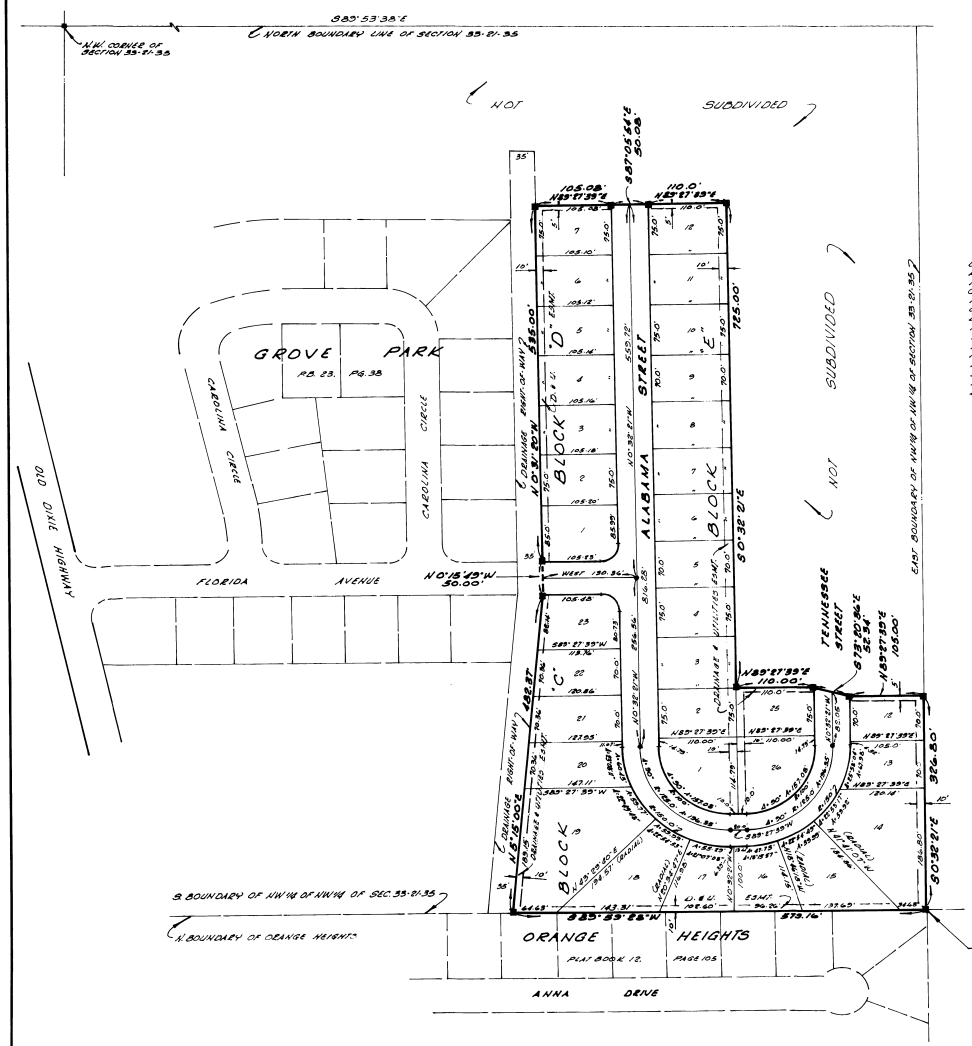
K&E 17 0193

CHILDRE'S ADDITION TO GROVE PARK

A SUBDIVISION LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

GRAPHIC SCALE: 0 50 100 200 300

SCALE: 1" = 100'



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE NW¼ OF THE NW¼ OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 35 EAST, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF ORANGE HEIGHTS, AS RECORDED IN PLAT BOOK 12, PAGE 105, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S89°53'38"E, ALONG THE SOUTH BOUNDARY OF SAID NW¼ OF THE NW¼ OF SECTION 33, AND ALONG THE NORTH LINE OF THE PREVIOUSLY MENTIONED PLAT OF ORANGE HEIGHTS, 837.16 FEET TO A POINT ON THE EAST BOUNDARY OF A 95.00 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS SHOWN ON PLAT OF GROVE PARK, RECORDED IN PLAT BOOK 23, PAGE 38, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST BOUNDARY THE FOLLOWING 3 COURSES AND DISTANCES: N 5°15'00"E, 682.37 FEET; THENCE N 0°15'45"W, 50.00 FEET; THENCE N 0°32'21"W, 595.00 FEET; THENCE RUN N 89°27'39"E, 105.08 FEET; THENCE RUN S 87°05'54"E, 50.08 FEET; THENCE RUN N 89°27'39"E, 110.00 FEET; THENCE RUN S0°32'21"E, 725.00 FEET; THENCE RUN N89°27'39"E, 110.00 FEET, THENCE S13°20'54"E, 52.34 FEET, THENCE RUN N89°27'39"E, 105.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE NW¼ OF THE NW¼ OF SAID SECTION 33; THENCE RUN S0°32'21"E, ALONG SAID EAST BOUNDARY, 376.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.78 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1) ■ INDICATES PERMANENT REFERENCE MONUMENT.
2) ● INDICATES PERMANENT CONTROL POINT.
3) ALL INTERIOR SIDE LOT LINES SHALL HAVE A 5.0 FOOT EASEMENT FOR FLORIDA POWER & LIGHT COMPANY, OTHER UTILITIES, AND DRAINAGE, UNLESS OTHERWISE SHOWN.
4) ALL RADII ARE 25.00 FEET, UNLESS OTHERWISE SHOWN.
5) DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.
6) ALL REAR LOT LINES SHALL HAVE A 10.00 FOOT EASEMENT FOR FLORIDA POWER & LIGHT COMPANY, OTHER UTILITIES, AND DRAINAGE.

POINT OF BEGINNING
S.E. CORNER OF NW¼ OF NW¼ SECTION 33-21-35

JOINDER ORB 2249 PG. 585
RESTRICTIONS 2249 589

PREPARED BY: L.A. MELVIN AND ASSOCIATES
320 INDIAN RIVER AVENUE
TITUSVILLE, FLORIDA

SHEET 1 OF 1

PLAT BOOK 27
AND PAGE 25

DEDICATION

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

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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 JULY 25, 1980

By J.W. CHILDRE President

Attest: L.R. CHILDRE Secretary

CHILDRE HOMES, INC. 1240 Orchid Street Titusville, Fla.

Signed and sealed in the presence of: L.A. Melvin, Peggy J. McFarrin, William L. Bivings

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on JULY 25, 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared J.W. CHILDRE and L.R. CHILDRE 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.

Peggy J. McFarrin
NOTARY PUBLIC

My Commission Expires NOVEMBER 12, 1983

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 MARCH 26, 1980 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 hereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated MARCH 26, 1980

Roland D. McInnis Jr. Registration No. 2425

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on AUGUST 12, 1980 the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA approved the foregoing plat.

SEAL

MAYOR.

ATTEST: Janet R. Camacho
DEPUTY 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, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

N/A
Chairman of the Board

ATTEST:
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.

Chairman of the Board.

Attest

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 AUGUST 18, 1980 at 2:42 PM, File No. 754065

R.D. Winstead Jr.
Clerk of the Circuit Court in and for Brevard County, Fla.

By Lena E. Dyer DC

F.B.S.