

ROSEHAVEN

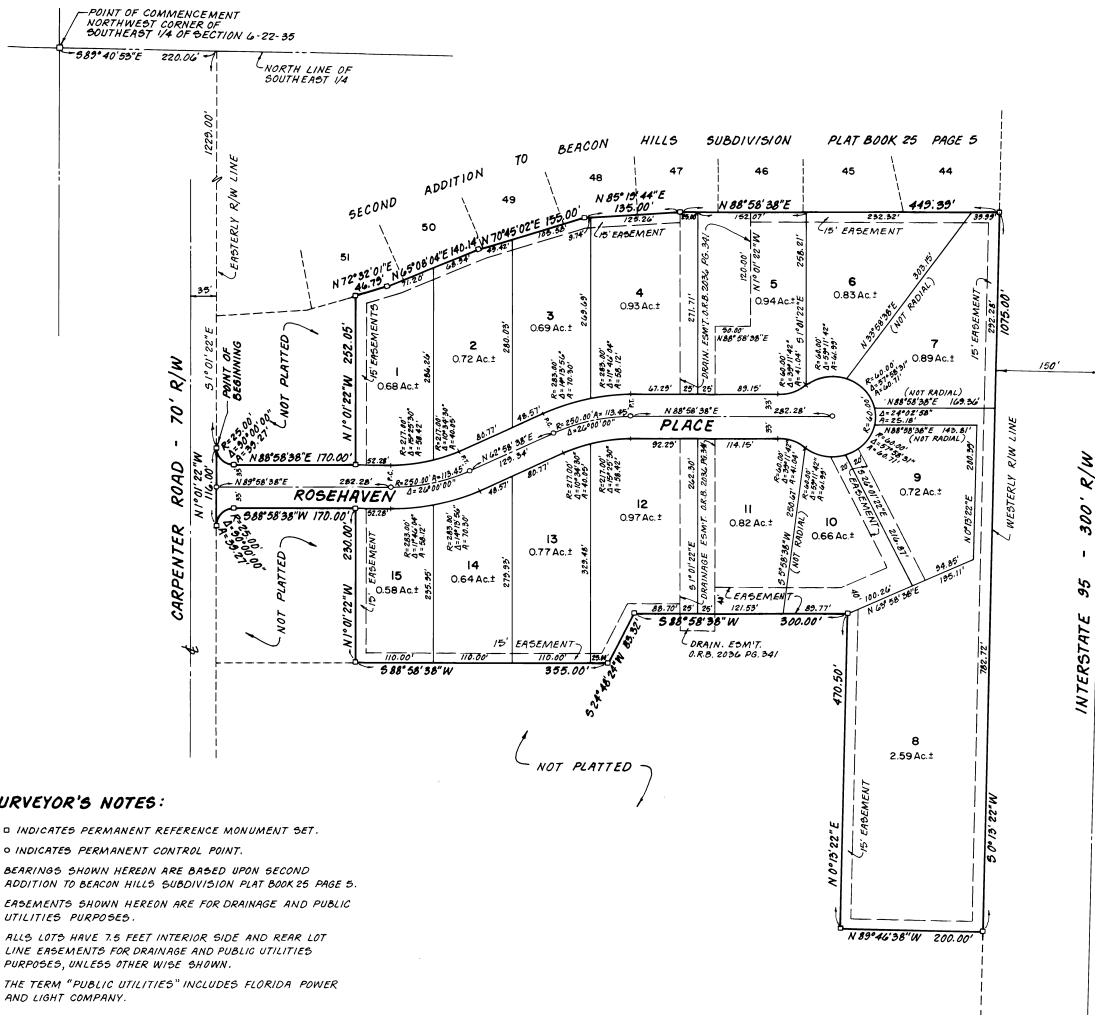
BREVARD COUNTY, FLORIDA

A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; RUN THENCE $\phi 89^{\circ}40'55''E$ ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 220.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CARPENTER ROAD (A 70' R/W); THENCE $\phi 1^{\circ}01'22''E$ ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 122.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, SAID POINT BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 35.27 FEET TO THE POINT OF TANGENCY; THENCE $N88^{\circ}58'38''E$, 170.00 FEET; THENCE $N1^{\circ}01'22''W$, 230.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SECOND ADDITION TO BEACON HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 25 AT PAGE 5 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FIVE COURSES AND DISTANCES: $N 72^{\circ}32'01''E$, 46.75 FEET; $N 69^{\circ}08'04''E$, 140.14 FEET; $N 70^{\circ}45'02''E$, 155.00 FEET; $N 85^{\circ}19'44''E$, 135.00 FEET; $N 88^{\circ}58'38''E$, 449.55 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300' R/W); THENCE $\phi 0^{\circ}10'22''W$ ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1075.00 FEET; THENCE $N 83^{\circ}46'38''W$, 200.00 FEET; THENCE $N 0^{\circ}15'22''E$, 470.50 FEET; THENCE $\phi 88^{\circ}58'38''W$, 300.00 FEET; THENCE $\phi 24^{\circ}48'24''W$, 82.32 FEET; THENCE $\phi 88^{\circ}58'38''W$, 355.00 FEET; THENCE $N 1^{\circ}01'22''W$, 230.00 FEET; THENCE $\phi 88^{\circ}58'38''W$, 170.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 35.27 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF CARPENTER ROAD; THENCE $N 1^{\circ}01'22''W$ ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.95 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

1. \odot INDICATES PERMANENT REFERENCE MONUMENT SET.
2. \bullet INDICATES PERMANENT CONTROL POINT.
3. BEARINGS SHOWN HEREON ARE BASED UPON SECOND ADDITION TO BEACON HILLS SUBDIVISION PLAT BOOK 25 PAGE 5.
4. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND PUBLIC UTILITIES PURPOSES.
5. ALL LOTS HAVE 7.5 FEET INTERIOR SIDE AND REAR LOT LINE EASEMENTS FOR DRAINAGE AND PUBLIC UTILITIES PURPOSES, UNLESS OTHERWISE SHOWN.
6. THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

FOR JOINDER IN DEDICATION SEE ORB 2434 PAGE 0717
 FOR DECLARATION OF RESTRICTIONS SEE ORB 2434 PAGE 0718

prepared by: LOYS WARD AND COMPANY
 TITUSVILLE, FLORIDA

PLAT BOOK 29
 AND PAGE 85

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 ROSEHAVEN.

has hereby dedicated 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 in presence to be affixed hereto on March 4, 1983.

Prestige Cedar Homes, Inc. By: *Conrad J. Arnold* President
 4085 Colandrea Avenue
 Titusville, Florida 32780 Attest: *Russ D. Stinson* Secretary
 Signed and sealed in the presence of: *Joanna L. ...*

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on MARCH 4, 1983 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CONRAD J. ARNOLD and ROSS ARNOLD, 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 thereto duly authorized; that the said corporation is duly affixed thereto; and that the action is the act and deed of said corporation.
 IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Joanna R. Halley
 NOTARY PUBLIC
 My Commission Expires February 3, 1984

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned licensed and registered land surveyor, does hereby certify that on APRIL 15, 1983 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 4, 1983.
D. B. ... Registration No. 23396

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on ... the ... approved the foregoing plat.
 ATTEST: *Mayor* SEAL
 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, drainage easements, utility easements, lakes, paths and other rights of way, easements and areas dedicated on this plat.
 ATTEST: *D. B. ...* Chairman of the Board
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on APRIL 21, 1983 the foregoing plat was approved by the Board of County Commissioners, Brevard County, Florida.
 ATTEST: *D. B. ...* Chairman of the Board
 Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on APRIL 20, 1983 the Zoning Commission of the County of Brevard approved the foregoing plat.
 ATTEST: *D. B. ...* Chairman of the Commission
 Clerk of the Commission
 I HEREBY CERTIFY, That the foregoing plat and find that it complies with the provisions of Chapter 177, Florida Statutes, and that the same was approved on APRIL 20, 1983.
D. B. ... Clerk of the Commission