K&E 17 0153

HIGH ACRES ESTATES

UNIT No. 3

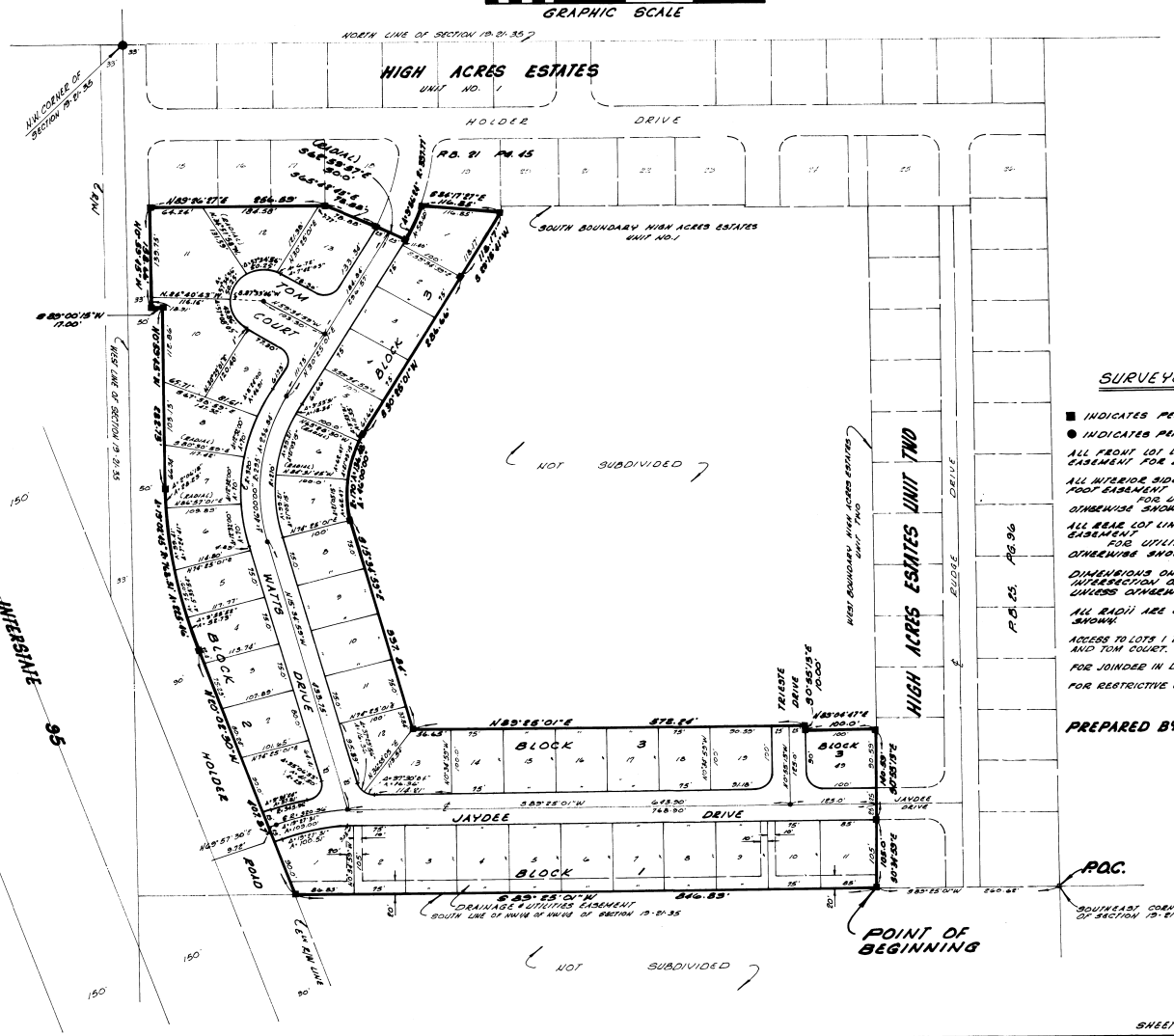
A SUBDIVISION OF A PART OF THE NW¼ OF THE NW¼ OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF THE NW¼ OF THE NW¼ OF THE AFORESAID SECTION 19, AND RUN THENCE S 89°55'01"W ALONG THE SOUTH LINE OF THE NW¼ OF THE NW¼ OF SAID SECTION 19, AND ALONG THE SOUTH BOUNDARY OF HIGH ACRES ESTATES UNIT TWO, AS RECORDED IN PLAT BOOK 25, PAGE 36 OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 660.83 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SOUTH LINE OF THE AFORESAID NW¼ OF THE NW¼ OF SAID SECTION 19, S 89°55'01"W A DISTANCE OF 660.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HOLDER ROAD; THENCE RUN N 00°05'30"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 660.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 768.51 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°02'45" A DISTANCE OF 255.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HOLDER ROAD THE FOLLOWING THREE COURSES AND DISTANCES: N 20°07'15"W, 232.79 FEET; THENCE N 25°00'15"W, 170.01 FEET; THENCE N 20°55'45"W, 158.64 FEET TO THE SOUTHWEST CORNER OF LOT 10, AS SHOWN ON PLAT OF HIGH ACRES ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 21, PAGE 45 OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89°26'37"E ALONG THE SOUTH BOUNDARY OF SAID HIGH ACRES ESTATES UNIT NO. 1 A DISTANCE OF 1320.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WATTS DRIVE; THENCE CONTINUE N 89°26'37"E ALONG SAID SOUTH BOUNDARY 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WATTS DRIVE AND THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 893.79 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°55.0" A DISTANCE OF 58.90 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY AND THE SOUTHWESTERLY CORNER OF LOT 19, ALL AS SHOWN ON THE PREVIOUSLY MENTIONED PLAT OF HIGH ACRES ESTATES UNIT NO. 1; THENCE RUN S 89°26'37"E ALONG THE AFORESAID SOUTH BOUNDARY OF HIGH ACRES ESTATES UNIT NO. 1, A DISTANCE OF 170.00 FEET; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE RUN S 15°34'53"E, 332.34 FEET; THENCE RUN S 25°00'15"E, 286.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1460.00 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°00'00" A DISTANCE OF 136.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 21°00'15"E A DISTANCE OF 372.84 FEET; THENCE RUN N 89°55'01"E, PARALLEL WITH THE PREVIOUSLY MENTIONED SOUTH LINE OF THE NW¼ OF THE NW¼ OF SAID SECTION 19, A DISTANCE OF 372.84 FEET; THENCE RUN S 0°04'59"E, 100.00 FEET; THENCE N 89°55'01"E, 100.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF HIGH ACRES ESTATES, UNIT TWO, AS RECORDED IN PLAT BOOK 25, PAGE 36 OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 0°05'30"E ALONG SAID WEST BOUNDARY LINE, 140.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JAYDEE DRIVE AS SHOWN ON THE PREVIOUSLY MENTIONED PLAT OF HIGH ACRES ESTATES UNIT TWO; THENCE CONTINUE SOUTH 0°05'30"E, ALONG THE AFORESAID WEST BOUNDARY LINE OF HIGH ACRES ESTATES UNIT TWO, 105.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.52 ACRES MORE OR LESS.

GRAPHIC SCALE 100 50 0 100 200 300

SCALE: 1" = 100'



SURVEYOR'S NOTES:

- ■ INDICATES PERMANENT REFERANCE MARKER.
- ● INDICATES PERMANENT CONTROL POINT.

ALL FRONT LOT LINES SHALL HAVE A 10.00 FOOT EASEMENT FOR DRAINAGE & UTILITIES.

ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7.50 FOOT EASEMENT FOR UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN.

ALL REAR LOT LINES SHALL HAVE A 10.00 FOOT EASEMENT FOR UTILITIES AND DRAINAGE, UNLESS OTHERWISE SHOWN.

DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.

ALL RADII ARE 25 FEET, UNLESS OTHERWISE SHOWN.

ACCESS TO LOTS 1 THRU 11 IS TO BE VIA WATTS DRIVE AND TOM COURT.

FOR JOINDER IN DEDICATION SEE ORB 2275 PG 2421

FOR RESTRICTIVE COVENANTS SEE ORB 2275 PG 2418

PREPARED BY: L.A. MELVIN AND ASSOC.
320 INDIAN RIVER AVENUE
TITUSVILLE, FLORIDA

SHEET 1 OF 1

PLAT BOOK 28
AND PAGE 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in HIGH ACRES ESTATES UNIT No. 3 hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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 DECEMBER 2, 1980

By John Henry Jones, President (JOHN HENRY JONES OR PALMER HURST, VICE PRESIDENT, ETC.)

Attest: Suzanne W. Jones, SECRETARY

Signed and sealed in the presence of: William L. Barnes, Robert D. McLeod, Larry W. Zimmerman

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on DECEMBER 2, 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MR. JOHN HENRY JONES and SUZANNE W. JONES 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.

Peggy A. Patterson
NOTARY PUBLIC

My Commission Expires NOV. 12, 1983 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 MARCH 3, 1980 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 MARCH 14, 1980

Robert D. McLeod Jr. Registration No. 3135

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.

Dal M. Steele
Chairman of the Board

ATTEST: R.C. Wyndham
Exp. Thos. C. Coop Jr.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on DEC. 18, 1980 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Dal M. Steele
Chairman of the Board

Attest R.C. Wyndham
Exp. Thos. C. Coop Jr.
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 ..... 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 January 9, 1981 at 3:06 File No. 499698

R.C. Wyndham
Clerk of the Circuit Court
in and for Brevard County, Fla.
Exp. Thos. C. Coop Jr.