

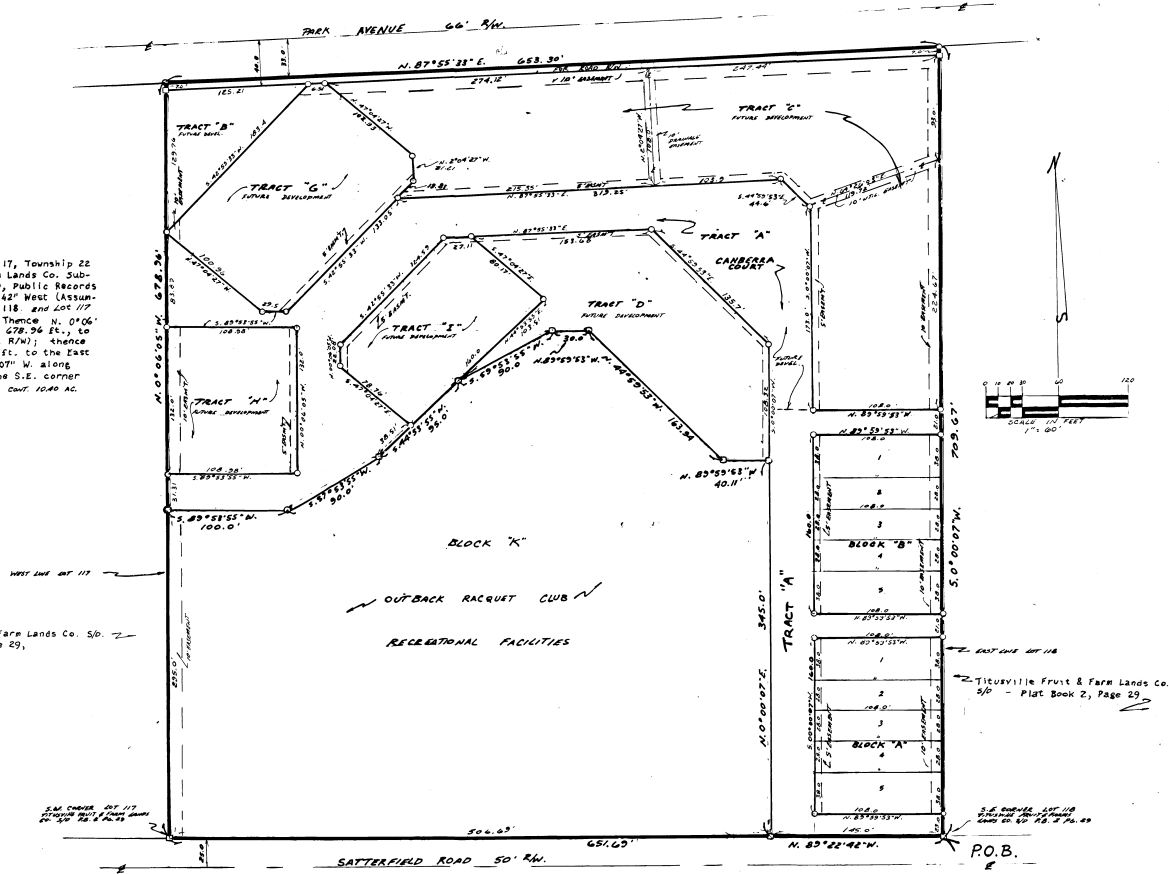
# OUTBACK TOWNHOMES

A TOWNHOUSE SUBDIVISION IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 35 EAST,  
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

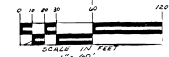
A RESUBDIVISION OF --- LOTS 117 AND 118 SECTION 17, T.-22-S., R. 35 E., TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED HEREON:

**LEGAL DESCRIPTION:**

Begin at the S.E. corner of Lot 118, Section 17, Township 22 South, Range 35 East, Titusville Fruit & Farm Lands Co. Subdivision, as recorded in Plat Book 2, Page 29, Public Records of Brevard County, Florida; thence N. 89°22'42" West (Assumed Bearing) along the South line of said Lot 118, and Lot 117 626.69 ft. to the S.W. corner of Lot 117, thence N. 0°06'05" W., along the West line of said Lot 117, 678.96 ft., to the South R/W line of Park Avenue (A 66.0 ft. R/W); thence N. 87°55'33" E. along said South R/W 659.30 ft. to the East East line of said Lot 118; thence S. 0°00'07" W. along said East line of Lot 118, 709.47 ft., to the S.E. corner of said Lot 118 and the Point of Beginning. Cont. 10000 sq.



Titusville Fruit & Farm Lands Co. S/D - Plat Book 2, Page 29.



**SURVEYOR'S NOTES:**

TRACTS "A" & "B" ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, AN EASEMENT IS RESERVED UPON ALL PORTIONS OF SAID TRACTS FOR THE INSTALLATION & MAINTENANCE OF DRAINAGE FACILITIES AND UTILITIES AND FOR INGRESS AND EGRESS FOR PUBLIC UTILITIES AND GOVERNMENTAL SERVICES, INCLUDING ASPECTS OF FUTURE DEVELOPMENT.

TRACTS "C", "D", "E", "F", "G" & "H" ARE TO REMAIN THE PROPERTY OF "THE OUTBACK OF BREVARD INC." FOR FUTURE DEVELOPMENT PURPOSES.

EASEMENTS SHOWN HEREON ARE FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, FLORIDA POWER AND LIGHT COMPANY ELECTRICAL LINES AND OTHER UTILITIES.

AN EASEMENT IS RESERVED UPON ALL PORTIONS OF TRACT "A" FOR INGRESS AND EGRESS FOR THE BENEFIT OF ALL LOT OWNERS OF "OUTBACK TOWNHOMES" AND FUTURE PHASES OF "OUTBACK TOWNHOMES" INCLUDING ASPECTS OF FUTURE DEVELOPMENT.

BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM.

○ --- DENOTES "P.C.P." SET

□ --- DENOTES "PRM" SET

FOR RESTRICTIONS SEE O.R.B. 2612 PAGE 2481  
FOR JOINDOR SEE O.R.B. 2612 PAGE 2501

PREPARED BY:  
PAUL N. HOLLEY & ASSOC.  
TITUSVILLE, FLORIDA.

PLAT BOOK 31  
AND PAGE 80

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in "OUTBACK TOWNHOMES" hereby dedicates said lands and plat for the uses and purposes therein expressed (SEE "SURVEYOR'S NOTES" HEREON) 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 June 28, 1985.

By: Grant A. Knatz President

Attest: Kathleen R. Knatz Secretary

Signed and sealed in the presence of: Karen J. Rounsavall Notary Public

STATE OF Florida, county of Brevard  
THIS IS TO CERTIFY, That on June 28, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Grant A. Knatz and Kathleen R. Knatz respectively, 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 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.

Karen J. Rounsavall  
NOTARY PUBLIC  
My Commission Expires October 15, 1985

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify, that on this 28th day of June, 1985, 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: June 28, 1985. Registration No. 1261

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on April 28, 1985 the TITUSVILLE CITY COUNCIL approved the foregoing plat.

ATTEST: Karen J. Rounsavall Deputy 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.

ATTEST: \_\_\_\_\_ Chairman 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.

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 July 1, 1985 at 4:07 PM File No. 050069

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