

DRAWING NUMBER
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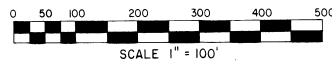
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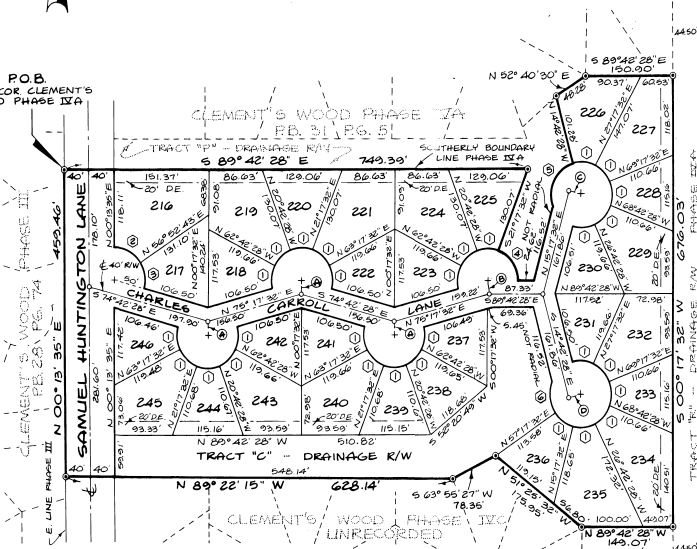
DRAWING NUMBER

CLEMENT'S WOOD PHASE IV B

SECTION 8, TOWNSHIP 28 SOUTH, RANGE 37 EAST,
CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA



P.O.B.
SW COR. CLEMENT'S
WOOD PHASE IIIA



#	R	Δ	A	CH	T
①	50.00'	42° 00' 00"	36.65'	35.84'	19.19'
②	50.00'	56° 39' 08"	49.44'	47.45'	26.95'
③	50.00'	48° 24' 49"	42.25'	41.00'	22.48'
④	50.00'	69° 00' 00"	60.21'	56.64'	34.36'
⑤	50.00'	96° 52' 34"	84.54'	74.82'	56.39'
⑥	50.00'	54° 52' 11"	47.88'	46.07'	25.96'

#	BRG	L
①	S 00° 17' 32" W	20.70'
②	N 07° 12' 28" W	20.17'
③	S 74° 42' 28" E	20.00'
④	N 75° 17' 32" E	20.00'

DESCRIPTION

PARTS OF LOTS 12 AND 13, PLAT OF FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF CLEMENT'S WOOD PHASE IV A AS RECORDED IN PLAT BOOK 31, PAGE 5 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY OF SAID CLEMENT'S WOOD PHASE IV A THE FOLLOWING COURSES AND DISTANCES; S 89° 42' 28" E FOR 749.39 FEET; THENCE S 21° 17' 32" W 130.07 FEET TO A POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, A RADIAL OF SAID CURVE BEARS N 21° 17' 32" E TO SAID POINT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 69° 00' 00"; THENCE SOUTHERLY ALONG SAID CURVE 60.21 FEET TO A NON-TANGENT LINE; THENCE S 89° 42' 28" E 24.62 FEET; THENCE N 15° 17' 32" E 116.52 FEET TO A POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, A RADIAL OF SAID CURVE BEARS S 68° 24' 58" W TO SAID POINT, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 90° 52' 34"; THENCE NORTHERLY ALONG SAID CURVE 24.54 FEET; THENCE N 14° 42' 28" W 101.28 FEET; THENCE N 52° 40' 30" E 48.28 FEET; THENCE S 89° 42' 28" E 150.90 FEET TO A POINT LYING ON THE WEST LINE OF TRACT 'B' IN SAID CLEMENT'S WOOD PHASE III A; THENCE S 00° 17' 32" W ALONG SAID WEST LINE FOR 676.03 FEET; THENCE LEAVING SAID WEST LINE RUN N 89° 42' 28" W FOR 149.07 FEET; THENCE N 51° 25' 32" W 175.95 FEET; THENCE S 63° 55' 21" W 78.35 FEET; THENCE N 89° 22' 15" W 628.14 FEET TO THE EAST LINE OF CLEMENT'S WOOD PHASE III A AS RECORDED IN PLAT BOOK 28, PAGE 74; THENCE N 00° 13' 25" E ALONG SAID EAST LINE FOR 459.46 FEET TO THE POINT OF BEGINNING, CONTAINING 11.93 ACRES MORE OR LESS.

NOTES

- BEARINGS BASED ON CLEMENT'S WOOD PHASE III, AS RECORDED IN PLAT BOOK 28, PAGE 74 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- ALL LOT LINES EMANATING FROM CIRCULAR CURVES ARE RADIAL.
- A STRIP OF LAND 5 FEET WIDE ALONG ALL SIDE AND REAR LOT LINES AND 10 FEET ALONG ALL LOT LINES LYING ADJACENT TO CHARLES CARROLL LANE SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, UNLESS OTHERWISE NOTED THIS IS A PERMANENT EASEMENT.
- ⊙ - INDICATES PERMANENT REFERENCE MONUMENT
 - - INDICATES PERMANENT CONTROL POINT
 - + - INDICATES RADIUS POINT

FOR JOINER SEE O.R.B. 2832 PAGE 0218



PENINSULA TESTING SERVICES, INC.

4025 W. NEW HAVEN AVE. MELBOURNE, FLORIDA 32901

PLAT BOOK **33**
AND PAGE **93**

DEDICATION

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

CLEMENT'S WOOD PHASE IV B

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 hereon on July 26, 1987.

By: [Signature]
H.V. UNDERHILL III President

Attest: [Signature]
Signed and sealed in the presence of
LAND HANDLERS OF CENTRAL FLORIDA INC.
[Signature]

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on July 26, 1987
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared H.V. Underhill III and [Signature] respectively, President and [Signature] 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 therunto 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 hereunto set my hand and seal on the above date.

[Signature]
NOTARY PUBLIC

My Commission Expires May 1, 1989

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, date hereby certify that on 1-16-87 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 plotted; 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 7-28-87.

DAVID ROY JONES Registration No. 4301

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on August 19, 1987 the City Council of West Melbourne, Florida approved the foregoing plat.

[Signature] Mayor

[Signature] 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: [Signature] Mayor

[Signature] City Clerk

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 8-20-87 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board

Attest: [Signature] Mayor

[Signature] City Clerk

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 8-11-87 the Zoning Commission of the above approved the foregoing plat.

Chairman of the Board

Attest: [Signature] Mayor

[Signature] City Clerk

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 8-20-1987 at 2:20 PM, File No. 39067.

R.S. Williams 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 8-20-1987 at 2:20 PM, File No. 39067.

R.S. Williams Planning and Zoning Director

[Signature] Clerk of the Circuit Court

in and for Brevard County, Florida