

RIVER RIDGE ESTATES

A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK 57 PAGE 76
SHEET 1 OF 2
SECTION 9, TWP 30 SOUTH, RANGE 38 EAST

NOTES:

- ALL LOT DRAINAGE IS PRIVATE AND NOT THE RESPONSIBILITY OF BREVARD COUNTY.
- THERE IS HEREBY DEDICATED A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS ADJACENT TO AND COINCIDENTAL WITH THE PRIVATE ROAD (TRACT A).
- TRACT "A" IS DEDICATED FOR INGRESS AND EGRESS AND ALL ASSOCIATED ROADWAY PURPOSES AND IS TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE ROADWAYS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- EACH LOT OWNER CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE TAXING UNIT BY BREVARD COUNTY OR OTHER GOVERNMENT ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR UPON PETITION OF 50% PLUS 1 OF THE LOT OWNERS TO BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS REQUESTING THE CREATION OF A MUNICIPAL SERVICE TAXING UNIT. IF AN MSTU IS ESTABLISHED, A RIGHT-OF-WAY OR EASEMENT TO THE COMMON AREA IS HEREBY GRANTED TO BREVARD COUNTY FOR MAINTENANCE PURPOSES.
- FOR JOINDER IN DEDICATION SEE O.R. BOOK 5880 PAGE 81.
- BREVARD COUNTY VERTICAL CONTROL MARKS N8A03 AND N8A04 ARE LOCATED WITHIN THE LIMITS OF THIS PLAT. CONTACT BREVARD COUNTY SURVEYING & MAPPING DEPARTMENT TO OBTAIN INFORMATION ON THESE MARKS.
- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON TIE INTO THE FOLLOWING PUBLISHED HORIZONTAL CONTROL STATIONS:

DESIGNATION	COORDINATES	MONUMENTING AGENCY	SCALE FACTOR
"GPS 5035 1994"	N 1287612.968 E 800621.141	BREVARD COUNTY	0.99996510
"GPS 5036 1994"	N 1289518.758 E 802566.750	BREVARD COUNTY	0.99996574

VALUES SHOWN REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/1999 ADJUSTMENT AS OBTAINED FROM LAND & BOUNDARY INFORMATION SYSTEM (LABINS). THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
THE MONUMENTED LINE OF REFERENCE FOR BEARINGS ON THIS PLAT IS THE WEST LINE OF SECTION 9, TWP., 30 SOUTH, RGE. 38 EAST, HOLDING THE MONUMENTATION FOUND ON SAID LINE AS SHOWN ON THIS PLAT AND BASED ON THE ABOVE DATUM.

- ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLES TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PROVISION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- MASTER DECLARATION OF COVENANTS, CONDITIONS, RESERVATION & RESTRICTIONS RECORDED IN ORB 5552, PAGE 0694.**

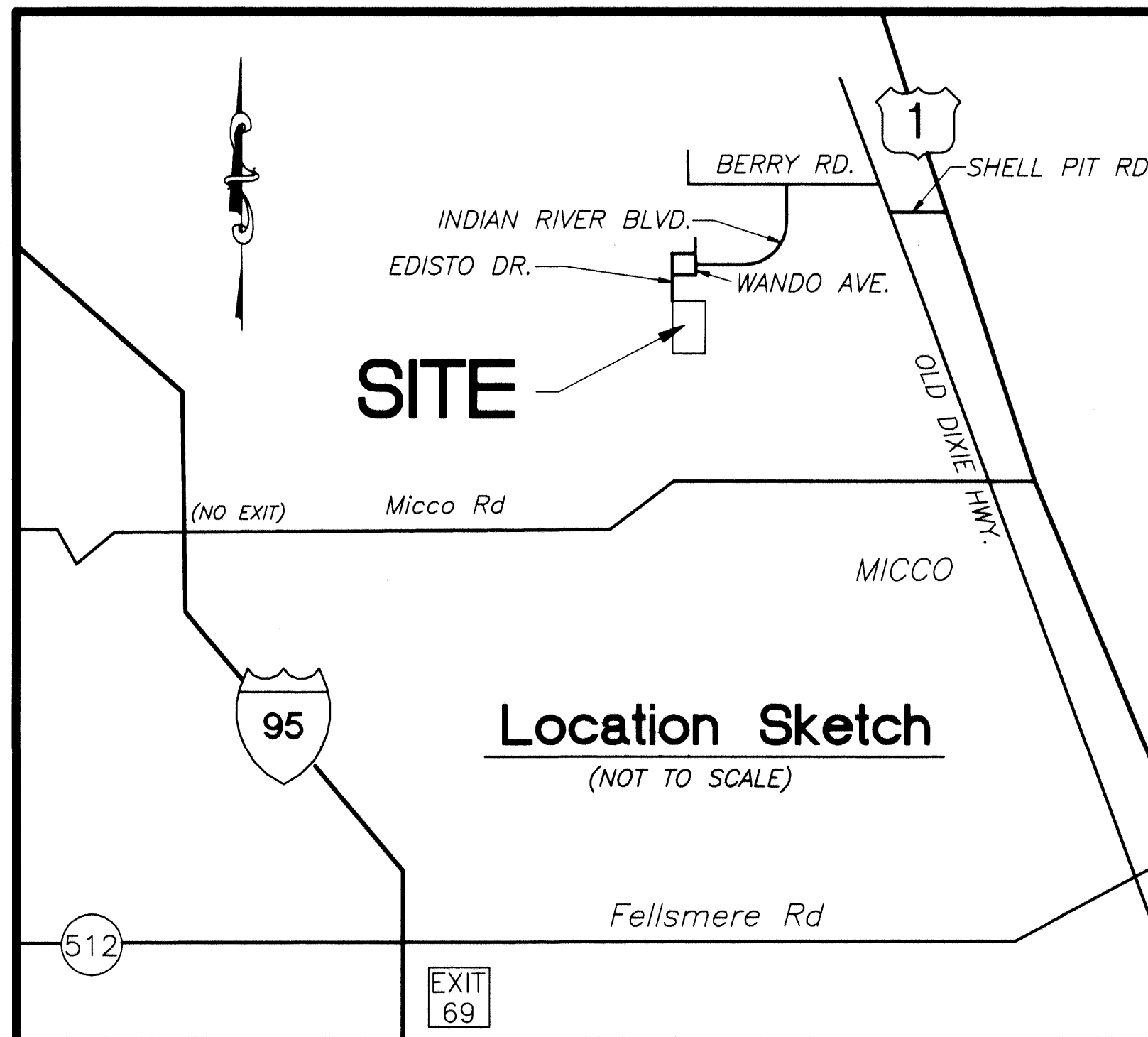
DESCRIPTION

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9, PROCEED SOUTH 89° 56' 27" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1323.36 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9; THENCE SOUTH 00° 17' 38" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, A DISTANCE OF 2648.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 89° 34' 22" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1326.56 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 00° 21' 49" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9, A DISTANCE OF 2640.31 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 80.44 ACRES, MORE OR LESS.

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



THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ
PROFESSIONAL LAND SURVEYOR
684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962
(772) 567-7552

DATE OF PREPARATION: DECEMBER 8, 2004

DATE	REVISION
7/25/05	PER COMMENTS
9/12/05	TRANSLATE COORDS TO PUBLISHED
9/21/05	REVISE E. BNDY/DESC.
11/16/05	REVISE PER B.C. SURVEY COMMENTS

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE COMPANY NAMED BELOW, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED IN

RIVER RIDGE ESTATES

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DEDICATES ALL PUBLIC UTILITY EASEMENTS AS FURTHER DESCRIBED IN THE NOTES OR SHOWN HEREON.

THE DEVELOPER HEREBY DEDICATES TO THE PUBLIC FOR THE PERPETUAL USE OF THE PUBLIC AN EASEMENT GRANTING ACCESS TO EMERGENCY VEHICLES AND AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER TRACT A, NOTED AS A PRIVATE ROAD AS SHOWN HEREON. THE DRAINAGE FACILITIES AND DRAINAGE EASEMENTS WITHIN THE SUBDIVISION ARE NOT DEDICATED TO, OR THE RESPONSIBILITY OF BREVARD COUNTY, AND IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY AND WITH THE AUTHORITY OF ITS MEMBERS ON

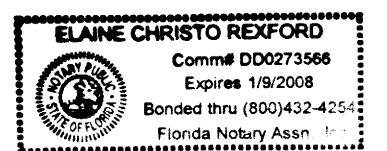
GLO INVESTMENTS L.L.C. - 877 8th STREET, VERO BEACH, FL 32962

BY: C. John Rexford TITLE: MANAGING MEMBER

ATTEST: Gloria Mosby TITLE: Secretary
GLORIA MOSBY

STATE OF FLORIDA COUNTY OF INDIAN RIVER
THIS IS TO CERTIFY, THAT ON THIS 18 DAY OF November, 2005, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED C. JOHN REXFORD OF GLO INVESTMENTS L.L.C.

NOTARY PUBLIC: Elaine Christo Rexford
PRINT NAME: ELAINE CHRISTO REXFORD SEAL
COMMISSION EXPIRES: 11/9/2008



CERTIFICATE OF SURVEYOR

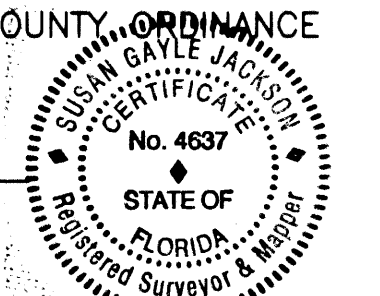
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON AUGUST 6, 2004, HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS SHOWN ON THE FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND COUNTY ORDINANCE 62-2841(c)(d) AS AMENDED IN 2004, AND THAT SAID LAND IS LOCATED IN BREVARD COUNTY, FLORIDA.

11/7/05 DATE
William B. Zentz WILLIAM B. ZENTZ, P.L.S. - PROFESSIONAL LAND SURVEYOR
REGISTRATION No. 5276, STATE OF FLORIDA
WILLIAM B. ZENTZ & ASSOCIATES, INC. - 684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962 (772) 567-7552 LB No. 6840

COUNTY SURVEYOR'S REVIEW

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, AND COUNTY ORDINANCE 62-2841(c)(d) AS AMENDED IN 2004.

Susan Jackson PSM 4637
COUNTY SURVEYOR IN AND FOR BREVARD COUNTY, FLORIDA
DATE: 12/04/05



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 11-22-05 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.

ATTEST: Scott Ellis by Robert R. Reamble
CHAIRMAN OF THE BOARD
CLERK TO THE BOARD

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL EASEMENTS AND AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

ATTEST: Scott Ellis by Robert R. Reamble
CHAIRMAN OF THE BOARD
CLERK TO THE BOARD

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 MARCH 14, 2008 AT 10:10 AM FILE NO. 2008-048911 CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA.

ATTEST: Scott Ellis by Robert R. Reamble
CLERK

RIVER RIDGE ESTATES

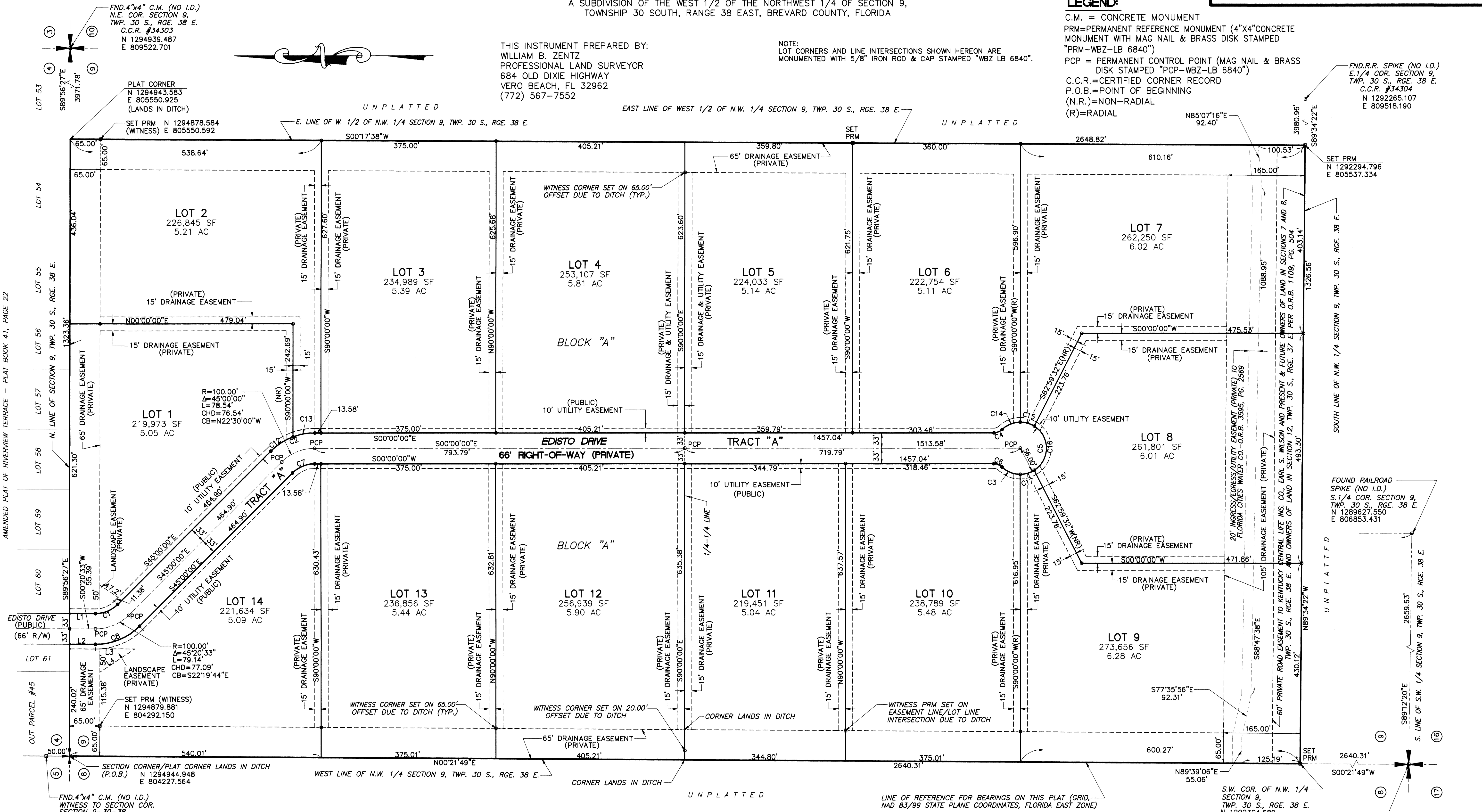
A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

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684 OLD DIXIE HIGHWAY
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NOTE:
LOT CORNERS AND LINE INTERSECTIONS SHOWN HEREON ARE
MONUMENTED WITH 5/8" IRON ROD & CAP STAMPED "WBZ LB 6840".

LEGEND:

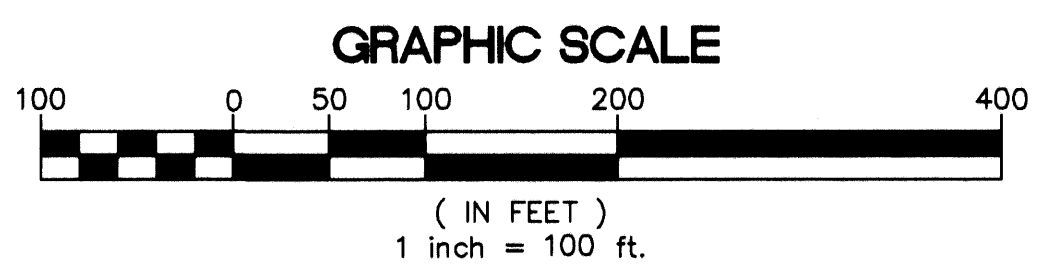
C.M. = CONCRETE MONUMENT
PRM=PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE
MONUMENT WITH MAG NAIL & BRASS DISK STAMPED
"PRM-WBZ-LB 6840")
PCP = PERMANENT CONTROL POINT (MAG NAIL & BRASS
DISK STAMPED "PCP-WBZ-LB 6840")
C.C.R.=CERTIFIED CORNER RECORD
P.O.B.=POINT OF BEGINNING
(N.R.)=NON-RADIAL
(R)=RADIAL



AMENDED PLAT OF RIVERVIEW TERRACE - PLAT BOOK 41, PAGE 22

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	67.00'	45°20'33"	53.02'	51.65'	S22°19'44"E
C2	133.00'	45°00'00"	104.46'	101.79'	S22°30'00"E
C3	56.00'	44°16'15"	43.27'	42.20'	S22°08'07"W
C4	25.00'	44°16'15"	19.32'	18.84'	N22°08'07"W
C5	56.00'	268°32'29"	262.47'	80.20'	N90°00'00"W
C6	25.00'	44°16'15"	19.32'	18.84'	S22°08'07"W
C7	67.00'	45°00'00"	52.62'	51.28'	S22°30'00"E
C8	133.00'	45°20'33"	105.25'	102.53'	S22°19'44"E
C9	25.00'	90°17'00"	39.39'	35.44'	N44°47'57"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C10		DELETED IN 11/16/05 REVISION			
C11		DELETED IN 11/16/05 REVISION			
C12	133.00'	24°34'19"	57.04'	56.60'	N32°42'51"W
C13	133.00'	20°25'41"	47.42'	47.17'	N10°12'51"W
C14	56.00'	44°16'15"	43.27'	42.20'	N22°08'07"W
C15	56.00'	32°23'33"	31.66'	31.24'	N16°11'46"E
C16	56.00'	115°12'55"	112.61'	94.57'	N90°00'00"E
C17	56.00'	32°23'33"	31.66'	31.24'	S16°11'46"E



LINE	BEARING	LENGTH
L1	S00°20'33"W	55.55'
L2	S00°20'33"W	55.22'
L3	S00°03'33"E	75.00'
L4	S33°42'46"E	90.22'

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9/12/05	TRANSLATE COORDS TO PUBLISHED
9/21/05	REVISE BNDY-E. LINE
11/16/05	REVISE PER B.C. SURVEY COMMENTS

FOUND RAILROAD SPIKE (NO I.D.)
S. 1/4 COR. SECTION 9,
TWP. 30 S., RGE. 38 E.
N 1289627.550
E 806853.431

FND. 4"x4" C.M. WITH
BRASS DISK (NO I.D.)
S.W. COR. SECTION 9,
TWP. 30 S., RGE. 38 E.
C.C.R. #51755
N 1289664.430
E 804194.055