

POINSETT ACRES-UNIT 3

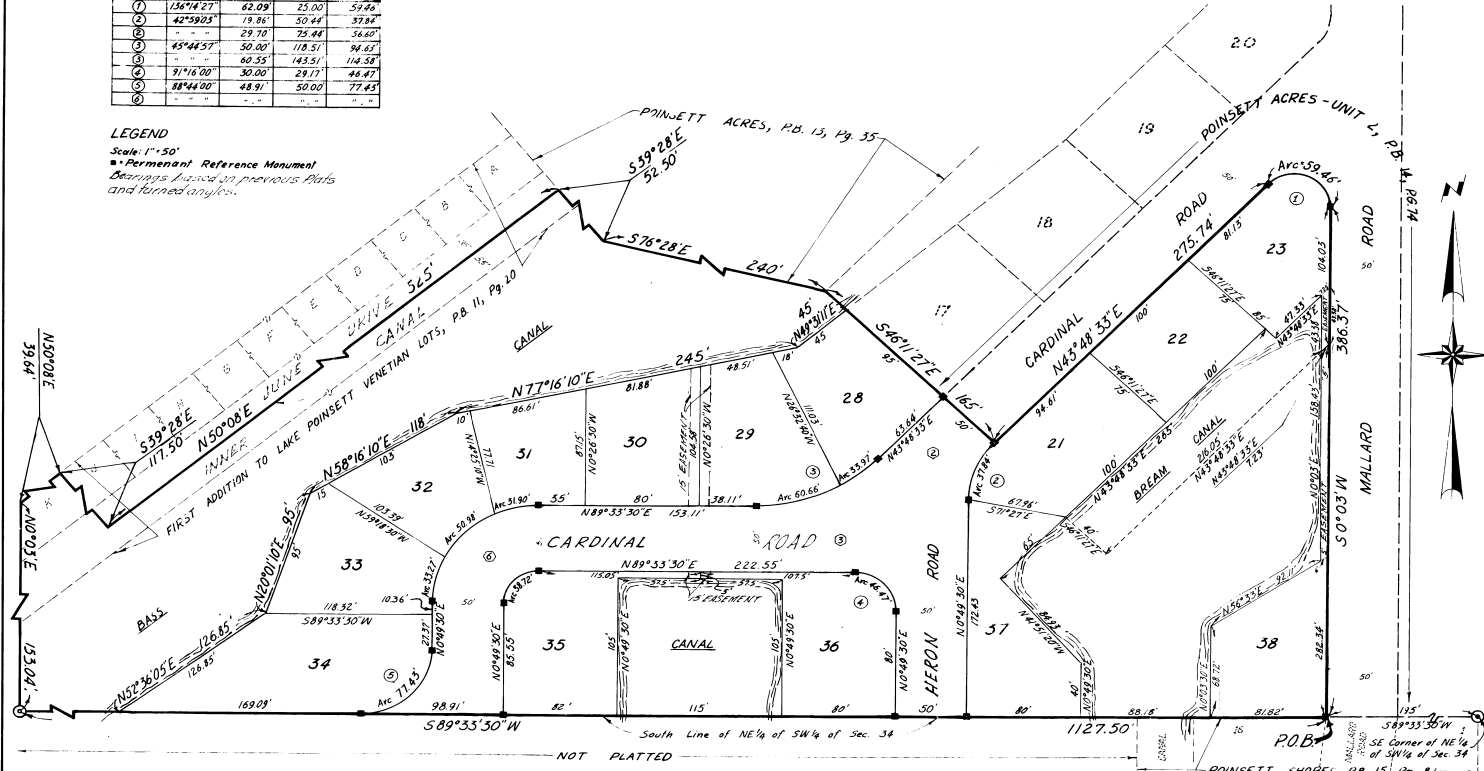
A SUBDIVISION IN
 NE 1/4 OF SW 1/4, SECTION 34-T24S-R35E
 BREVARD COUNTY, FLORIDA
 AND A REPLAT OF LOTS 21, 22 & 23, POINSETT ACRES-UNIT 2,
 PLAT BOOK 14, PAGE 74, AND A REPLAT OF A PORTION OF ACREAGE
 AREA OF FIRST ADDITION TO LAKE POINSETT VENETIAN LOTS,
 PLAT BOOK 11, PAGE 20.

DESCRIPTION:

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 34, Township 24 South, Range 35 East, Tallahassee Meridian; Thence run S89°33'30"W along the South line of said NE 1/4 of the SW 1/4 a distance of 195.00 feet to a point on the West right-of-way of Mallard Road as shown on plat of Poinsett Acres, Unit 2, as per plat thereof recorded in plat book 14, page 74, of public records of Brevard County, Florida, said point being the point of beginning (P.O.B.) of the parcel of land herein described; Thence for a first course continue S89°33'30"W along South line of said NE 1/4 of the SW 1/4 of the SW 1/4 a distance of 1127.50 feet to the Southwest corner of said NE 1/4 of SW 1/4; Thence for a second course run N0°03'00"E along the West line of said NE 1/4 of the SW 1/4 and parallel with the East line of said NE 1/4 of the SW 1/4 a distance of 153.04 feet to the Northwest corner of lot 'K', First Addition To Lake Poinsett Venetian Lots, as per plat thereof, recorded in plat book 11, page 20, public records of Brevard County, Florida; Thence for a third course run N50°08'00"E along the Northernly line of said Lake Poinsett Venetian Lots a distance of 39.64 feet to the Northwest corner of lot 'J', thereof; Thence for a fourth course run N50°08'00"E along said centerline and parallel with the aforesaid third course a distance of 117.50 feet to the centerline of June Drive as shown on said plat; Thence for a fifth course run N50°08'00"E along said centerline and parallel with the aforesaid third course a distance of 525.00 feet to the intersection with the Westerly line of Poinsett Acres, as per plat thereof, recorded in plat book 13, page 35, of public records of Brevard County, Florida; Thence for a sixth course run S39°28'00"E along said Westerly line of Poinsett Acres a distance of 52.50 feet; Thence for a seventh course run S76°28'00"E following the boundary of said Poinsett Acres a distance of 240.00 feet to the intersection with a Northwesterly projection of the Westerly line of lot 17, plat of Poinsett Acres, Unit 2, as per plat thereof recorded in plat book 14, page 74, public records of Brevard County, Florida; Thence for an eighth course run S45°11'27"E along the Westerly line of said lot 17 and a Southeasterly projection thereof a distance of 165.00 feet to a point on the Southerly right-of-way of Cardinal Road as shown on said plat of Poinsett Acres, Unit 2; Thence for a ninth course run N43°48'33"E along said Southerly right-of-way a distance of 275.74 feet to the P.C. of a curve concave to the Southwest, having a central angle of 136°14'27" and a radius of 25.00 feet; Thence for a tenth course run along said curve an arc distance of 59.46 feet to the P.T. of said curve; said P.T. being on the West right-of-way of Mallard Road, as shown on said plat of Poinsett Acres, Unit 2; Thence for an eleventh and final course run S0°03'00"W along said West right-of-way a distance of 386.37 feet to the P.O.B., all being and lying in the NE 1/4 of the SW 1/4 of Section 34, Township 24 South, Range 35 East, Brevard County, Florida, and containing 7.352 acres, more or less.

CURVE	ANGLE	TAN	RAD.	LENGTH
(1)	136°14'27"	62.09	25.00	59.46
(2)	42°58'03"	19.86	50.44	37.84
(3)	"	29.76	75.44	56.00
(4)	43°44'57"	50.00	118.51	94.57
(5)	"	60.55	143.51	118.58
(6)	91°16'00"	30.00	29.17	46.47
(7)	88°44'00"	48.91	50.00	77.43
(8)	"	"	"	"

LEGEND
 Scale: 1"=50'
 * Permanent Reference Monument
 Bearings Adjusted on previous Plats and turned angles.



PLAT BOOK 17
 AND PAGE 77

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Streets, alleys, thoroughfares, parks, canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned hereunto set their hand and seal on 26 MAY 1962

Charles R. Knoderer
May 6, Knoderer

Signed and sealed in the presence of:
Tom Schell
Clayton

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 26 May 1962, before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared,
 CHARLES R. KNODERER & MARY R. KNODERER

to me known to be the person(s) 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 hereunto set my hand and seal on the above date.
Charles R. Knoderer
 NOTARY PUBLIC
 My Commission Expires 28 April 1963

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 26 May 1962, he completed the survey of the lands shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; that sufficient 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 28 May 1962.

Tom Schell
 Registration No. 1770

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the foregoing plat was _____ approved the foregoing plat.

ATTEST: _____
 MAYOR

 CITY CLERK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Attest: *Charles R. Knoderer*
 Chairman of the Board.
Charles R. Knoderer
 Clerk of the Board.
John J. ...
 Approved _____
 County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on July 5, 1962, the Zoning Commission of the above Municipality approved the foregoing plat.

Tom Schell
 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 26 May 1962, at _____ File No. _____
Charles R. Knoderer
 Clerk of the Circuit Court
 in and for Brevard County, Fla.

THE W. D. & E. DREW COMPANY
 JACKSONVILLE, FLORIDA

NOTE: W. LINE OF LOT 32 SHOULD BE N55°22'44"W 731.6'
 PER F. KEISER (COUNTY SURVEYOR) INSTEAD OF N 55°10'30"W 1033.9'