

KIRKWOOD SECTION ONE - B

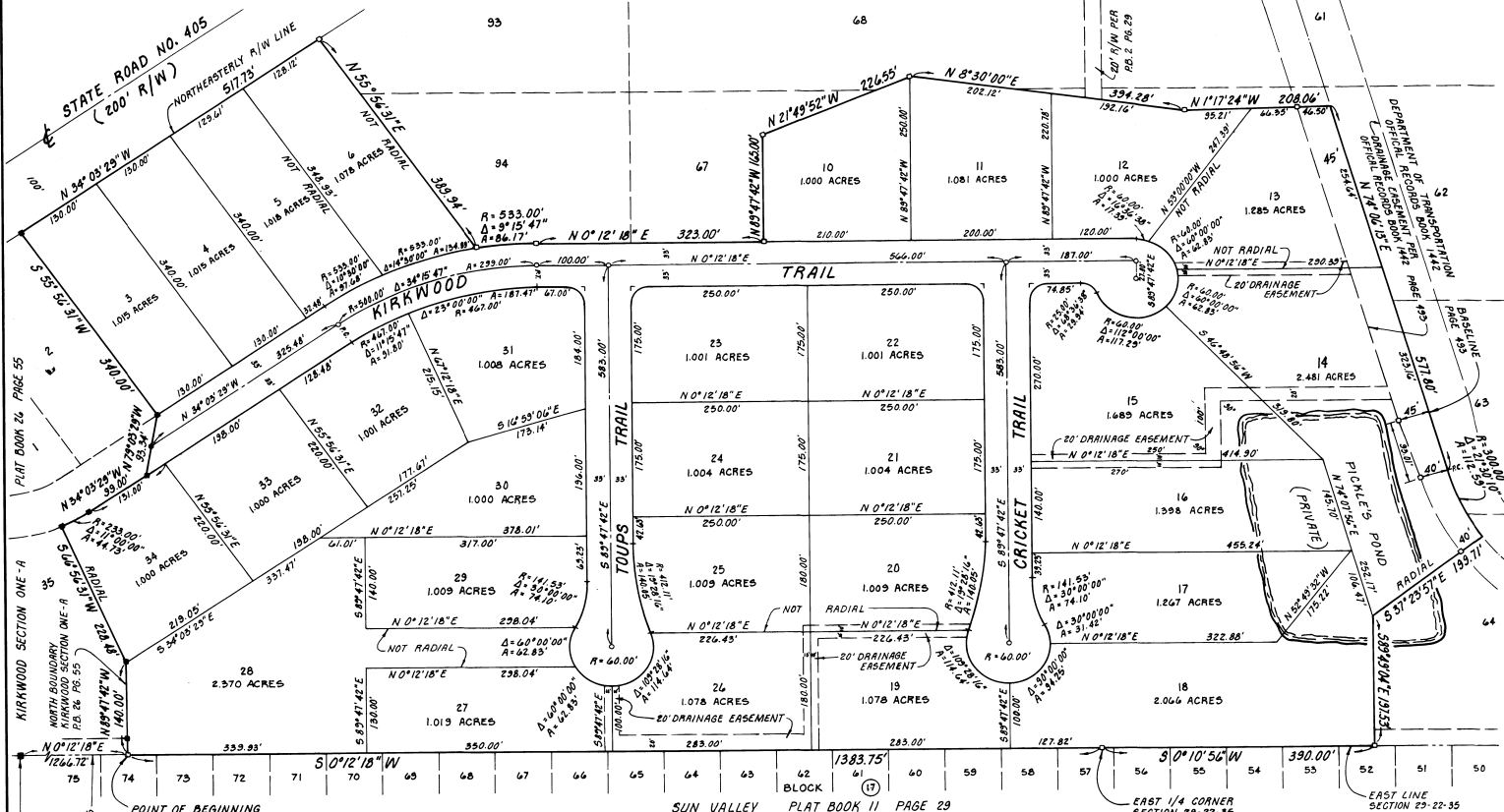
BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF A PORTION OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST; 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; RUNTHENCE N 0°12'18" E ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1246.72 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE N 89°41'42" W ALONG THE NORTHERLY BOUNDARY OF KIRKWOOD SECTION ONE - A AS RECORDED IN PLAT BOOK 26 AT PAGE 55 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE EASTERLY EXTENSION OF SAID NORTHERLY BOUNDARY, 140.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE CURVES AND DISTANCES: 9.64°56'31" W ALONG A RADIAL LINE TO THE NEXT MENTIONED CURVE, 228.48 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 233.00 FEET; NORTHWESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 1°10'00"; A DISTANCE OF 443.9 FEET TO THE POINT OF TANGENCY; N 94°08'23" W, 89.00 FEET; N 79°08'23" W, 33.94 FEET; S 55°56'31" W, 340.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 405 (A 200 FOOT RIGHT-OF-WAY); THENCE N 40°29'23" W ALONG SAID RIGHT-OF-WAY LINE, 517.75 FEET; THENCE N 55°56'31" E, 388.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 533.00 FEET AT WHICH POINT THE TANGENT BEARS N 9°05'23" W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 3°15'41", A DISTANCE OF 36.17 FEET TO THE POINT OF TANGENCY; THENCE N 0°12'18" E, 323.00 FEET; THENCE N 89°41'42" W, 126.00 FEET; THENCE N 21°49'52" W, 224.85 FEET; THENCE N 1°17'24" W, 208.00 FEET TO A POINT ON THE DEPARTMENT OF TRANSPORTATION BASELINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1448 AT PAGE 493 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG SAID BASELINE THE FOLLOWING TWO CURVES AND DISTANCES: A 60°00'00" W, 577.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTH WESTERLY HAVING A RADIUS OF 300.00 FEET; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 2°13'00", A DISTANCE OF 118.58 FEET; THENCE S 37°23'51" E ALONG A RADIAL LINE TO THE LAST MENTIONED CURVE, 133.71 FEET; THENCE S 85°49'04" E, 137.53 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 29; THENCE S 0°10'56" W ALONG SAID EAST LINE, 330.00 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE CONTINUE ALONG SAID EAST LINE OF SECTION 29 S 0°12'18" W, 1266.75 FEET TO THE POINT OF BEGINNING. CONTAINING 23 LOTS AND 39.472 ACRES MORE OR LESS.

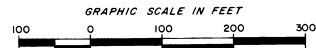
TITUSVILLE FRUIT AND FARM LANDS CO. S/D PLAT BOOK 2 PAGE 29



SURVEYOR'S NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND.
2. □ DENOTES PERMANENT REFERENCE MONUMENT SET.
3. ○ DENOTES PERMANENT CONTROL POINT FOUND.
4. ○ DENOTES PERMANENT CONTROL POINT TO BE SET.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA COORDINATE SYSTEM, EAST ZONE.
6. A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS LOCATED ADJACENT TO EACH INTERIOR SIDE AND REAR LOT LINE, UNLESS OTHERWISE SHOWN.
7. DISTANCES ON CORNER LOTS ARE TO THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES EXTENDED; ALL CORNER RADII ARE 25 FEET UNLESS OTHERWISE SHOWN.
8. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

RESTRICTIONS	OR B	P.G.
JOINER	0-A-3	2265 P.G. 1691
JOINER	OR B	P.G.



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

PLAT BOOK 27
AND PAGE 43

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 - B

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, 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 person named below

on OCTOBER 23, 1980
KIRKPOINT DEVELOPMENT GROUP
350 N. WASHINGTON AVENUE
TITUSVILLE, FL. 32780
R. W. Kirk
R. W. KIRK, ATTY. IN FACT

Signed and sealed in the presence of:
J. L. Brown
J. L. BROWN

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on OCTOBER 23, 1980
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 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; and that the said Dedication is the act and deed of said partnership

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Jan R. Holley
NOTARY PUBLIC
My Commission Expires: FEBRUARY 3, 1984

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 has 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 plotted; that permanent reference monuments have been placed as shown thereon; and that the same are in accordance with Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated: OCTOBER 23, 1980
Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
SEAL
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, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and great dedicated for public use on this plat.
J. H. Hill
Chairman of the Board
Attest: *R. J. ...*
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on OCT. 20, 1980 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
J. H. Hill
Chairman of the Board
Attest: *R. J. ...*
Clerk of the Board
Approved: *R. ...*
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on _____ the _____ 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 OCTOBER 23, 1980 at _____
Clerk of the Circuit Court
In and for Brevard County, Fla.