

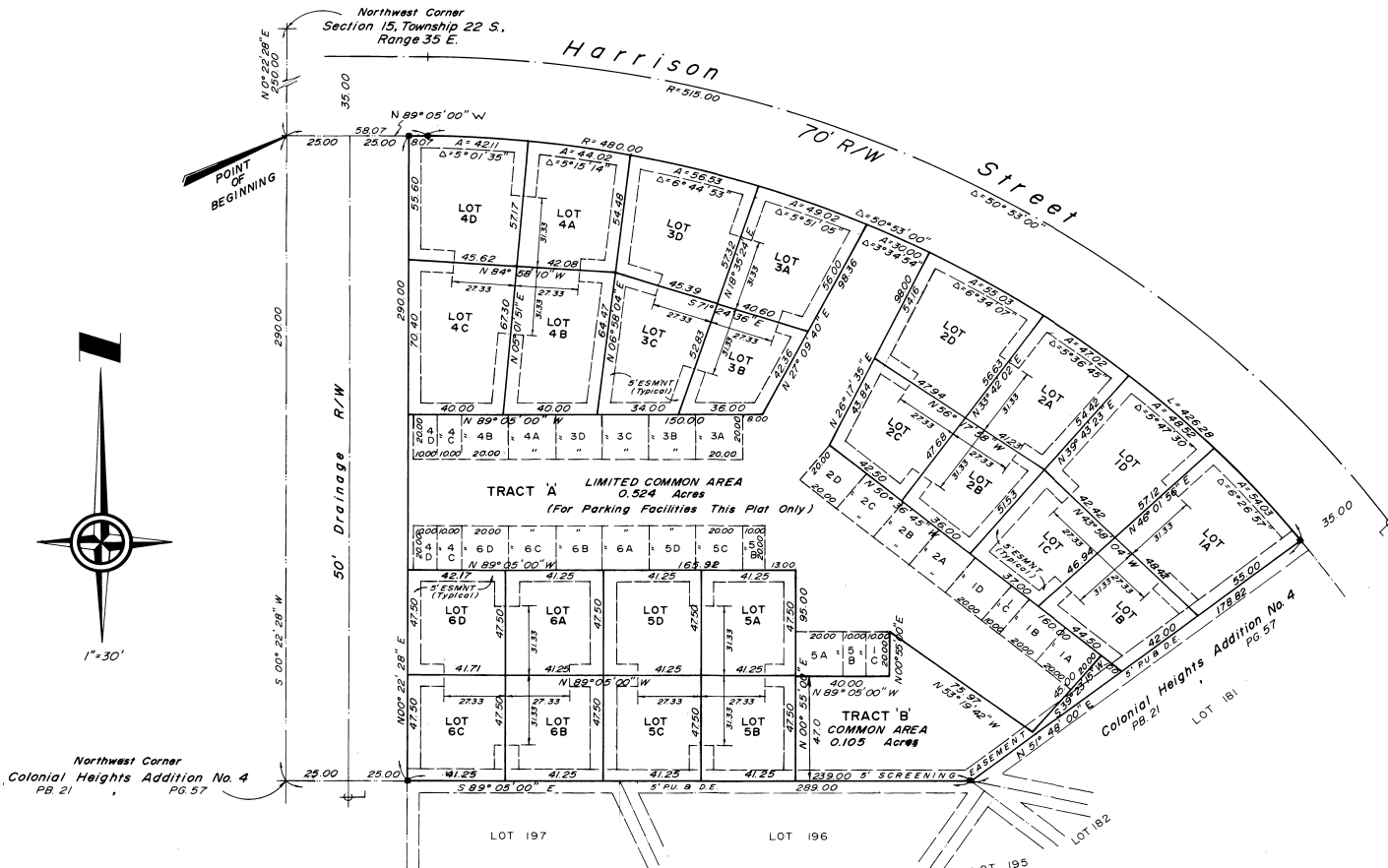
HARRISON TERRACE TOWNHOUSES

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

Section 15, Township 22 South, Range 35 East

LEGAL DESCRIPTION

A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET (70 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID SECTION 15, THENCE RUN S 00° 28' 28" W, ALONG SAID WEST LINE OF SECTION 15, 290.00 FEET TO THE NORTHWEST CORNER OF COLONIAL HEIGHTS ADDITION NO. 4 AS RECORDED IN PLAT BOOK 21, PAGE 57, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING TWO COURSES AND DISTANCES S 89° 05' 00" E, 289.00 FEET TO A POINT ON A CURVE OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET (70 FOOT RIGHT-OF-WAY), SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 480.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 35° 53' 00", A DISTANCE OF 428.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N 89° 05' 00" W, 58.07 FEET TO A POINT OF BEGINNING (LESS AND EXCEPT THE WESTERLY 30 FEET OF FOREGOING DESCRIBED LANDS), CONTAINING 1.863 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

- EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACTS 'A' AND 'B' FOR PUBLIC UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS OF HARRISON TERRACE TOWNHOUSES.
- THE 8 FT EASEMENTS BEING A PORTION OF THE LOTS SHOWN HEREON ARE FOR INGRESS, EGRESS, AND UTILITY SERVICE PURPOSES.
- THE 10' X 20' PARCELS SHOWN AS A PART OF TRACT 'A' ARE RESERVED FOR EXCLUSIVE USE OF THE LOT WITH CORRESPONDING NUMERICAL AND ALPHABETICAL DESIGNATION.
- REFERENCE BEARINGS TAKEN FROM COLONIAL HEIGHTS ADDITION NO FOUR, PG. 21, PG. 57.

LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT SET
- DENOTES PERMANENT CONTROL POINT

GRAPHIC SCALE IN FEET



PREPARED BY:

Frank M. Garcia
Land Surveyor Merritt Island, Florida

JOINER IN DEDICATION ORB 2215 PG. 429
RESTRICTIONS ORB 2215 PG. 430

PLAT BOOK 26
AND PAGE 59

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

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 December 3, 1979

By: Paul A. Mademann
President

Attest: Janet R. Canale
Notary Public

Signed and sealed in the presence of Janet R. Canale
MAYOR, TITLE
1511 HARRISON ST
TITUSVILLE, FLA 32780

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on December 3, 1979
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared PAUL A. MADAMANN and PAUL A. MADAMANN 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 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.

Janet R. Canale
NOTARY PUBLIC

My Commission Expires: Feb 3, 1981

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, a duly licensed and registered land surveyor, does hereby certify that on SEPTEMBER 24, 1979 he completed the 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 that the same are duly and lawfully referred monuments have been placed as shown on the foregoing plat in accordance with Chapter 177, Florida Statutes, and that said plat is a true and correct representation of the lands as shown on the foregoing plat.

Frank M. Garcia Registration No. 2098

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on October 23, 1979 the City Council of the City of Titusville, Fla approved the foregoing plat.

Janet R. Canale MAYOR
Attest: Margaret Cooper 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, canals, drainage easements, utility easements, lanes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

ATTEST: _____
Chairman of the Board

Clerk of the Board

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.

Attest: _____
Chairman of the Board.

Clerk of the Board.

Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on _____ the Zoning Commission of the above _____ approved the foregoing plat.

Planning and 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 JANUARY 16, 1980 at 2:31 PM File No. 395799

R. J. ...
Clerk of the Circuit Court
in and for Brevard County, Florida