

IXORA PARK SUBDIVISION

PLAT #1

CITY OF EAU GALLIE, BREVARD COUNTY, FLORIDA

DESCRIPTION

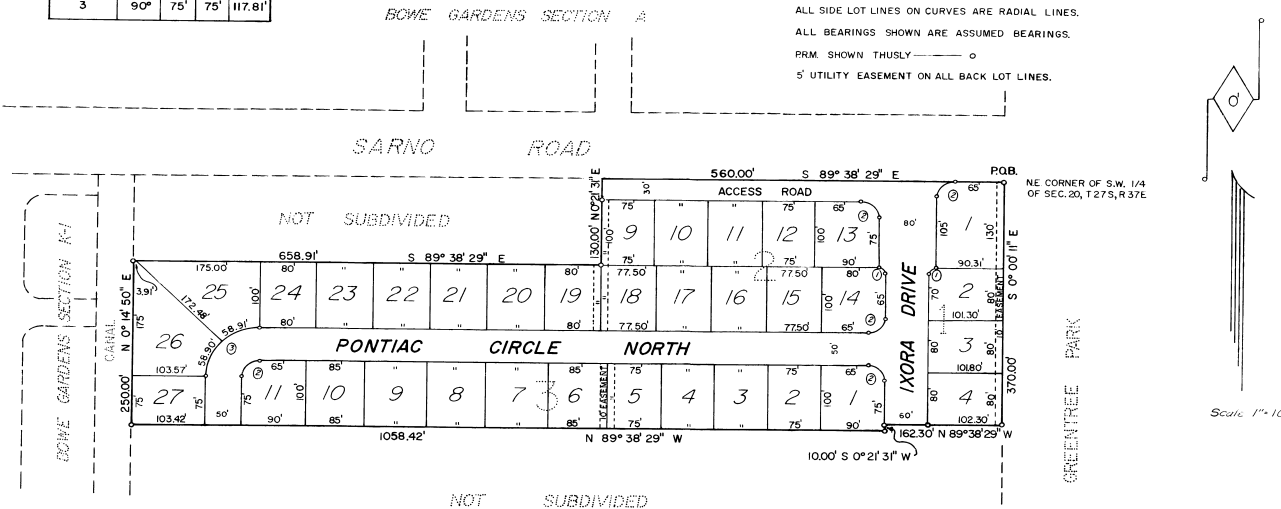
A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 37 EAST, EAU GALLIE, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE NORTHEAST CORNER, THIS BEING THE POINT OF BEGINNING (P.O.B.), OF THE SOUTHWEST QUARTER OF THE SAID SECTION 20 RUN SOUTH 0°00'11" EAST ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER SECTION A DISTANCE OF 37000 FEET TO A POINT; THENCE RUN NORTH 89°38'29" WEST A DISTANCE OF 162.30 FEET TO A POINT; THENCE RUN SOUTH 0°21'31" WEST A DISTANCE OF 1000 FEET TO A POINT; THENCE RUN NORTH 89°38'29" WEST A DISTANCE OF 1058.42 FEET TO A POINT; THENCE RUN NORTH 0°14'50" EAST A DISTANCE OF 250.00 FEET TO A POINT; THENCE RUN SOUTH 89°38'29" EAST A DISTANCE OF 658.91 FEET TO A POINT; THENCE RUN NORTH 0°21'31" EAST A DISTANCE OF 130.00 FEET TO A POINT LOCATED IN THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION; THENCE RUN SOUTH 89°38'29" EAST ALONG SAID NORTH BOUNDARY LINE A DISTANCE OF 560.00 FEET RETURNING TO THE POINT OF BEGINNING.

CURVE NO.	CURVE		DATA	
	Δ	T	R	LA
1	90°	10'	10'	15.71
2	90°	25'	25'	39.27
3	90°	75'	75'	117.81

GENERAL NOTES

- CURVE NUMBERS SHOWN THUSLY — (C)
- LOT NUMBERS SHOWN THUSLY — (S)
- BLOCK NUMBERS SHOWN THUSLY — (B)
- LOT & BLOCK NUMBERS CONFORM WITH ULTIMATE DEVELOPMENT.
- ALL SIDE LOT LINES ON CURVES ARE RADIAL LINES.
- ALL BEARINGS SHOWN ARE ASSUMED BEARINGS.
- PRM. SHOWN THUSLY — (O)
- 5' UTILITY EASEMENT ON ALL BACK LOT LINES.



PLAT BOOK 17
AND PAGE 85

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner of the 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 hands and seals on September 20, 1962

Melvin W. Tanner
Anne B. Tanner

Signed and sealed in the presence of:

Melvin W. Tanner
Anne B. Tanner

STATE of Florida COUNTY OF Brevard
THIS IS TO CERTIFY That on Sept. 20, 1962, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Melvin W. Tanner
Anne B. Tanner

to me known to be the persons 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 herein expressed.

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

Walter C. Smith
NOTARY PUBLIC
My Commission Expires Dec. 5, 1965

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 4 SEPTEMBER 1962 he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and platted; 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 10 SEPTEMBER 1962

Bon F. O'neal Registration No. 1246

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 26, 1962 the City Council of the City of Eau Gallie, Florida approved the foregoing plat.

Melvin W. Tanner
MAYOR

Attest:
Mrs. Berne E. Maden
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.

Chairman of the Board.

Attest:
Clerk of the Board.
Approved
County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on September 20, 1962 the Zoning Commission of the above Municipality approved the foregoing plat.

James A. Sherry 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 March 26, 1963

at Noon File No. 1331
Curtis K. Barnes

Clerk of the Circuit Court
in and for Brevard County, Fla.

ENGINEERS POLK ENGINEERING COMPANY SURVEYORS
LAKE WALES, FLORIDA