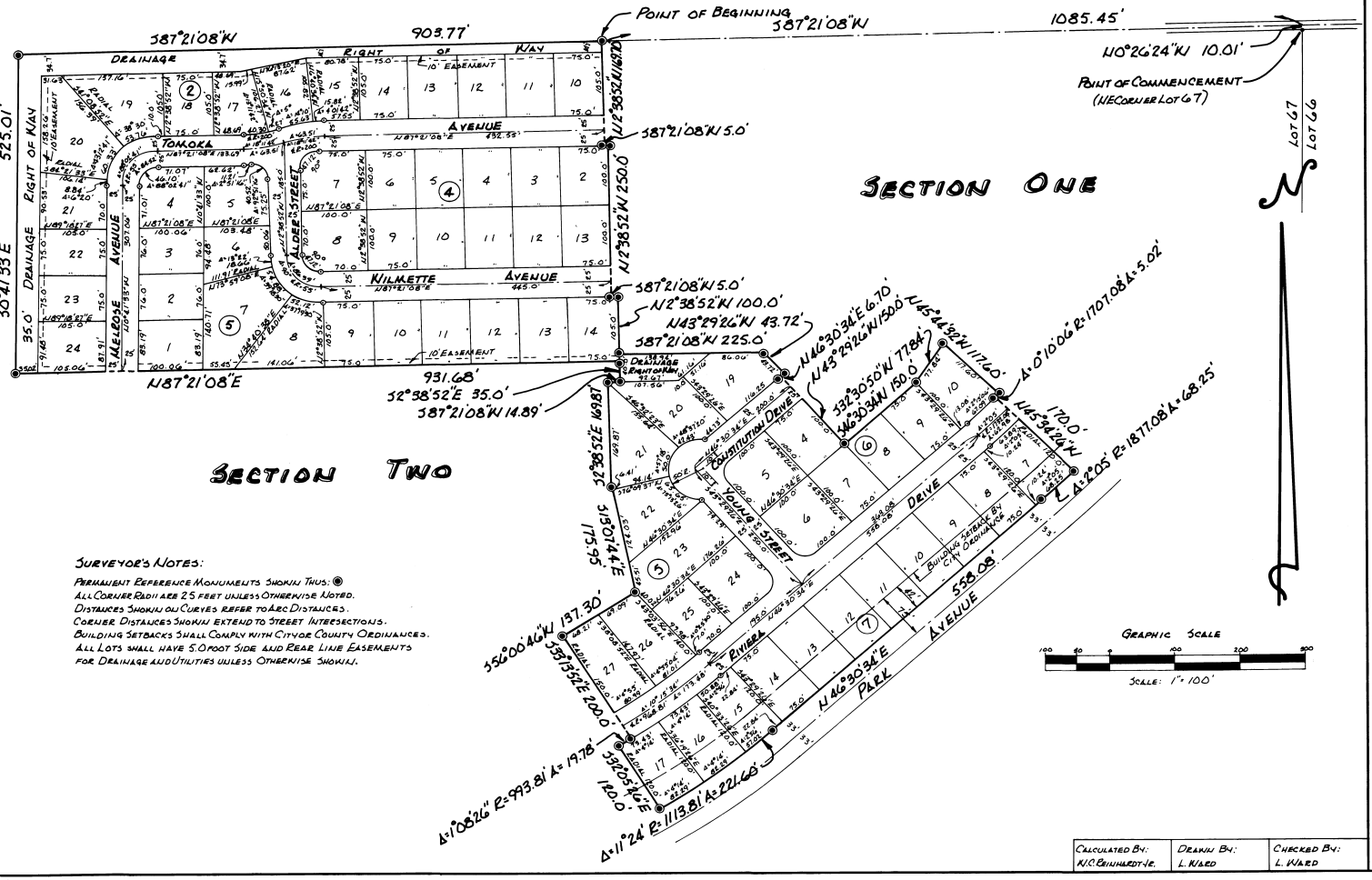
Oakdale - Section Three

Resubdivision of a Portion of Lots 68, 69, 70, 71, 72, 91, 92, 93, 101, & 102 of 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. A. Melvin and Associates
111 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 Lands Company Subdivision as recorded in Plat Book 2 at Page 29 of the Public Records of Brevard County, Florida; Thence N0°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 Lands Company Subdivision; Thence S87°21'08"W along said Centerline, 1085.45 feet to the Point Of Beginning of the Lands herein Described; Thence continue S87°21'08"W, 903.77 feet to a Point on the Centerline of an un-named Street lying West of Lot 72 of said Subdivision; Thence S0°41'33"E along said Centerline, 525.01 feet to a Point; Thence N87°21'08"E, 931.68 feet; Thence S2°38'52"E, 35.00 feet; Thence S87°21'08"W, 14.89 feet; Thence S2°38'52"E, 169.87 feet; Thence S13°07'44"E, 175.95 feet; Thence S56°00'46"W, 137.30; Thence S33°13'52"E 200.00 feet to a Point on the Arc of a Circular Curve Concave Northwesterly having a Radius of 993.81 feet and whose Tangent bears S56°46'08"W; Thence Westerly along the Arc of said Curve through a Central Angle of 1°08'26" a distance of 19.78 feet; Thence S32°05'42"E on a Radial Line to said Curve, 120.00 feet to a Point on the Northwesterly Right of Way Line of Park Avenue, also known as Whispering Hills Road or Old State Road No. 405; said Point also lying on the Arc of a Circular Curve Concave Northwesterly having a Radius of 1113.81 feet and whose Tangent bears S57°54'34"W; Thence Northwesterly along the Arc of said Curve through a Central Angle of 11°24'00" a distance of 221.60 feet to the Point of Tangency of said Curve; Thence N46°30'34"W, 558.08 feet to the Point of Curvature of a Circular Curve Concave Northwesterly having a Radius of 1877.08 feet; Thence Northeasterly along the Arc of said Curve through a Central Angle of 2°05'00" a distance of 68.25 feet; Thence N45°34'26"W along a Radial Line to said Curve, 170.00 feet to a 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 N45°44'32"W along a Radial Line to said Curve, 117.60 feet; Thence S32°30'50"W, 77.84 feet; Thence S46°30'34"W, 150.00 feet; Thence N43°29'26"W, 150.00 feet; Thence N46°30'34"E, 6.70 feet; Thence N43°29'26"W, 43.72 feet; Thence S87°21'08"W, 225.00 feet; Thence N2°38'52"W, 100.00 feet; Thence S87°21'08"W, 5.00 feet; Thence N2°38'52"W 250.00 feet; Thence S87°21'08"W, 5.00 feet; Thence N2°38'52"W, 169.70 feet to the POINT OF BEGINNING. Containing 68 Lots and 18.35 acres more or less.



Surveyor's Notes:

Permanent Reference Monuments Shown Thus: ◉
All Corner 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 5.0 foot Side and Rear Line Easements for Drainage and Utilities unless Otherwise Shown.

Calculated By:	Drawn By:	Checked By:
K.C. Reinhardt-Jr.	L. Ward	L. Ward

PLAT BOOK 20 AND PAGE 23 — 472086

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 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 June 21, 1965

Oakedge, Inc.
By: Joseph Buchalter, President
Attest: Charles E. Stoner, Treasurer

Signed and sealed in the presence of:
Bernard L. Ward
Walter Lombardi Jr.

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 Buchalter and Charles E. Stoner 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 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.

Mary E. Dayton
NOTARY PUBLIC
My Commission Expires July 5, 1968 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 June 8, 1965 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 June 21, 1965
Walter Lombardi Jr. Registration No. 1520

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on June 23, 1965 the City Council of the City of Titusville, Florida approved the foregoing plat.
MAYOR.
ATTEST: Margaret 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.
Attest:
Clerk of the Board.
Approved: ..... County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on June 8, 1965 the Zoning Commission of the above Municipality approved the foregoing plat.
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 ..... 19..... at 4:00 P.M. File No. 472086
Clerk of the Circuit Court in and for Brevard County, Fla.