

SAN MATEO VILLAGE - SECTION ONE

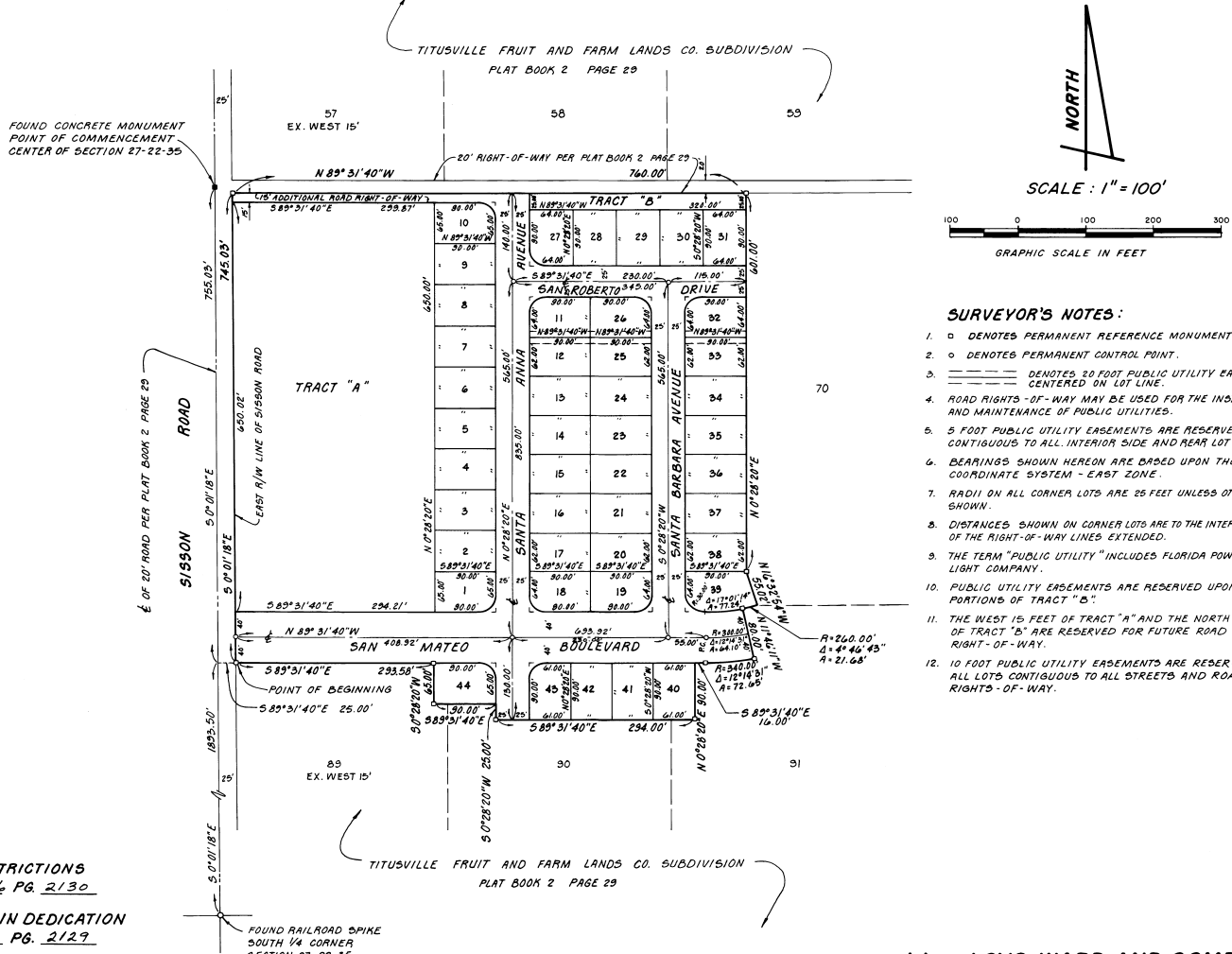
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF ALL OF LOT 71 AND A PART OF LOTS 70, 72, 89, 90 AND 91, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 35 EAST, TITUSVILLE FRUIT AND FARM LANDS CO. SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

COMMENCE AT A CONCRETE MONUMENT AT THE CENTER OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 35 EAST, TITUSVILLE FRUIT AND FARM LANDS CO. SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE S 0° 01' 18" E ALONG THE CENTERLINE OF A 20 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SAID TITUSVILLE FRUIT AND FARM LANDS CO. SUBDIVISION; 755.05 FEET; THENCE S 89° 31' 40" E, 25.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 89° 31' 40" E, 293.58 FEET; THENCE S 0° 28' 20" W, 45.00 FEET; THENCE S 89° 31' 40" E, 30.00 FEET; THENCE S 0° 28' 20" W, 25.00 FEET; THENCE S 89° 31' 40" E, 234.00 FEET; THENCE N 0° 28' 20" E, 30.00 FEET; THENCE S 89° 31' 40" E, 16.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 34.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 12° 14' 31", A DISTANCE OF 72.65 FEET; THENCE N 11° 46' 11" W ALONG A LINE RADIAL TO SAID CURVE AND RADIAL TO THE NEXT MENTIONED CURVE, 80.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 4° 46' 43", A DISTANCE OF 21.68 FEET; THENCE N 16° 52' 54" W ALONG A LINE RADIAL TO SAID CURVE, 55.02 FEET; THENCE N 0° 28' 20" E, 40.00 FEET TO A POINT ON THE NORTH LINE OF LOT 70 OF THE AFORESAID SECTION 27; THENCE N 89° 31' 40" W ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LOTS 71 AND 72 OF SAID SECTION 27, A DISTANCE OF 760.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SIBSON ROAD AS NOW ESTABLISHED, SAID POINT BEING 15.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 72; THENCE S 0° 01' 18" E ALONG SAID RIGHT-OF-WAY LINE, 745.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 44 LOTS AND 15.700 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT.
- ◊ DENOTES PERMANENT CONTROL POINT.
- ==== DENOTES 20 FOOT PUBLIC UTILITY EASEMENT CENTERED ON LOT LINE.
- ROAD RIGHTS-OF-WAY MAY BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- 5 FOOT PUBLIC UTILITY EASEMENTS ARE RESERVED CONTIGUOUS TO ALL INTERIOR SIDE AND REAR LOT LINES.
- BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA COORDINATE SYSTEM - EAST ZONE.
- RADI ON ALL CORNER LOTS ARE 25 FEET UNLESS OTHERWISE SHOWN.
- DISTANCES SHOWN ON CORNER LOTS ARE TO THE INTERSECTION OF THE RIGHT-OF-WAY LINES EXTENDED.
- THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.
- PUBLIC UTILITY EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "B".
- THE WEST 15 FEET OF TRACT "A" AND THE NORTH 15 FEET OF TRACT "B" ARE RESERVED FOR FUTURE ROAD RIGHT-OF-WAY.
- 10 FOOT PUBLIC UTILITY EASEMENTS ARE RESERVED ON ALL LOTS CONTIGUOUS TO ALL STREETS AND ROAD RIGHTS-OF-WAY.

FOR DEED RESTRICTIONS
SEE ORB 2386 PG. 2130

FOR JOINDER IN DEDICATION
SEE ORB 2386 PG. 2129

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

PLAT BOOK 29
AND PAGE 37

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 SAN MATEO VILLAGE - SECTION ONE

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 officer named below and its corporate seal to be affixed hereto on July 8, 1982.

The SAN MATEO COMPANY, LTD., a Florida limited Partnership, by its General Partner, MOHEGAN LAND COMPANY, a Florida Corporation, Suite 106 A, 1177 Louisiana Avenue, Winter Park, Florida 32789. By: Lloyd Aspinwall, Vice President

Signed and sealed in the presence of: Jean H. Holley

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on JULY 8, 1982 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared LLOYD ASPINWALL, Vice President of MOHEGAN LAND COMPANY a corporation incorporated under the laws of the State of FLORIDA, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officer, 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 and partnership.

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

Jean H. Holley
NOTARY PUBLIC
My Commission Expires February 3, 1984 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 MAY 15, 1978, 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 MARCH 2, 1981 Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on January 9, 1982, the Titusville City Council approved the foregoing plat.

ATTEST: Jane H. Cannon 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: _____
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 named County 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 15, 1982 at 4:06 PM. File No. 68861

R. C. Woodard
Clerk of the Circuit Court
By Marcia G. Davis, D.C.
in and for Brevard County, Fla.