AF 22485

STANFIELD TOWNHOMES

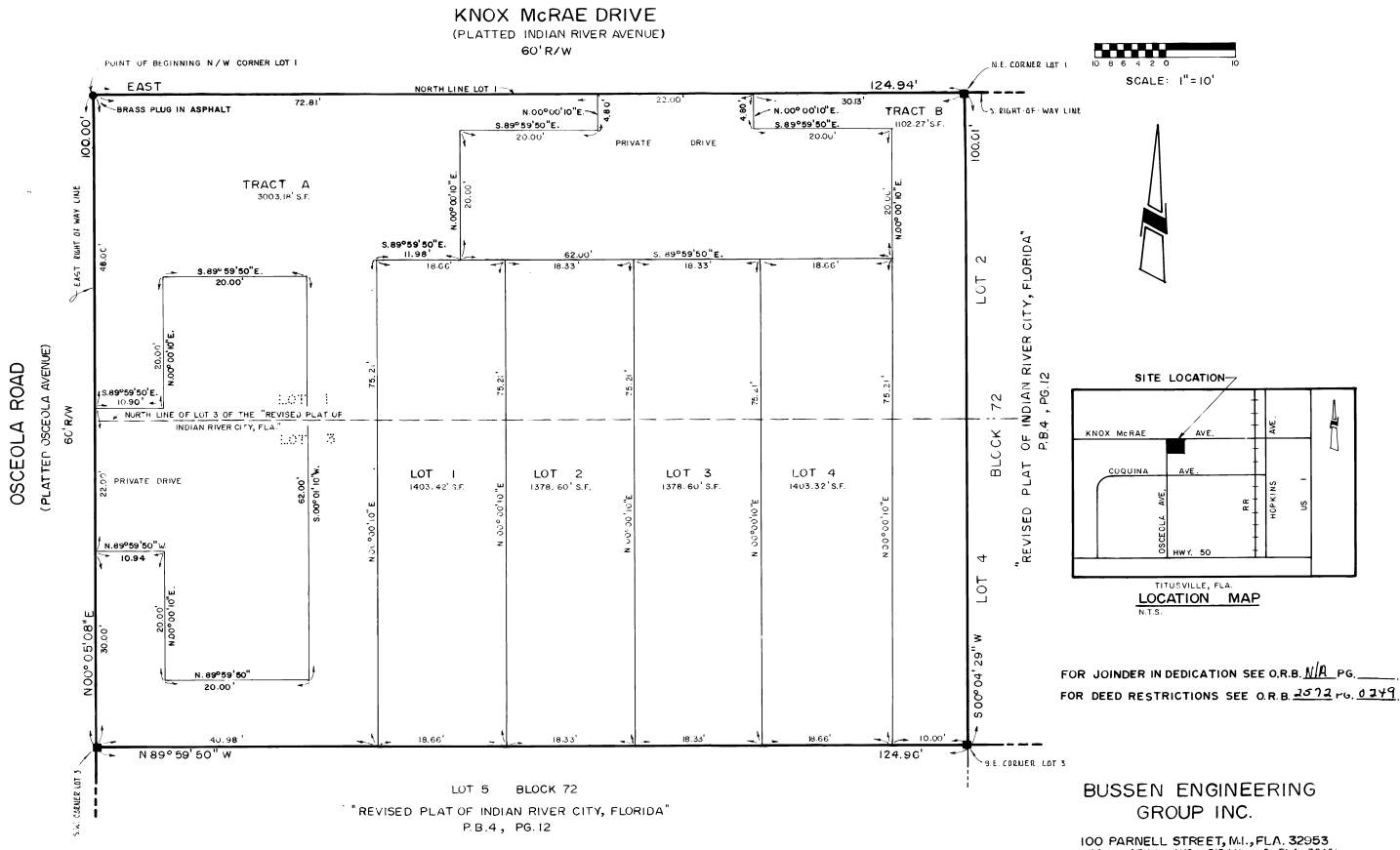
A SUBDIVISION IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 35 EAST CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A REPLAT OF LOTS 1 AND 3, BLOCK 72 OF THE "REVISED PLAT OF INDIAN RIVER CITY, FLA." AS RECORDED IN PLAT BOOK 4, PAGE 12, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

DESCRIPTION: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 72, OF THE "REVISED PLAT OF INDIAN RIVER CITY, FLA." AS RECORDED IN PLAT BOOK 4, PAGE 12, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF INDIAN RIVER AVENUE (A.K.A. KNOX McRAE DRIVE; A 60.00 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 124.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S. 00° 04' 29" W., ALONG THE EAST LINE OF SAID LOTS 1 AND 3, A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N.89° 59' 50" W., ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 124.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OSCEOLA AVENUE (A.K.A. OSCEOLA ROAD; A 60.00 FOOT ROAD RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N.00° 05'08" E., ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOTS 3 AND 1, A DISTANCE OF 100.00 FEET TO THE POINT-OF-BEGINNING. CONTAINING 0.29 ACRES (12495 SQ. FT) MORE OR LESS.

SURVEYOR'S NOTES: ■ DENOTES PERMANENT REFERENCE MONUMENT; ● DENOTES PERMANENT CONTROL POINT TO BE SET AFTER COMPLETION OF CONSTRUCTION

1. A 7.5 FOOT PUBLIC UTILITIES AND DRAINAGE EASEMENT IS RESERVED CONTIGUOUS WITH ALL ROAD RIGHTS OF WAY. THIS IS A PERMANENT EASEMENT.
2. THE PRIVATE DRIVES SHOWN HEREON ARE INTENDED TO BE FOR THE EXCLUSIVE USE OF THE LOT OWNERS AND/OR THEIR GUEST. HOWEVER, A PERMANENT INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO ALL GOVERMENT AGENCIES, PUBLIC UTILITIES, AND EMERGENCY SERVICE VEHICLES OVER ALL DRIVES SHOWN HEREON.
3. TRACT A, TRACT B, AND THE PRIVATE DRIVES ARE COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. A DRAINAGE EASEMENT IS RESERVED OVER ALL OF TRACT A, TRACT B, AND THE PRIVATE DRIVES.
5. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF "REVISED PLAT OF INDIAN RIVER CITY, FLORIDA" AS RECORDED IN PLAT BOOK 4, PAGE 12 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



FOR JOINDER IN DEDICATION SEE O.R.B. N/A PG. ____.

FOR DEED RESTRICTIONS SEE O.R.B. 2572 PG. 0249.

BUSSEN ENGINEERING GROUP INC.

100 PARNELL STREET, M.I., FLA. 32953
600 S. HOPKINS AVE. TITUSVILLE, FLA. 32781

PLAT BOOK 31
AND PAGE 32

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

STANFIELD TOWNHOMES

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 Nov. 19, 1984

By: Perry E. Fuller
PRESIDENT

Attest: Donald H. Stanfield
VICE PRESIDENT

Signed and sealed in the presence of:
Joan E. Kinnison
Linda L. Johnson
Sue L. Blair

President
PERRY FULLER
PERDON DEVELOPMENT CORP.
310 CHENEY HIGHWAY
TITUSVILLE, FLA. 32780

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on NOVEMBER 19, 1984 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared PERRY FULLER and DONALD STANFIELD respectively President and VICE PRESIDENT 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.

Richard A. Brewer
NOTARY PUBLIC

My Commission Expires Dec. 4th 1985

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 07, 1984 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 16, 1984

Brian J. Bussen
BRIAN J. BUSSEN
Registration No. 3525

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the ____ approved the foregoing plat.

SEAL

Truman D. Scarborough
MAYOR

ATTEST:
Janet R. Camacho
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.

Chairman of the Board

ATTEST:

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.

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 the Zoning Commission of the above approved the foregoing plat.

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 January 24, 1985 at 3:45 Am File No. 987347

R.C. Winstead, Jr. Clerk
Clerk of the Circuit Court
in and for Brevard County, Fla.

by Joyce Stebureg D.C