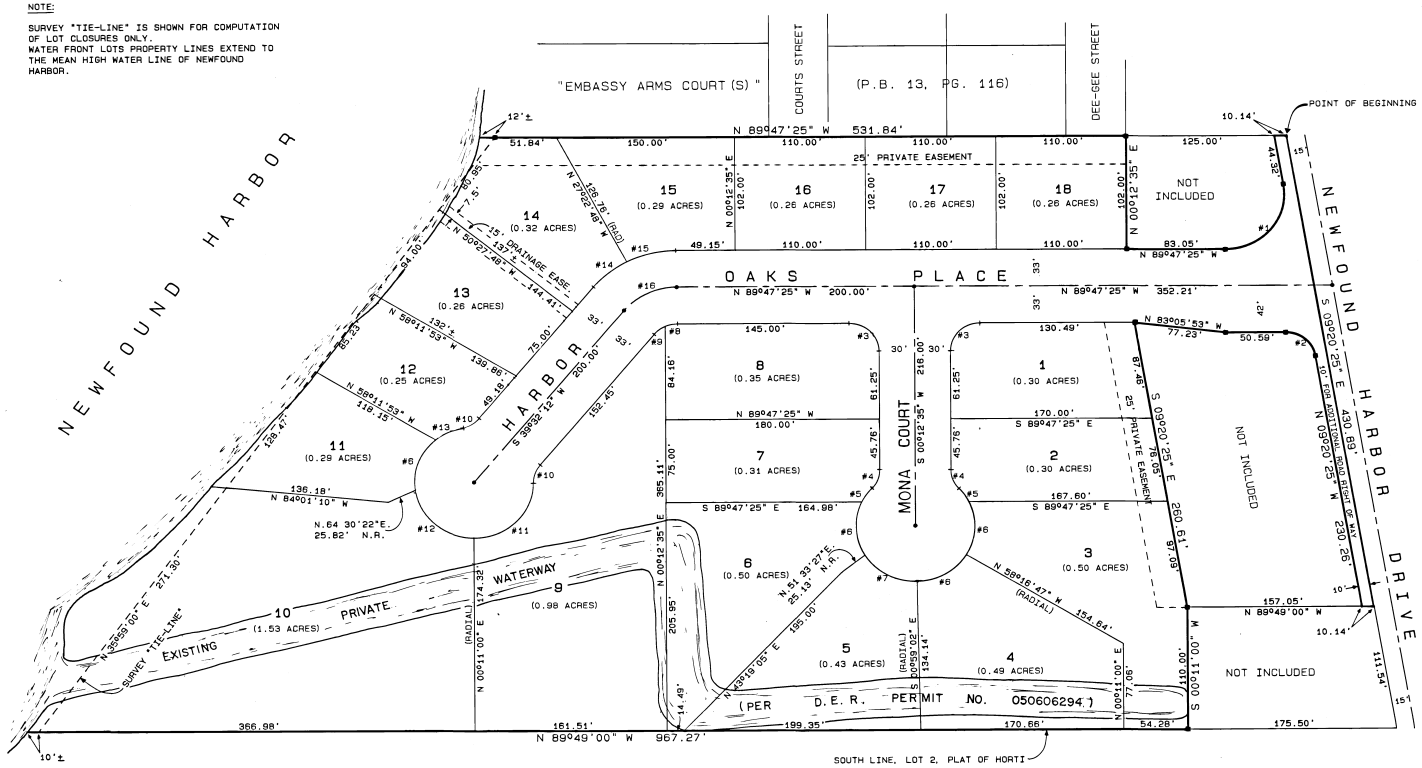
K&E 17 0133

HARBOR OAKS

A SUBDIVISION LYING IN SECTION 7, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF LOT 2 OF THE "PLAT OF HORTI", AS RECORDED IN PLAT BOOK 1, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 2, AND RUN N.89 47'25"W., ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 10.14 FEET; THENCE S.09 20'25"E., PARALLEL TO AND 10.0 FEET DISTANT FROM THE WEST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, A DISTANCE OF 44.32 FEET TO THE POINT OF CURVATURE OF A 50.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 99 33'00" A DISTANCE OF 86.87 FEET TO A POINT OF TANGENCY; THENCE N.89 47'25"W., PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 83.05 FEET; THENCE N.00 12'35"E., PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 102.00 FEET TO A POINT ON SAID NORTH LINE OF LOT 2; THENCE N.89 47'25"W., ALONG SAID NORTH LINE, A DISTANCE OF 544 FEET, MORE OR LESS TO AN INTO THE WATERS OF NEWFOUND HARBOR; THENCE RETURN TO THE POINT OF BEGINNING, AND RUN S.09 20'25"E., ALONG SAID WEST RIGHT OF WAY LINE OF NEWFOUND HARBOR DRIVE, A DISTANCE OF 430.89 FEET ; THENCE N.89 49' 00"W., PARALLEL TO AND 110.0 FFET DISTANT FROM THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 10.14 FEET; THENCE N.09 20'25"W., PARALLEL TO AND 10.0 FEET DISTANT FROM SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 230.26 FEET TO THE POINT OF CURVATURE OF A 25.0 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE 80 27'00" A DISTANCE OF 35.10 FEET TO A POINT OF TANGENCY; THENCE N.89 47'25"W., PARALLEL WITH SAID NORTH LINE OF LOT 2, A DISTANCE OF 50.59 FEET; THENCE N.83 05'53"W., A DISTANCE OF 77.23 FEET; THENCE S.09 20'25"E., PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 260.61 FEET; THENCE 300.11'00"W., A DISTANCE OF 110.0 FEET TO A POINT OF THE SOUTH LINE OF SAID LOT 2; THENCE N.89 49'00"W., ALONG SAID SOUTH LINE, A DISTANCE OF 977 FEET, MORE OR LESS, TO AND INTO THE WATERS OF NEWFOUND HARBOR; THENCE NORTHEASTERLY, MEANDERING SAID WATERS TO AN INTERSECTION WITH THE SIXTH COURSE OF THIS DESCRIPTION.
Containing 9.7 Acres more or less.

NOTE:
SURVEY "TIE-LINE" IS SHOWN FOR COMPUTATION OF LOT CLOSURES ONLY.
WATER FRONT LOTS PROPERTY LINES EXTEND TO THE MEAN HIGH WATER LINE OF NEWFOUND HARBOR.



CURVE DATA

#1	R.=50.00'	D.=99°33'00"	L.=86.87'	T.=59.11'
#2	R.=25.00'	D.=80°27'00"	L.=35.10'	T.=21.15'
#3	R.=25.00'	D.=90°00'00"	L.=39.27'	T.=25.00'
#4	R.=25.00'	D.=42°50'00"	L.=18.69'	T.=9.81'
#5	R.=50.00'	D.=17°02'53"	L.=14.88'	T.=7.49'
#6	R.=50.00'	D.=57°17'45"	L.=50.00'	T.=27.32'
#7	R.=50.00'	D.=59°41'00"	L.=52.08'	T.=28.68'
#8	R.=25.00'	D.=23°34'41"	L.=10.29'	T.=5.22'
#9	R.=25.00'	D.=27°05'42"	L.=11.82'	T.=6.02'
#10	R.=25.00'	D.=39°20'45"	L.=17.17'	T.=8.94'
#11	R.=50.00'	D.=89°59'33"	L.=78.53'	T.=49.99'
#12	R.=50.00'	D.=82°07'50"	L.=71.67'	T.=43.56'
#13	R.=50.00'	D.=29°16'23"	L.=25.55'	T.=13.06'
#14	R.=91.00'	D.=23°05'00"	L.=36.66'	T.=18.58'
#15	R.=91.00'	D.=27°35'23"	L.=43.82'	T.=22.34'
#16	R.=58.00'	D.=50°40'23"	L.=51.30'	T.=27.46'

SURVEYOR'S NOTES

■- INDICATES PERMANENT REFERENCE MONUMENTS.
□- INDICATES CONCRETE MONUMENTS FOUND.
•- INDICATES PERMANENT CONTROL POINTS.

A STRIP OF LAND 5 FEET IN WIDTH IS RESERVED ALONG ALL SIDE LOT LINES AND A STRIP OF LAND 7.5 FEET IN WIDTH IS RESERVED ALONG ALL REAR LOT LINES, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE.

ACREAGES OF THE WATER FRONT LOTS WAS COMPUTED TO THE WATERS EDGE AS LOCATED ON APRIL 10, 1984.

THE DASHED LINE ALONG THE WEST LINE OF THE PLAT IS FOR COMPUTATIONAL PURPOSES ONLY. THE LOT LINES EXTEND TO THE ORDINARY HIGH WATER LINE OF NEWFOUND HARBOR.

A STRIP OF LAND 7.5 FEET IN WIDTH IS RESERVED ALONG ALL FRONT LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF SIDEWALKS AND PUBLIC UTILITIES.

FREDLUND AND PACKARD LAND SURVEYORS, INC.
COCOA, FLORIDA

PLAT BOOK 31
AND PAGE 82

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in HARBOR OAKS hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the 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.
IN WITNESS WHEREOF, the undersigned hereunto set ...HIS..... hand... and seal.... on ...JUNE 4, 1985.....

Samir Z. Kabani
SAMIR EL KABANI
1375 NORTH COURTENAY PARKWAY
MERRITT ISLAND, FLORIDA

Signed and sealed in the presence of:
Susan D. Wilson
Hattie L. Walker

STATE OF ..FLORIDA..... COUNTY OF..BREVARD.....
THIS IS TO CERTIFY, That on ...JUNE 4, 1985....., before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

SAMIR EL KABANI

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

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
NOTARY PUBLIC
My Commission Expires ...9/30/86.....

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on ...APRIL 10, 1984..... 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 ...JUNE 4, 1985.....

ROBERT M. PACKARD, P.L.S. Registration No. 3867

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 ways, easements and land dedicated for public use on this plat.
Chairman of the Board
ATTEST: R.C. Winstead Jr. By: Anthony W. Mogo D.C.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on June 6, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board.
Attest
R.C. Winstead Jr. By: Anthony W. Mogo D.C.
Clerk of the Board
Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on June 5, 1985 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 7-11-1985 at 2:25PM. File No. 054399
R.C. Winstead Jr. By: Anthony W. Mogo D.C.
Clerk of the Circuit Court in and for Brevard County, Fla.