

TENNIS VILLAGE - SECTION FOUR

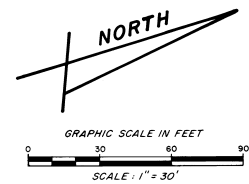
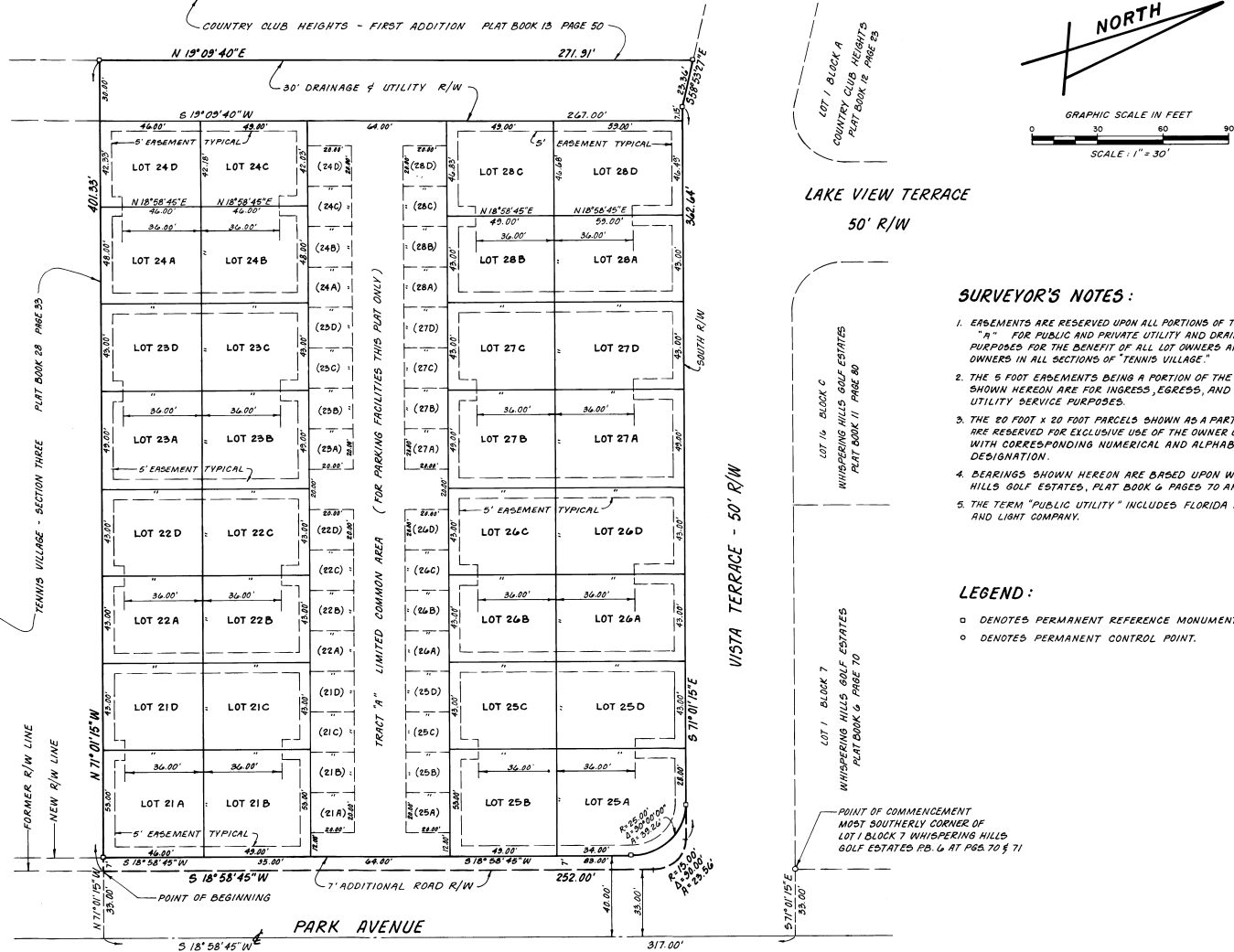
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF PORTIONS OF THE FOLLOWING: WHISPERING HILLS GOLF ESTATES, AS RECORDED IN PLAT BOOK 6 AT PAGES 70 AND 71; WHISPERING HILLS GOLF ESTATES ADDITION NO. 2, AS RECORDED IN PLAT BOOK 11 AT PAGE 80; AND COUNTRY CLUB HEIGHTS AS RECORDED IN PLAT BOOK 12 AT PAGE 23, ALL ACCORDING TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID LANDS BEING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 35 EAST.

LEGAL DESCRIPTION:

COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 7, WHISPERING HILLS GOLF ESTATES, AS RECORDED IN PLAT BOOK 6 AT PAGES 70 AND 71 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE S 71° 01' 15" E, 33.00 FEET TO A POINT ON THE CENTERLINE OF PARK AVENUE AS SHOWN ON THE PLAT OF SAID WHISPERING HILLS GOLF ESTATES; THENCE S 18° 58' 45" W ALONG SAID CENTERLINE, 317.00 FEET; THENCE N 71° 01' 15" W, 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PARK AVENUE AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE N 71° 01' 15" W, 401.33 FEET TO A POINT ON THE EASTERLY BOUNDARY OF COUNTRY CLUB HEIGHTS - THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID PARK AVENUE AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE N 71° 01' 15" W, 401.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VISTA TERRACE AS SHOWN ON THE PART FIRST ADDITION AS RECORDED IN PLAT BOOK 13 AT PAGE 50 OF THE AFORESAID PUBLIC RECORDS; THENCE N 19° 09' 40" E ALONG SAID BOUNDARY, 271.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VISTA TERRACE AS SHOWN ON THE PART FIRST ADDITION AS RECORDED IN PLAT BOOK 13 AT PAGE 50 OF THE AFORESAID PUBLIC RECORDS; THENCE N 19° 09' 40" E ALONG SAID BOUNDARY, 271.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VISTA TERRACE AS SHOWN ON THE PART FIRST ADDITION AS RECORDED IN PLAT BOOK 13 AT PAGE 50 OF THE AFORESAID PUBLIC RECORDS; THENCE S 58° 53' 27" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 23.56 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF VISTA TERRACE AS SHOWN ON THE PLAT OF WHISPERING HILLS GOLF ESTATES ADDITION NO. 2, AS RECORDED IN PLAT BOOK 11 AT PAGE 80; THENCE S 71° 01' 15" E ALONG SAID WESTERLY EXTENSION AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, 362.64 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 30° 00' 00", A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE S 18° 58' 45" W ALONG SAID RIGHT-OF-WAY LINE 252.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 32 LOTS AND 2.457 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

1. EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "A" FOR PUBLIC AND PRIVATE UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS AND ALL LOT OWNERS IN ALL SECTIONS OF "TENNIS VILLAGE."
2. THE 5 FOOT EASEMENTS BEING A PORTION OF THE LOTS SHOWN HEREON ARE FOR INGRESS, EGRESS, AND PUBLIC UTILITY SERVICE PURPOSES.
3. THE 30 FOOT X 30 FOOT PARCELS SHOWN AS A PART OF TRACT "A" ARE RESERVED FOR EXCLUSIVE USE OF THE OWNER OF THE LOT WITH CORRESPONDING NUMERICAL AND ALPHABETICAL DESIGNATION.
4. BEARINGS SHOWN HEREON ARE BASED UPON WHISPERING HILLS GOLF ESTATES, PLAT BOOK 6 PAGES 70 AND 71.
5. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT.
- DENOTES PERMANENT CONTROL POINT.

FOR JOINER IN DEDICATION SEE O.R.B. 2477 PG. 2379
FOR DEED RESTRICTIONS SEE O.R.B. 2477 PG. 2368

prepared by: LOYS WARD AND COMPANY
TITUSVILLE, FLORIDA

**PLAT BOOK 30
AND PAGE 20**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner of the lands described hereon, known as TENNIS VILLAGE - SECTION FOUR, 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.

I, EARL ABBOTT, the undersigned hereunto set my hand and seal on October 27, 1981.

Earl Abbott
EARL ABBOTT, TRUSTEE
P.O. BOX 100
LOS SHERWOOD, DRIVE
TITUSVILLE, FLORIDA

Signed and sealed in the presence of:
Jo Ann Brown
Earl Abbott

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on October 27, 1981, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared:
EARL ABBOTT

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Alan B. Kelley
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 6, 1979, 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 plat is a true and correct copy of the original on file in the office of the Surveyor General, Brevard County, Florida. Dated OCTOBER 27, 1981.

Earl Abbott Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 24, 1981, the City of Titusville, City Council, approved the foregoing plat.

ATTEST: Paul H. Carrasco MAYOR
CITY CLERK

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 foregoing plat was approved by the Planning and Zoning Commission of Brevard County, Florida.

Attest: Planning Director
Planning 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 November 29, 1981 at 10:32 AM, File No. 349550.

Earl Abbott
Clerk of the Circuit Court,
in and for Brevard County, Florida.