K&E 17 0183 11-77 MC 7122*

INDIAN BAY ESTATES

PHASE ONE

A SUBDIVISION IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

SHEET 4 OF 4

DESCRIPTIONS:

PARCEL A: A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 3, LYING IN SAID SECTION 34, WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TROPICAL TRAIL; THENCE N 05° 54' 44" E, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1149.82 FEET TO THE POINT-OF-BEGINNING OF LANDS HEREON DESCRIBED, SAID POINT LYING 15.00 FEET ± SOUTH OF, BY RIGHT ANGLE MEASUREMENT OF THE CENTERLINE OF INDIAN BAY BOULEVARD (100 FOOT RIGHT-OF-WAY), THENCE N 89° 29' 36" W, PARALLEL TO AND 15.00 FEET SOUTH OF, BY RIGHT ANGLE MEASUREMENT OF SAID CENTERLINE, A DISTANCE OF 195.00 FEET; THENCE N 00° 30' 24" E, 30.00 FEET; THENCE S 89° 29' 36" E, 195.00 FEET; THENCE S 00° 30' 24" W., 30.00 FEET TO THE POINT-OF-BEGINNING CONTAINING 0.13 ACRES MORE OR LESS.

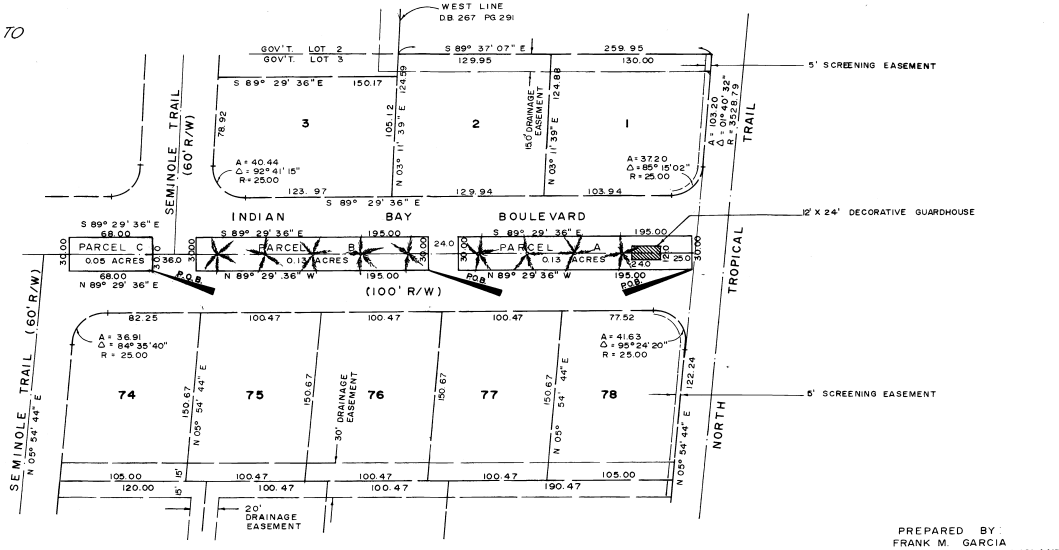
PARCEL B: A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 3, LYING IN SAID SECTION 34 WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TROPICAL TRAIL; THENCE N 05° 54' 44" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1149.82 FEET TO A POINT LYING 15.00 FEET SOUTH OF, BY RIGHT ANGLE MEASUREMENT OF THE CENTERLINE OF INDIAN BAY BOULEVARD (100' R/W), THENCE N 89° 29' 36" W, PARALLEL TO AND 15.00 FEET SOUTH, BY RIGHT ANGLE MEASUREMENT OF THE SAID CENTERLINE, A DISTANCE OF 219.00 FEET TO THE POINT-OF-BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUE N 89° 29' 36" W, 195.00 FEET, THENCE S 00° 30' 24" E, 30.00 FEET TO THE POINT-OF-BEGINNING, CONTAINING 0.13 ACRES MORE OR LESS.

PARCEL C: A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTIONS OF THE SOUTH LINE OF GOVERNMENT LOT 3, LYING IN SAID SECTION 34, WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH TROPICAL TRAIL; THENCE N 05° 54' 44" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1149.82 FEET TO A POINT LYING 15.00 FEET SOUTH OF, BY RIGHT ANGLE MEASUREMENT OF THE CENTERLINE OF INDIAN BAY BOULEVARD, (100' R/W), THENCE N 89° 29' 36" W, PARALLEL TO AND 15.00 SOUTH, BY RIGHT ANGLE MEASUREMENT OF THE SAID CENTERLINE, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING OF LANDS DESCRIBED; THENCE CONTINUE N 89° 29' 36" W, 68.00 FEET, THENCE N 00° 30' 24" E, 30.00 FEET; THENCE S 89° 29' 36" E, 68.00 FEET; THENCE S 00° 30' 24" W 30.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.05 ACRES MORE OR LESS.

SCALE 1"= 60'

NOTE:

PARCELS A, B & C ARE DEDICATED TO THE PUBLIC. THEY ARE FOR IDENTIFICATION ONLY.



PREPARED BY:
FRANK M. GARCIA
LAND SURVEYOR MERRITT ISLAND
FLORIDA

DWM

PLAT BOOK 26
AND PAGE 37

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

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 .....

By .....
President

Attest: .....

Signed and sealed in the presence of: .....

.....

.....

STATE OF ..... COUNTY OF .....

THIS IS TO CERTIFY, That on ..... 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 ....., 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.

.....
NOTARY PUBLIC

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 .....

..... Registration No. .....

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on ..... the ..... approved the foregoing plat.

SEAL

..... MAYOR.

ATTEST: .....

..... CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

.....
Chairman of the Board

ATTEST: .....
Clerk of the Board

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.

.....
Planning and 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 .....

at ..... File No. .....

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