

College Manor Unit Three

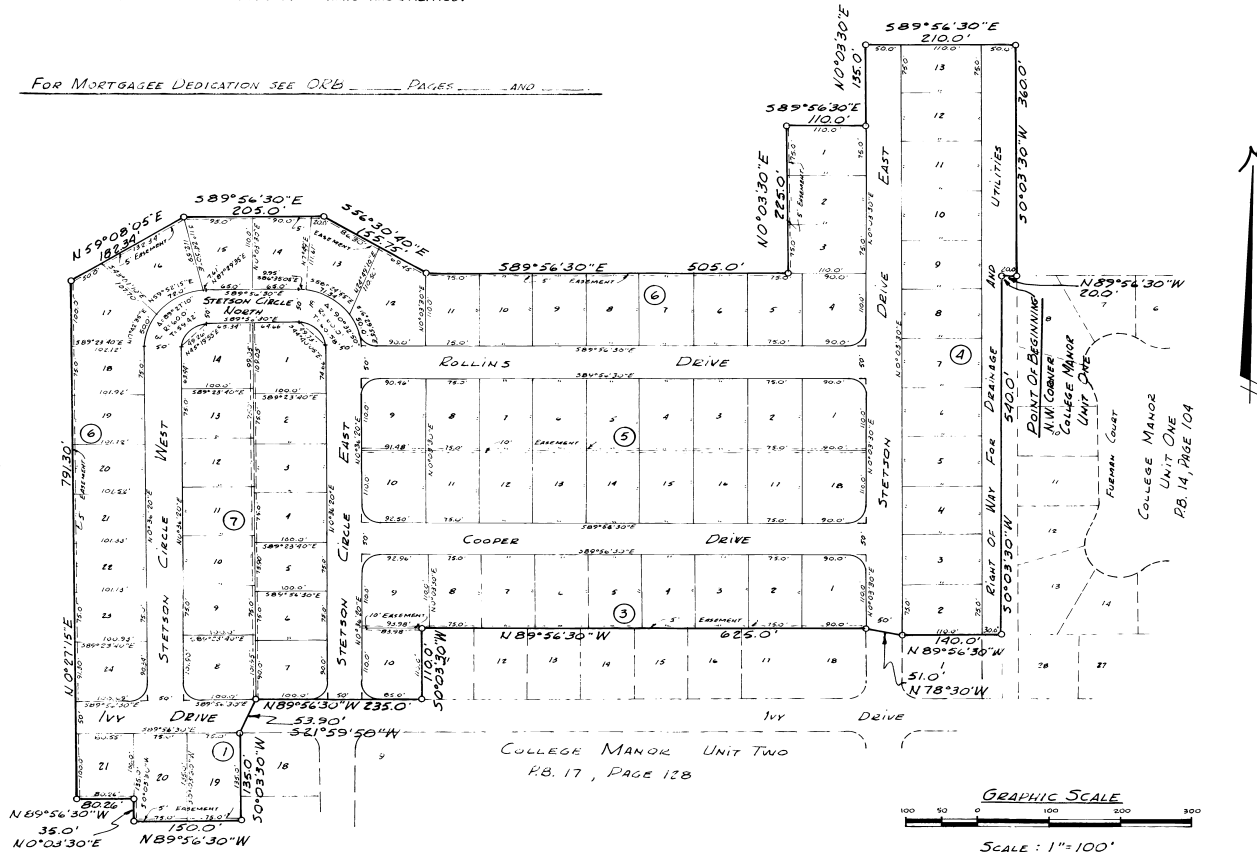
CAPTION:

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 7 AND LOT 10, BLOCK 3 AS SHOWN ON PLAT OF COLLEGE MANOR UNIT TWO AS RECORDED IN PLAT BOOK 17 PAGE 128 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND ALSO BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COLLEGE MANOR UNIT ONE AS RECORDED IN PLAT BOOK 14 PAGE 104 OF THE PUBLIC RECORDS OF SAID BREVARD COUNTY, FLORIDA; THENCE 50°03'30"W ALONG THE WEST LINE OF SAID COLLEGE MANOR UNIT ONE, 540.0 FEET TO THE NORTHEAST CORNER OF SAID COLLEGE MANOR UNIT TWO; THENCE N 89°56'30"W ALONG THE NORTH LINE OF SAID COLLEGE MANOR UNIT TWO, 140.0 FEET; THENCE N 78°30'W, 51.0 FEET; THENCE N 89°56'30"W, 625.0 FEET; THENCE 50°03'30"W, 110.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF IVY DRIVE AS NOW ESTABLISHED; THENCE N 89°56'30"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF IVY DRIVE, 235.0 FEET; THENCE S 21°59'50"W, 53.90 FEET; THENCE 50°03'30"W, 135.0 FEET; THENCE N 89°56'30"W, 150.0 FEET; THENCE N 0°03'30"E, 35.0 FEET; THENCE N 89°56'30"W, 80.26 FEET; THENCE N 0°27'15"E, 79.13 FEET; THENCE N 59°08'05"E, 182.34 FEET; THENCE 589°56'30"E, 205.0 FEET; THENCE 356°30'40"E, 155.75 FEET; THENCE 589°56'30"E, 505.0 FEET; THENCE N 0°03'30"E, 225.0 FEET; THENCE 589°56'30"E, 110.0 FEET; THENCE N 0°03'30"E, 135.0 FEET; THENCE 589°56'30"E, 210.0 FEET; THENCE 50°03'30"W, 360.0 FEET TO THE NORTH LINE OF SAID COLLEGE MANOR UNIT ONE; THENCE N 89°56'30"W ALONG SAID NORTH LINE OF COLLEGE MANOR UNIT ONE, 20.0 FEET TO THE POINT OF BEGINNING. CONTAINING 21 ACRES.

NOTES:

- ALL CORNER RADII TO BE 25' UNLESS OTHERWISE NOTED.
- ALL CORNER DISTANCES SHOWN EXTEND TO STREET INTERSECTIONS UNLESS OTHERWISE NOTED.
- ALL BUILDING SETBACK LINES SHALL COMPLY WITH CITY OR COUNTY REGULATIONS.
- PERMANENT REFERENCE MONUMENTS SHOWN THUS: ○
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- ALL LOTS TO HAVE A 5' EASEMENT FOR DRAINAGE AND UTILITIES ON SIDE LOT LINES.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES.

FOR MORTGAGE DEDICATION SEE ORB _____ PAGES _____ AND _____



PLAT BOOK 18
AND PAGE 43

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 hereon October 2, 1963

By Lester N. Mandell President

Attest: William L. Metz Secretary

Signed and sealed in the presence of:

Justin K. Gasler
Shirley Kramer

STATE OF Florida COUNTY OF BREVARD
THIS IS TO CERTIFY, That on Oct. 2, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Lester N. Mandell and William L. Metz 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.

S. L. Melvin Jr.
NOTARY PUBLIC

My Commission Expires SEPT. 4, 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 SEPT. 27, 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 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 Oct. 1, 1963

S. L. Melvin Jr. Registration No. 1061

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on OCT 22ND 1963 the CITY COUNCIL OF THE CITY OF PALM BAY, FLA. approved the foregoing plat.

Anthony J. ... MAYOR.
Attest: John ... 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 _____ the Zoning Commission of the above Municipality approved the foregoing plat.

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 _____ at _____ File No. _____

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