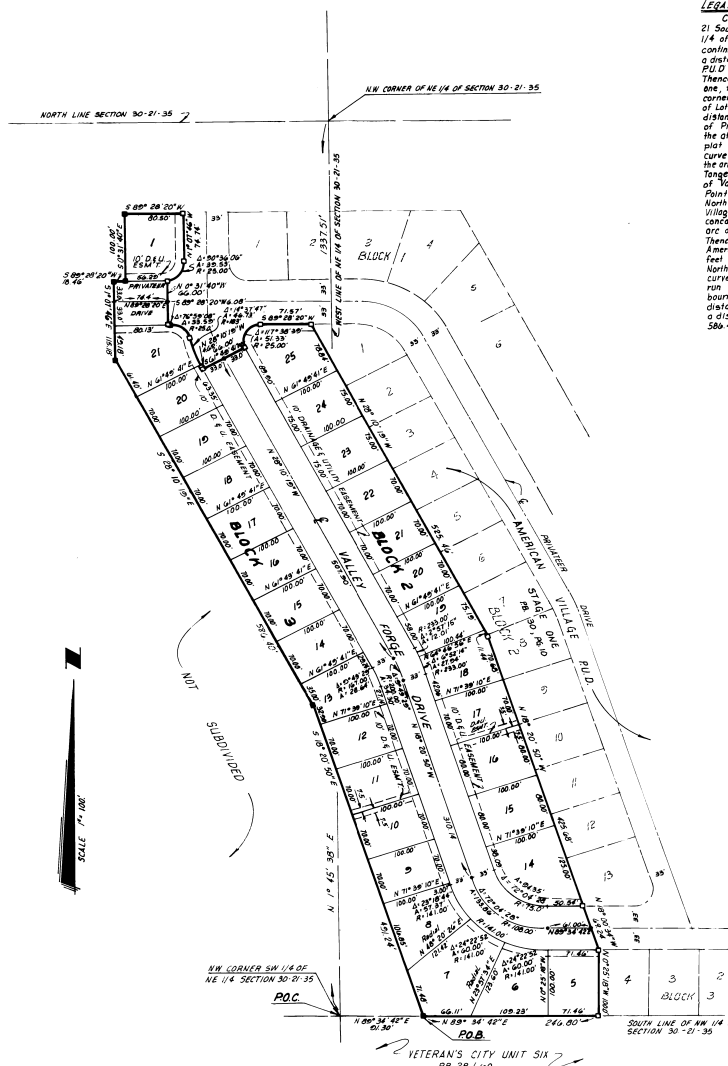


AMERICAN VILLAGE P.U.D.

STAGE TWO

A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.



LEGAL DESCRIPTION:

Commencing at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 21 South, Range 35 East, run thence N 89° 34' 42" E along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 30, a distance of 91.30 feet to the POINT OF BEGINNING of the Lands herein described; thence continue N 89° 34' 42" E along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 30, a distance of 246.80 feet to the Southwest corner of Lot 4 Block 3, as shown on plat of American Village P.U.D. Stage one as recorded in plat book 30 page 10 of the Public Records of Brevard County, Florida; thence run in a Northwesterly direction along westerly boundary of said plat of American Village P.U.D. Stage one, the following four courses and distances: N 0° 53' 18" W, a distance of 100.00 feet to the Northwest corner of said Lot 4 Block 3; Thence run N 18° 00' 34" W, a distance of 68.24 feet to the Southwest corner of said Lot 4 Block 3, as shown on said plat of American Village P.U.D. Stage one; Thence run N 18° 20' 20" W, a distance of 425.88 feet; Thence run N 28° 10' 19" W, a distance of 285.54 feet to the South right of way line of Valley Forge Drive and the Northwest corner of Lot 1 of the aforesaid Block 3; Thence run S 89° 28' 20" W, along the aforesaid south right of way line and along the aforesaid westerly boundary of the previously mentioned plat of American Village P.U.D. Stage one, a distance of 71.57 feet to the point of curvature of a circular curve conceived Southwesterly, having a radius of 25.00 feet; Thence run in a Southwesterly direction along the arc of said curve through a central angle of 119° 58' 59" an arc distance of 51.33 feet to the point of tangency; Thence run S 34° 43' 41" W, a distance of 66.00 feet to a point lying on the westerly right of way line of Valley Forge Drive; Thence run N 88° 10' 19" W, along said westerly right of way line, a distance of 4.55 feet to the Point of curvature of a circular curve conceived Northwesterly having a radius of 183.00 feet; Thence run in a Northwesterly direction along the arc of said curve and along the aforesaid westerly boundary of American Village P.U.D. Stage one, a distance of 48.19 feet to the Point of reverse curvature of a circular curve; Thence run S 89° 28' 20" W, along the South right of way line of Valley Forge Drive, as shown on said plat of American Village P.U.D. Stage one, a distance of 68 feet; Thence run in a Northwesterly direction along the arc of said curve through a central angle of 78° 53' 08" an arc distance of 33.59 feet to the Point of tangency; Thence run S 89° 28' 20" W, along the South right of way line of Valley Forge Drive, a distance of 66.00 feet to the North right of way line of said Valley Forge Drive and the Point of curvature of a circular curve conceived Northwesterly, having a radius of 25.00 feet; Thence run in a Northwesterly direction along the arc of said curve through a central angle of 30° 36' 09" an arc distance of 39.33 feet to the Point of tangency; Thence run N 1° 07' 48" W, along the west right of way line of the aforesaid Valley Forge Drive and along the westerly boundary of American Village P.U.D. Stage one, a distance of 74.14 feet; Thence run S 89° 28' 20" W, a distance of 80.50 feet; Thence run S 0° 31' 40" E, a distance of 100.00 feet; Thence run S 89° 28' 20" W, a distance of 18.46 feet; Thence run S 1° 07' 48" E, a distance of 115.18 feet; Thence run S 28° 10' 19" E, 586.40 feet; Thence run S 18° 20' 50" E, a distance of 491.24 feet to the POINT OF BEGINNING.

Containing 30 lots and 7047 Acres more or less.

SURVEYOR'S NOTES

- 1) □ indicates Existing Permanent Reference Monument
- 2) ■ indicates Permanent Reference Monument Set
- 3) ● indicates Permanent Control Point Set
- 4) All side lot lines shall have a 5.00 foot wide easement for Florida Power & Light Co. other utilities, and drainage unless otherwise shown.
- 5) All rear lot lines shall have a 10.00 foot easement for Florida Power & Light Co. other utilities, and drainage unless otherwise shown.
- 6) Other easements for Florida Power & Light Co. other utilities, and drainage as shown herein.
- 7) Streets, Allys, and Throughfares may be utilized for utilities.
- 8) All radii are 25.00 feet unless otherwise shown.
- 9) Dimensions on corner lots are to the intersection of block lines extended unless otherwise shown.

Ref: See Surveyors Affidavit
O.R. Books 16526 Pg. 2415



PLAT BOOK 30
AND PAGE 51

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in AMERICAN VILLAGE P.U.D. STAGE 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, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on NOVEMBER 30, 1983.
By Raymond A. Sorelli
ATTORNEY IN FACT
1550 YORK TOWN AVENUE
TITUSVILLE, FLORIDA

Signed and sealed in the presence of:
Raymond Sorelli
James D. Gray
Jurat of Brevard

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on NOVEMBER 30, 1983 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
MR. LESLIE JONASAP, ATTORNEY IN FACT FOR

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 and deed as such officers thereunto duly authorized; that the 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 hereunto set my hand and seal on the above date.
Raymond A. Sorelli
NOTARY PUBLIC

My Commission Expires NOV. 12, 1987 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 NOVEMBER 2, 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, NOVEMBER 30, 1983.
Raymond A. Sorelli
Registration No. 3155

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on January 19, 1984 the City Council of the City of Titusville, Florida, approved the foregoing plat.
ATTEST: Paul S. ... 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 of 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.
Chairman of the Board
ATTEST: Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on January 19, 1984 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board
ATTEST: Clerk of the Board
Approved _____
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on January 19, 1984 the Zoning Commission of the above approved the foregoing plat.
Planning and Zoning Director

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 7-17-84 at 3:05 PM. File No. 88-0937
R.C. Wainwright Jr.
Clerk of the Circuit Court in and for Brevard County, Fla.

Prepared by
MELVIN & McFERRIN
Engineers and Land Surveyors
320 Indian River Ave.
Titusville, Florida

Soilder recorded OK 2502 pg 2125
Restrictions " " 2502 2125
" " 2502 2130