

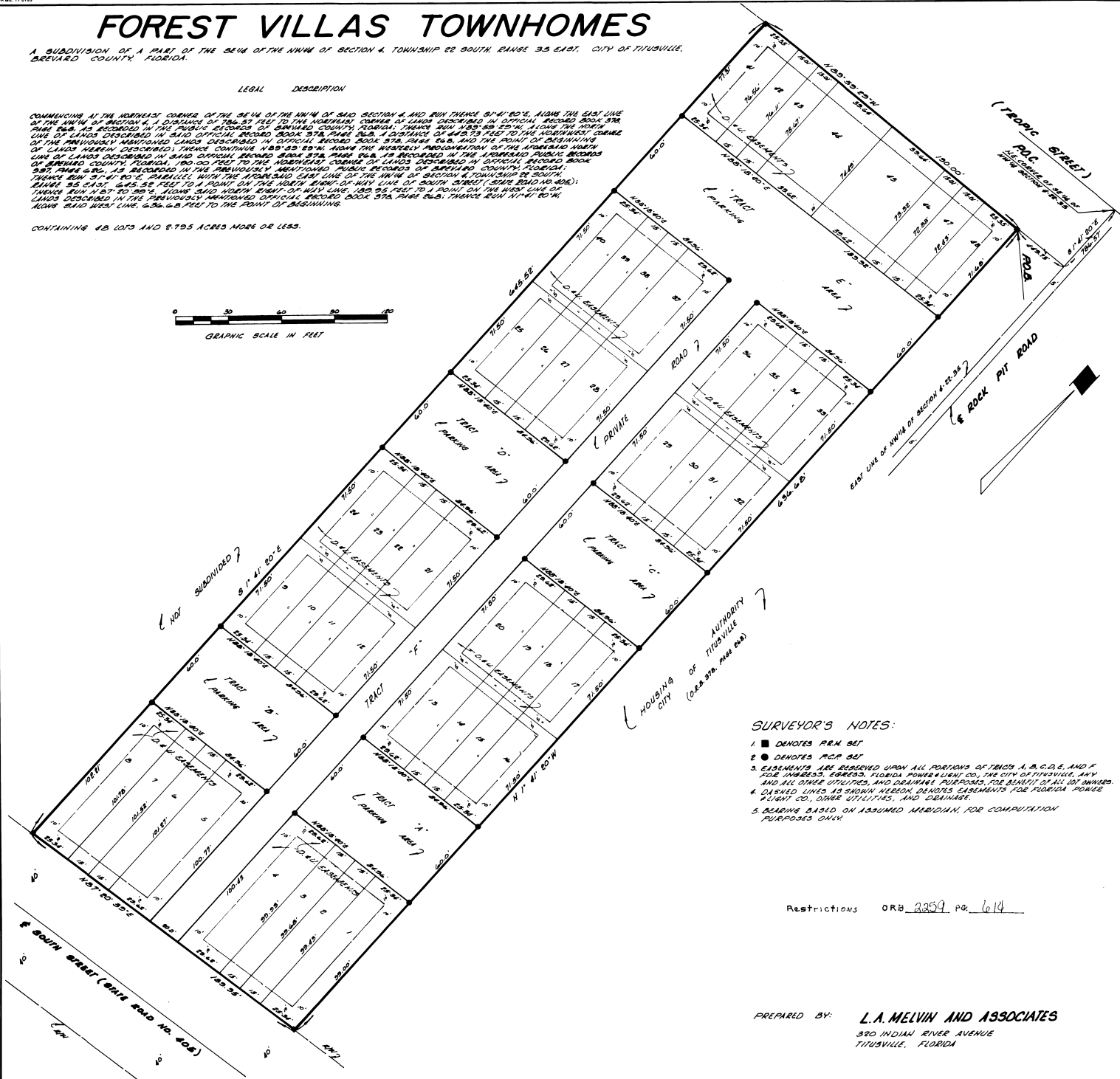
FOREST VILLAS TOWNHOMES

A SUBDIVISION OF A PART OF THE BEYM OF THE NW/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 33 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THE BEYM OF THE NW/4 OF SECTION 4, AND RUN THENCE S 71° 41' 20" E, ALONG THE EAST LINE OF THE NW/4 OF SECTION 4, A DISTANCE OF 74.57 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 378, PAGE 56A, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89° 58' 28" E, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 378, PAGE 56A, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF THE PREVIOUSLY MENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 378, PAGE 56A, AND THE POINT OF BEGINNING OF SAID LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 378, PAGE 56A, FROM THE WASTERLY PROLONGATION OF THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN SAID OFFICIAL RECORD BOOK 378, PAGE 56A, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, 100.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 378, PAGE 56A, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 71° 41' 20" E, PARALLEL WITH THE NORTHEAST EAST LINE OF THE NW/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 33 EAST, 645.36 FEET TO A POINT ON THE NORTH BENT OF SAID SOUTH STREET (STATE ROAD 400); THENCE RUN N 89° 58' 28" E, ALONG SAID NORTH BENT OF SAID LINE, 182.55 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN THE PREVIOUSLY MENTIONED OFFICIAL RECORD BOOK 378, PAGE 56A; THENCE RUN N 71° 41' 20" E, ALONG SAID WEST LINE, 636.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 43 LOTS AND 2.795 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

1. ■ DENOTES P.R.N. SET
2. ● DENOTES P.C.S. SET
3. EASEMENTS ARE SHOWN UPON ALL PORTIONS OF TRACTS A, B, C, D, E, AND F FOR INTEREST, EGRESS, FLORIDA POWER & LIGHT CO., THE CITY OF TITUSVILLE, ANY AND ALL OTHER UTILITIES, AND DRAINAGE PURPOSES, FOR BENEFIT OF ALL LOT OWNERS.
4. DASHED LINES AS SHOWN HEREON DENOTES EASEMENTS FOR FOREIGN POWER & LIGHT CO., OTHER UTILITIES, AND DRAINAGE.
5. BEARING BASED ON ASSUMED MERIDIAN, FOR COMPUTATION PURPOSES ONLY.

RESTRICTIONS ORB 2359, PG. 614

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

PLAT BOOK 27
AND PAGE 31

DEDICATION

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

IN WITNESS WHEREOF, I, the undersigned, have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereon on July 10, 1980.

By: *Anthony Aiello* President (Printed Name)
Anthony Aiello President (Signature)

Attest: *Anthony Aiello*
Signed and sealed in the presence of: *Raymond J. ...*

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on July 10, 1980, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **ANTHONY A. AIELLO** and **ANTHONY AIELLO** 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 hereunto set my hand and seal on the above date.

Raymond J. ...
NOTARY PUBLIC

My Commission Expires: NOVEMBER 18, 1983

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MAY 13, 1980, 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 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 July 10, 1980.

Raymond J. ... Registration No. 3155

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

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

Attest: *Raymond J. ...* MAYOR
Antiquated ... 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.

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, N/A
_____ Clerk of the Board, N/A
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.

Approved _____ 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 SEPTEMBER 13, 1980 at 8:55 AM, File No. 4-11930.

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