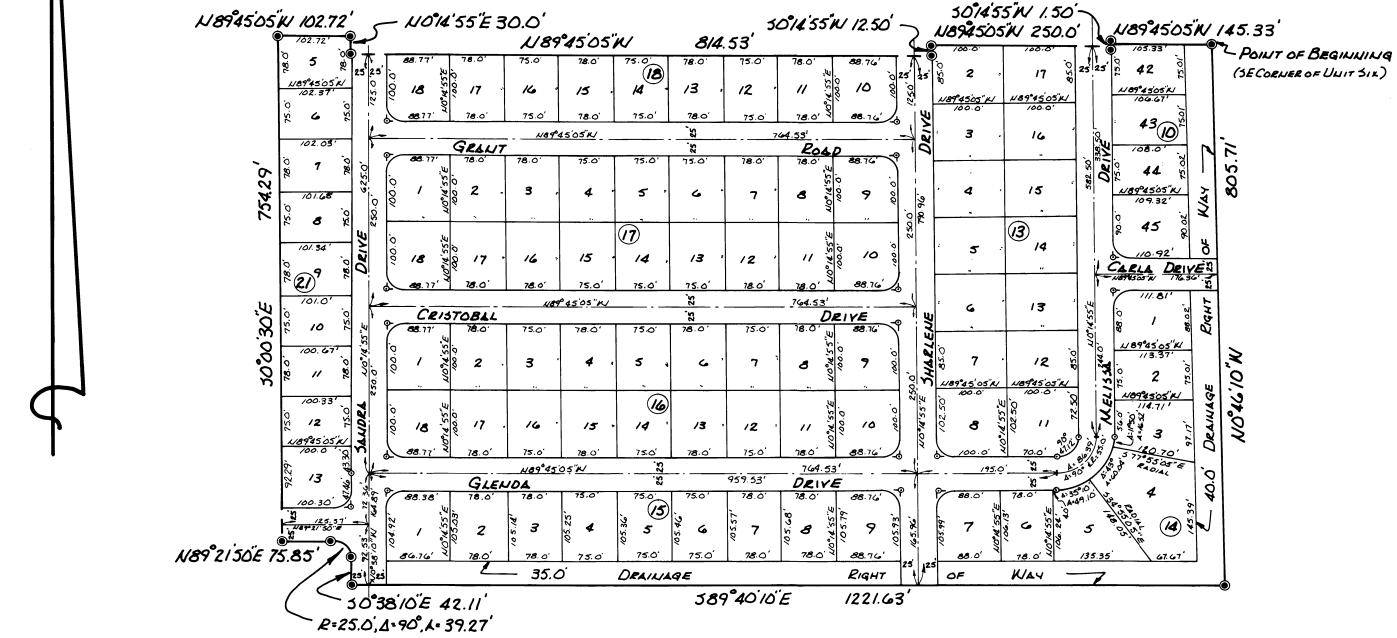
Imperial Estates - Unit Seven

A Replat of Lots 82 thru 84 and a Portion of Lots 77 thru 81, Section 27, 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.

DESCRIPTION:

Beginning at the Southeast Corner of Imperial Estates Unit Six as recorded in Plat Book 19 at Page 44 of the Public Records of Brevard County, Florida, said Point Lying on the East Line of a 40.0 foot Drainage Right of Way; Thence run Westerly along the Southerly Boundary of said Imperial Estates Unit Six the following Courses and Distances: N89°45'05"W, 145.33 feet; S0°14'55"W, 1.50 feet; N89°45'05"W, 250.0 feet; S0°14'55"W, 12.50 feet; N89°45'05"W, 814.53 feet; N0°14'55"E, 30.0 feet, N89°45'05"W, 102.72 feet to the Southwest Corner of Lot 4, Block 21 of said Imperial Estates Unit Six, said Point Lying on the West Line of Section 27, Township 22 South, Range 35 East, and the East Line of Sun Valley as recorded in Plat Book 11 at Page 29 of said Public Records; Thence S0°00'30"E along said West Line of Section 27 and the East Line of said Sun Valley, a distance of 754.29 feet; Thence N89°21'50"E, 75.85 feet to the Point of Curvature of a Circular Curve Concave Southwesterly having a Radius of 25.0 feet; Thence Southeasterly along the arc of said Curve through a Central Angle of 90°00'00", a distance of 39.27 feet to the Point of Tangency of said Curve; Thence S0°38'10"E, 42.11 feet to a Point on the South Line of Lot 81, Section 27, Township 22 South, Range 35 East, of Titusville Fruit and Farm Lands Company Subdivision as recorded in Plat Book 2 at Page 29 of said Public Records; Thence S89°40'10"E along said South Line of Lot 81 and the South Line of Lots 82-84, Section 27, Township 22 South, Range 35 East of said Titusville Fruit and Farm Lands Company Subdivision, a distance of 1221.63 feet to the Southeast Corner of said Lot 84; Thence N0°46'10"W along the East Line of said Lot 84 and the East Line of Lot 77 of said Section 27 of Titusville Fruit and Farm Lands Company Subdivision, a distance of 805.71 feet to the Point of Beginning. Containing 88 Lots and 23.96 acres more or less.



Surveyor's Notes:

Permanent Reference Monuments Shown Thus: ◉
Distances Shown on Curves Refer to Arc Distances.
All Corner Radii Shall Be 25 Feet Unless Otherwise Shown.
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.

See Official Record Book 805 Page 2

Graphic Scale
Scale: 1"=100'

Prepared By: L. A. Melvin and Associates
11 Main Street ~ Titusville, Florida

Calculated By:	Drawn By:	Checked By:
L. Ward	L. Ward	W.C. Reinhardt Jr.

PLAT BOOK [redacted] AND PAGE [redacted] 478265

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 .....

M.K.M. Development Corporation
By Lester N. Mandell ..... P.O. Box 3427
President Cocoa, Florida

Attest: William L. Metz
Secretary

Signed and sealed in the presence of:
Janet L. Hughes
Frances M. Thomas
Karen L. Wilkinson

STATE OF FLORIDA ..... COUNTY OF BREVARD .....
THIS IS TO CERTIFY, That on .....,
before me, an officer duly authorized to take acknowlegments in the State and County aforesaid, personally appeared LESTER N. MANDELL ..... and WILLIAM L. METZ ..... 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.

Mary E. Patten
NOTARY PUBLIC
My Commission Expires July 5, 1968
SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a licensed and registered land surveyor, does hereby certify that on MAY 3, 1965 ..... he completed a 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 MAY 12, 1965 .....

Walton Humphreys Registration No. 736

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on Tuesday, August 10, 1965, the City Council of the City of Titusville 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 ..... 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 [redacted] at 4:40 P.M. File No. 478265

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

Dietzgen N. O. 127 "Draftex"