

LAMPLIGHTER VILLAGE, 2nd ADD. UNIT TWO

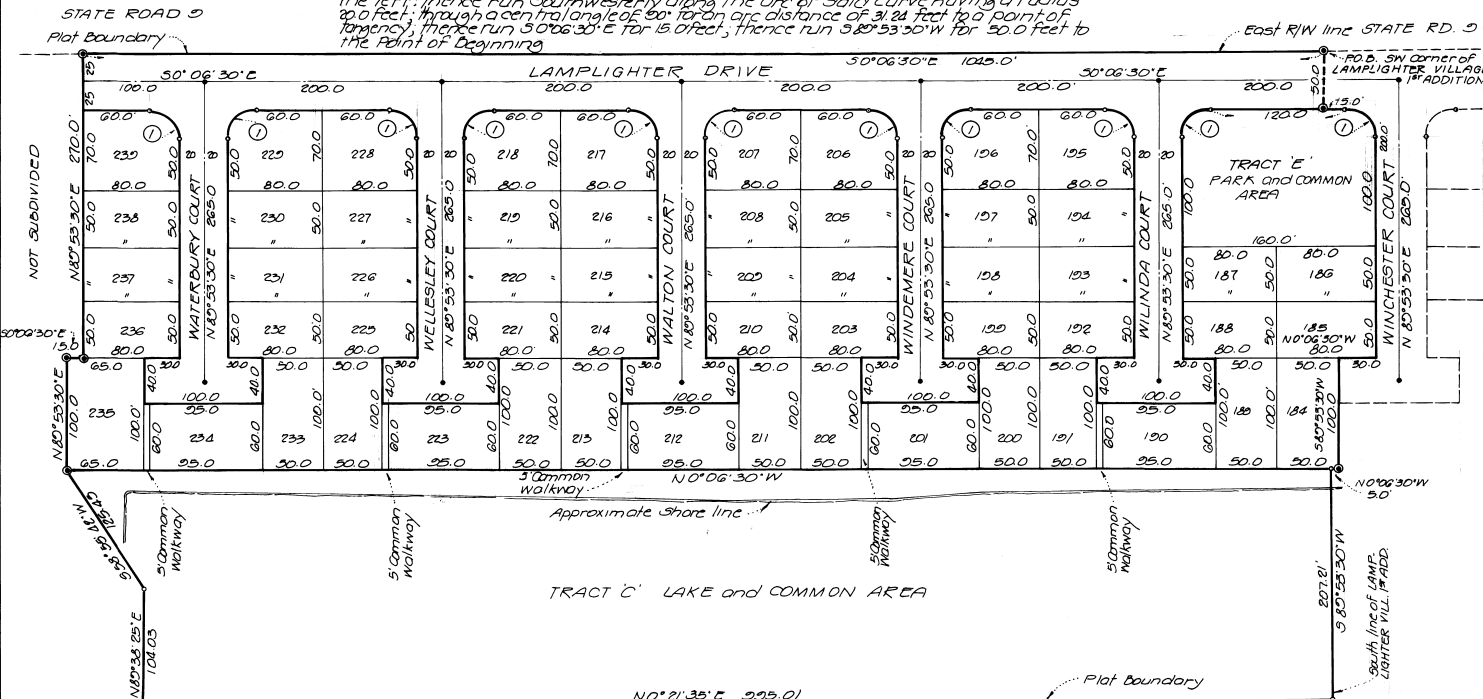
BEING A SUBDIVISION OF A PORTION SECTIONS 26 AND 27, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND A RESUBDIVISION OF TRACT 'A' IN LAMPLIGHTER VILLAGE, FIRST ADDITION, RECORDED IN PLAT BOOK 26 AT PAGE 26, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

Scale: 1" = 60' GRAPHIC SCALE June, 1980

LEGAL DESCRIPTION:

A portion of Sections 26 and 27 in Township 27 South, Range 36 East, Brevard County, Florida, and a resubdivision of Tract A of LAMPLIGHTER VILLAGE, FIRST ADDITION, according to the plat thereof recorded in Plat Book 26 at Page 26 of the Public Records of Brevard County, Florida, the same being more particularly described as follows: Begin at the Southwest corner of said LAMPLIGHTER VILLAGE, FIRST ADDITION, thence run S 0°06'30"E along the East Right-of-Way line of STATE ROAD 9 for 100.0 feet, thence run N 80°53'30"E for 270.0 feet, thence run S 0°06'30"E for 15.0 feet, thence run N 80°53'30"E for 100.0 feet, thence run N 58°55'42"E for 125.45 feet, thence run N 80°33'25"E for 104.03 feet, thence run N 0°21'35"E for 229.01 feet to a point on the South line of said LAMPLIGHTER VILLAGE, FIRST ADDITION, thence run S 80°23'30"W for 207.21 feet, thence run N 0°06'30"W for 5.0 feet, thence run S 80°23'30"W for 100.0 feet, thence run N 0°06'30"W for 30.0 feet to a point on the North line of said Tract A, thence run S 80°23'30"W for 200.0 feet to a point of curvature of a circular curve to the left, thence run Southwesterly along the arc of said curve having a radius of 100 feet, through a central angle of 60° to a point on the North line of said Tract A, thence run S 0°06'30"E for 15.0 feet, thence run S 80°23'30"W for 50.0 feet to the Point of Beginning

ALLEN ENGINEERING INC.
COCOA BEACH, FLORIDA
SURVEYORS-ENGINEERS



DEVELOPER NOTES

- The dedication of this plat is subject to the "DUTY TO MAINTAIN" specified in the Perpetual Maintenance Agreement dated January 14, 1972 and recorded in O.R. Book 1165, Page 749, Public Records of Brevard County, Florida.
- All Lots depicted on this plat are subject to the restrictions imposed by the Declaration of Restrictions, Conditions, Covenants and Reservations affecting property located in LAMPLIGHTER VILLAGE, as recorded in Official Records Book 1474 of Page 157 of the Public Records of Brevard County, Florida.
- The 5' walkways shown are Common Area that is to be used as ingress and egress to the Lake and Common Area of Tract 'C'.
- Joiner in Dedication by Mortgage, recorded in O.R. Book 2215, Page 1980, Public Records of Brevard County, Florida.

NOT SUBDIVIDED

EASEMENT NOTES:

- A 7.5' wide easement is reserved for the installation and maintenance of Drainage and Public Utilities on the front, rear and sides of all lots in this subdivision.
- The side lot line easement may be abandoned if two or more lots are used as a single building site provided however, that there are no public facilities within the easement at the time of development of the site.

CURVE DATA:

① - Radius = 20', Δ = 90°00'00" A = 31.42

SURVEYORS NOTES:

- The bearings shown have been based on an assumed meridian for computational purposes.
- ⊙ indicates Permanent Reference Monument.
- indicates Permanent Control Point.

PLAT BOOK 28
AND PAGE 1

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That below, being the owner in fee simple of the lands described in LAMPLIGHTER VILLAGE, 2nd ADD. UNIT TWO 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, The undersigned KENNETH P. SAUNDREY, hereunto set his hand and seal of AUG 15, 1980 By Kenneth P. Saundrey, Kenneth P. Saundrey, Address: 325 S. AVENUE SUITE 201 INDIAN LANTIC, FLORIDA 32903 Signed and sealed in the presence of Donald A. Chiswick, Michael D. Dumbly

STATE OF Michigan COUNTY of Oakland THIS IS TO CERTIFY, That on August 15, 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared KENNETH P. SAUNDREY to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the executing thereof to be his free and voluntary act for the uses and purposes therein expressed

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date. Agnes Mary Blagovini, Notary Public, My Commission Expires January 2, 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 2, 1975 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 plotted; that permanent reference monuments have been placed as shown in the foregoing plat; that said plat was prepared in accordance with the provisions of Chapter 177, Florida Statutes; and that said plat was filed for record in the Public Records of Brevard County, Florida, on August 15, 1980, Registration No. 2215

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, 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: Clerk of the Board.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS THIS IS TO CERTIFY, That on Sept 6, 1980 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida. ATTEST: Chairman of the Board, Clerk of the Board, County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION THIS IS TO CERTIFY, That on 8-21-80 the Zoning Commission of the County approved the foregoing plat. ATTEST: 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 December 24, 1980 at 3:14 PM File No. 495247. Clerk of the Circuit Court in and for Brevard County, Fla.