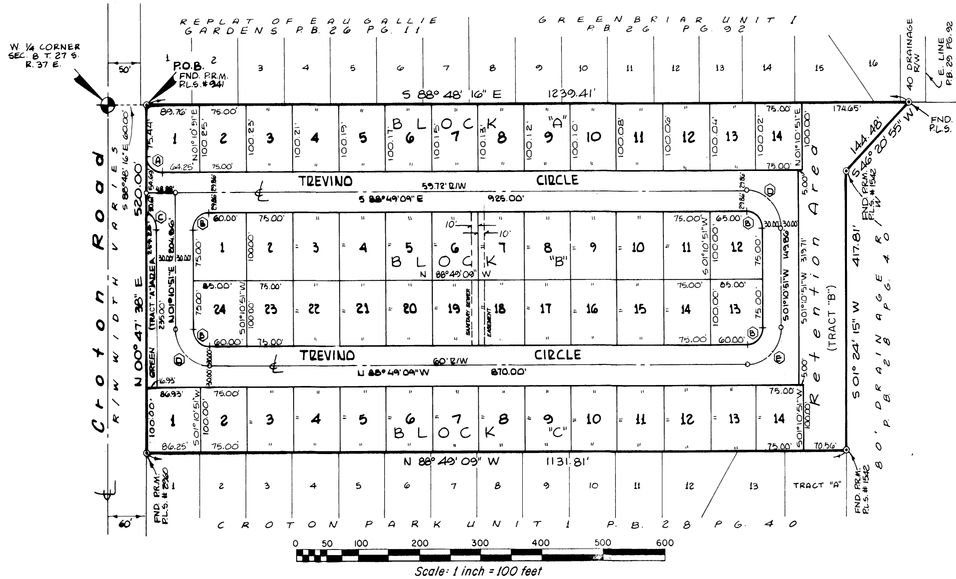
AF 22485

Greenbriar Place

f/k/a GREENBRIAR UNIT IV in the City of Melbourne Public Records

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 37 EAST, CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA

<u>Legal Description</u>: A parcel of land lying in Section 8, Township 27 South, Range 37 East, Brevard County, Florida, being more particularly described as follows: For a point of reference, commence at the west one-quarter corner of said Section 8; thence S 88°48'16"E a distance of 60.00 feet to the Point of Beginning of the herein described parcel, said point also lies on the South line of Phase I of a Replat of Part of Eau Gallie Gardens Subdivision as recorded in Plat Book 26, page 11 of the public records of Brevard County, Florida, and on the Easterly line of Croton Road (right-of-way width varies); thence continue S 88°48'16"E along said South line, and along the South line of Greenbriar Unit I as recorded in Plat Book 26, page 92 of the public records of Brevard County, Florida, a distance of 1239.41 feet to the Westerly line of a 80.00 foot drainage right-of-way as found on the plat of Croton Park Unit I, as recorded in Plat Book 28, page 40 of the public records of Brevard County, Florida; thence S 46°20'55" W along said Westerly line a distance of 144.48 feet; thence S 01°24'15"W along said Westerly line a distance of 417.81 feet to a point of intersection with the North line of said Croton Park Unit I; thence N 88°49'09"W along said North line a distance of 1131.81 feet to the said Easterly line of Croton Road; thence N 00°47'38"E along said Easterly line a distance of 520.00 feet to the Point of Beginning, containing 13.66 acres more or less and subject to any and all deed restrictions, easements and rights-of-way of record.



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

JOINDER IN DEDICATION:
O.R.B. 3043 PGS. 3015

Declaration Of Covenants, Conditions & Restrictions
O.R.B. 3043 PGS. 3016
O.R.B. ____ PGS. ____

Stormwater Maintenance agreement orb 3043 pg 3041

CURVE	RADIUS	DELTA	ARC	CHORD	TANGENT
(A)	25.00'	89°36'47"	39.10'	35.24'	24.83'
(B)	25.00'	90°00'00"	39.27'	35.36'	25.00'
(C)	25.00'	75°20'37"	32.87'	30.56'	——
(D)	55.00'	90°00'00"	86.39'	N43°49'09"W 77.78'	55.00'
(E)	55.00'	90°00'00"	86.39'	N46°10'51"E 77.78'	55.00'

GENERAL NOTES

1. Bearings assumed and based on North line of the Southwest 1/4 of Section 8, Township 27 South, Range 37 East, as S 88°48'16" E.
2. ⊙ - Indicates Permanent Reference Monument
3. ○ - Indicates Permanent Control Point
4. All Public Utility Easements dedicated by this Plat are also dedicated for the construction, installation, maintenance and operation of Cable Television Services pursuant to F.S. 177.091.
5. An easement 7.5 ft. along the rear and 5.0 ft. on the sides of each lot is hereby reserved for the installation & maintenance of Public Utilities, unless otherwise noted.
6. An easement 10.0 ft. along front lot lines abutting streets is hereby reserved for the installation & maintenance of Public utilities.
7. All Tracts shall be maintained by the Homeowners Association.
8. All utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such services shall interfere with the facilities of an electrice, gas, telephone or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

ROTHERY SURVEYING INC.
1300 SO. HARBOR CITY BLVD.
MELBOURNE, FLORIDA
PH.(407) 724-2037

PLAT BOOK 36
AND PAGE 70

DEDICATION

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

Greenbriar Place

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and

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 ....

By *Paul M. Joyal* ....
JOYAL ENTERPRISES, INC. President
Attest: *Donna J. Joyal, Secretary*

Signed and sealed in the presence of: *Deborah J. Patterson*, *Rebecca Fitzgerald*, *Lori A. Hull*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on ....
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ....
PAUL JOYAL and DONNA J. JOYAL
respectively .... President and SECT.
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.

Lori A. Hull
NOTARY PUBLIC

My Commission Expires 9/5/92

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 JULY 21, 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated JULY 26, 1989

David R. Rothery Registration No. 3541
DAVID R. ROTHERY

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JAN 23, 1990 the MELBOURNE CITY COUNCIL approved the foregoing plat.

SEAL

Joe Mullins
MAYOR.

ATTEST: *Cathleen A. Bearden*
DEPUTY 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.

....
Chairman of the Board

ATTEST:

....
Clerk 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.

....
Chairman of the Board.

Attest

....
Clerk of the Board.

Approved ....
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 11 Jan 1990 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 February 13, 1990 at 3:37 P.M. File No. 393961

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

58