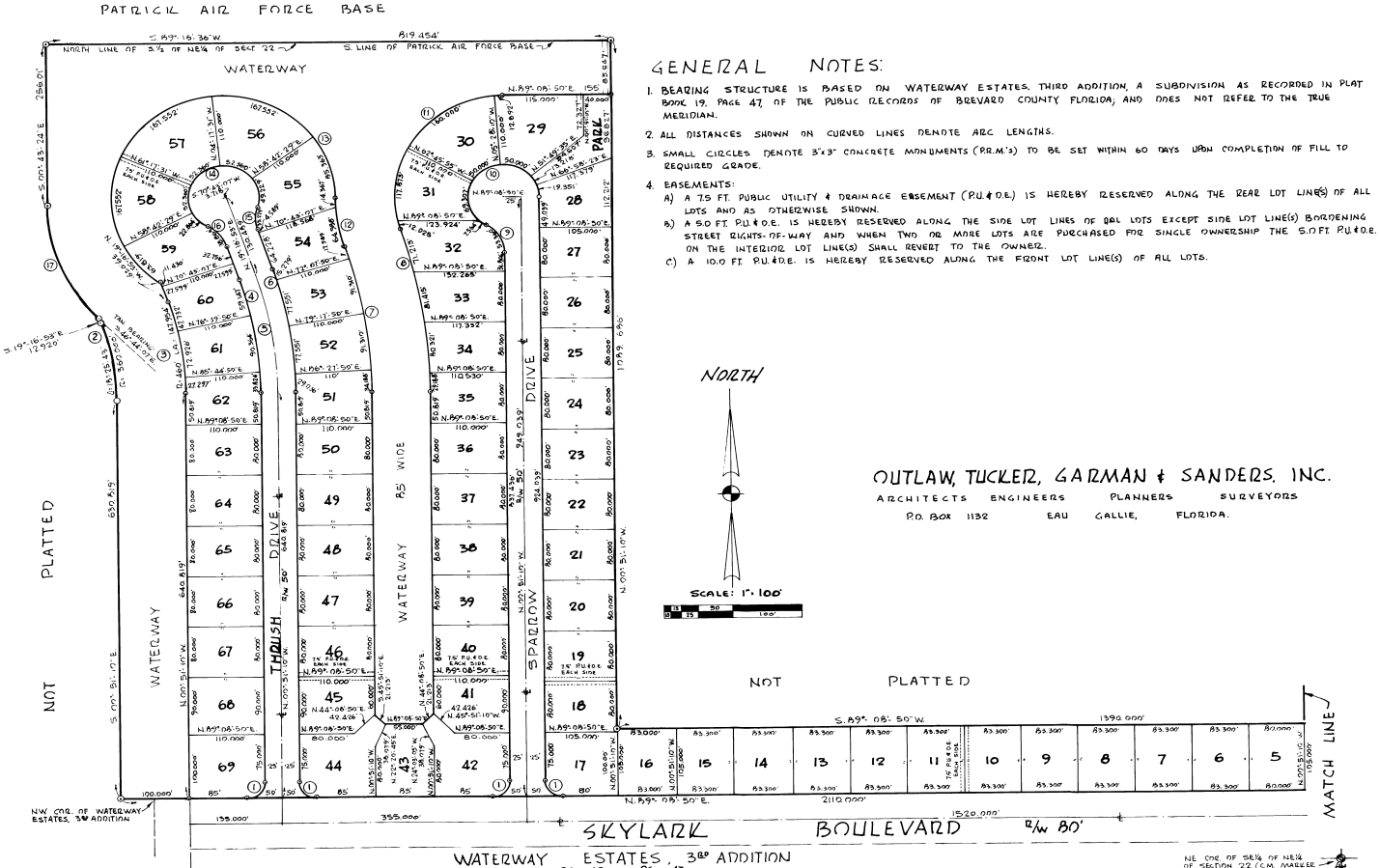
WATERWAY ESTATES

FOURTH ADDITION

BREVARD COUNTY, FLORIDA

A PARCEL OF LAND IN THE SOUTH ONE/HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 37 EAST BREVARD COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, BEAR, S.00°-51'-10"E., ALONG THE EAST LINE OF SAID SECTION 22,(SAID SECTION LINE ALSO BEING THE CENTERLINE OF SOUTH PATRICK DRIVE, R/W 200 FT), A DISTANCE OF 1085.32 FT; THENCE, S.89°-08'-50"W, A DISTANCE OF 100.00 FT. TO THE INTERSECTION THEREOF WITH THE WESTERLY R/W LINE OF SAID SOUTH PATRICK DRIVE AND THE POINT-OF-BEGINNING; THENCE, CONTINUE, S.89°-08'-50"W, A DISTANCE OF 1390.00 FT. TO A 3"x3" CONCRETE MONUMENT(CM); THENCE, N.00°-51'-10"W, A DISTANCE OF 1089.69 FT. TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE/HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22 (SOUTH LINE OF PATRICK AIR FORCE BASE), PASSING OVER A WITNESS 3"x3" CONC. MON. AT 1004.04 FT. FROM THE LAST POINT OF DEFLECTION; THENCE, S.89°-16'-36"W., ALONG SAID NORTH LINE, A DISTANCE OF 819.45 FT; THENCE, S.00°-43'-24"E, A DISTANCE OF 256.01 FT. TO THE POINT-OF-CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 255.00 FT; THENCE, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°-00'-43", A DISTANCE OF 204.78 FT. TO THE END OF SAID CURVE; THENCE FROM A TANGENT BEARING OF S.46°-44'-07"E, BEAR, S.19°-16'-53"E, A DISTANCE OF 12.92 FT. TO THE POINT-OF-CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 360.00 FT; THENCE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°-25'-43", A DISTANCE OF 115.79 FT. TO THE POINT-OF-TANGENCY; THENCE, S.00°-51'-10"E, A DISTANCE OF 630.82 FT, THENCE, N.89°-08'-50"E, A DISTANCE OF 210.00 FT. TO A 3"x3" CONC. MON. ON THE SAID WESTERLY R/W LINE OF SOUTH PATRICK DRIVE, PASSING OVER A WITNESS 3"x3" CONC. MON. AT 100.00 FT. FROM THE LAST POINT-OF-DEFLECTION; THENCE, N.00°-51'-10"W., ALONG THE SAID WESTERLY R/W LINE, A DISTANCE OF 105.00 FT. TO A 3"x3" CONC. MON. AT THE POINT-OF-BEGINNING. CONTAINING 24.64 ACRES, MORE OR LESS.



GENERAL NOTES:

1. BEARING STRUCTURE IS BASED ON WATERWAY ESTATES, THIRD ADDITION, A SUBDIVISION AS RECORDED IN PLAT BOOK 19, PAGE 47, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND DOES NOT REFER TO THE TRUE MERIDIAN.
2. ALL DISTANCES SHOWN ON CURVED LINES DENOTE ARC LENGTHS.
3. SMALL CIRCLES DENOTE 3"x3" CONCRETE MONUMENTS (P.R.M.'s) TO BE SET WITHIN 60 DAYS UPON COMPLETION OF FILL TO REQUIRED GRADE.
4. EASEMENTS:
   A) A 7.5 FT. PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.) IS HEREBY RESERVED ALONG THE REAR LOT LINE(S) OF ALL LOTS AND AS OTHERWISE SHOWN.
   B) A 5.0 FT. P.U.&D.E. IS HEREBY RESERVED ALONG THE SIDE LOT LINES OF ALL LOTS EXCEPT SIDE LOT LINE(S) BORDERING STREET RIGHTS-OF-WAY AND WHEN TWO OR MORE LOTS ARE PURCHASED FOR SINGLE OWNERSHIP THE 5.0 FT. P.U.&D.E. ON THE INTERIOR LOT LINE(S) SHALL REVERT TO THE OWNER.
   C) A 10.0 FT. P.U.&D.E. IS HEREBY RESERVED ALONG THE FRONT LOT LINE(S) OF ALL LOTS.

NORTH

SCALE: 1" = 100'

OUTLAW, TUCKER, GARMAN & SANDERS, INC.
ARCHITECTS ENGINEERS PLANNERS SURVEYORS
P.O. BOX 1132 EAU GALLIE, FLORIDA.

CURVE DATA

#	RADIUS	Δ	T	ARC	LONG CHORD	#
1	25'	90°-00'-00"	25.000'	39.270'	35.355'	1
2	360'	18°-25'-43"	58.400'	115.790'	115.292'	2
3	460'	" " "	74.622'	147.954'	147.317'	3
4	570'	" " "	92.466'	183.335'	182.546'	4
5	595'	" " "	96.501'	191.378'	190.552'	5
6	620'	" " "	100.537'	199.417'	198.558'	6
7	730'	" " "	118.421'	234.797'	233.786'	7
8	815'	" " "	132.210'	262.137'	261.008'	8
9	50'	90°-00'-00"	28.868'	52.360'	50.000'	9
#	RADIUS	Δ	T	ARC	LONG CHORD	#

#	RADIUS	Δ	T	ARC	LONG CHORD	#
10	50'	240°-00'-00"	∞	209.440'	86.603'	10
11	160'	108°-25'-43"	221.962'	302.790'	259.581'	11
12	245'	18°-33'-29"	40.028'	79.355'	79.009'	12
13	190'	253°-58'-56"	∞	653.402'	285.144'	13
14	50'	262°-36'-44"	∞	229.172'	75.119'	14
15	50'	38°-04'-16"	17.254'	33.229'	32.621'	15
16	50'	44°-32'-06"	20.413'	38.864'	37.893'	16
17	255'	46°-00'-43"	106.272'	204.750'	199.322'	17
#	RADIUS	Δ	T	ARC	LONG CHORD	#

DRAWN BY: J.R. GARGIS DATE: AUGUST 3, 1967
CHECKED BY: D.N. HALL DATE: AUGUST 16, 1967
TOTAL NUMBER OF LOTS: 69 LOTS PLUS PARK

PLAT BOOK 21
AND PAGE 79

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 August 10, 1967

By Jack Taylor, Pres.
JACK TAYLOR President

Attest: Belle S. Horowitz
BELLE S. HOROWITZ

TAYLOR-MADE OF FLORIDA, INC.
941 NORTHEAST 79TH STREET
MIAMI, FLORIDA

Signed and sealed in the presence of:
Agnes H. Glenn
Roger Baldwin
Jan L. Hamady

STATE OF FLORIDA COUNTY OF Dade

THIS IS TO CERTIFY, That on Aug. 10, 1967 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JACK TAYLOR and BELLE S. HOROWITZ 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.

Agnes H. Glenn
NOTARY PUBLIC

My Commission Expires July 7, 1970 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 AUGUST 16, 1967 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 AUGUST 18, 1967

James T. Sanders
JAMES T. SANDERS, JR. Registration No. 1710

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on OCTOBER 26, 1967 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Richard D. Muldrow
VICE Chairman of the Board.
Attest: Curtis R. Barnes
Clerk of the Board.
Approved: G. T. Graves
County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on OCTOBER 26, 1967 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 NOVEMBER 20, 1967 at 11:15 A.M., File No.

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