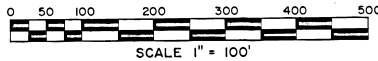
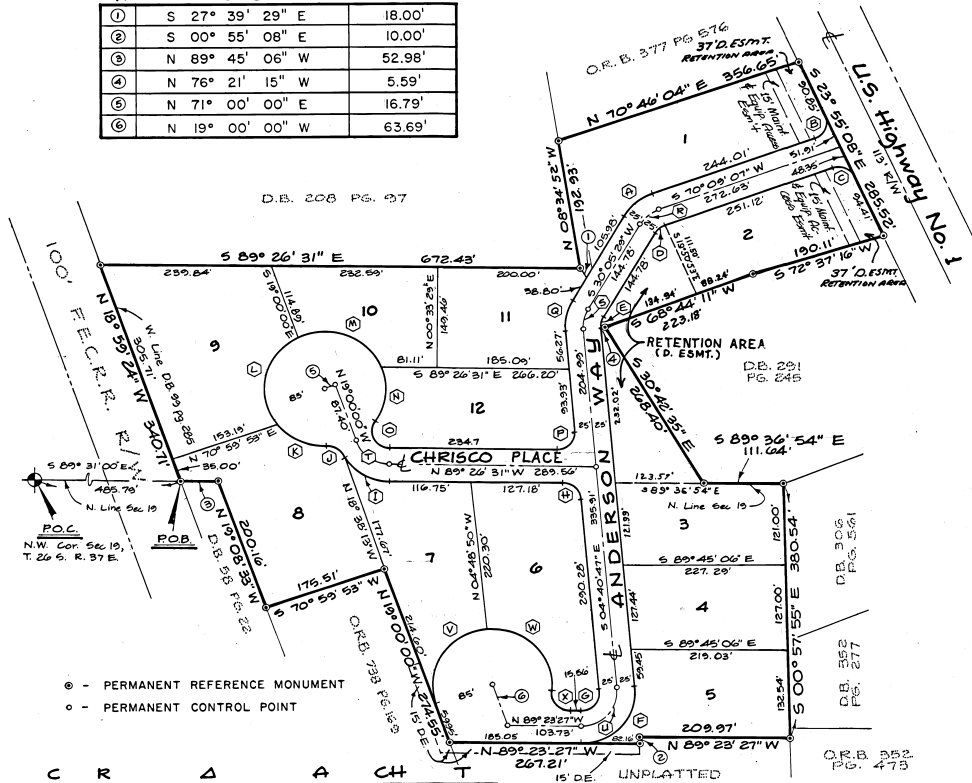


PINEDA PARK

A SUBDIVISION OF A PORTION OF SECTIONS 18 & 19,
TOWNSHIP 26 SOUTH, RANGE 37 EAST,
BREVARD COUNTY, FLORIDA



#	BRG	L
①	S 27° 39' 29" E	18.00'
②	S 00° 55' 08" E	10.00'
③	N 89° 45' 06" W	52.98'
④	N 76° 21' 15" W	5.59'
⑤	N 71° 00' 00" E	16.79'
⑥	N 19° 00' 00" W	63.69'



- - PERMANENT REFERENCE MONUMENT
- - PERMANENT CONTROL POINT

C	R	Δ	A	CH	T
Ⓐ	75.00'	40° 03' 38"	52.44'	51.38'	27.34'
Ⓑ	25.00'	94° 04' 15"	41.05'	36.59'	26.84'
Ⓒ	25.00'	85° 55' 44"	37.49'	34.08'	23.28'
Ⓓ	25.00'	40° 03' 38"	17.48'	17.13'	9.11'
Ⓔ	25.00'	34° 46' 16"	15.17'	14.94'	7.83'
Ⓕ	75.00'	95° 17' 20"	124.73'	110.85'	82.26'
Ⓖ	25.00'	95° 17' 20"	41.58'	36.95'	27.42'
Ⓗ	25.00'	84° 45' 44"	36.98'	33.70'	22.81'
Ⓘ	75.00'	60° 05' 29"	78.66'	75.10'	43.38'
Ⓚ	25.00'	62° 57' 51"	27.47'	26.11'	15.31'
Ⓛ	85.00'	55° 33' 38"	82.43'	79.23'	44.78'
Ⓜ	85.00'	102° 17' 57"	151.76'	132.39'	105.53'
Ⓝ	85.00'	90° 05' 23"	133.65'	120.30'	85.13'

C	R	Δ	A	CH	T
Ⓝ	85.00'	57° 58' 45"	86.01'	82.39'	47.10'
Ⓞ	25.00'	123° 03' 20"	53.69'	43.95'	46.10'
Ⓟ	25.00'	95° 14' 16"	41.55'	36.93'	27.40'
Ⓠ	75.00'	34° 46' 16"	45.52'	44.82'	23.48'
Ⓡ	50.00'	40° 03' 38"	34.96'	34.25'	18.23'
Ⓢ	50.00'	34° 46' 16"	30.34'	29.88'	15.66'
Ⓣ	50.00'	70° 26' 31"	61.47'	57.67'	35.30'
Ⓤ	50.00'	95° 17' 20"	83.16'	73.90'	54.84'
Ⓥ	85.00'	104° 11' 10"	154.56'	134.13'	109.16'
Ⓦ	85.00'	100° 38' 19"	149.30'	130.83'	102.45'
Ⓧ	25.00'	95° 12' 57"	41.55'	36.93'	27.39'

LEGAL DESCRIPTION

PART OF LANDS DESCRIBED IN DEED BOOK 99, PAGE 285, AND DEED BOOK 289, PAGE 513, AND DEED BOOK 305, PAGE 147, AND OFFICIAL RECORD BOOK 1771, PAGE 457, AND THAT PART OF OLD DIXIE HIGHWAY VACATED BY THE BOARD OF COUNTY COMMISSIONERS AS FOUND IN A RESOLUTION RECORDED IN OFFICIAL RECORD BOOK 2444, PAGE 188 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 37 EAST; THENCE S 89° 31' 00" E ALONG THE NORTH LINE SAID SECTION IS A DISTANCE OF 485.79 FEET TO THE WEST LINE OF SAID LANDS DESCRIBED IN DEED BOOK 99, PAGE 285, AND THE EASTERLY RIGHT-OF-WAY LINE OF F.E.C.R.R. (100' R/W), BEING THE POINT OF BEGINNING, THENCE N 18° 59' 24" W ALONG SAID WEST LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE 340.71 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 99, PAGE 285; THENCE S 89° 26' 31" E ALONG SAID NORTH LINE 672.43 FEET; THENCE N 08° 34' 52" W 192.93 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 305 PAGE 147; THENCE ALONG SAID NORTH LINE N 70° 46' 04" E 356.65 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (113' R/W); THENCE S 23° 55' 08" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE 285.52 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1056, PAGE 43; THENCE S 72° 33' 16" W ALONG SAID NORTH LINE 190.11 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORD BOOK 1056 PAGE 43; THENCE S 68° 44' 11" W 223.18 FEET TO THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK 291 PAGE 245; THENCE S 30° 42' 35" E ALONG SAID WEST LINE 268.40 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1771, PAGE 1021; THENCE S 89° 36' 54" E ALONG SAID NORTH LINE 111.64 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 306 PAGE 277; THENCE S 00° 57' 55" E 380.54 FEET, THENCE N 89° 23' 27" W 209.97 FEET; THENCE S 00° 55' 08" E 10.00 FEET; THENCE N 89° 23' 27" W 267.21 FEET; THENCE N 19° 00' 00" W 274.55 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 738 PAGE 169; THENCE S 70° 59' 53" W ALONG SAID NORTH LINE 175.51 FEET TO THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 58, PAGE 22; THENCE N 19° 09' 33" W ALONG SAID EAST LINE 200.16 FEET; THENCE N 89° 45' 06" W 52.98 FEET TO THE POINT OF BEGINNING, CONTAINING 13.12 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, DEED RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

NOTES

- A STRIP OF LAND 15 FEET WIDE ALONG ALL LOT LINES ABUTTING STREETS IS RESERVED FOR A DRAINAGE EASEMENT UNLESS OTHERWISE NOTED.
 - A STRIP OF LAND 7.5 FEET WIDE ALONG ALL SIDE AND REAR LOT LINES IS RESERVED FOR THE MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE NOTED.
 - BEARINGS BASED ON FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY AND TRACT MAP V.2 - S.15B, AS BEING N 18° 59' 24" W.
 - THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY IN THE RETENTION AREAS IS TO MAINTAIN FLOW.
 - ACCESS TO LOTS 1 & 2 IS TO BE VIA ANDERSON WAY.
- Reconstruct 1800: see OR 2697 pg 2342

PENINSULA ENGINEERING & TESTING CO.

4025 W. NEW HAVEN AVE. MELBOURNE, FLA. 32901

PLAT BOOK 34
AND PAGE 63

DEDICATION

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

PINEDA PARK

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 this 24th day of April, 1986.

By Sammy L. Anderson President
Attest: Stephanie Moss
Signed and sealed in the presence of John S. Seguna
2800 ALLEN HILL AVE MELB. FL 32935
Stephanie Moss

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on April 24, 1986, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared, SAMMY L. ANDERSON and Stephanie Moss, respectively, President and

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 hereunto set my hand and seal on the above date.
Joel S. Moss
NOTARY PUBLIC
My Commission Expires 4/1/87

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor, does hereby certify that the survey of the lands as shown in the foregoing plat, and that the same is a true and correct representation of the lands therein described and that the permanent reference monuments hereon placed are in accordance with the requirements of Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Dated April 24, 1986
Michael J. Lane Registration No. 4029

CERTIFICATE OF APPROVAL

BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____, the _____ approved the foregoing plat.
SEAL

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, lots, pathways, open spaces and other rights of way, easements and other areas dedicated for public use on this plat.
Thad Altma
Chairman of the Board

ATTEST: R.C. Winstead, Jr., Clerk by Joyce Stenberg
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 6, 1986, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Thad Altma
Chairman of the Board

ATTEST: R.C. Winstead, Jr., Clerk by Joyce Stenberg
Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on May 5, 1986, the Zoning Commission of the above named County approved the foregoing plat.
Stephanie Moss
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 the Florida Statutes, and was filed for record on May 7, 1986, at 2:57 PM, File No. 1986-281
R.C. Winstead, Jr., Clerk
Clerk of the Circuit Court
in and for Brevard County, Fla. by Joyce Stenberg, D.C.