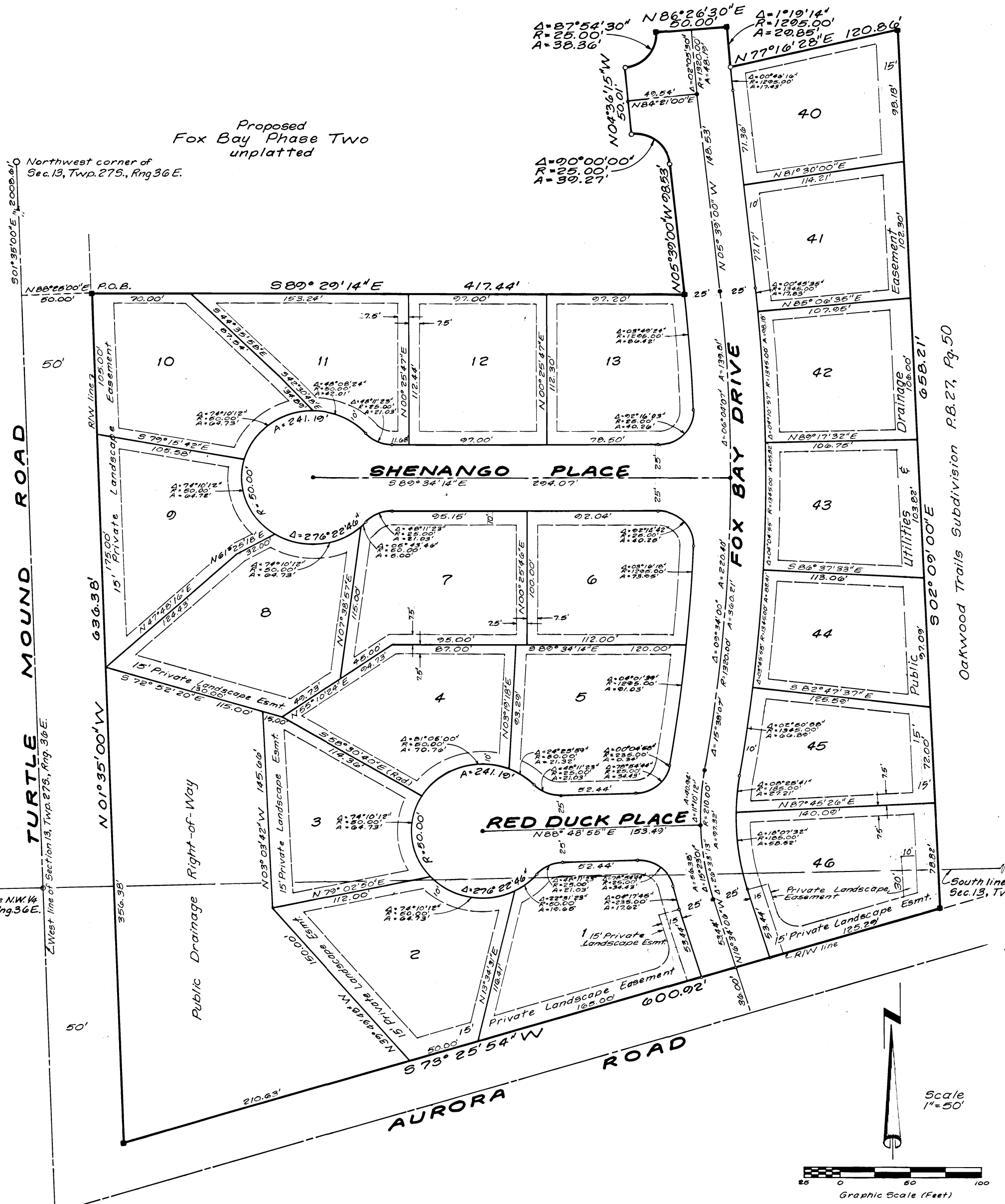
Fox Bay Phase One

A subdivision of part of the W 1/2 of Section 13, Township 27 South, Range 36 East, Brevard County, Florida.



Legal Description:

From the Northwest corner of Section 13, Township 27 South, Range 36 East, Brevard County, Florida, run S01°35'00"E along the west line of the said Section 13 a distance of 2008.61 feet; thence N88°25'00"E to the East Right-of-Way line of Turtle Mound Road and the Point of Beginning of the herein described parcel; thence S89°29'14"E a distance of 417.44 feet; thence N05°39'00"W a distance of 98.53 feet to the Point of Curvature of a curve concave to the southwest having a radius of 25.00 feet, a central angle of 90°00'00"; thence Westerly along said curve an arc distance of 39.27 feet; thence N04°36'15"W a distance of 50.01 feet to a curve concave to the northwest, having a radius of 25.00 feet, a central angle of 87°54'30"; thence easterly along said curve an arc distance of 38.36 feet; thence N86°26'30"E a distance of 50.00 feet to a curve concave east, having a radius of 1295.00 feet, a central angle of 1°19'14"; thence Southerly along said curve an arc distance of 29.85 feet; thence N 77°16'28"E a distance of 120.86 feet to the west line of Oakwood Trails Subdivision as recorded in Plat Book 27, Page 50; thence S02°09'00"E along said west line of Oakwood Trails Subdivision a distance of 658.21 feet to the north Right-of-Way line of Aurora Road (as maintained); thence S73°25'54"W along said north Right-of-Way line of Aurora Road, a distance of 600.92 feet to the east Right-of-Way line of Turtle Mound Road; thence N01°35'00"W along said east Right-of-Way line of Turtle Mound Road a distance of 636.38 feet to the Point of Beginning.
Containing 8.026 acres more or less.

Notes

1. ■ Indicates Permanent Reference Monument.
2. ● Indicates Permanent Control Point.
3. Bearings based on assumed Reference bearing of N01°35'00"W along the west line of Section 13, Township 27 South, Range 36 East.
4. Easements for Utilities and Drainage indicated by dashed lines and are hereby dedicated as follows:
   - 10 feet wide along front lot lines
   - 7.5 feet wide along the sides and along the rear of each lot
   - 15 feet wide along the easterly 15 feet of Lots 40-46

   Such easements may occupy the same ground as the 15 foot wide Private Landscape Easement shown hereon.
5. The Fox Bay Homeowners Association shall have the right and authority to construct and maintain a decorative screen wall within the designated Landscape Easement area shown hereon.
6. Access to Lots 9 & 10 is to be via SHENAGO PLACE.

FOR RESTRICTIONS SEE O.R.B. 2650 PAGE 2579

FOR JOINDER SEE O.R.B. 2664 PAGE 2279

Prepared by:
Vislay, Cantelou, and Herrera
Architects, Engineers, Surveyors, and Planners
Melbourne Florida

PLAT BOOK 32 **PAGE** 29
SHEET 1 OF 1
SECTION ___ TWP. ___ S., RANGE ___ E.

DEDICATION

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

Fox Bay Phase One

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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 Oct. 9, 1985

By [signature]

Attest: Wilson Development INC.
3700 N. Harbor City Blvd.
Melbourne Florida 32935

Signed and sealed in the presence of: William E. Powell
Patrick A. Delaney

STATE OF Fla. COUNTY OF Brevard
THIS IS TO CERTIFY, That on Oct. 9, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared DAVID L. WILSON and — respectively President and — 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.

J. Thomas Willa
NOTARY PUBLIC

My Commission Expires March 14, 1986

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 June 15, 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated July 1, 1985

William E. Powell
WILLIAM E. POWELL
Registration No. 1812

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

SEAL

.... MAYOR.

ATTEST:

.... 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.

Thad Altman
Chairman of the Board

ATTEST: R.C. Winstead Jr. By: Anthony W. Mozo D.C.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on OCT 22 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Thad Altman
Chairman of the Board.

Attest
R.C. Winstead Jr. By: Anthony W. Mozo D.C.
Clerk of the Board.

Approved R.E. Driskell
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on OCT 21, 1985 the Zoning Commission of the above approved the foregoing plat.

[signature]
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 1-13-1986 at 2:35 P.M. File No. 130875

R.C. Winstead Jr. By: Anthony W. Mozo D.C.
Clerk of the Circuit Court in and for Brevard County, Fla.

B.J.C.