AP 22495

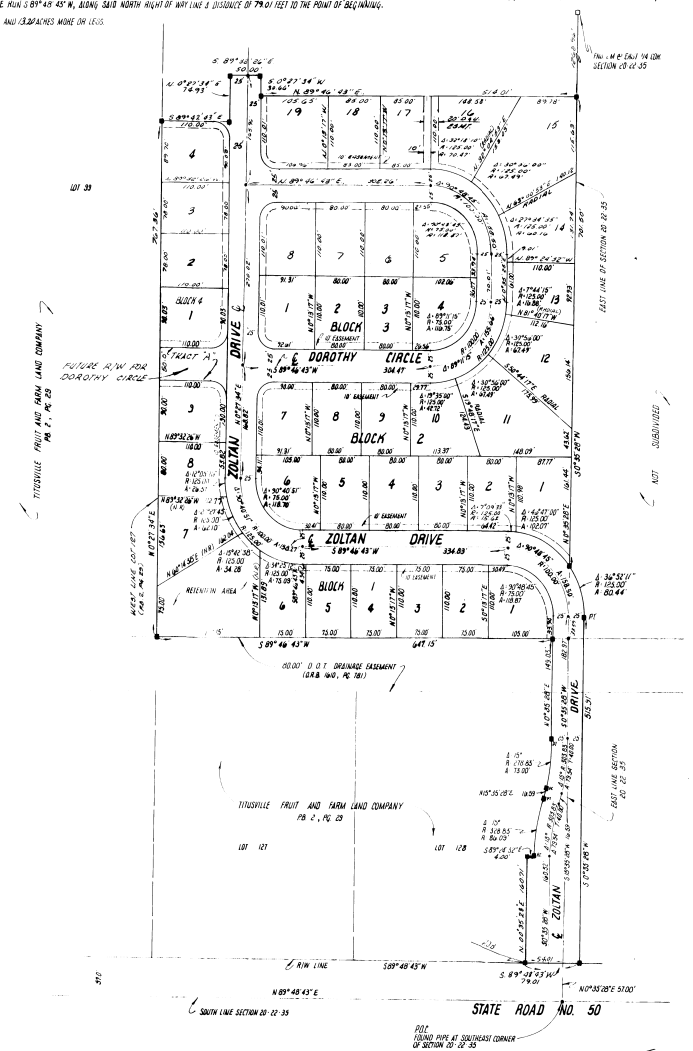
THE HAMLET

PHASE ONE

LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 35 EAST, AND BEING A REPLAT OF A PART OF LOTS 97, 98, TOGETHER WITH A PART OF LOTS 127 AND 128 AS SHOWN ON PLAT OF TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF AND ALL BEING IN THE CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND RUN THENCE N.0°55'.28"E. ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 5100 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 ; THENCE RUN S89°48'43"W, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 594' FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED ; THENCE RUN N 0°55'.28"E., PARALLEL WITH SAID 344.43 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID EAST LINE OF SECTION 20 A DISTANCE OF 649.71 FEET; THENCE RUN S.89°.04'.32"E. A DISTANCE OF 4.00 FEET TO A POINT , SAID POINT BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVED EASTERLY, HAVING A RADIUS OF 505.65 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°08.00" AN ARC DISTANCE OF 86.08 FEET TO THE POINT OF TANGENCY, THENCE RUN N15°.56.28"E. A DISTANCE OF 19.59 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 210.65 FEET; THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°00.00" AN ARC DISTANCE OF 73.60 FEET TO THE POINT OF TANGENCY. THENCE RUN N0°.15'.28"E., PARALLEL WITH AND 25.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE PREVIOUSLY MENTIONED EAST LINE OF SAID SECTION 20 A DISTANCE OF 149.05 FEET TO A POINT LYING ON THE NORTH LINE OF AN 80.00 FOOT WIDE, DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 1690, PAGE 781 OF THE AFORESAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ; THENCE RUN S89°46'.45"W. ALONG SAID NORTH LINE A DISTANCE OF 641.15 FEET TO A POINT ON THE WEST LINE OF LOT 127 AS SHOWN ON SAID PLAT OF TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 29 OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE RUN, N 0°27'.34"E., ALONG THE AFORESAID WEST LINE OF LOT 127 AND ALONG THE WEST LINE OF LOT 98 ALL AS SHOWN ON SAID PLAT, A DISTANCE OF 743.94 FEET ; THENCE RUN S 89°.46'.45"E A DISTANCE OF 50.00 FEET ; THENCE RUN N 0°27'.34"E., A DISTANCE OF 50.66 FEET ; THENCE RUN S.89°.46'.43"E A DISTANCE OF 594.01 FEET TO A POINT LYING ON THE EAST LINE OF THE PREVIOUSLY MENTIONED SECTION 20, TOWNSHIP 22 SOUTH, RANGE 35 EAST; THENCE RUN S 0°.55'.28"W. ALONG SAID EAST LINE A DISTANCE OF 801.50 FEET TO A POINT OF INTERSECTION WITH ARC OF A CIRCULAR CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 125.00 FEET, THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°52.11" AN ARC DISTANCE OF 60.44 FEET TO THE POINT OF TANGENCY ; THENCE RUN S.0°.55'.28.W. PARALLEL WITH AND 25.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID EAST LINE OF SECTION 20, A DISTANCE OF 513.31 FEET TO THE NORTH RIGHT OF WAY LINE OF THE PREVIOUSLY MENTIONED STATE ROAD NO. 50 ; THENCE RUN S 89°.48'.43" W, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 79.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 40 LOTS AND 13.26 ACRES MORE OR LESS.



SURVEYOR'S NOTES
1. ● INDICATES PERMANENT REFERENCE MONUMENT SET, NO. F 3012
2. ● INDICATES PERMANENT CONTROL POINT SET, NO. F 3012
3. ALL INTERIOR SIDE LOT LINES SHALL HAVE A 5.00 FOOT WIDE EASEMENT FOR FLORIDA POWER AND LIGHT CO., OTHER UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.
4. ALL REAR LOT LINES SHALL HAVE A 10.00 FOOT WIDE EASEMENT FOR FLORIDA POWER AND LIGHT CO., OTHER UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.
5. OTHER EASEMENTS FOR FLORIDA POWER AND LIGHT CO., OTHER UTILITIES AND DRAINAGE AS SHOWN HEREON.
6. STREETS, ALLEYS AND THOROUGHFARES MAY BE UTILIZED FOR UTILITIES.
7. ALL HASH ARE 25.00 FEET UNLESS OTHERWISE SHOWN.
8. DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.
9. BEARING SYSTEM BASED ON THE ASSUMED BEARING S.89°.48'.43"W. ALONG THE CENTERLINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 35 EAST.
10. RETENTION/DETENTION AREAS SHALL BE WITHIN DEDICATED EASEMENTS RESERVED FOR OWNERSHIP AND MAINTENANCE BY THE HOMEOWNERS ASSOCIATION.

FOR JOINDER SEE O.R.B. 2733 PAGE 2602
FOR JOINDER SEE O.R.B. 2733 PAGE 2603
FOR RESTRICTIONS SEE O.R.B. 2733 PAGE 2604

Prepared by
MELVIN and McFERRIN
Engineers and Land Surveyors

Titusville, Florida

PLAT BOOK 33 PAGE 9
SHEET 1 OF 1
SECTION 20 TWP. 22 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 THE HAMLET PHASE ONE 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 AUGUST 6, 1986

By _____
VICE PRESIDENT AND SECRETARY
HAMLET INVESTMENT INC.
1530 BUNKER HILL CT.
TITUSVILLE, FLORIDA

Attest: _____

Signed and sealed in the presence of:
_____
_____
_____

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on AUGUST 6, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MR. LESLIE JONAP VICE 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 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.

_____
NOTARY PUBLIC

My Commission Expires NOVEMBER 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 April 20, 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 FEBRUARY 26, 1985

_____ Registration No. 3155
ROBERT D. McFERRIN, JR.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on AUGUST 26, 1986 the CITY COUNCIL OF THE CITY OF TITUSVILLE 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.

_____
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 9-25-86 at 11:54 AM File No. 2395.26

R. C. Woodard Jr. By: Alvin M. Peterson D.C.
Clerk of the Circuit Court
in and for Brevard County, Fla.