

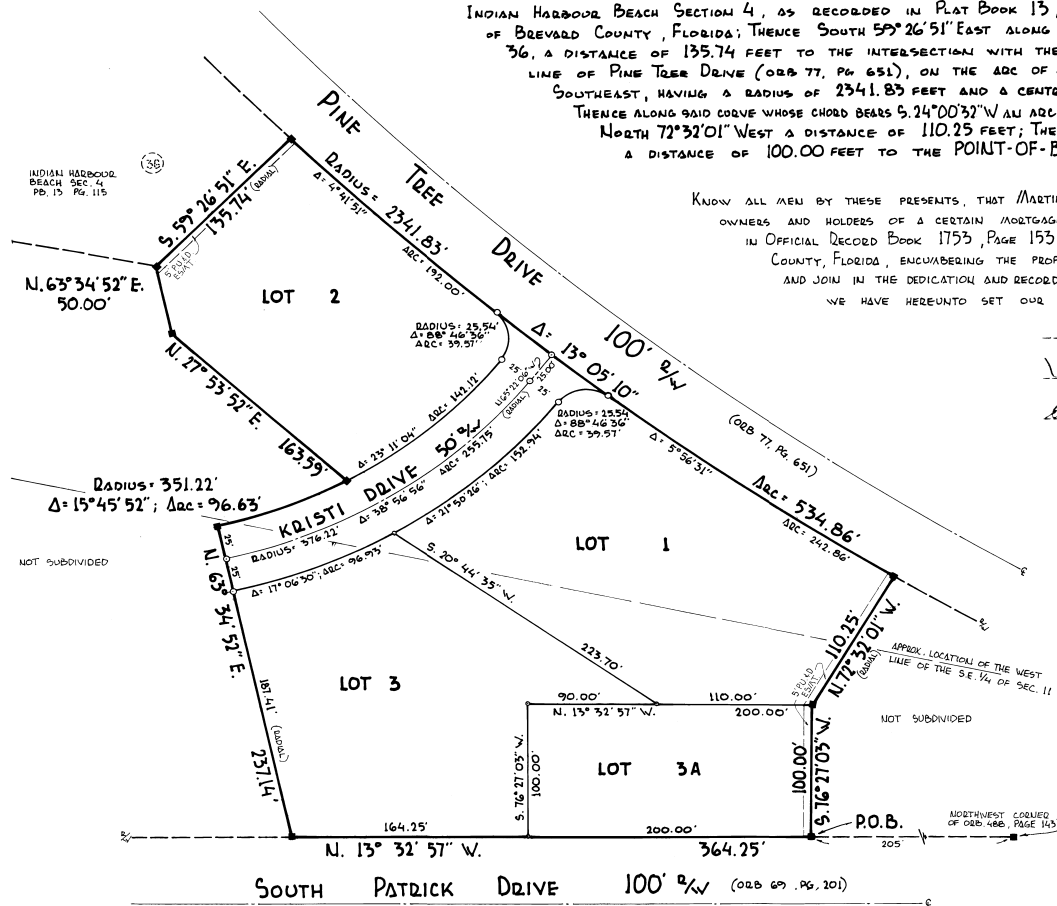
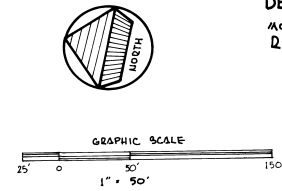
HARBOUR VILLA SECTION ONE

SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST

CITY OF

INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA

DESCRIPTION: A PARCEL OF LAND IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 488, PAGE 143, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH PATRICK DRIVE (ORB 69, PG 201); THENCE GO NORTH 13° 32' 57" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF SOUTH PATRICK DRIVE, A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 13° 32' 57" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH PATRICK DRIVE, A DISTANCE OF 364.25 FEET; THENCE NORTH 63° 34' 52" EAST A DISTANCE OF 237.14' TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 351.22 FEET AND A CENTRAL ANGLE OF 15° 45' 52"; THENCE ALONG SAID CURVE WHOSE CHORD BEARS S. 34° 18' 04" E. AN ARC DISTANCE OF 96.63 FEET; THENCE NORTH 27° 53' 52" EAST A DISTANCE OF 163.59 FEET; THENCE NORTH 63° 34' 52" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 36, INDIAN HARBOUR BEACH SECTION 4, AS RECORDED IN PLAT BOOK 13, PAGE 115 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 59° 26' 51" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 36, A DISTANCE OF 135.74 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE (ORB 77, PG 651), ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2341.83 FEET AND A CENTRAL ANGLE OF 13° 05' 10"; THENCE ALONG SAID CURVE WHOSE CHORD BEARS S. 24° 00' 32" W AN ARC DISTANCE OF 534.86 FEET; THENCE NORTH 72° 32' 01" WEST A DISTANCE OF 110.25 FEET; THENCE SOUTH 76° 27' 03" WEST A DISTANCE OF 100.00 FEET TO THE POINT-OF-BEGINNING.



KNOW ALL MEN BY THESE PRESENTS, THAT MARTIN A. McGUIRE and VERONICA A. McGUIRE, HIS WIFE, OWNERS AND HOLDERS OF A CERTAIN MORTGAGE DATED JUNE 14, 1977 AND FILED IN OFFICIAL RECORD BOOK 1753, PAGE 153 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ENCUMBERING THE PROPERTY DESCRIBED ABOVE DO HEREBY CONSENT AND JOIN IN THE DEDICATION AND RECORDING OF THIS PLAT. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF _____, 1977.

Martin A. McGuire
Veronica A. McGuire
Witnesses: Mary Jo Wilson, Roy L. Calton

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY THAT ON AUGUST 11, 1977 BEFORE ME PERSONALLY APPEARED MARTIN A. McGUIRE AND VERONICA A. McGUIRE, KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, THE EXECUTION WHEREOF TO BE THEIR OWN FREE WILL AND DEEDFUL WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL THIS 11th DAY OF AUGUST, 1977.

- GENERAL NOTES:
- 1) ■ DENOTES P.R.A.
○ DENOTES P.C.P.
○ DENOTES LOT CORNER
 - 2) BEARINGS ARE ASSUMED AND DO NOT REFER TO THE TRUE MERIDIAN
 - 3) EASEMENTS:
A) 5' PUBLIC UTILITIES AND DRAINAGE EASEMENTS AS SHOWN

PLAT BOOK 25
AND PAGE 6

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in HARBOUR VILLA SECTION ONE 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 _____ DAY OF _____, 1977.
By _____ DEVELOPMENT CORPORATION
President
Vice-President
Signed and sealed in the presence of: _____

STATE OF Florida COUNTY OF Brevard
THIS IS TO CERTIFY, That on August 11, 1977 before me, an officer duly authorized to take acknowledgments 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 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 therunto 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: _____

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 1, 1977 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 plotted; 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 1, 1977
Registration No. 941

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on October 26, 1977, the _____ of Indian Harbour Beach, Brevard County, Florida, approved the foregoing plat.
Attest: _____ Mayor
_____ 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 PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above _____ approved the foregoing plat.
Zoning Director: _____
Planning 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 _____ at _____ PM File No. 174,573
Clerk of the Circuit Court in and for Brevard County, Fla.
By _____