COQUINA HILLS

PLAT BOOK 20
AND PAGE 11

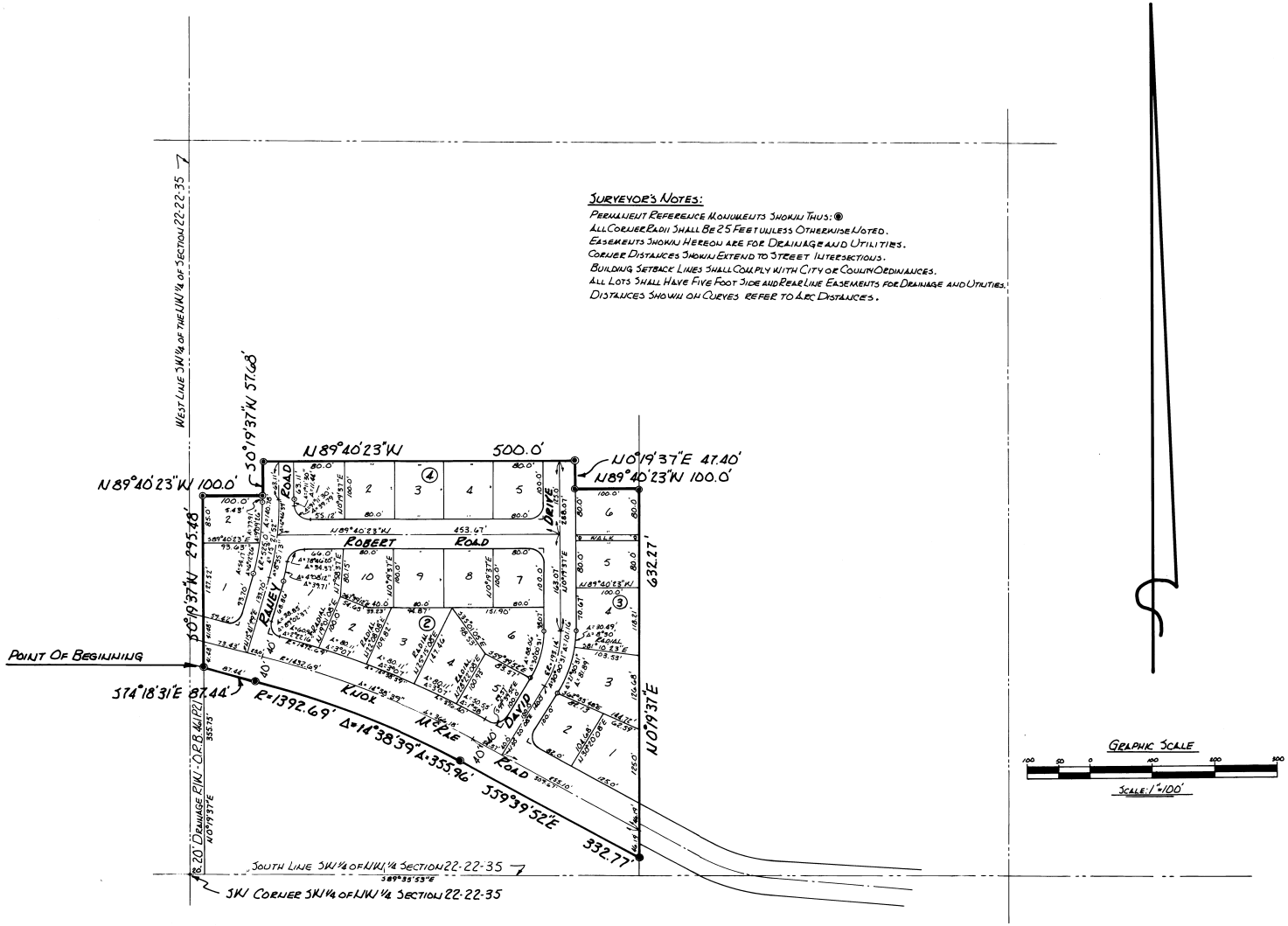
468770

CAPTION:

A PLAT OF THE SW1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

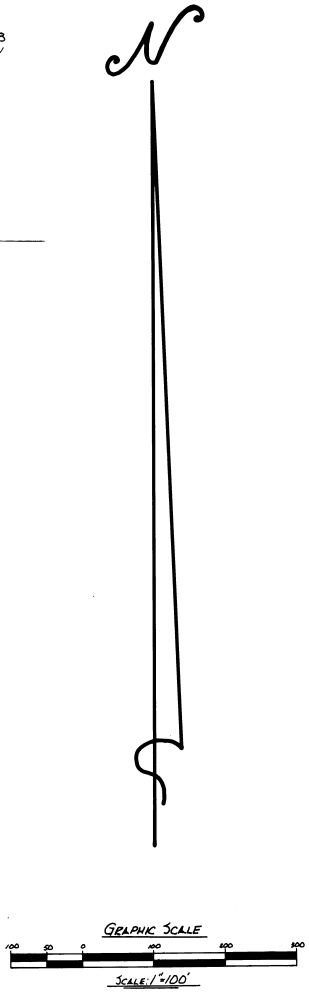
DESCRIPTION:

BEGINNING AT A POINT LYING 20.0 FEET EAST AND 355.75 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 35 EAST, SAID POINT BEING ON THE EASTERLY BOUNDARY OF A DRAINAGE RIGHT OF WAY AS DESCRIBED IN OFFICAL RECORDS BOOK 461 PAGE 21 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S74°18'31"E, 87.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1392.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°38'39" A DISTANCE OF 355.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S59°29'52"E, 332.77 FEET; THENCE N0°19'37"E PARALLEL TO AND 720.0 FEET EAST OF THE WEST LINE OF THE SW1/4 OF NW1/4 OF SAID SECTION 22 A DISTANCE OF 632.27 FEET; THENCE N89°40'23"W, 100.0 FEET; THENCE N0°19'37"E, 47.40 FEET; THENCE N89°40'23"W, 500.0 FEET; THENCE S0°19'37"W, 57.68 FEET; THENCE N89°40'23"W 100.0 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID DRAINAGE RIGHT OF WAY AS DESCRIBED IN O.R.B 461 P. 21; THENCE S0°19'37"W ALONG SAID EASTERLY BOUNDARY, 295.48 FEET TO THE POINT OF BEGINNING. CONTAINING 7.70 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

PERMANENT REFERENCE MONUMENTS SHOWN THUS: ◉
ALL CORNER RADII SHALL BE 25 FEET UNLESS OTHERWISE NOTED.
EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND UTILITIES.
CORNER DISTANCES SHOWN EXTEND TO STREET INTERSECTIONS.
BUILDING SETBACK LINES SHALL COMPLY WITH CITY OR COUNTY ORDINANCES.
ALL LOTS SHALL HAVE FIVE FOOT SIDE AND REAR LINE EASEMENTS FOR DRAINAGE AND UTILITIES.
DISTANCES SHOWN ON CURVES REFER TO ARC DISTANCES.



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 hereto on .....,

By ..... President

Attest: .....

Signed and sealed in the presence of:

.....

.....

STATE OF ..... COUNTY OF .....

THIS IS TO CERTIFY, That on ....., before me, an officer duly authorized to take acknowlegments in the State and County aforesaid, personally appeared ..... and .....

~~respectively~~ ..... President ~~and~~ .....

of the above named corporation incorporated under the laws of the State of ....., 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.

.....

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 ..... 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 FEB. 18, 1966.

Willis Chem Land Surveyor Registration No. 736

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on March 23, 1965 the City Council of the City of Titusville, Fla. approved the foregoing plat.

SEAL

.....
MAYOR.

ATTEST: Margaret T. Cooper
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 December 9, 1964 the Zoning Commission of the above Municipality approved the foregoing plat.

R. W. Simonis
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 June 10, 1965 at 2:10 PM File No. 468770.

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

SEE 16/0/343 VAC. PAT.

Dietzgen N. O. 127 "Draftex"