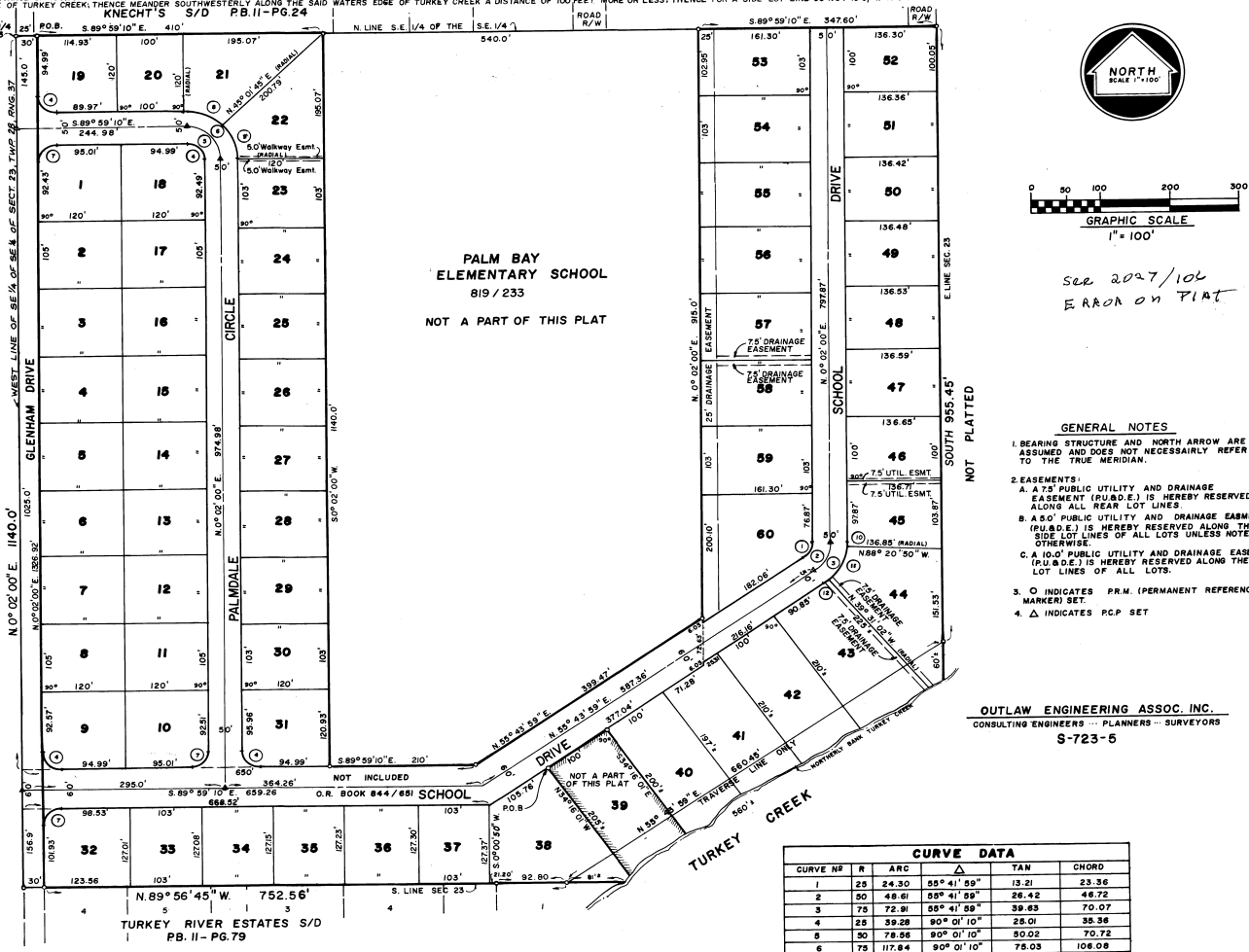
PALMDALE

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SECTION 23, TOWNSHIP 28 SOUTH, RANGE 37 EAST

DESCRIPTION: A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SEC. 23 THENCE S.89°59'10"E., ALONG THE NORTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SEC. 23 A DISTANCE OF 30.0' TO THE POINT-OF-BEGINING OF THIS DESCRIPTION, THENCE CONTINUE S.89°59'10"E. ALONG SAID LINE A DISTANCE OF 410.0 FEET, THENCE S.0°02'00"W. A DISTANCE OF 1140.0 FEET, THENCE S.89°59'10"E. A DISTANCE OF 210.0 FEET, THENCE N.55°43'59"E. A DISTANCE OF 399.47 FEET, THENCE N.0°02'00"E. A DISTANCE OF 915.0 FEET, THENCE N.0°02'00"E. A DISTANCE OF 1015 FEET, MORE OR LESS TO THE NORTH LINE OF THE S.E. 1/4 OF S.E. 1/4 OF SAID SEC. 23, THENCE S.89°59'10"E. ALONG SAID NORTH LINE A DISTANCE OF 347.60 FEET TO THE EAST LINE OF SAID SEC. 23; THENCE SOUTH ALONG THE EAST LINE OF SEC. 23 A DISTANCE OF 1015 FEET, MORE OR LESS TO THE NORTHERLY BANK OF TURKEY CREEK, THENCE SOUTHWESTERLY ALONG THE NORTHERLY BANK OF SAID TURKEY CREEK A DISTANCE OF 560 FEET MORE OR LESS TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SEC. 23, THENCE N.89°56'45"W., ALONG THE SOUTH LINE OF SAID SEC. 23, A DISTANCE OF 864 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GLENHAM DRIVE, THENCE N.0°02'00"E., ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GLENHAM DRIVE, A DISTANCE OF 1326.92 FEET TO THE POINT-OF-BEGINING.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE N.W. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SEC. 23, THENCE S.0°02'00"W. ALONG THE WEST LINE OF THE SE. 1/4 OF THE S.E. 1/4 A DISTANCE OF 1140.0 FEET TO THE POINT OF BEGINING OF THIS DECRIPTION, THENCE CONTINUE S.0°02'00"W. A DISTANCE OF 60.0 FEET, THENCE S.89°59'10"E. A DISTANCE OF 668.52 FEET, THENCE N.55°43'59"E. A DISTANCE OF 377.04 FEET, THENCE N.0°02'00"E. A DISTANCE OF 72.63 FEET, THENCE S.55°43'59"W. A DISTANCE OF 399.47 FEET, THENCE N.89°59'10"W. A DISTANCE OF 650.0 FEET TO THE POINT OF BEGINING. LESS EXISTING RIGHT-OF-WAY OF GLENHAM DRIVE, CONTAINS 23.2 ACRES MORE OR LESS.
ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE N.W. CORNER OF THE SE. 1/4 OF THE SE. 1/4 OF SEC. 23, TWP 28S., RANGE 37E., BREVARD COUNTY, FLORIDA; GO S.0°02'00"W ALONG THE WEST LINE OF THE SAID SE. 1/4 OF THE SE. 1/4 OF SEC. 23 A DISTANCE OF 1200.00 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 844, PAGE 651 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.89°59'10"E ALONG THE SAID SOUTH LINE A DISTANCE OF 668.52 FEET; THENCE E. DISTANCE OF 200.00 FEET; THENCE N.55°43'59"E. A DISTANCE OF 100.00 FEET; THENCE FOR A SIDE LOT LINE GO S34°16'01"E. A DISTANCE OF 200.00 FEET MORE OR LESS TO N.55°43'59"E. A DISTANCE OF 105.76 FEET TO THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE FOR THE FRONT LINE CONTINUE N.55°43'59"E A DISTANCE OF 100.00 FEET; THENCE FOR A SIDE LOT LINE GO S34°16'01"E A DISTANCE OF 205 FEET MORE OR LESS TO THE WATERS EDGE OF TURKEY CREEK; THENCE MEANDER SOUTHWESTERLY ALONG THE SAID WATERS EDGE OF TURKEY CREEK A DISTANCE OF 100 FEET MORE OR LESS; THENCE FOR A SIDE LOT LINE GO N34°16'01"W A DISTANCE OF 205 FEET MORE OR LESS TO THE POINT-OF-BEGINNING.



0 50 100 200 300
GRAPHIC SCALE
1" = 100'

SEE 2027/106
ERROR ON PLAT

GENERAL NOTES

1. BEARING STRUCTURE AND NORTH ARROW ARE ASSUMED AND DOES NOT NECESSARILY REFER TO THE TRUE MERIDIAN.
2. EASEMENTS:
   A. A 7.5' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.&D.E.) IS HEREBY RESERVED ALONG ALL REAR LOT LINES.
   B. A 5.0' PUBLIC UTILITY AND DRAINAGE EASMENT (P.U.&D.E.) IS HEREBY RESERVED ALONG THE SIDE LOT LINES OF ALL LOTS UNLESS NOTED OTHERWISE.
   C. A 10.0' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.&D.E.) IS HEREBY RESERVED ALONG THE FRONT LOT LINES OF ALL LOTS.
3. O INDICATES PRM. (PERMANENT REFERENCE MARKER) SET.
4. △ INDICATES PCP SET

OUTLAW ENGINEERING ASSOC. INC.
CONSULTING ENGINEERS ··· PLANNERS ··· SURVEYORS
S-723-5

CURVE DATA

CURVE Nº	R	ARC	Δ	TAN	CHORD
1	25	24.30	55° 41' 59"	13.21	23.36
2	50	48.61	55° 41' 59"	26.42	46.72
3	75	72.91	55° 41' 59"	39.63	70.07
4	25	39.28	90° 01' 10"	25.01	35.36
5	50	78.56	90° 01' 10"	50.02	70.72
6	75	117.84	90° 01' 10"	75.03	106.08
7	25	39.26	89° 58' 50"	24.99	35.35
8	75	58.93	45° 00' 55"	31.08	57.42
9	75	58.91	45° 00' 15"	31.07	57.41
10	75	2.12	1° 37' 10"	1.06	2.12
11	75	63.92	48° 49' 48"	34.05	62.00
12	75	6.87	5° 15' 01"	3.44	6.87

PLAT BOOK 25
AND PAGE 13

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER..... IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, 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 HEREUNTO SET MY HAND... AND SEAL... ON Sept. 14, 1977

Alvin Katz
Alvin Katz

67 RIDGE ROAD
TENAFLY, NJ
07670

Signed and sealed in the presence of:
Jeanne H. Pruitt
Williams G. Farrell
James Rupert Pruitt

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on SEPTEMBER 14, 1977 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.

ALVIN KATZ

to me known to be the person.... described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be..... free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Jeanne H. Pruitt
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES MARCH 25 1980
BONDED THRU GENERAL INS. UNDERWRITERS

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 9/11/77

Registration No. 941

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on DECEMBER 15, 1977 the City Council of the City of Palm Bay, Florida approved the foregoing plat.

SEAL

VICE MAYOR.

ATTEST:

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 DECEMBER 14, 1977 the Zoning Commission of the above City 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 DECEMBER 29, 1977 at 4:00 P.M. File No. 187081

R.C. Wimberly D.C.

Clerk of the Circuit Court
in and for Brevard County, Fla.
By Shawn C. Compo, D.C.

BLUEPRINT CO. — 127