

Catalina Isle Estates Unit Two

CAPTION:

Being a part of Tracts 52, 53, 54 and 55 as shown on plat of Nevins Subdivision as recorded in Plat Book 2 Page 98 of the public records of Brevard County, Florida and also a part of Lots 1, 2, & 3 Tract "B" and the right of way in Block B, Lots 27, 28 and 29, Block 7 and Lot 25, Block 1 as shown on plat of Catalina Isle Estates Unit One as recorded in Plat Book 17 Page 12 of said public records of Brevard County, Florida, being more particularly described as follows:
Beginning at the northeast corner of Lot 1, Block 7 of said Catalina Isle Estates Unit One; Thence S39°39'10"W, 410.7 FEET; Thence S0°09'13"E, 138.37 FEET; Thence S89°50'47"W, 110.0 FEET; Thence S0°09'13"E, 187.28 FEET; Thence S89°50'47"W, 180.0 FEET; Thence S0°09'13"E, 313.00 FEET; Thence N89°34'10"E, 950.0 FEET; Thence N0°25'30"W, 270.0 FEET; Thence N0°09'13"W, 387.45 FEET; Thence S89°50'47"W, 610.0 FEET TO THE P.T. OF CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A DELTA ANGLE OF 61°57'20" AND A RADIUS OF 300.0 FEET; Thence N87°24'50"W A CHORD DISTANCE OF 25.71 FEET TO A POINT IN SAID CURVE, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 14.2 ACRES.
THE ABOVE DESCRIBED PROPERTY LYING IN AND BEING A PART OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 26 EAST.

DEDICATION FOR MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DO HEREBY JOIN IN AND MAKE OURSELVES PART TO THE DEDICATION OF 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 HAVE HEREUNTO SET OUR HANDS AND SEALS ON THE 29th DAY OF October, A.D. 1963

CITIZENS NATIONAL BANK OF ORLANDO FLORIDA

C. M. Greiner
C.M. GREINER, CHIEF VICE PRES.

H. G. Parrott
H.G. PARROTT, PRESIDENT

STATE OF FLORIDA
COUNTY OF BREVARD

THIS IS TO CERTIFY THAT ON Oct. 29, 1963 BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED C.M. GREINER AND H.G. PARROTT WHOSE NAMES WELL KNOWN TO ME AND WHO DECLARED 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:

William C. Stead
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-5-66

NOTE:

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

PLAT BOOK 18
AND PAGE 47

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 has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on Oct. 29, 1963

By *Lester N. Mandell*
President
Summer Kramer
Secretary

Signed and sealed in the presence of:

Bradley F. Coley
Quentin R. Gault
Daniel Behen

STATE OF Florida COUNTY OF Brevard
THIS IS TO CERTIFY, That on Oct. 29, 1963 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared LESTER N. MANDELL and SUMMER KRAMER, 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 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.

Arlyne Vaughan Ebersole
NOTARY PUBLIC
My Commission Expires April 18th, 1964

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on Oct. 29, 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 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 Oct. 29, 1963.
R. G. Melton Jr. Registration No. 1061

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____ day of _____, 1963, _____ approved the foregoing plat. _____ SEAL
MAYOR.
ATTEST: _____ CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on NOVEMBER 7, 1963 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
W. B. Whistler
Chairman of the Board.

Attest: _____ Clerk of the Board
Approved *Geo. P. ...* County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on Nov. 7, 1963 the Zoning Commission of the above Municipality approved the foregoing plat.
W. H. ... 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. 15, 1964 at 1:38 PM File No. _____
Carlo R. Barnes Jr. Clerk of the Circuit Court in and for Brevard County, Fla.

