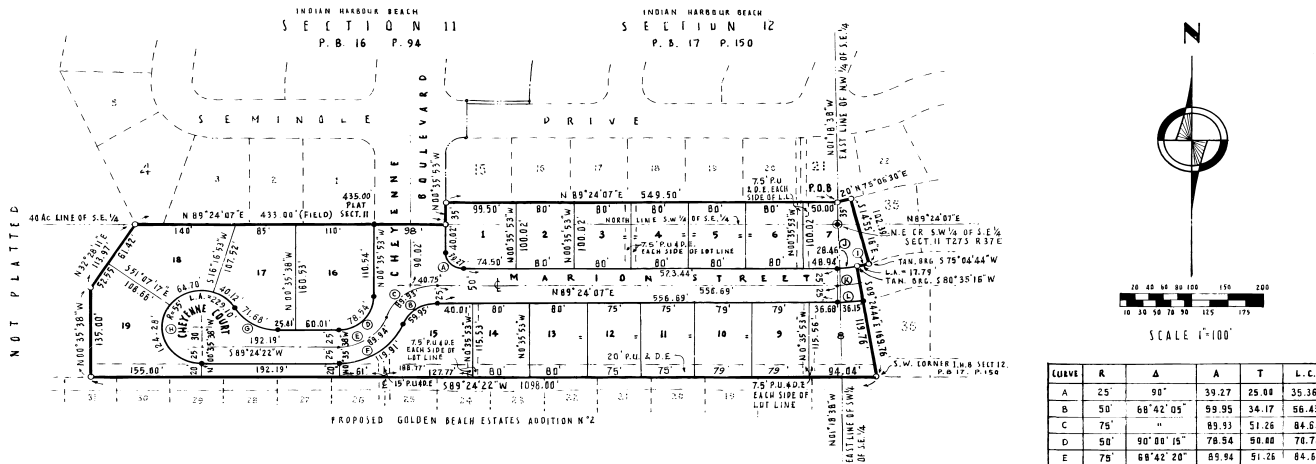


# INDIAN HARBOUR BEACH SECTION 13

A SUBDIVISION OF A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECT. 11, TOWNSHIP 27 S., RANGE 37 E., BREVARD COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

FROM THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECT. 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST, RUN N01°18'38"W A DIST. OF 35 FT ALONG THE EAST LINE OF THE N.W. 1/4 OF SAID S.E. 1/4 TO THE POINT OF BEGINNING ON THE SOUTH LINE OF LOT 21 AND THE SOUTHERLY BOUNDARY LINE OF INDIAN HARBOUR BEACH (I.H.B.) SECT. 12, A SUBDIVISION RECORDED IN PLAT BOOK 17, PAGE 150 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. FROM SAID POINT OF BEGINNING FOLLOW THE BOUNDARY LINE OF SAID I.H.B. SECT. 12, ALONG THE FOLLOWING COURSES: - N75°06'30"E A DIST. OF 20.00 FT TO THE N.W. CORNER OF LOT 35 OF SAID I.H.B. SECT. 12; THENCE S14°55'16"E A DISTANCE OF 102.39 FT ALONG THE WEST LINE OF SAID LOT 35 TO ITS S.W. CORNER AND A POINT ON A CURVE CONCAVE TO THE N.W. AND HAVING A RADIUS OF 185 FT, SAID CURVE ALSO BEING PART OF THE NORTH RIGHT-OF-WAY LINE OF MARION ST. OF SAID I.H.B. SECT. 12; THENCE FROM A TANGENT BEARING OF S75°04'44"W RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND R/W LINE A DIST. OF 17.79 FT THROUGH A CENTRAL ANGLE OF 5°30'32" TO A POINT HAVING A TANGENT BEARING OF S80°35'16"W, THENCE RUN S09°24'44"E A DIST. OF 169.76 FT, ALONG A LINE RADIAL TO THE CENTRE OF SAID CURVE, TO THE S.W. CORNER OF LOT 36 AND THE S.W. BOUNDARY CORNER OF SAID I.H.B. SECT. 12; THENCE RUN S89°24'22"W A DIST. OF 1098.00 FT TO THE S.W. CORNER OF THE SUBDIVISION UNDER DESCRIPTION; THENCE N00°35'38"W A DIST. OF 135.00 FT; THENCE N32°28'11"E A DIST. OF 113.97 FT TO THE S.W. CORNER OF LOT 4 AND S.W. BOUNDARY CORNER OF INDIAN HARBOUR BEACH (I.H.B.) SECT. 11, A SUBDIVISION RECORDED IN PLAT BOOK 16, PAGE 94 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID S.W. CORNER ALSO LYING ON THE NORTH LINE OF THE S.W. 1/4 OF THE ABOVE CALLED S.E. 1/4; THENCE RUN N89°24'07"E A DIST. OF 433.00 FT ALONG THE SOUTHERLY BOUNDARY LINE OF SAID I.H.B. SECT. 11 AND SAID 40 ACRE LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHEYENNE BOULEVARD OF SAID I.H.B. SECT. 11; THENCE RUN N00°35'55"W A DIST. OF 35.00 FT ALONG SAID R/W LINE TO THE S.W. C.R. OF LOT 15 AND THE SOUTH BOUNDARY INTERSECTION POINT OF I.H.B. SECTIONS 11 & 12; THENCE RUN N09°24'07"E A DIST. OF 549.50 FT ALONG THE SOUTHERLY BOUNDARY OF SAID I.H.B. SECT. 12 TO THE POINT OF BEGINNING.



CURVE	R	Δ	A	T	L.C.
A	25'	90°	39.27	25.00	35.36
B	50'	68°42'05"	59.95	34.17	66.45
C	75'	"	83.93	51.26	84.84
D	50'	90°00'15"	79.94	50.80	70.71
E	75'	68°42'28"	85.94	51.26	84.84
F	100'	"	119.91	68.95	112.86
G	75'	58°40'04"	71.68	39.34	68.59
H	55'	238°40'04"	229.10	-	35.90
I	185'	5°30'32"	17.79	8.90	17.76
J	185'	8°48'51"	28.46	14.26	28.43
K	210'	"	32.31	16.18	32.27
L	235'	"	36.15	18.11	36.12

KNOW ALL MEN BY THESE PRESENTS That Gleason Brothers and Company, owner of a certain mortgage dated April 4, 1963 and filed June 4, 1963 under Clerk's File No. 953034 in the Public Records of Brevard County, Florida, encumbering the property described above, does hereby consent and join in the recording of this plat.  
IN WITNESS WHEREOF We have hereunto set our hand and seal this 15th day of February, 1964.

*George W. Gleason* President  
*W. L. Gleason* Sec. Treasurer  
*Martin J. McGuire* Witness  
*W. L. Gleason* Witness

STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY THAT on February 5, 1964, I, as an officer duly authorized to take acknowledgments, personally appeared George W. Gleason and W. Lansing Gleason, to me known to be officers of the above described corporation who executed this instrument, the execution thereof to be their own free will and deed.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal.

*CWS* NOTARY PUBLIC, STATE OF FLORIDA  
My Commission expires June 20, 1965

- NOTE:
- BEARINGS ARE BASED ON ASSUMED BEARING OF 1/4 SECTION LINES
  - OPEN CIRCLE DENOTES PERMANENT REFERENCE MONUMENT.
  - DIMENSIONS ON CURVES ARE ARC LENGTHS.
  - PUBLIC UTILITY & DRAINAGE EASEMENTS ARE RESERVED WHERE INDICATED AND ADDITIONALLY AS FOLLOWS: (a) 7.5 FT ALONG THE REAR LINE OF ALL LOTS. (b) 2.5 FT ALONG THE SIDE LINES OF ALL LOTS EXCEPT SIDE LINES ADJACENT TO STREETS, AND COMMON SIDE LINES OF ADJACENT LOTS IF PURCHASED FOR ONE OWNERSHIP.

OUTLAW, TUCKER & ASSOCIATES  
INCORPORATED  
CONSULTING ENGINEERS  
EAU GALIE, FLORIDA

PLAT BOOK 18  
AND PAGE 95

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, I have caused these presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on this 15th day of February, 1964.

ALL FLORIDA DEVELOPMENT INCORPORATED  
By *Martin J. McGuire, Jr.* President  
Attest: *Kenneth M. McGuire*

Signed and sealed in the presence of:  
*W. L. Gleason*  
*George W. Gleason*  
*CWS*

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on JAN 14 1964 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MARTIN J. MCGUIRE, Jr. and KENNETH M. MCGUIRE 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; and 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.

*CWS*  
NOTARY PUBLIC  
My Commission Expires JUNE 20, 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 February 4, 1964 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 February 4, 1964  
Registration No. 1489

CERTIFICATE OF APPROVAL BY MUNICIPALITY  
THIS IS TO CERTIFY, That on February 7, 1964 the TOWN OF INDIAN HARBOUR BEACH approved the foregoing plat.  
*W. L. Gleason* MAYOR  
*W. L. Gleason* CITY CLERK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS  
THIS IS TO CERTIFY, That on February 7, 1964 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 February 7, 1964 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 February 15, 1964 at \_\_\_\_\_ file No. 953034  
*W. L. Gleason*  
Clerk of the Circuit Court in and for Brevard County, Fla.