

QUAIL HAVEN - SECTION ONE

BREVARD COUNTY, FLORIDA

A PART OF THE NW 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA



FOR JOINDER IN DEDICATION SEE ORB 2427 PAGE 1832
 FOR JOINDER IN DEDICATION SEE ORB 2427 PAGE 1830
 FOR DECLARATION OF RESTRICTIONS SEE ORB 2427 PAGE 1837

LEGAL DESCRIPTION :

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE 588°43'10"E, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 680.21 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE 98°45'10"E ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 415.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 6; THENCE 50°43'24"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 6, A DISTANCE OF 105.16 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 419, PAGE 107 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN DEED BOOK 419, PAGE 107, THE FOLLOWING THREE COURSES AND DISTANCES: 588°45'10"E A DISTANCE OF 415.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER ONE; 51°22'07"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET; N88°43'10"W, A DISTANCE OF 436.62 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE 50°43'24"W ALONG SAID EAST LINE A DISTANCE OF 105.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE CONTINUE 50°43'24"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 336.75 FEET; THENCE N88°43'35"W ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1040.51 FEET; THENCE N7°16'36"W, A DISTANCE OF 390.66 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1585 PAGE 303, OF THE AFORESAID PUBLIC RECORDS; THENCE N74°39'05"E, ALONG SAID SOUTH LINE, A DISTANCE OF 193.81 FEET TO THE SOUTH EAST CORNER OF SAID LANDS; THENCE N12°29'12"W ALONG THE EAST LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION, A DISTANCE OF 590.62 FEET TO A POINT ON THE LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1585 PAGE 304, OF THE AFORESAID PUBLIC RECORDS; THENCE N87°53'08"E ALONG SAID EAST LINE AND ITS NORTHERLY EXTENSION, A DISTANCE OF 811.78 FEET TO THE POINT OF BEGINNING. CONTAINING 29 LOTS AND 37.10 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. O INDICATES PERMANENT REFERENCE MONUMENT SET.
2. C INDICATES PERMANENT CONTROL POINT.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SECTION 6-21-35, BEING 98°45'10"E.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND PUBLIC UTILITIES PURPOSES.
5. ALL LOTS HAVE 75 FEET INTERIOR SIDE, REAR AND FRONT LOT LINE EASEMENTS FOR DRAINAGE AND PUBLIC UTILITIES PURPOSES, UNLESS OTHERWISE SHOWN.
6. THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER AND LIGHT COMPANY.
7. ALL CORNER RADII ARE 25.00 FEET, UNLESS OTHERWISE SHOWN.
8. THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY IS TO MAINTAIN FLOW THROUGH THE RETENTION AREAS.

PLAT BOOK 29
AND PAGE 68

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described hereon known as "QUAIL HAVEN - SECTION ONE," 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, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on Jan 14, 1983.
 By Harry A. Jones President, Jack Edwards Secretary
 Charokee Land Company, Inc.
 605 South Palm Avenue
 Titusville, Florida 32780
 Signed and sealed in the presence of Jo Ann Brown
W. V. Ponce

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on JANUARY 14, 1983 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HARRY A. JONES and JACK EDWARDS respectively The 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.
John 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 JULY 14, 1982, 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 JANUARY 14, 1983
FRWA 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 areas dedicated for public use on this plat.
R. L. Minstead Jr.
 Chairman of the Board
 ATTEST: R. L. Minstead Jr. Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEB 24, 1983 the Board of County Commissioners of Brevard County, Florida, approved the foregoing plat.
R. L. Minstead Jr.
 Chairman of the Board
 ATTEST: R. L. Minstead Jr. Clerk of the Board
Edmund Hill
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on FEB 21, 1983 the Zoning Commission of the above COUNTY approved the foregoing plat.
James J. Ford
 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 the Florida Statutes, and was filed for record on MAY 6, 1983 at 2:20 PM File No. 758429
R. L. Minstead Jr.
 Clerk of the Circuit Court
 in and for Brevard County, Fla.

prepared by: LOYS WARD AND COMPANY
TITUSVILLE, FLORIDA