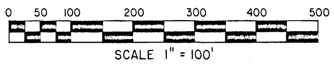
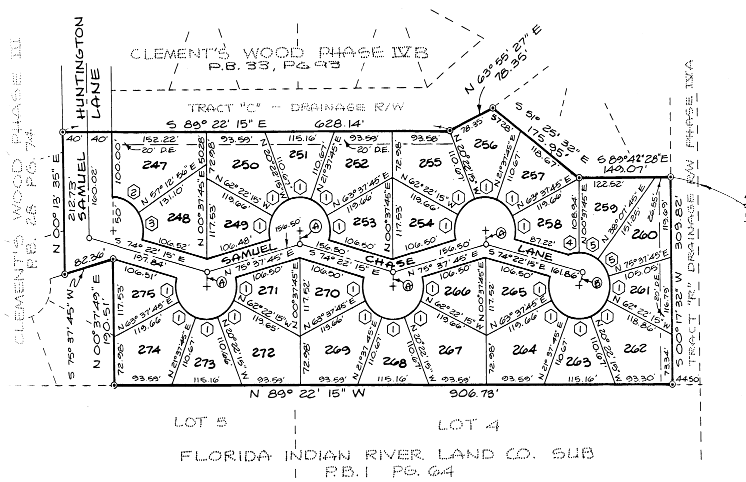
CLEMENT'S WOOD
PHASE IV C

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





#	R	Δ	A	CH	T
①	50.00'	42° 00' 00"	36.65'	35.84'	19.19'
②	50.00'	56° 59' 21"	49.73'	47.71'	27.14'
③	50.00'	48° 24' 49"	42.25'	41.00'	22.48'
④	50.00'	21° 52' 12"	19.08'	18.97'	9.66'
⑤	50.00'	37° 30' 00"	32.72'	32.14'	16.97'

#	BRG	L
ⓐ	S 00° 37' 45" W	20.71'
ⓑ	S 15° 37' 45" W	20.00'

LEGAL DESCRIPTION:

PARTS OF LOTS 12 AND 13 FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 PAGE 164 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF CLEMENT'S WOOD PHASE IV B AS RECORDED IN PLAT BOOK 33, PAGE 93, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE WESTERLY LINE OF TRACT "R" CLEMENT'S WOOD PHASE IV A AS RECORDED IN PLAT BOOK 31, PAGE 5, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 00° 17' 32" W, ALONG THE SAID WESTERLY LINE A DISTANCE OF 309.82 FEET; THENCE N 89° 22' 15" W A DISTANCE OF 906.73 FEET TO THE EASTERLY LINE OF CLEMENT'S WOOD PHASE III AS RECORDED IN PLAT BOOK 28, PAGE 74, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE THE NEXT THREE COURSES; THENCE N 00° 37' 49" E A DISTANCE OF 190.51 FEET; THENCE S 75° 37' 45" W A DISTANCE OF 82.36 FEET; THENCE N 00° 13' 35" E A DISTANCE OF 212.73 FEET TO THE AFORESAID SOUTHERLY LINE OF CLEMENT'S WOOD PHASE IV B; THENCE ALONG SAID SOUTHERLY LINE THE NEXT FOUR COURSES; THENCE S 89° 22' 15" E A DISTANCE OF 628.14 FEET; THENCE N 63° 55' 27" E A DISTANCE OF 78.35 FEET; THENCE S 51° 25' 32" E A DISTANCE OF 175.95 FEET; THENCE S 89° 42' 28" E A DISTANCE OF 149.07 FEET; TO THE POINT OF BEGINNING. CONTAINING 8.033 ACRES MORE OR LESS.

P.O.B.
S. LINE CLEMENTS WOOD PHASE IV B & W. LINE TRACT "R" CLEMENTS WOOD PHASE IV A

NOTES

1. BEARINGS BASED ON CLEMENT'S WOOD PHASE III, AS RECORDED IN PLAT BOOK 28, PAGE 74 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2. ALL LOT LINES EMANATING FROM CIRCULAR CURVES ARE RADIAL
3. A STRIP OF LAND 5 FEET WIDE ALONG ALL SIDE AND REAR LOT LINES AND 10 FEET ALONG ALL LOT LINES LYING ADJACENT TO SAMUEL CHASE LANE SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, UNLESS OTHERWISE NOTED THIS IS A PERMANENT EASEMENT.
4. ⊙ - INDICATES PERMANENT REFERENCE MONUMENT
   o - INDICATES PERMANENT CONTROL POINT
   + - INDICATES RADIUS POINT
5. "NOTICE - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
6. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES
7. AN EASEMENT 10 FEET WIDE ALONG ALL LOT LINES LYING ADJACENT TO SAMUEL CHASE LANE SHALL BE RESERVED FOR THE USE OF FLORIDA POWER AND LIGHT Co., (NOT EXCLUSIVE) AND PUBLIC UTILITIES.

PREPARED BY:
A. EARL GORDON, JR.
& ASSOC.
617 DIXON BLVD. SUITE 12
COCOA, FL. 32922
407-639-6171

PLAT BOOK 35
AND PAGE 63

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 C

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 11-8-88

By H. J. Underill III ... H. J. UNDERILL III President

Attest: H. J. Underill

Signed and sealed in the presence of: LANDHANDLERS OF CENTRAL FLORIDA, INC. [signatures]

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 11-8-88 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared H. J. UNDERILL III and N/A 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.

Sharon M. Dutly
NOTARY PUBLIC
My Commission Expires 3-5-91
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 APRIL 12, 1988 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 OCT. 29, 1988
A. EARL GORDON JR. Registration No. 2866

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on December 20, 1988 the City of West Melbourne approved the foregoing plat.
SEAL
Frederick E. Winter
MAYOR.
ATTEST:
Janice E. Daniels
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 12-13-88 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 1-31-89 at 9:38 A.M. File No. 622217
R. C. Winstead, Jr. D.C.
Clerk of the Circuit Court in and for Brevard County, Fla.