

SUNLAND 15265

SUN LAND ISLES

INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA

A SUBDIVISION OF A PORTION OF THE SW 1/4 OF SECTION II TWP. 27S, RGE 37E

PLAT BOOK 24
AND PAGE 34

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in PLAT BOOK 24 AND PAGE 34, do hereby dedicate 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, Joan McWilliams hereunto set my hand and seal on 5 JANUARY 1973
Joan McWilliams
Notary Public

Signed and sealed in the presence of:

Robert O. Baker
W. Bruce B. Egan

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 5 JANUARY 1973, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared:
JOAN MCWILLIAMS

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be free 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.

Lois A. Browning
NOTARY PUBLIC
My Commission Expires 25 MARCH 1974

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on 12 NOVEMBER 1972, he completed the survey of the lands as shown in the foregoing plat, that said public representation of the lands therein described and that permanent reference monuments have been placed as shown, in accordance with Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated 5 JANUARY 1973
Joseph L. Williams Registration No. 9413

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JUNE 28 1973 the CITY COMMISSION OF THE CITY OF INDIAN HARBOUR BEACH, FLA. approved the foregoing plat.
Frank C. Manganelli Mayor
Attest: Chas. Hojman City Clerk

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JUNE 28 1973 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 JUNE 28 1973 the Zoning Commission of the above Municipality approved the foregoing plat.
Zoning Director.

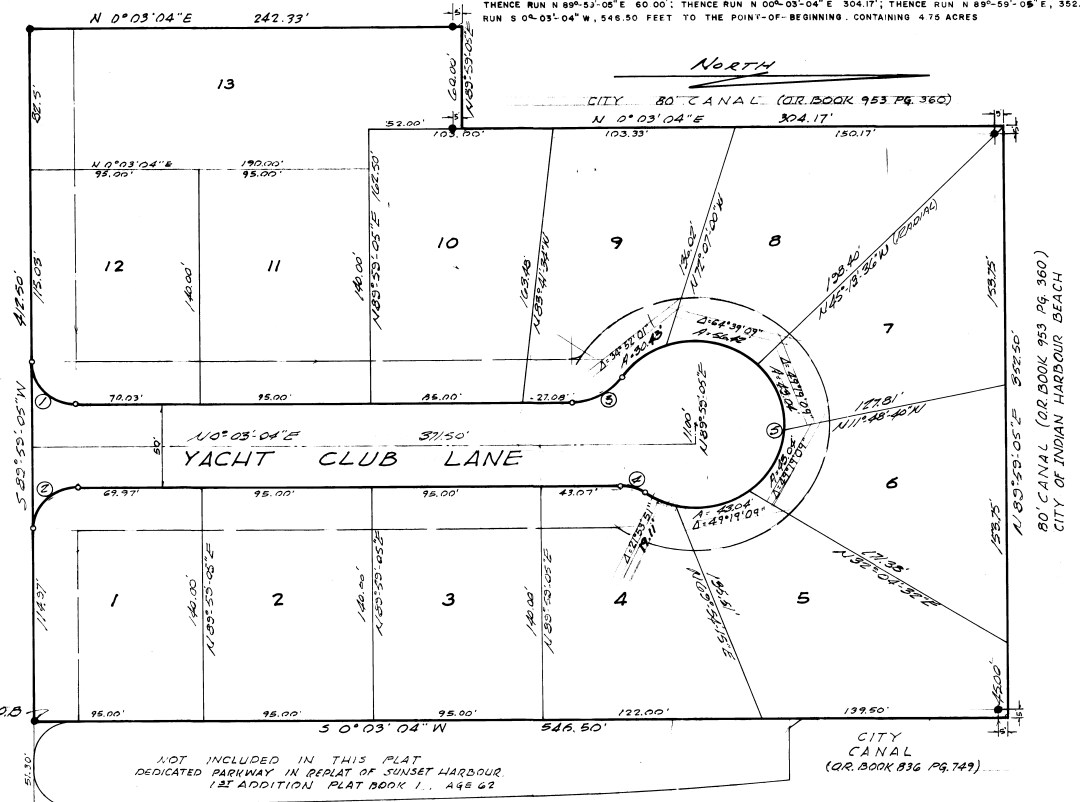
CERTIFICATE OF CLERK

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 JULY 10 1973 at 4:45 P.M. No. 1973-10
Clifford B. Brown
Clerk of the Circuit Court
In and for Brevard County, Florida

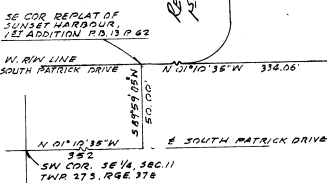
- GENERAL NOTES:**
1. READINGS ARE BASED ON THOSE SHOWN IN REPLAT OF SUNSET HARBOUR, 1ST ADDITION, P.D. 13 P. 62
 2. ALL DISTANCES ON CURVED LINES DERIVED ARE CURVATURES
 3. OPEN CURVES ABOUT 4" W/ CONCRETE MONUMENTS (P.D. 13) TO BE SET AT POINTS OF BEGINNING AND END OF CURVES AT COMPLETION OF ALL TO BE BROWSED LOTS
 4. SOLID CURVES CONDUIT PERMANENT REFERENCE MONUMENTS (P.D. 13)
 5. EASEMENTS:
 - A. A 75' FOOT PUBLIC UTILITY EASEMENT (P.D. 13 P. 62) IS HEREBY RESERVED ALONG THE REAR LOT LINES OF ALL LOTS
 - B. A 5.0 FOOT R/W N.O.E. IS HEREBY RESERVED ALONG THE SIDE LOT LINES OF ALL LOTS EXCEPT SIDE LOT LINES BORDERING STREET FRONTS OF LOTS AND WHERE THERE IS A MORE LOT ARE PERMITTED FOR SWALE CHANNELS THE 5.0 FOOT R/W N.O.E. OF THE INTERIOR LOT LINES SHALL RELATE TO THE OWNER
 - C. A 10.0 FOOT R/W N.O.E. IS HEREBY RESERVED ALONG THE FRONT LOT LINES OF ALL LOTS

DESCRIPTION:

FROM THE S.W. CORNER OF THE SE 1/4, SEC. 11, TWP. 27S, RGE. 37E RUN ALONG THE E. OF SOUTH PATRICK DRIVE N 01° 10' 35" W 352 FEET; THENCE S 89° 59' 05" W 50.00 FEET TO THE WEST R/W LINE OF SOUTH PATRICK DRIVE AND THE SE CORNER OF THE REPLAT OF SUNSET HARBOUR, 1ST ADDITION AS RECORDED IN PLAT BOOK 13, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY; THENCE RUN N 01° 10' 35" W 334.06 FEET ALONG THE SAID WEST R/W LINE OF SOUTH PATRICK DRIVE AND THE EAST LINE OF SAID REPLAT OF SUNSET HARBOUR, 1ST ADDITION TO AN EASTERLY EXTENSION OF THE NORTH R/W LINE OF DATURA DRIVE; THENCE RUN S 89° 59' 05" W 51.30 FEET ALONG SAID NORTH R/W LINE OF DATURA DRIVE TO THE POINT-OF-BEGINNING; THENCE CONTINUE ALONG THE NORTH R/W LINE OF DATURA DRIVE S 89° 59' 05" W 412.50'; THENCE RUN N 00° 03' 04" E 242.33 FEET; THENCE RUN N 89° 53' 05" E 60.00'; THENCE RUN N 00° 03' 04" E 304.17'; THENCE RUN N 89° 59' 05" E, 352.50 FEET; THENCE RUN S 0° 03' 04" W, 546.50 FEET TO THE POINT-OF-BEGINNING, CONTAINING 4.76 ACRES



CURVE DATA				
N#	A	R	T	L.C.
1	89° 57' 51"	25.00	24.97	55.54
2	90° 02' 00"	25.00	25.00	55.57
3	54° 47' 50"	35.00	18.14	58.47
4	34° 34' 38"	25.00	27.8	14.00
5	26° 28' 28"	20.00	25.07	71.10



STATE OF CALIFORNIA
COUNTY OF MONTEREY

THIS IS TO CERTIFY, THAT ON JAN 18, 1973, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MARIA ANTONIA GARY, SINGLE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC May H. Nielsen MY COMMISSION EXPIRES MAY 10 1973
MAY H. NIELSEN

KNOW ALL MEN BY THESE PRESENTS: THAT MARIA ANTONIA GARY, SINGLE, OWNER AND HOLDER OF A CERTAIN MORTGAGE DATED 4 DEC 72 AND FILED 9 DEC 72 IN O.R. BOOK 180, PAGE 747, BREVARD COUNTY, FLORIDA, (PUBLIC RECORDS) SAID MORTGAGE ENCLINING THE PROPERTY DESCRIBED HEREIN DOES HEREBY CONSENT AND JOIN IN THE RECORDING OF THIS PLAT IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL THIS 18 DAY OF JANUARY 1973.

Maria Antonia Gary
May H. Nielsen

