

INDIAN RIVER WALK SUBDIVISION

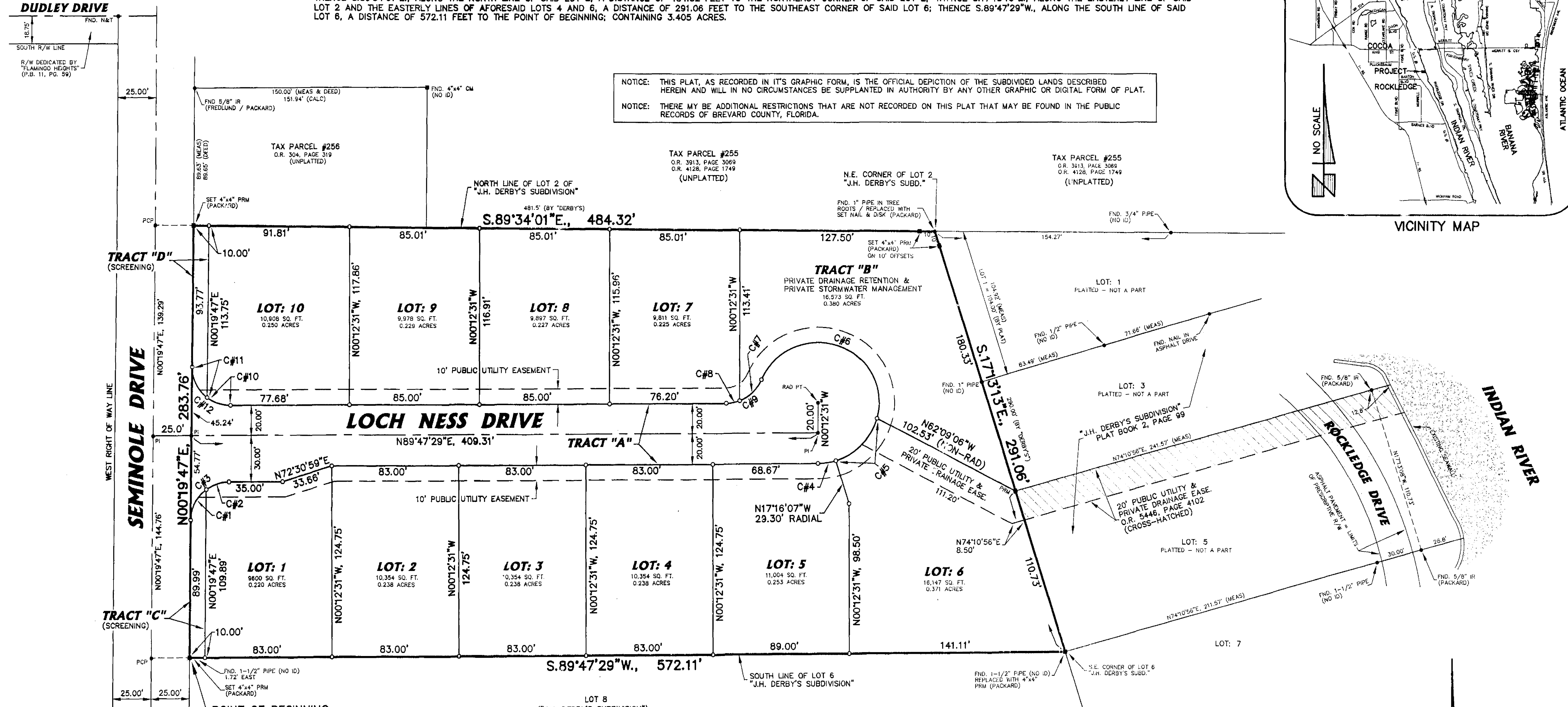
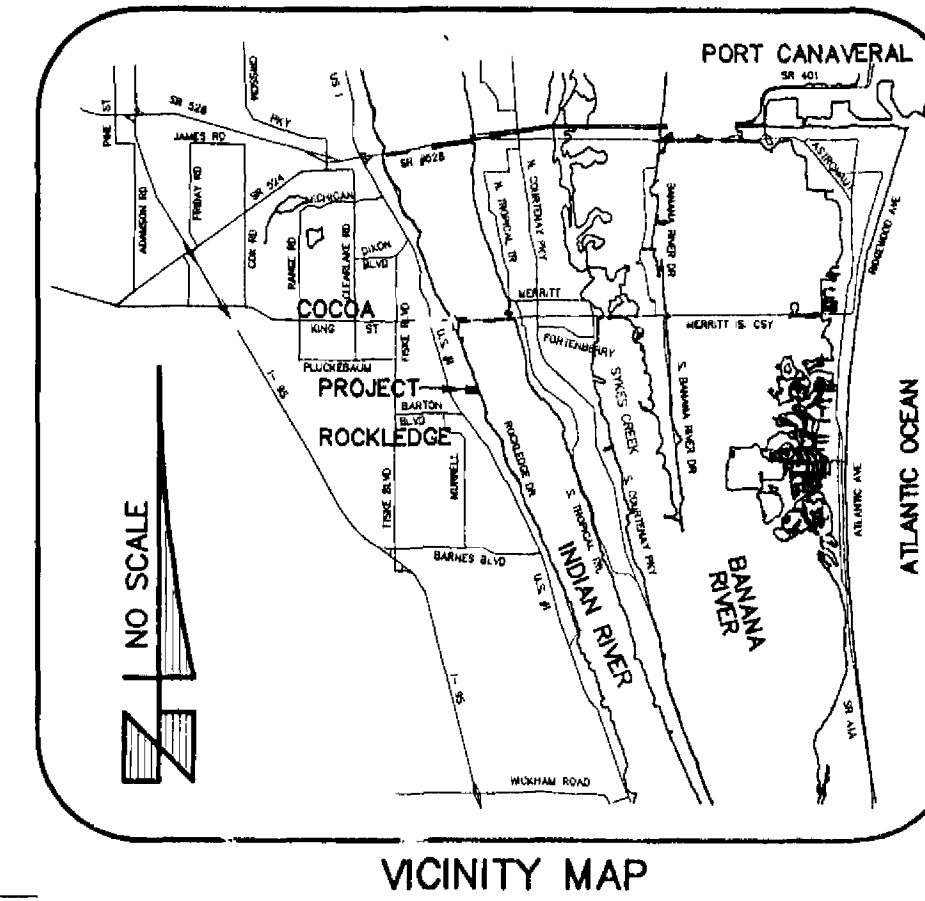
BEING A "REPLAT" OF LOTS 2, 4 AND 6 OF "J.H. DERBY'S SUBDIVISION" RECORD IN PLAT BOOK 2, PAGE 99
A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 36 EAST, CITY OF ROCKLEDGE, BREVARD COUNTY, FLORIDA

PLAT DESCRIPTION:

LOTS 2, 4 AND 6 OF "J.H. DERBY'S SUBDIVISION", RECORDED IN PLAT BOOK 2, PAGE 99 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WHICH MONUMENTS THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND RUN N00°19'47"E., ALONG THE WEST LINE OF SAID SECTION AND ALONG THE EAST RIGHT OF WAY LINE OF SEMINOLE DRIVE, A DISTANCE OF 1336.07 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 6, THE POINT OF BEGINNING; THENCE CONTINUE N00°19'47"E., ALONG SAID SECTION LINE AND RIGHT OF WAY LINE, A DISTANCE OF 283.76 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 2; THENCE S89°34'01"E., ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 484.32 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S.17°13'13"E., ALONG THE EASTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINES OF AFORESAID LOTS 4 AND 6, A DISTANCE OF 291.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°47'29"W., ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 572.11 FEET TO THE POINT OF BEGINNING; CONTAINING 3.405 ACRES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



CURVE DATA:

| C# | RAD | DEL | ARC | TAN | BRG | CHD |
|------|--------|------------|---------|--------|-------------|--------|
| C#1 | 25.00' | 53°07'48" | 23.18' | 12.50' | N26°53'41"E | 22.36' |
| C#2 | 25.00' | 36°19'54" | 15.85' | 8.20' | N71°37'32"E | 15.59' |
| C#3 | 25.00' | 89°27'42" | 39.04' | 24.77' | N45°03'38"E | 35.19' |
| C#4 | 40.00' | 17°03'36" | 11.91' | 6.00' | N81°15'41"E | 11.87' |
| C#5 | 40.00' | 57°31'17" | 40.16' | 21.96' | N43°58'15"E | 38.49' |
| C#6 | 40.00' | 172°47'56" | 120.84' | 63.56' | N71°11'22"E | 78.84' |
| C#7 | 25.00' | 46°46'43" | 20.41' | 10.81' | N45°48'02"E | 19.85' |
| C#8 | 25.00' | 20°38'05" | 8.99' | 4.54' | N79°29'26"E | 8.94' |
| C#9 | 25.00' | 67°22'49" | 29.40' | 16.67' | N56°06'05"E | 27.74' |
| C#10 | 25.00' | 37°24'30" | 18.32' | 8.46' | N71°30'18"W | 16.03' |
| C#11 | 25.00' | 53°07'48" | 23.18' | 12.50' | N26°53'41"E | 22.36' |
| C#12 | 25.00' | 90°32'18" | 39.51' | 25.24' | N44°56'22"W | 35.52' |

LEGEND OF ABBREVIATIONS:

| | | | |
|--------|-------------------------|---------|--------------------------------|
| RAD | = RADIUS | FND | = FOUND |
| DEL | = DELTA (CENTRAL ANGLE) | R/W | = RIGHT OF WAY |
| TAN | = TANGENT | NON-RAD | = NON-RADIAL |
| ARC | = CURVE LENGTH | MEAS | = MEASURED |
| BRG | = BEARING (CHORD) | IR | = IRON ROD |
| CHD | = CHORD | CM | = CONCRETE MONUMENT |
| C# | = CURVE NUMBER | ID | = IDENTIFICATION |
| PI | = POINT OF INTERSECTION | PRM | = PERMANENT REFERENCE MONUMENT |
| RAD PT | = RADIUS POINT | PCP | = PERMANENT CONTROL POINT |
| O.R. | = OFFICIAL RECORDS | S.F. | = SQUARE FEET |
| PG | = PAGE | AC | = ACRES |
| DRAIN | = DRAINAGE | CALC | = CALCULATED |
| EASE | = EASEMENT | N&T | = NAIL & TAB |
| SUBD | = SUBDIVISION | RR | = RAILROAD (SPICKE) |
| P.B. | = PLAT BOOK | | |

- SURVEYOR'S NOTES:**
- INDICATES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENTS WITH METAL DISK STAMPED "PRM / PACKARD / LS #3867".
 - INDICATES METAL DISK PERMANENT CONTROL POINTS STAMPED "PCP / PACKARD / LS #3867".
 - INDICATES 5/8" IRON RODS WITH RED PLASTIC CAPS STAMPED "PACKARD / LS #3867".
- THE BEARING STRUCTURE OF THIS SURVEY IS BASED ON THE RECORD PLAT OF "GINGRAS MANOR", RECORDED IN PLAT BOOK 18, PAGE 140. SPECIFICALLY, THE EAST RIGHT OF WAY LINE OF SEMINOLE DRIVE = A BEARING OF N00°19'47"E.
 - PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENTS ARE AS DEPICTED HEREON. THE PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION. MAINTENANCE AND OPERATION OF THESE EASEMENTS AND ASSOCIATED PRIVATE DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - TRACT "A" IS PRIVATE AND HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR ROADWAY, PUBLIC UTILITIES AND PRIVATE DRAINAGE. MAINTENANCE AND OPERATION OF THIS TRACT AND ASSOCIATED PRIVATE FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, HOWEVER, AN EASEMENT IS HEREBY GRANTED FOR EMERGENCY AND MAINTENANCE VEHICLES.
 - TRACT "B" IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION AS A PRIVATE DRAINAGE RETENTION / PRIVATE STORMWATER MANAGEMENT TRACT. MAINTENANCE AND OPERATION OF THIS TRACT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - TRACTS "C" AND "D" ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION AS SCREENING / LANDSCAPE / WALL TRACTS. MAINTENANCE AND OPERATION OF THESE TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES AND CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

INDIAN RIVER WALK SUBDIVISION

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF ROCKLEDGE (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE UNDERSIGNED HERETO SET THEIR HANDS AND SEALS:

DATE: 5/23/05
BY: Dennis Connors BY: _____
DENNIS CONNORS, PRESIDENT
RIVERBANK DEVELOPERS, LLC
12851 S.W. 26TH STREET
FT. LAUDERDALE, FL 33325

SIGNED AND SEALED IN THE PRESENCE OF:
Courtney Boyce Don Griffin
Courtney Boyce Don Griffin

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON 5/23/05
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

DENNIS CONNORS, PRESIDENT
TO ME KNOWN TO BE THE PERSONS 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: Ree Roberts Stupson
MY COMMISSION EXPIRES: 7-4-05

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON APRIL 22, 2005, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF ROCKLEDGE, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATED: April 22, 2005

ROBERT M. PACKARD, PSM
REGISTERED FLORIDA SURVEYOR & MAPPER #3867
FOR: R.M. PACKARD & ASSOC., INC.
1013 ROCKLEDGE DRIVE
ROCKLEDGE, FLORIDA 32955
TEL.: (321) 632-6335
FLORIDA CORPORATE CERTIFICATE #6649

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON June 1, 2005
THE CITY COUNCIL OF THE CITY OF ROCKLEDGE, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: Amy Adams
ATTEST: _____ SEAL

CITY CLERK: Beth Betty Priest

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF ROCKLEDGE

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
Susan G. Jackson
SUSAN G. JACKSON, PLS
REGISTERED FLORIDA SURVEYOR & MAPPER #4637

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, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON:

06-07-05 AT 10:40AM FILE NO. 200507050
Scott Ellis by Deanne Smith
CLERK OF CIRCUIT COURT
IN AND FOR BREVARD COUNTY, FLORIDA Scott Ellis

