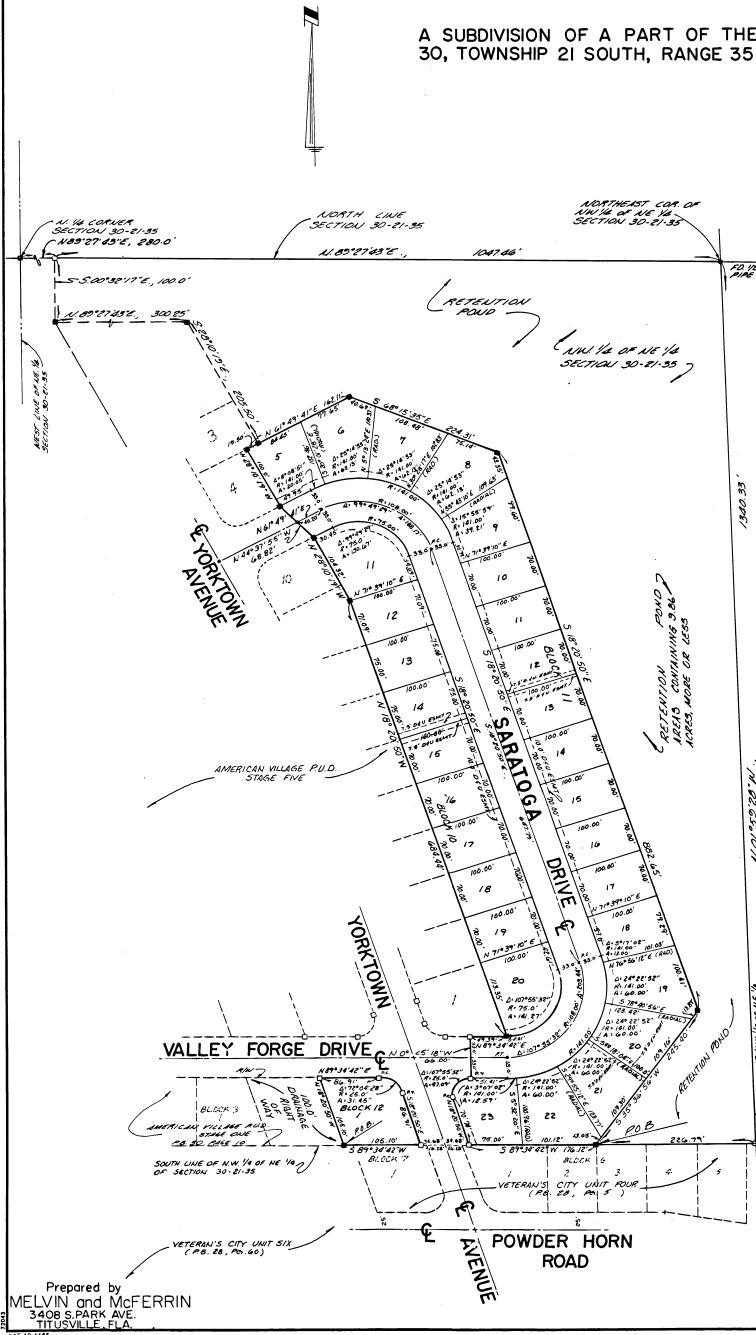


# AMERICAN VILLAGE P.U.D.

## STAGE SIX

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



**LEGAL DESCRIPTION:**

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND RUN THENCE S 89°34'42"W, ALONG THE SOUTH LINE OF THE ABOVE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 220.79 FEET TO THE POINT OF BEGINNING OF LANDS, HEREIN DESCRIBED; THENCE CONTINUE S 89°34'42"W ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 176.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF YORKTOWN AVENUE, BEING THE MOST SOUTHWESTERLY CORNER 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 ALONG THE EASTERLY RIGHT-OF-WAY LINES OF YORKTOWN AVENUE AND VALLEY FORGE DRIVE, AS SHOWN ON SAID PLAT OF AMERICAN VILLAGE P.U.D., STAGE ONE, THE FOLLOWING THREE COURSES AND DISTANCES: THENCE N 18°20'50"W, A DISTANCE OF 70.74 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CURVED SOUTHWESTERLY, HAVING A RADIUS OF 26.00 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'35", AN ARC DISTANCE OF 27.09 FEET TO THE POINT OF TANGENCY; THENCE RUN N 01°25'40"W, A DISTANCE OF 66.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID VALLEY FORGE DRIVE; THENCE RUN N 89°34'42"E, A DISTANCE OF 69.39 FEET; THENCE RUN N 18°20'50"W, A DISTANCE OF 60.44 FEET; THENCE RUN 28°10'19"W, A DISTANCE OF 104.32 FEET; THENCE RUN N 48°37'55"W, A DISTANCE OF 64.82 FEET; THENCE RUN N 28°10'19"W, A DISTANCE OF 100.00 FEET; THENCE RUN N 61°49'41"E, A DISTANCE OF 162.11 FEET; THENCE RUN S 68°16'35"E, A DISTANCE OF 224.31 FEET; THENCE RUN S 18°20'50"E, A DISTANCE OF 282.65 FEET; THENCE RUN S 35°36'66"W, A DISTANCE OF 245.40 FEET TO THE POINT OF BEGINNING, CONTAINING 7.04 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL OF LAND AS SHOWN HEREON AS LOT 1, BLOCK 12, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF A 100.00 FOOT DRAINAGE RIGHT-OF-WAY AS SHOWN ON THE PREVIOUSLY MENTIONED 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 N 18°20'50"W, ALONG THE ADJACENT EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VALLEY FORGE DRIVE, AS SHOWN ON SAID PLAT OF AMERICAN VILLAGE P.U.D., STAGE ONE; THENCE RUN N 89°34'42"E, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 66.91 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CURVED SOUTHWESTERLY, HAVING A RADIUS OF 26.00 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°08'28", AN ARC DISTANCE OF 31.45 FEET TO THE POINT OF TANGENCY; THENCE RUN S 18°20'50"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF YORKTOWN AVENUE, AS SHOWN ON SAID PLAT OF AMERICAN VILLAGE P.U.D., STAGE ONE, A DISTANCE OF 86.91 FEET TO THE ADJACENT SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN S 09°34'42"W, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS.

TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30 TOWNSHIP 21 SOUTH, RANGE 35 EAST, OF SAID EASTERLY RIGHT-OF-WAY OF AMERICAN VILLAGE P.U.D. STAGES FIVE AND SIX, AS SHOWN HEREON, CONTAINING 5.86 ACRES MORE OR LESS.

- SURVEYOR'S NOTES:**
- 1.) ○ INDICATES EXISTING PERMANENT REFERENCE MONUMENT.
  - 2.) ■ INDICATES PERMANENT REFERENCE MONUMENT SET 12/20/72.
  - 3.) ● INDICATES PERMANENT CONTROL POINT SET 1/2/80.
  - 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 WIDE 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 HEREON.
  - 7.) STREETS, ALLEYS, AND THOROUGHFARES MAY BE UTILIZED FOR UTILITIES.
  - 8.) ALL RADIUS ARE 25.00 FEET UNLESS OTHERWISE SHOWN.
  - 9.) DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.
  - 10.) BEGINNING SYSTEM RELATIVE TO AMERICAN VILLAGE P.U.D. STAGE ONE: P.B. 30, P. 10.

Prepared by  
MELVIN and McFERRIN  
3408 S. PARK AVE.  
TITUSVILLE, FLA.

**PLAT BOOK 32 PAGE 46**  
SHEET 1 OF 1  
SECTION 30 TWP. 21 S., RANGE 35 E.

**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 SIX  
hereby dedicates said lands and plot for the use 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 officers named below and its corporate seal to be affixed hereto on JANUARY 29, 1986

Attest: *[Signature]* AMVILLE INVESTMENT INC.  
VICE PRESIDENT 1550 BUNKER HILL - ST  
TITUSVILLE, FLORIDA

Signed and sealed in the presence of: *[Signature]*  
*[Signature]*  
Notary Public

My Commission Expires OCTOBER 2, 1989

**CERTIFICATE OF SURVEYOR**  
THIS IS TO CERTIFY, That on JANUARY 29, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MR. LESLIE JONAP, ATTY IN FACT FOR 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 hereto 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.  
*[Signature]*  
NOTARY PUBLIC

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on MARCH 11, 1986 the TITUSVILLE CITY COUNCIL approved the foregoing plat.  
Attest: *[Signature]* MAYOR  
*[Signature]* 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: Chairman of the Board

**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 the above.  
Attest: 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 3-21-1986 at 1:11 File No. 159805  
*[Signature]*  
Clerk of the Circuit Court in and for Brevard County, Fla.

FOR JOINER SEE O.R.B. 2682 PAGE 90  
FOR JOINER SEE O.R.B. 2682 PAGE 91  
FOR RESTRICTION SEE O.R.B. 2692 PAGE 986