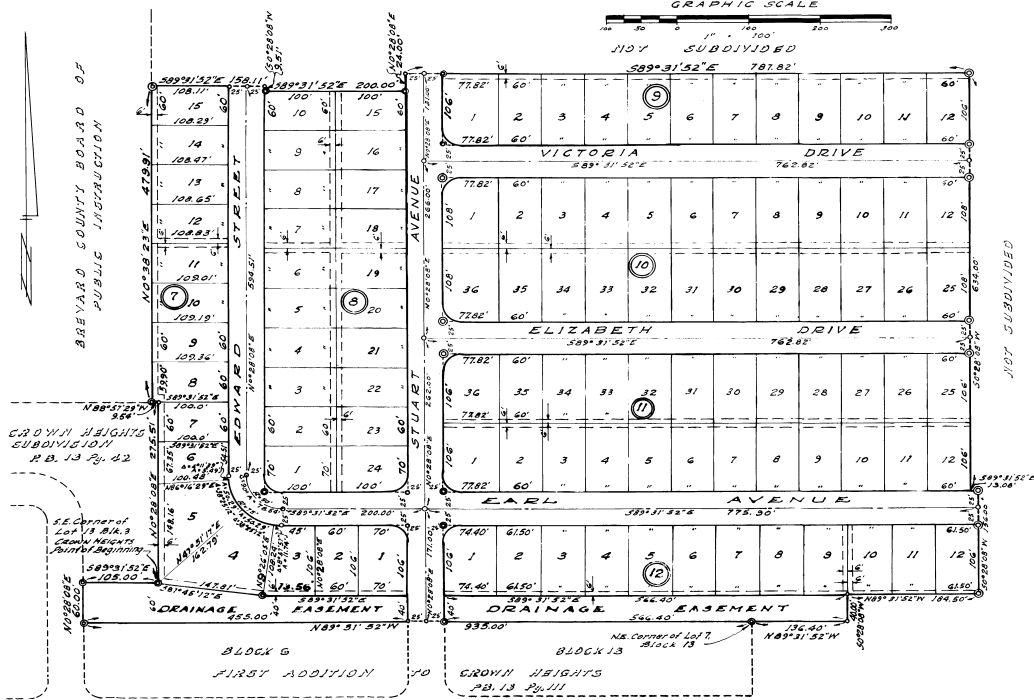


# SECOND ADDITION TO CROWN HEIGHTS SUBDIVISION

LYING IN A PORTION OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 37 EAST.  
MELBOURNE, BREVARD COUNTY, FLORIDA  
RADER AND ASSOCIATES

100 BISCAYNE BLVD. SO.  
MIAMI, FLORIDA  
ORDER NO. C-3815-B

405 FLORIDA AVE.  
COCOA, FLORIDA  
DECEMBER 28, 1960



**DESCRIPTION**

Beginning at the Southeast corner of Lot 13, Block 3, of CROWN HEIGHTS SUBDIVISION, according to the Plat thereof recorded in Plat Book 13, page 42, of the Public Records of Brevard County, Florida, run thence N0°28'08"E along the East boundary line of said Block 3 a distance of 275.31 feet to a point; thence N88°37'29"W along the North line of said Block 3 a distance of 8.54 feet to the Southwest corner of the Parcel conveyed to the Brevard County Board of Public Instruction by deed recorded in Official Records Book 147, page 398 of said Public Records; thence N0°38'23"E along the East line of said School tract 479.91 feet; thence S89°31'52"E 158.11 feet; thence S0°28'08"W 9.51 feet; thence S89°31'52"E 200.00 feet; thence N0°28'08"E 24.00 feet; thence S89°31'52"E 787.82 feet; thence S0°28'08"W 634.00 feet; thence S89°31'52"E 13.08 feet; thence S0°28'08"W 156.00 feet; thence N89°31'52"W 104.50 feet; thence S0°28'08"W 400.00 feet; thence N89°31'52"W 136.40 feet to the Northeast corner of Lot 7, Block 13 of THE FIRST ADDITION TO CROWN HEIGHTS, according to the Plat thereof recorded in Plat Book 13, page 111, of the aforementioned Public Records; thence N89°31'52"W along the North line of said Block 13 and along the North line of Block 6 of said FIRST ADDITION TO CROWN HEIGHTS, 935.00 feet; thence N0°28'08"E 600.00 feet to the Southwest corner of said Lot 13, Block 3, of CROWN HEIGHTS SUBDIVISION; thence S89°31'52"E 105.00 feet to the Point of Beginning, containing 21.65 Acres, more or less.

STATE OF FLORIDA } ss.  
COUNTY OF DADE }  
This is to certify that on March 8, 1961, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John R. Spatz, Abe Hirsch, Fannie Hirsch, Sam Raven, Sarah Raven and Louis Hirsch, to me well known to be the individuals described in and who executed the foregoing 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.  
*B. C. Chisholm*  
Notary Public, State of Florida at large  
My Commission expires: March 19, 1962

**NOTES**

○ Denotes Permanent Reference Monument  
Allyditi are 25 feet unless otherwise noted  
Dimensions on corner lots are to the intersection of Block lines, unless otherwise noted.

A strip of land 4 feet in width of the rear and/or sides of certain lots as indicated by dashed lines on the attached plat, is hereby reserved for the installation and maintenance of public utilities

KNOW ALL MEN BY THESE PRESENTS: That Irving Spatz, Abe Hirsch, Fannie Hirsch, his wife, Sam Raven and Sarah Raven, his wife; and Louis Hirsch, as trustees, owners and holders of a certain mortgage dated October 7, 1957, and recorded in Official Records Book 50, page 623 of the Public Records of Brevard County, Florida, encumbering a part 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 8<sup>th</sup> day of March, 1961.

*B. C. Chisholm* WITNESS  
*John R. Spatz* WITNESS  
*Abe Hirsch* WITNESS  
*Fannie Hirsch* WITNESS  
*Sam Raven* WITNESS  
*Sarah Raven* WITNESS  
*Louis Hirsch* WITNESS

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 part of the property described hereon, does hereby consent and join in the recording of this plat.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 5<sup>th</sup> day of January, 1961.

*Stanley C. Wasman* WITNESS  
*Stanley C. Wasman* WITNESS

STATE OF FLORIDA } ss.  
COUNTY OF DADE }  
This is to certify that on Jan. 5, 1961, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Stanley C. Wasman, to me well known to be the individual described in and who executed the above instrument and acknowledged the execution thereof to be his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and seal on the above date.  
*Stanley C. Wasman*  
Notary Public, State of Florida at large  
My Commission expires: May 15, 1964

PLAT BOOK 14  
AND PAGE 62

**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 JANUARY 5, 1961

By: *Stanley C. Wasman* President  
Attest: *Stanley C. Wasman*

Signed and sealed in the presence of:  
*Catherine S. White*  
*Stanley C. Wasman*

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on January 5, 1961 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Stanley C. Wasman and Stanley C. Wasman 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 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.  
*Stanley C. Wasman*  
NOTARY PUBLIC  
My Commission Expires May 15, 1964 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 January 5, 1961 he completed the survey of the land as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; 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 Dec. 28, 1960

*Walter C. ...* Registration No. 136

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on February 14, 1961 the City Commission of Melbourne, Florida approved the foregoing plat.

Attest: *Mary Lou ...* MAYOR  
*Mary Lou ...* CITY CLERK

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on Jan. 5, 1961 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: Chairman of the Board.  
Clerk of the Board.  
Approved Stanley C. Wasman County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**

THIS IS TO CERTIFY, That on Feb. 16, 1961 the Zoning Commission of the above Municipality approved the foregoing plat.

Lak Davidson 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 Jan 17, 1961 at 3:00 P.M. PM No. ...

*Stanley C. Wasman*  
Clerk of the Circuit Court in and for Brevard County, Fla.