

KIRKWOOD SECTION ONE - A

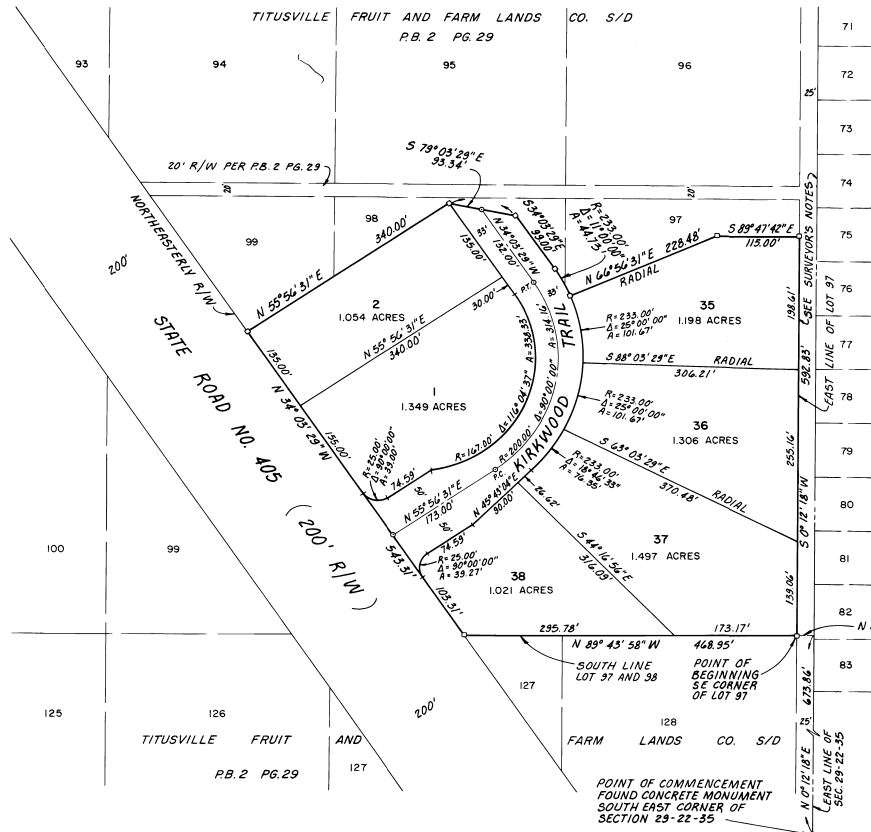
BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF A PORTION OF LOTS 97, 98 AND 99, IN SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST; ALL AS SHOWN ON THE PLAT 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.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST; RUN THENCE N 0° 12' 18" E ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 473.86 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 97 AND 98 IN SAID SECTION 29, AS SHOWN ON THE PLAT 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; RUN THENCE N 89° 43' 58" W ALONG SAID EASTERLY EXTENSION, 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 97 AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE N 89° 43' 58" W ALONG SAID SOUTH LINE OF LOTS 97 AND 98, A DISTANCE OF 468.95 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE, OF STATE ROAD NO. 405 (A 200' R/W); THENCE N 34° 05' 29" W ALONG SAID RIGHT-OF-WAY LINE, 543.31 FEET; THENCE N 55° 56' 31" E, 340.00 FEET; THENCE S 79° 05' 29" E, 39.34 FEET; THENCE S 34° 03' 29" E, 39.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 253.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 11° 00' 00", A DISTANCE OF 44.75 FEET; THENCE N 66° 56' 31" E ALONG A LINE RADIAL TO SAID CURVE, 228.48 FEET; THENCE S 89° 47' 42" E, 115.00 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED LOT 97; THENCE S 0° 12' 18" W ALONG SAID EAST LINE, 592.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 6 LOTS AND 8.474 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

A 7.5 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT IS LOCATED ADJACENT TO EACH INTERIOR SIDE AND REAR LOT LINE, UNLESS OTHERWISE SHOWN.

BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA COORDINATE SYSTEM, EAST ZONE.

(P) DENOTES "P.C." TO BE SET

(D) DENOTES "P.R.M." SET

THERE IS A 25' STRIP OF LAND LYING BETWEEN THE EAST BOUNDARIES OF THE LOTS PLATTED PER P.B. 2 PG. 29 AND THE EAST LINE OF SECTION 29. BASED UPON THE FACT THAT THERE ARE 50' ROADS CENTERED UPON ALL INTERIOR SECTION LINES PER P.B. 2 PG. 29 AND THAT SEVERAL OTHER 25' OVERAGES EXIST BETWEEN EXTERIOR PLATTED LOT BOUNDARIES AND EXTERIOR SECTION LINES (I.E. EAST LINE OF SECTION 31); IT IS THEREFORE MY OPINION THAT, ALTHOUGH NOT SPECIFICALLY NOTED, THE INTENT OF PLAT BOOK 2 AT PAGE 29 WAS TO LEAVE THESE 25' STRIPS FOR ROAD PURPOSES.

ACCESS TO LOTS 1, 2, AND 38 FROM S.R. 405 IS HEREBY EXPRESSLY PROHIBITED.

FOR AFFIDAVIT BY PROBATE CLERK SEE O.R.B. 2214 PG. 2354
 FOR DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS AFFECTING PROPERTY SEE O.R.B. PG. _____
 FOR JOINDERS IN DEDICATION SEE O.R.B. 2214 PG. 2354 & O.R.B. 2214 PG. 2350.

**prepared by: LOYS WARD AND COMPANY
 TITUSVILLE, FLORIDA**

PLAT BOOK 26
 AND PAGE 55

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Partnership named below, being the owner in fee simple of the lands described hereon, To be known as: KIRKWOOD SECTION ONE-A

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 person, named below

on NOVEMBER 27, 1979
 KIRKPOINT DEVELOPMENT GROUP
 350 N. WASHINGTON AVENUE
 TITUSVILLE, FL. 32780
 By: R. W. Kirk, Atty. in Fact

Signed and sealed in the presence of: [Signatures]

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on NOVEMBER 27, 1979
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
R. W. KIRK ATTY. IN FACT

of the above named partnership existing under the laws of the State of TEXAS, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such person thereto duly authorized;

collation is the act and deed of said partnership and that the IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
[Signature]
 NOTARY PUBLIC
 My Commission Expires March 6, 1980

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on NOVEMBER 7, 1979 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 that the permanent reference monuments have been placed by him as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated NOVEMBER 7, 1979.
[Signature] Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
 ATTEST: _____ MAYOR.
 _____ 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, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and other interests for public use on this plat.
[Signature]
 ATTEST: [Signature]
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on NOV. 29, 1979 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
[Signature] Chairman of the Board
[Signature] Clerk of the Board
 Approved: [Signature] County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on NOVEMBER 28, 1979 the Zoning Commission of the above County approved the foregoing plat.
[Signature] Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY that the foregoing plat and map and that it complies in form with the requirements of Chapter 177, Florida Statutes, and was filed for record on JANUARY 15, 1980 at 12:38 PM File No. 394553
[Signature]
 Clerk of the Circuit Court in and for Brevard County, Florida