

Spring Valley Subdivision - First Addition

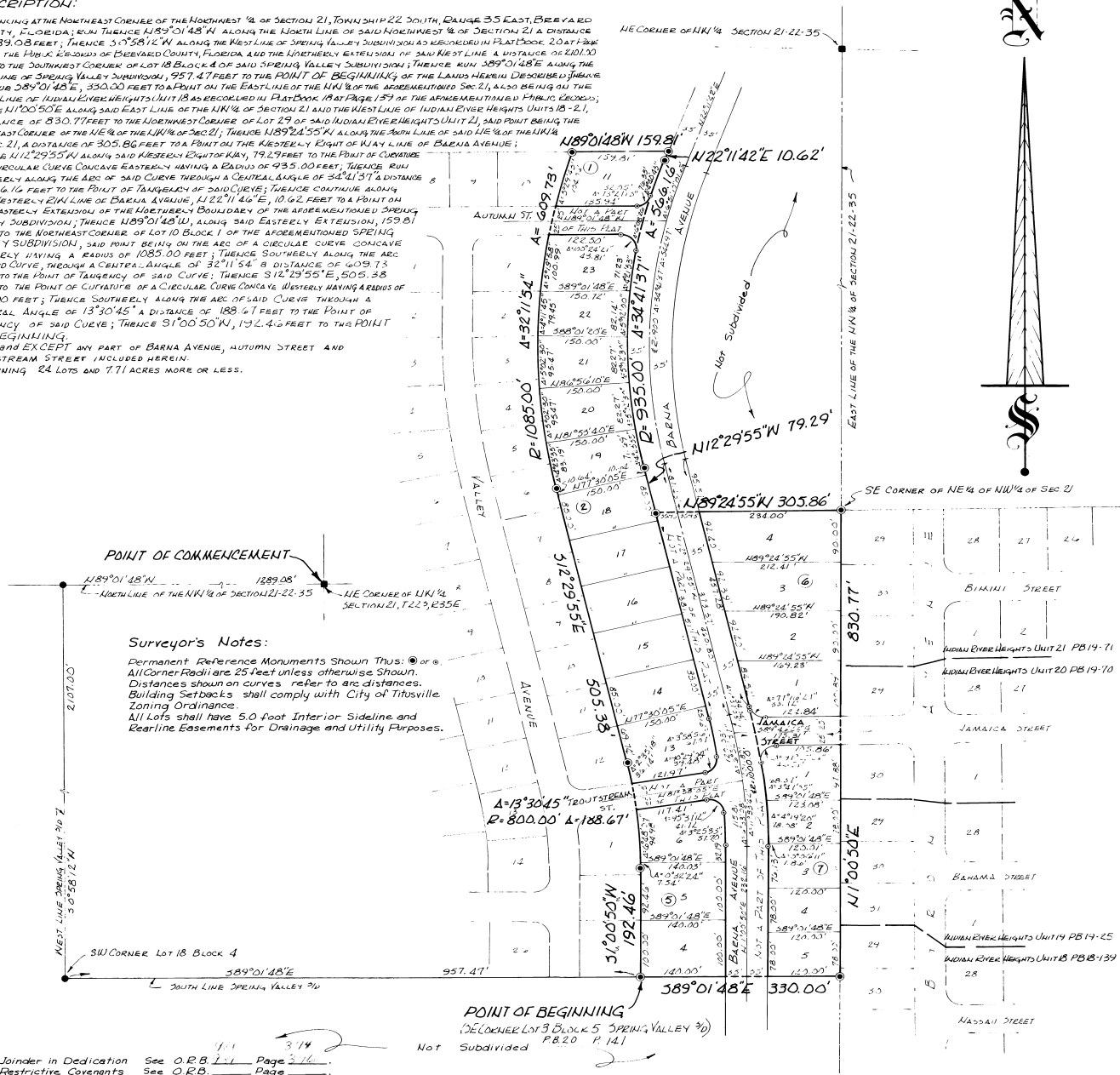
A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 22, SOUTH, RANGE 35 EAST BREVARD CO., FLORIDA
City of Titusville, Florida

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; RUN THENCE N 89° 01' 48" W ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 21 A DISTANCE OF 1289.08 FEET; THENCE S 7° 58' 12" W ALONG THE WEST LINE OF SPRING VALLEY SUBDIVISION AS RECORDED IN PLAT BOOK 20 AT PAGE 141 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE NORTHERLY EXTENSION OF SAID WEST LINE A DISTANCE OF 2107.00 FEET TO THE SOUTHWEST CORNER OF LOT 18 BLOCK 4 OF SAID SPRING VALLEY SUBDIVISION; THENCE RUN S 89° 01' 48" E ALONG THE SOUTH LINE OF SPRING VALLEY SUBDIVISION, 957.47 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 89° 01' 48" E, 330.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE ABOVE MENTIONED SECTION 21, ALSO BEING ON THE WEST LINE OF INDIAN EVER HEIGHTS UNIT 18 AS RECORDED IN PLAT BOOK 18 AT PAGE 139 OF THE ABOVE MENTIONED PUBLIC RECORDS; THENCE N 1° 00' 50" E ALONG SAID EAST LINE OF THE NW 1/4 OF SECTION 21 AND THE WEST LINE OF INDIAN EVER HEIGHTS UNITS 18-21, A DISTANCE OF 830.77 FEET TO THE NORTHWEST CORNER OF LOT 29 OF SAID INDIAN EVER HEIGHTS UNIT 21, SAID POINT BEING THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC 21; THENCE N 89° 24' 55" W ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NW 1/4 OF SEC 21, A DISTANCE OF 305.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BARNIA AVENUE; THENCE N 122° 29' 55" W ALONG SAID WESTERLY RIGHT OF WAY, 79.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 935.00 FEET, THENCE RUN IDENTICALLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 41' 31" A DISTANCE OF 506.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT LINE OF BARNIA AVENUE, N 22° 11' 42" E, 10.62 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE WETTERLY BOUNDARY OF THE ABOVE MENTIONED SPRING VALLEY SUBDIVISION; THENCE N 89° 01' 48" W, ALONG SAID EASTERLY EXTENSION, 159.81 FEET TO THE NORTHEAST CORNER OF LOT 10 BLOCK 1 OF THE ABOVE MENTIONED SPRING VALLEY SUBDIVISION, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1085.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 11' 53" A DISTANCE OF 405.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 12° 29' 55" E, 505.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE WESTERLY HAVING A RADIUS OF 800.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 30' 45" A DISTANCE OF 188.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 1° 00' 50" W, 124.46 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PART OF BARNIA AVENUE, AUTUMN STREET AND TROUTSTREAM STREET INCLUDED HEREIN.
CONTAINING 24 LOTS AND 7.71 ACRES MORE OR LESS.

Surveyor's Notes:

Permanent Reference Monuments Shown Thus: ● or ○
All Corner Radii are 25 feet unless otherwise shown.
Distances shown on curves refer to arc distances.
Building setbacks shall comply with City of Titusville Zoning Ordinance.
All lots shall have 5.0 foot Interior Sideline and Rearline Easements for Drainage and Utility Purposes.



For Joinder in Dedication See O.R.B. 21 Page 314
For Restrictive Covenants See O.R.B. Page 316

PLAT BOOK 21
AND PAGE 65

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the INDIVIDUALS 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 INDIVIDUALS named below and its COMPETENT seal to be affixed hereto on 1-6-67

By William H. Thomas, Jr. ADMINISTRATOR
City of Titusville
3 WASHINGTON AVE. TITUSVILLE, FLA.

Signed and sealed in the presence of:

John Bar
Notary Public
Charles A. Tomalke

STATE of Florida COUNTY of Brevard
THIS IS TO CERTIFY, That on 1-6-67
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MURRAY KLEIMAN and JENNIE KLEIMAN

respectively President and
one of the above named corporation incorporated under the laws of the State of Florida to me known to be the individuals and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said dedication is the act and deed of said corporation INDIVIDUALS IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

John Bar
NOTARY PUBLIC

My Commission Expires 10-27-68 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 1-6-67 he completed the survey of the lands as shown in the foregoing plat and that the official 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 6, 1967 William H. Thomas, Jr. Registration No. 736

CERTIFICATE OF APPROVAL

BY MUNICIPALITY
THIS IS TO CERTIFY, That on 1-6-67 the City of Titusville, Florida approved the foregoing plat.
John Bar MAYOR
ATTEST: Joseph A. Caffery CITY CLERK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 1-6-67 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board.
Attest: John Bar Clerk of the Board.
Approved: John Bar County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on 1-6-67 the Zoning Commission of the above Municipality approved the foregoing plat.
John Bar 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 1-6-67 at 11:47 AM File No. 21-67 Clerk of the Circuit Court in and for Brevard County, Fla.