

# CROWN HEIGHTS

## SUBDIVISION

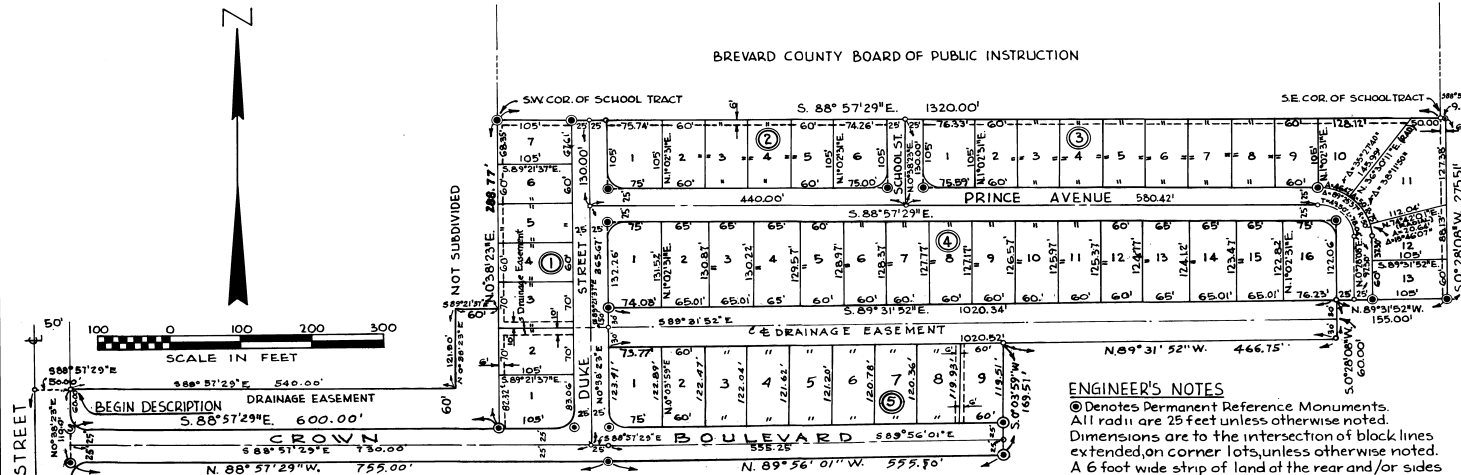
MELBOURNE, BREVARD COUNTY, FLORIDA

PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 37 EAST

### RADER AND ASSOCIATES

111 NE 2ND. AVE.  
MIAMI, FLORIDA  
ORDER NO. C-3815

405 FLORIDA. AVE.  
COCOA, FLORIDA  
JUNE 1959



### DESCRIPTION

Commencing at the southwest corner of Section 15 in Township 28 South, Range 37 East, Brevard County, Florida; thence N. 0° 38' 23" E. along the west line of said Section 15, said line also being the center line of Babcock Street (dedicated 100' wide) a distance of 1454.90 feet to a point; thence S. 88° 57' 29" E., 50.00 feet to a point on the east right-of-way line of Babcock Street, said point being the POINT OF BEGINNING; thence continue S. 88° 57' 29" E. along a line 60 feet North of and parallel to a 50 foot right-of-way conveyed to the Brevard County Board of Public Instruction by deed recorded in Official Record Book 147, page 398, of the Public Records of Brevard County, Florida, a distance of 840.00 feet to a point; thence N. 0° 38' 23" E. and parallel to the said West line of Section 15 a distance of 121.90 feet to a point; thence S. 88° 57' 29" E. 60.00 feet to a point; thence N. 0° 38' 23" E. and parallel to said West line of Section 15 a distance of 288.77 feet to the Southwest corner of the School tract also described in Official Record Book 147, page 398; thence S. 88° 57' 29" E. along the South line of said School tract 1920.00 feet to the southeast corner thereof; thence S. 88° 57' 29" E. a distance of 9.54 feet to a point; thence S. 0° 28' 08" W. 275.51 feet to a point; thence N. 89° 31' 52" W. 155.00 feet to a point; thence S. 0° 28' 08" W. 60.00 feet to a point; thence N. 89° 31' 52" W. 466.75 feet to a point; thence S. 0° 03' 59" W. 169.51 feet to a point; thence N. 89° 56' 01" W. 555.50 feet to a point on the south line of said right-of-way conveyed in Official Record Book 147, page 398; thence N. 88° 57' 29" W. along the south line of said right-of-way 755.00 feet to a point on the said east right-of-way line of Babcock Street; thence N. 0° 38' 23" E. along said right-of-way line 110.00 feet to the POINT OF BEGINNING.

### ENGINEER'S NOTES

⊙ Denotes Permanent Reference Monuments.  
All radii are 25 feet unless otherwise noted.  
Dimensions are to the intersection of block lines extended, on corner lots, unless otherwise noted.  
A 6 foot wide strip of land at the rear and/or sides of certain lots, as indicated by dashed lines on the attached plat, is reserved as an easement for the installation and maintenance of Public Utilities.

### KNOW ALL MEN BY THESE PRESENTS:

That Stanley C. Wasman, as trustee, owner and holder of a certain mortgage dated June 1, 1959 and recorded in Official Records Book 207, page 516, of the Public Records of Brevard County, Florida, encumbering a portion of the property described hereon do hereby consent and join in the recording of this plat.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6<sup>th</sup> day of June, 1959.

*Stanley C. Wasman* *Stanley C. Wasman* SEAL  
WITNESS  
*William S. Doren*  
WITNESS

STATE OF FLORIDA  
COUNTY OF DADE J.S.S.

This is to certify that on June 6, 1959, before me, an officer duly authorized to the State and County aforesaid to take acknowledgments, personally appeared Stanley C. Wasman, trustee, to me well known to be the individual described in and who executed the adjacent instrument and acknowledged the execution thereof to be their free act and deed.

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

*William S. Doren* SEAL  
Notary Public, State of Florida at large  
My commission expires Nov 7, 1960.

PLAT BOOK 13  
AND PAGE 42

### 201314 DEDICATION

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

JALSON CORPORATION

By *Stanley C. Wasman* President

Attest: *William S. Doren* SECRETARY

Signed and sealed in the presence of:  
*William S. Doren*  
*Arthur Little*

STATE OF FLORIDA COUNTY OF DADE  
THIS IS TO CERTIFY, That on June 6, 1959  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JACOB KUSHNER and SANDER KUSHNER  
respectively President and SECRETARY  
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 thereto 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.

*William S. Doren*  
NOTARY PUBLIC  
My Commission Expires Nov. 7, 1960

Walter R. Burchinal  
Registration No. 736

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY

THIS IS TO CERTIFY, That on July 6, 1959 the  
*Walter R. Burchinal* approved the foregoing plat.

Attest: *Walter R. Burchinal* MAYOR  
*Raymond A. ...* CITY CLERK

CERTIFICATE OF APPROVAL  
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on June 21, 1959 the  
foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: *Walter R. Burchinal* Chairman of the Board  
*Walter R. Burchinal* COUNTY ENGINEER

CERTIFICATE OF APPROVAL  
BY ZONING COMMISSION

THIS IS TO CERTIFY, That on June 1, 1959 the  
Zoning Commission of the above Municipality approved the foregoing plat.

*Locke Owens* Chairman

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  
at 2:20 p.m. File No. 201314  
JUL 20 1959  
*G. M. Simmons*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.  
B. J. ...