K&E 17 0153

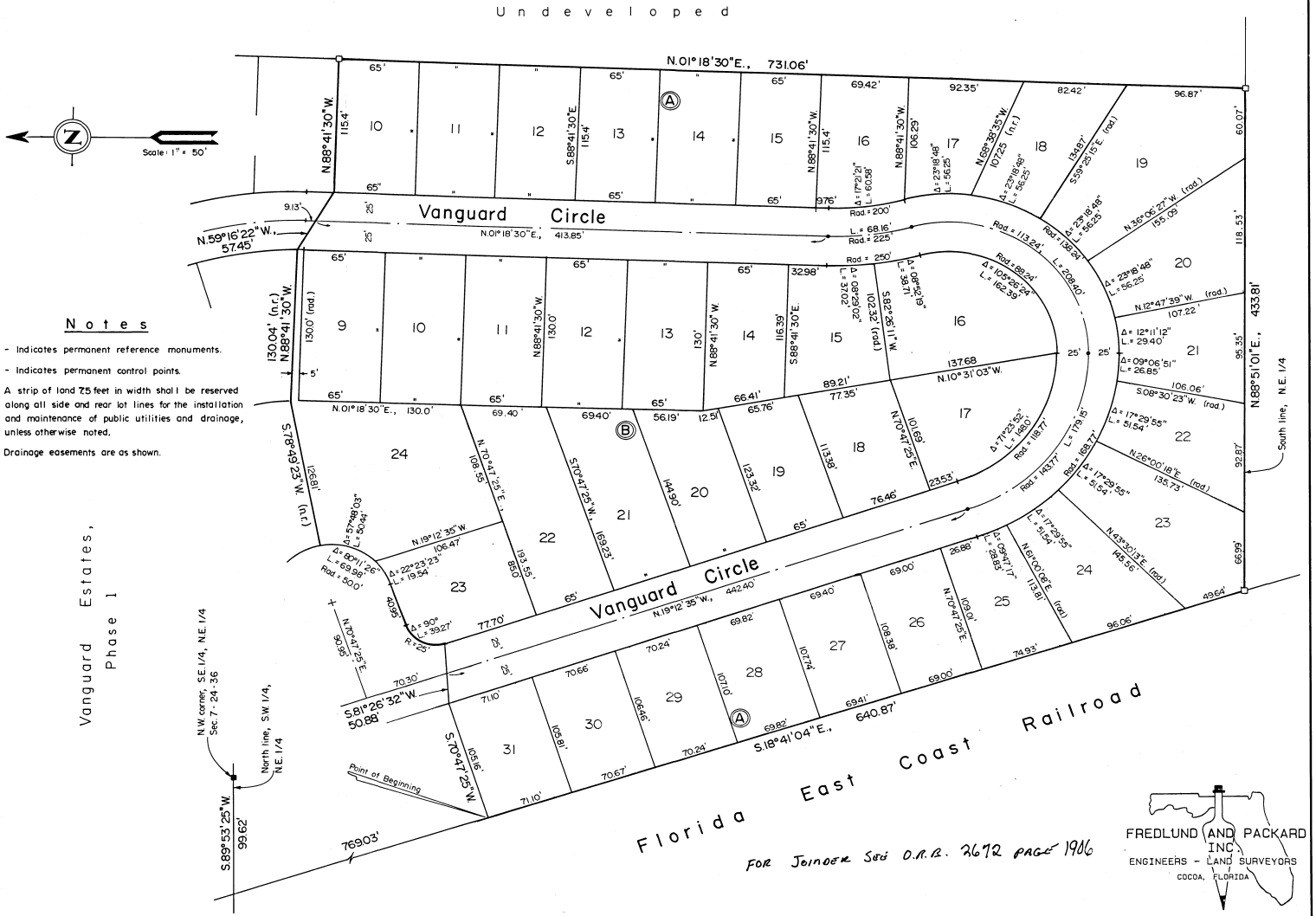
# VANGUARD ESTATES

## PHASE 2

A SUBDIVISION IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

Description:

*A parcel of land lying in the Northeast 1/4 of Section 7, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 7, and run S.89°53'25"W, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 99.62 feet, to a point on the Easterly right of way line of the Florida East Coast Railroad; thence S.18°41'04"E., along said Easterly right of way line, a distance of 769.03 feet, to the Point of Beginning; thence continue S.18°41'04"E., along said Easterly right of way line, a distance of 640.87 feet, to a point on the South line of the aforesaid Northeast 1/4; thence N.88°51'01"E., along said South line, a distance of 433.81 feet; thence N.01°18'30"E., parallel to and 400 feet distant from the Westerly right of way line of U.S. Highway No. 1, a distance of 731.06'; thence N.88°41'30"W, a distance of 115.4 feet; thence N.59°16'22"W, a distance of 57.45 feet; thence N.88°41'30"W, 130.04 feet; thence S.78°49'23"W, a distance of 126.81 to a point on a 50 foot radius curve to the right having a tangent bearing of S.09°24'01" E.; thence Southwesterly, along the arc of said curve, thru a central angle of 80°11'26" an arc distance of 69.98 feet, to a point of tangency; thence S.70°47'25"W, a distance of 40.95 feet, to the point of curvature of a 25.0 foot radius curve to the left; thence Southwesterly, along the arc of said curve, thru a central angle of 90°00'00" an arc distance of 39.27 feet; thence S.81°26'32"W, a distance of 50.88 feet; thence S.70°47'25"W, a distance of 105.16 feet, to the Point of Beginning; containing 9.26 acres, more or less.*




### Notes

- □ - Indicates permanent reference monuments.
- ● - Indicates permanent control points.
- – A strip of land 7.5 feet in width shall be reserved along all side and rear lot lines for the installation and maintenance of public utilities and drainage, unless otherwise noted.
- – Drainage easements are as shown.

FREDLUND AND PACKARD INC
ENGINEERS - LAND SURVEYORS
COCOA, FLORIDA

PLAT BOOK 32
AND PAGE 36

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in Vanguard Estates, Phase 2 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 FEB 12, 1986

By Ron Kool
President
Vanguard Estates, Inc.
3737 U.S. Highway No. 1
Cocoa, Florida 32922

Attest:

Signed and sealed in the presence of:

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on Feb. 12, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Ron Kool and ..... respectively ..... President and ..... of the above named corporation incorporated under the laws of the State of FLA, 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 9/20/86

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 JULY 26, 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 November 25, 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 way, easements and areas as dedicated for public use on this plat.

Thad Altman
Chairman of the Board

ATTEST: R.C. Winstead Jr. By: Anthony W. Mozo D.C.
Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on DEC 16, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Thad Altman
Chairman of the Board.

Attest R.C. Winstead Jr. By: Anthony W. Mozo D.C.
Clerk of the Board

Approved Rudrickell
County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on DEC 15, 1985 the Zoning Commission of the County 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 2-12 1986 at 3:29PM File No. 143917

R.C. Winstead Jr. By: Anthony W. Mozo D.C.

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