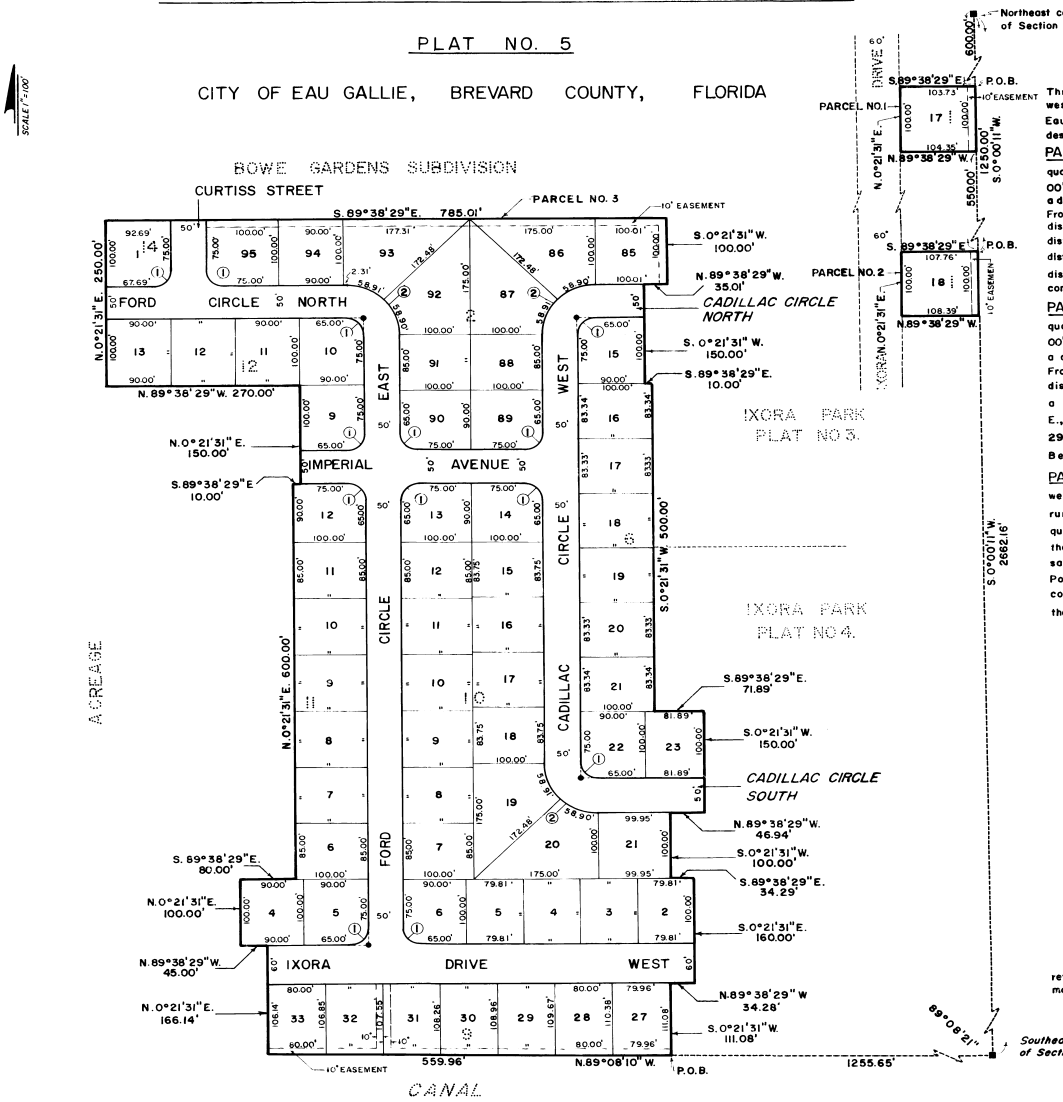
IXORA PARK

PLAT NO. 5

CITY OF EAU GALLIE, BREVARD COUNTY, FLORIDA



CURVE DATA				
CURVE NO.	Δ	T	R	LA
①	90°	25'	25'	39.27'
②	90°	75'	75'	117.81'

Curve numbers shown thusly – ①
Lot numbers shown thusly – 2
Block numbers shown thusly – 2
P.R.M. shown thusly – ●
5' Utility easement on all back lot lines
All side lot lines on curves are radial lines unless shown otherwise
All bearings shown are assumed
Lot and block numbers conform with ultimate development

DESCRIPTION

Three Parcels of land lying in and being a part of the Southwest quarter of Section 20, Twp. 27 South, Rge. 37 East, Eau Gallie, Brevard Couty, Florida, being more particularly described as follows: to wit:

PARCEL NO.1 From the Northeast corner of the Southwest quarter of Section 20, Twp. 27 South, Rge. 37 East, run S.0°-00'11"W. along the East boundary line of said quarter section, a distance of 600.00' feet to the Point of Beginning (P.O.B.). From the Point of Beginning continue S.0°00'11"W., a distance of 100.00 feet to a point; thence N.89°38'29"W., a distance of 104.35 feet to a point; thence N.0°21'31"E., a distance of 100.00 feet to a point; thence S.89°38'29"E., a distance of 103.73 feet returning to the Point of Beginning, containing 0.24 acres more or less.

PARCEL NO.2 From the Northeast corner of the Southwest quarter of Section 20, Twp. 27 South, Rge. 37 East, run S.0°-00'11"W. along the East boundary line of said quarter section, a distance of 1250.00' feet to the Point of Beginning (P.O.B). From the Point of Beginning continue S.0°00'11"W., a distance of 100.00' feet to a point; thence N.89°38'29"W, a distance of 108.39' feet to a point; thence N.0°21'31"-E., a distance of 100.00 feet to a point; thence S.89°38'29"E., a distance of 107.76 feet returning to the Point of Beginning, containing 0.25 acres more or less.

PARCEL NO.3 From the Northeast corner of the Southwest quarter of Section 20, Twp. 27 South, Range 37 East, run S.0°00'11"W. along the East boundary line of said quarter section, a distance of 2662.16 feet to a point; thence N.89°08'10"W. along the South boundary line of said quarter section, a distance of 1255.65 feet to the Point of Beginning (P.O.B.). From the Point of Beginning continue N.89°08'10"W., a distance of 559.96 feet to a point;

thence	N.0°21'31"E.,	a distance of	166.14	feet to a point;		
"	N.89°38'29"W.,	"	"	45.00	"	"
"	N.0°21'31"E.,	"	"	100.00	"	"
"	S.89°38'29"E.,	"	"	80.00	"	"
"	N.0°21'31"E.,	"	"	600.00	"	"
"	S.89°38'29"E.,	"	"	10.00	"	"
"	N.0°21'31"E.,	"	"	150.00	"	"
"	N.89°38'29"W.,	"	"	270.00	"	"
"	N.0°21'31"E.,	"	"	250.00	"	"
"	S.89°38'29"E.,	"	"	785.01	"	"
"	S.0°21'31"W.,	"	"	100.00	"	"
"	N.89°38'29"W.,	"	"	35.01	"	"
"	S.0°21'31"W.,	"	"	150.00	"	"
"	S.89°38'29"E.,	"	"	10.00	"	"
"	S.0°21'31"W.,	"	"	500.00	"	"
"	S.89°38'29"E.,	"	"	71.89	"	"
"	S.0°21'31"W.,	"	"	150.00	"	"
"	N.89°38'29"W.,	"	"	46.94	"	"
"	S.0°21'31"W.,	"	"	100.00	"	"
"	S.89°38'29"E.,	"	"	34.29	"	"
"	S.0°21'31"W.,	"	"	160.00	"	"
"	N.89°38'29"W.,	"	"	34.28	"	"
"	S.0°21'31"W.	"	"	111.08	"	"

returning to the Point of Beginning, containing 16.81 acres more or less.

POLK ENGINEERING COMPANY
LAKE WALES, FLORIDA

PLAT BOOK 21
AND PAGE 81

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 NOVEMBER 6, 1967.

TANEN CONSTRUCTION COMPANY OF EAU GALLIE, INC.
1617 SARNO ACRES RD
EAU GALLIE, FLORIDA

By Nathan Tanen
President

Attest:

Signed and sealed in the presence of:
Wilma d. Braner
Helena F. Beech

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on NOVEMBER 6, 1967 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared NATHAN TANEN and BARBARA TANEN 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.

Wilma d. Braner
NOTARY PUBLIC

My Commission Expires MAY 30, 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 October 20, 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 October 26, 1967.

William H. H. Hoedt Registration No. 2100

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 20, 1967 the City Council of the City of Eau Gallie, Florida approved the foregoing plat.

MAYOR.

ATTEST: Mrs. Beryl B. Niedermeyer
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 November 16th, 1967 the Zoning Commission of the above Municipality approved the foregoing plat.

James A. Phinney 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 DECEMBER 5, 1967 at 12:54 P.M. File No.

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