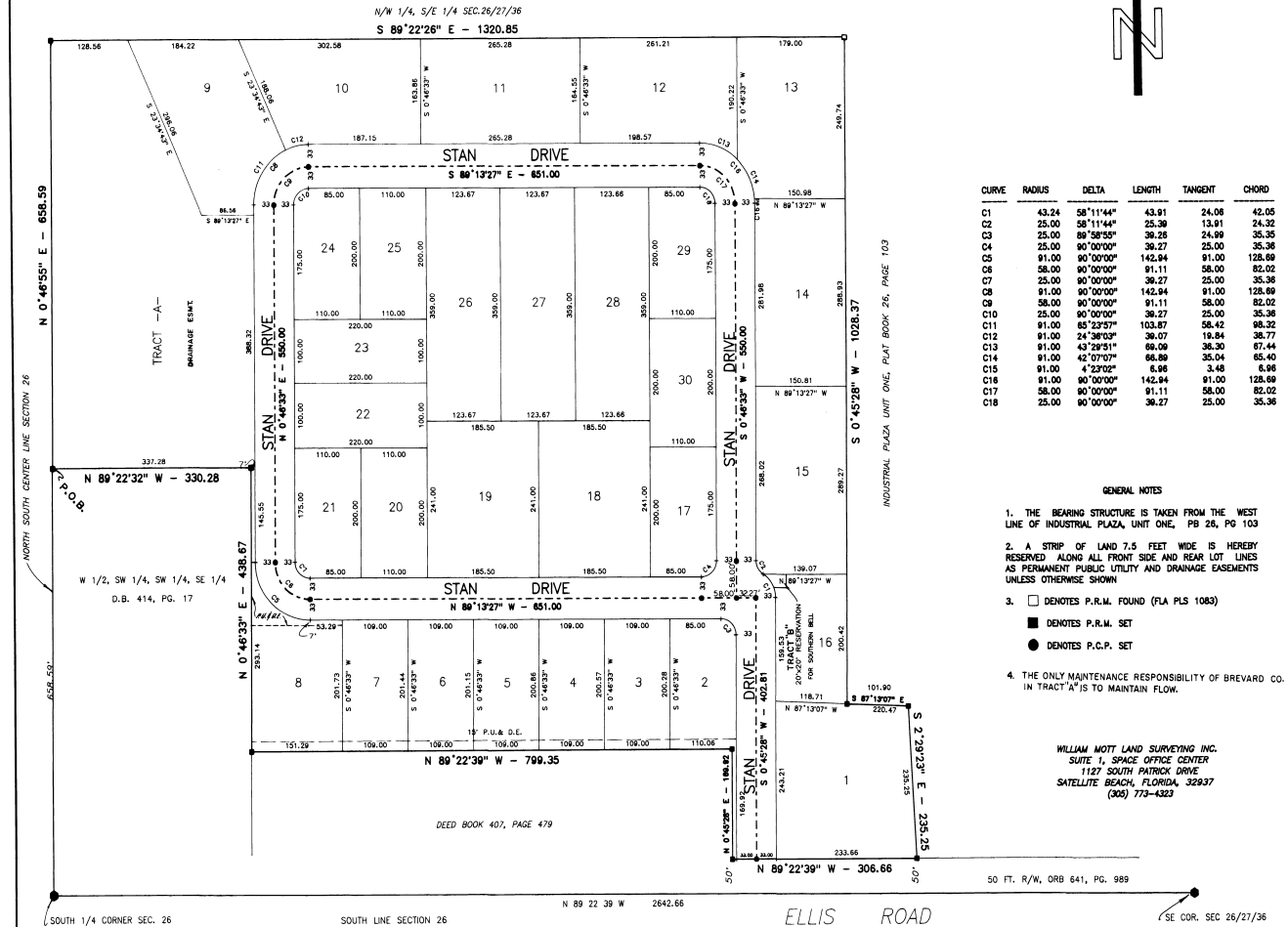
DRAWING NUMBER 33-48

DOW CENTRAL PARK

SEC. 26, TOWNSHIP 27 S, RANGE 36 E, BREVARD COUNTY, FLORIDA

DESCRIPTION:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA LESS AND EXCLUDING LANDS DESCRIBED IN DEED BOOK 414, PAGE 17 AND DEED BOOK 407, PAGE 479 AND TOGETHER WITH LANDS DESCRIBED IN ORB 2278, PAGE 0033 LESS THE SOUTH 50 FEET OF PARCEL A FOR ADDITIONAL RIGHT OF WAY, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 26 AND GO NORTH 00 46' 55" EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 658.59 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SAID SOUTHWEST 1/4 FOR THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 00 46' 55" EAST A DISTANCE OF 658.59 FEET TO THE NORTH WEST CORNER OF THE SAID SOUTHWEST 1/4; THENCE SOUTH 89 22' 26" EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST 1/4 A DISTANCE OF 1320.85 FEET TO THE WEST LINE OF PLAT OF INDUSTRIAL PLAZA, UNIT ONE AS RECORDED IN PLAT BOOK 26, PAGE 103 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE SOUTH 00 45' 28" WEST ALONG THE SAID WEST LINE OF PLAT BOOK 26, PAGE 103 A DISTANCE OF 1028.37 FEET TO THE NORTH LINE OF SAID 2278/0033; THENCE SOUTH 87 13' 55" EAST A DISTANCE OF 101.90 FEET; THENCE SOUTH 02 29' 23" EAST A DISTANCE OF 235.25 FEET; THENCE NORTH 89 22' 39" WEST A DISTANCE OF 306.66 FEET; THENCE NORTH 00 45' 28" EAST A DISTANCE OF 169.92 FEET TO THE NORTH LINE OF SAID 407-479; THENCE NORTH 89 22' 39" WEST ALONG THE SAID NORTH LINE OF 407-479 A DISTANCE OF 799.35 FEET TO THE EAST LINE OF SAID DEED BOOK 414, PAGE 17; THENCE NORTH 00 46' 33" EAST ALONG THE SAID EAST LINE OF 414-17 A DISTANCE OF 438.67 FEET; THENCE NORTH 89 22' 32" WEST ALONG THE NORTH LINE OF SAID 414-17 A DISTANCE OF 330.28 FEET TO THE POINT OF BEGINNING; CONTAINING 31.29 ACRES OF LAND MORE OR LESS.



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	43.24	58°11'44"	43.91	24.08	42.05
C2	25.00	58°11'44"	25.39	13.91	24.32
C3	25.00	89°58'55"	39.26	24.99	35.35
C4	25.00	90°00'00"	39.27	25.00	35.36
C5	91.00	90°00'00"	142.94	91.00	128.69
C6	58.00	90°00'00"	91.11	58.00	82.02
C7	25.00	90°00'00"	39.27	25.00	35.36
C8	91.00	90°00'00"	142.94	91.00	128.69
C9	58.00	90°00'00"	91.11	58.00	82.02
C10	25.00	90°00'00"	39.27	25.00	35.36
C11	91.00	65°23'57"	103.87	58.42	98.32
C12	91.00	24°36'03"	39.07	19.84	38.77
C13	91.00	43°29'51"	69.09	36.30	67.44
C14	91.00	42°07'07"	66.89	35.04	65.40
C15	91.00	4°23'02"	6.98	3.48	6.98
C16	91.00	90°00'00"	142.94	91.00	128.69
C17	58.00	90°00'00"	91.11	58.00	82.02
C18	25.00	90°00'00"	39.27	25.00	35.36

GENERAL NOTES

1. THE BEARING STRUCTURE IS TAKEN FROM THE WEST LINE OF INDUSTRIAL PLAZA, UNIT ONE, PB 26, PG 103
2. A STRIP OF LAND 7.5 FEET WIDE IS HEREBY RESERVED ALONG ALL FRONT SIDE AND REAR LOT LINES AS PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE SHOWN
3. ☐ DENOTES P.R.M. FOUND (FLA PLS 1083)
   ■ DENOTES P.R.M. SET
   ● DENOTES P.C.P. SET
4. THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD CO. IN TRACT "A" IS TO MAINTAIN FLOW.

WILLIAM MOTT LAND SURVEYING INC.
SUITE 1, SPACE OFFICE CENTER
1127 SOUTH PATRICK DRIVE
SATELLITE BEACH, FLORIDA, 32937
(305) 773-4323

FOR DEED RESTRICTIONS SEE O.R.B. 2764 PAGE 0301

PLAT BOOK 33 AND PAGE 48

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in DOW CENTRAL PARK 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 THEIR hand and seal S on 1/8/87

Stanley A. Dowiat

Harriet M. Dowiat

2120 S. RIVER RD. INDIA. BEACH FL 32937

Signed and sealed in the presence of:

Peter R. Stack

John M. Ford

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on JANUARY 08, 1987, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

STANLEY A. DOWIAT & HARRIET M. DOWIAT

to me known to be the person S described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be THEIR 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.

Joan N. Mott

NOTARY PUBLIC

My Commission Expires July 8, 1989

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on DECEMBER 5, 1986 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 JAN 9, 1987

William M. Mott Registration No. 3353

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.

Andrea Weintraub
Chairman of the Board

ATTEST: R.C. Winstead by: Anthony W. Mago D.C.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on JANUARY 27, 1987 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Andrea Weintraub
Chairman of the Board.

Attest R.C. Winstead by: Anthony W. Mago D.C.
Clerk of the Board.

Approved ..... County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on January 26, 1987 the Zoning Commission of the above 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 2/18/87 at 4:21 P.M. File No. 304054

R.C. Winstead by: Anthony W. Mago D.C.

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