

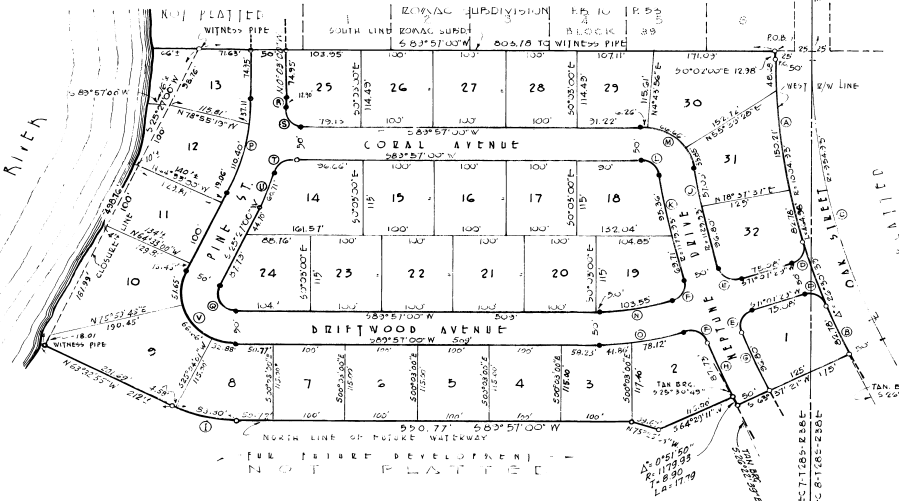
# HARBOR EAST

## SECTION ONE

### Melbourne Beach, Brevard County Florida

A SUBDIVISION OF A PART OF SECTION 7 AND SECTION 8, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLA.

BEGIN AT A POINT ON THE SOUTH LINE OF ROMAC SUBDIVISION ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 10, PAGE 53 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING 25 FT WESTERLY OF THE SOUTHEAST COR. OF BLK. 39, SAID ROMAC SUBDIVISION. FOR THE FIRST CALL OF THE LANDS HEREIN DESCRIBED RUN S 83° 57' 00" W ALONG THE SAID SOUTH LINE OF ROMAC SUBDIVISION, AND ON A PROJECTION THEREOF A DIST. OF 66 FT. MORE OR LESS, TO THE EASTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER, PASSING OVER A WITNESS PIPE AT A DIST. OF 803.78 FT; RETURN THENCE TO THE POINT OF BEGINNING AND RUN THENCE S 00° 02' 00" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OAK STREET 12.98 FT TO THE P.C. OF A RIGHT-OF-WAY CURVE CONCAVE TO THE N.E. HAVING 8 BEARS OF 1004.93 FT. AND A CENTRAL ANGLE OF 26° 30' 53"; THENCE ALONG THE ARC OF SAID CURVE 464.98 FT TO A POINT, THENCE FROM A TANGENT BEG. OF S 26° 22' 35" E RUN S 83° 37' 21" W A DIST. OF 175 FT. TO A POINT ON A CURVE CONCAVE TO THE N.E. HAVING A RADIUS OF 1179.93 FT. AND A CENTRAL ANGLE OF 0° 51' 50"; THENCE FROM A TANGENT BEG. OF S 25° 22' 53" E RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 17.75 FT. TO A POINT; THENCE FROM A TANGENT BEG. OF S 25° 20' 49" E RUN S 64° 29' 11" W A DIST. OF 115.00 FT.; THENCE N 75° 25' 33" W A DIST. OF 39.67 FT.; THENCE S 83° 57' 00" W A DIST. OF 550.77 FT. TO THE P.C. OF A CURVE CONCAVE TO THE N.E. HAVING A RADIUS OF 190.00 FT. AND A CENTRAL ANGLE OF 26° 30' 53"; THENCE 87.85 FT. ALONG THE ARC OF SAID CURVE; THENCE N 63° 52' 25" W A DIST. OF 212 FT. MORE OR LESS, TO THE SAID EASTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER, PASSING OVER A WITNESS PIPE AT A DIST. OF 201.60 FT.; SAID WITNESS PIPE BEING S 25° 27' 00" W A DIST. OF 428.76 FT. FROM THE WITNESS OF THE FIRST CALL AFORESAID; THENCE NORTHERLY ALONG THE SAID EASTERLY MEAN HIGH WATER LINE OF THE INDIAN RIVER TO CLOSE ON THE FIRST CALL AFORESAID.



**CURVE DATA**

MARK	Δ	L	T	LA	LC
A	16° 03' 34"	1004.93	141.77	281.67	280.75
B	4° 48' 11"	1004.93	41.41	82.78	82.75
C	28° 30' 39"	954.93	234.81	441.85	437.83
D	87° 15' 05"	25.00	23.81	38.06	34.49
E	21° 35' 57"	25.00	26.16	40.40	36.15
F	87° 57' 18"	25.00	23.98	38.23	34.61
G	4° 54' 51"	1123.93	48.45	76.80	76.77
H	5° 07' 26"	1179.93	52.80	105.52	105.48
I	26° 30' 53"	150.00	44.74	87.88	87.10
J	7° 48' 01"	1123.93	17.03	153.89	153.71
K	8° 00' 56"	1179.93	82.67	165.07	164.94
L	01° 54' 07"	25.00	21.57	35.99	32.66
M	81° 34' 07"	75.00	64.70	106.77	97.98
N	18° 49' 51"	515.16	52.25	103.55	103.05
O	18° 49' 51"	363.16	60.95	119.78	119.44
P	21° 30' 00"	351.48	75.00	147.51	146.37
Q	115° 30' 00"	25.00	39.62	504.0	42.29
R	1° 56' 16"	381.45	6.45	12.90	12.90
S	92° 02' 15"	25.00	25.91	40.16	35.98
T	75° 37' 05"	25.00	18.71	32.12	29.36
U	3° 07' 43"	861.45	36.42	60.71	60.65
V	115° 30' 00"	75.00	118.87	151.19	126.88

**GENERAL NOTES:**

- OPEN CIRCLE DENOTES PERMANENT REFERENCE MONUMENTS. (CLOSED CIRCLE DENOTES INTERIOR MON.)
- A 75 FT PUBLIC UTILITIES AND DRAINAGE EASEMENT IS RESERVED ALONG THE REAR OF ALL LOTS (EXCEPT THOSE LOTS ON THE RIVER AND ON OAK ST.)
- ALL LOTS WITH CURVED FRONT LINES HAVE A MINIMUM BLDG. SET-BACK OF 30 FT.
- BEARS SHOWN ARE BASED ON THE EAST LINE OF SEC. 7 BEING N 0° 02' 00" W AND DO NOT REFER TO TRUE MERIDIAN.
- ALL DIST. SHOWN ON CURVED LINES REFER TO ARC DIMENSIONS.

KNOW ALL MEN BY THESE PRESENTS That LEROY F. BIXBY, Trustee for RADIATION EMPLOYEES Trust Fund, owner & holder of a certain mortgage dated October 1, 1962 and filed Oct. 2, 1962 in O.R. Bk 531, P. 134, Brevard County Public Records, said mortgage encumbering the property described herein, do hereby consent and join in the recording of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand & seal this day of December, 1962.

*Leroy F. Bixby*  
Trustee RADIATION EMPLOYEES Trust Fund.

*Walter Head*  
Witness

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY THAT on October 23, 1962, before me, a duly authorized Notary Public, personally appeared LEROY F. BIXBY, to me known to be the person described above, who executed the above instrument, the execution thereof to be his own free will & deed.

IN WITNESS WHEREOF I have hereunto set my hand & seal.

*Walter Head*  
Notary Public - State of Florida  
My Commission expires \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS That MELBOURNE INVESTMENT CORPORATION, owner & holder of a certain mortgage dated May 15, 1961, and filed May 18, 1961 in O.R. Bk 531, P. 62, Brevard County Public Records, said mortgage encumbering the property described herein, do hereby consent & join in the recording of this plat.

IN WITNESS WHEREOF, I have hereunto set my hand & seal this day of December, 1962.

*Thomas J. Melbourne*  
President, MELBOURNE INV. CORP.  
Secretary, MELBOURNE INV. CORP.

*Walter Head*  
Witness

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY THAT on October 23, 1962, before me, a duly authorized Notary Public, personally appeared H. MILTON LINK and THOMAS O. MORGAN, to me known to be the persons described above, who executed the above instrument, the execution thereof to be of their own free will & deed.

IN WITNESS WHEREOF, I have hereunto set my hand & seal.

*Walter Head*  
Notary Public  
State of Florida  
My Commission expires \_\_\_\_\_



OUTLAW, TUCKER & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
EAU GALIE FLORIDA

**PLAT BOOK 17 AND PAGE 90** 314514

**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 use 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, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on this 23rd day of December, 1962.

By *Martin J. Melbourne Jr.* President

Attest:  
*Bernice M. McQueen* Secretary

Signed and sealed in the presence of:  
*Walter Head*  
*Walter Head*  
*Richard D. Lannan*

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on November 12, 1962 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Melbourne Investment Corp. and Melbourne Inv. Corp. respectively 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.

*Walter Head*  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_ 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 March 18, 1963 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 platfiled; 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 March 28, 1963

*Walter Head* Registration No. 1824

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on October 23, 1962 the Board of Melbourne Beach, Brevard County, Florida approved the foregoing plat.

*Walter Head* MAYOR  
ATTEST: *Thomas J. Melbourne* 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: \_\_\_\_\_ Chairman of the Board.  
\_\_\_\_\_  
Clerk of the Board.  
Approved \_\_\_\_\_ County Engineer

**CERTIFICATE OF APPROVAL BY ZONING COMMISSION**  
THIS IS TO CERTIFY, That on OCTOBER 22, 1962 the Zoning Commission of the above Municipality approved the foregoing plat.

*Walter Head* 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 APRIL 3 1963 at 11:33 PM File No. \_\_\_\_\_

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