

Oakdale - Section One

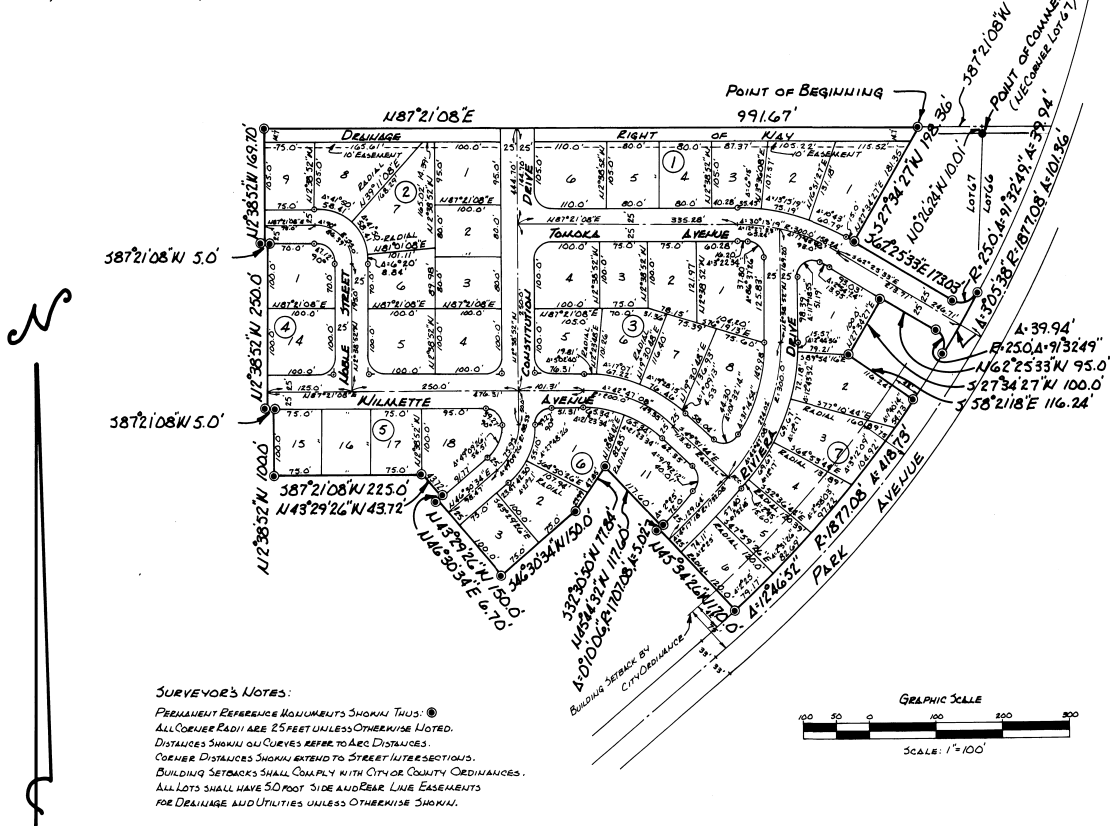
RESUBDIVISION OF A PORTION OF LOTS 67 THRU 70 AND 92 THRU 94 IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 35 EAST OF TITUSVILLE
FRUIT AND FARM LANDS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 29
OF THE PUBLIC RECORDS OF BREVARD CO., FLORIDA.

PREPARED BY: L. L. MELVIN AND ASSOCIATES

11 MAIN STREET - TITUSVILLE, FLORIDA.

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF LOT 67 SECTION 17, TOWNSHIP 22 SOUTH, RANGE 35 EAST OF TITUSVILLE FRUIT AND FARM COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 0° 26' 24" W ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 67 A DISTANCE OF 10.01 FEET TO THE CENTERLINE OF AN UN-NAMED STREET AS SHOWN ON THE PLAT OF SAID TITUSVILLE FRUIT AND FARM COMPANY SUBDIVISION; THENCE S 87° 21' 08" W ALONG SAID CENTERLINE, 93.78 FEET TO POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE S 27° 34' 27" W, 198.36 FEET; THENCE S 62° 25' 33" E, 173.03 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.0 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 32' 49" A DISTANCE OF 39.94 FEET TO THE END OF SAID CURVE, SAID POINT CURVE ON THE NORTHERLY RIGHT OF WAY LINE OF PARK AVENUE, ALSO KNOWN AS WINTERBURN HILLS ROAD OR OLD STATE ROAD 405; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1877.08 FEET, THROUGH A CENTRAL ANGLE OF 3° 05' 38" A DISTANCE OF 101.36 FEET; THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.0 FEET THROUGH A CENTRAL ANGLE OF 91° 32' 49" A DISTANCE OF 39.94 FEET TO THE POINT OF BEGINNING OF SAID CURVE; THENCE N 62° 25' 33" W, 95.0 FEET; THENCE S 27° 34' 27" W, 100.0 FEET; THENCE S 58° 21' 18" E ALONG A RADIAL LINE, 116.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID PARK AVENUE AND THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1877.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 46' 52" A DISTANCE OF 418.73 FEET; THENCE N 45° 34' 26" W ALONG A RADIAL LINE TO SAID CURVE, 170.0 FEET TO POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1707.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 10' 06" A DISTANCE OF 5.02 FEET; THENCE N 45° 46' 32" W ALONG A RADIAL LINE TO SAID CURVE, 117.60 FEET; THENCE S 32° 30' 50" W, 77.84 FEET; THENCE S 46° 30' 34" W, 150.0 FEET; THENCE N 48° 29' 26" W, 150.0 FEET; THENCE N 44° 30' 34" E, 67.0 FEET; THENCE N 43° 29' 26" W, 43.72 FEET; THENCE S 87° 21' 08" W, 225.0 FEET; THENCE N 2° 38' 52" W, 100.0 FEET; THENCE S 87° 21' 08" W, 5.0 FEET; THENCE N 2° 38' 52" W, 250.0 FEET; THENCE S 87° 21' 08" W, 50 FEET; THENCE N 2° 38' 52" W, 169.70 FEET TO THE CENTERLINE OF THE 4 FOOT UNNAMED STREET; THENCE N 87° 21' 08" E ALONG SAID CENTERLINE, 991.67 FEET TO THE POINT OF BEGINNING, CONTAINING 39 LOTS AND 12.62 ACRES MORE OR LESS.



SURVEYOR'S NOTES:
 PERMANENT REFERENCE MONUMENTS SHOWN THIS: ●
 ALL CURVE RADII ARE 25 FEET UNLESS OTHERWISE NOTED.
 DISTANCES SHOWN ON CURVES REFER TO ARC DISTANCES.
 CORNER DISTANCES SHOWN EXTEND TO STREET INTERSECTIONS.
 BUILDING SETBACKS SHALL COMPLY WITH CITY OR COUNTY ORDINANCES.
 ALL LOTS SHALL HAVE 30 FOOT SIDE AND REAR LINE EASEMENTS FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.

CALCULATED BY: W.C. BURNHARDT JR.
 DRAWN BY: L. KARD
 CHECKED BY: L. KARD

PLAT BOOK 20 AND PAGE 21 172085

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot 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 JUNE 21, 1965

By: *James R. Baird*
 President
 Attest: *Charles E. Stovner*
 TREASURER

Signed and sealed in the presence of:
Bernard S. Ward
Walter Chumbley

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on JUNE 21, 1965 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JOSEPH B. SCHALTER and CHARLES E. STOVNER respectively, President and TREASURER 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 hereto set my hand and seal on the above date.

Mary E. Oyster
 NOTARY PUBLIC
 My Commission Expires JULY 5, 1968

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned licensed and registered land surveyor, does hereby certify that on JUNE 21, 1965 he completed a survey of the lands as shown in the foregoing plat; that said plat is a true and 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 in Brevard County, Florida. Dated JUNE 21, 1965

Walter Chumbley Registration No. 736

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JUNE 21, 1965 the City Council of the City of Titusville, Florida approved the foregoing plat.
 Attest: *Samuel Cooper*
 CITY CLERK.

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.
 Clerk of the Board.
 Approved _____
 County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on JUNE 21, 1965 the Zoning Commission of the above Municipality approved the foregoing plat.
Walter Chumbley 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 JUNE 21, 1965 at 4:00 PM. File No. 172085
Curtis Roberts
 Clerk of the Circuit Court in and for Brevard County, Fla.