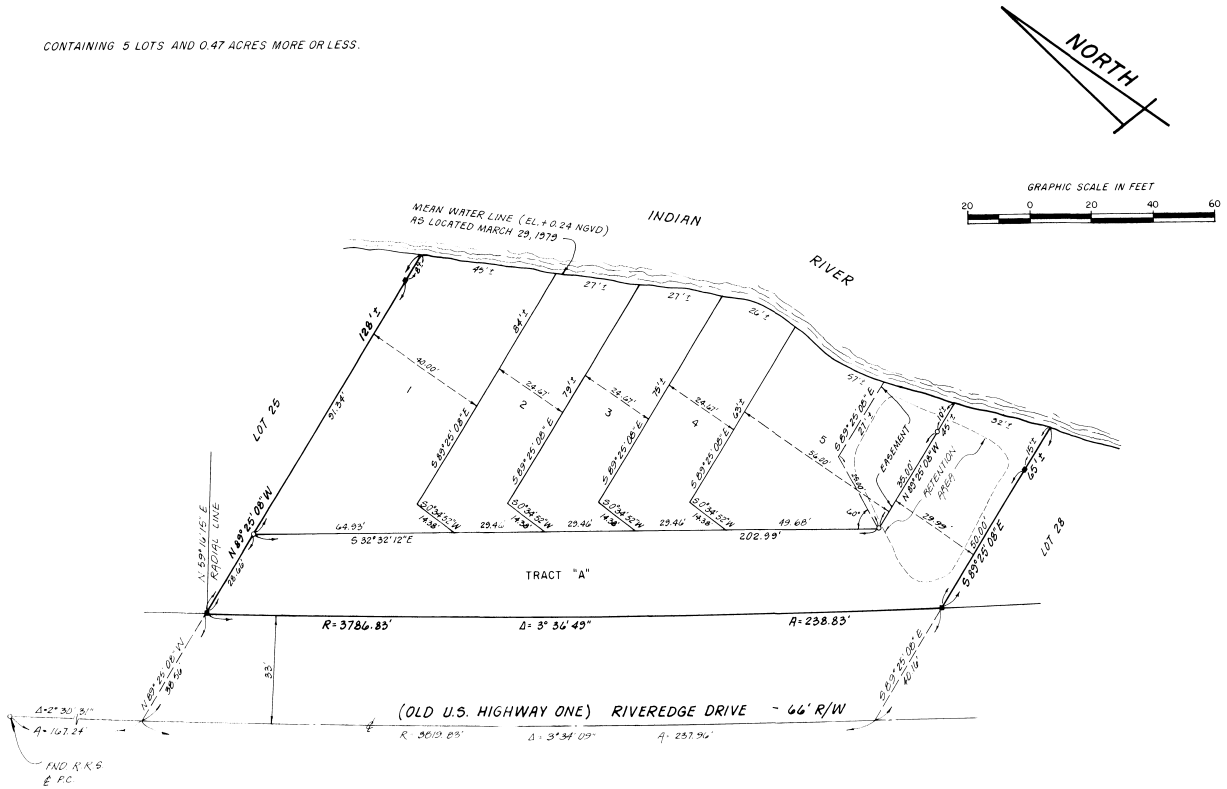
33-17

RIVERVIEW TOWNHOMES

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

THAT PART OF LOTS 26 AND 27, SECOND ADDITION TO INDIAN RIVER CITY, AS RECORDED IN PLAT BOOK 2, AT PAGE 73, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF OLD U.S. HIGHWAY ONE, NOW KNOWN AS RIVEREDGE DRIVE (A 66 FOOT RIGHT-OF-WAY); SAID LANDS BEING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST.

CONTAINING 5 LOTS AND 0.47 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

1. ■ DENOTES PERMANENT REFERENCE MONUMENT SET.
2. ○ DENOTES PERMANENT CONTROL POINT.
3. BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM.
4. EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "A" FOR INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS.
5. EASEMENTS SHOWN HEREON ARE FOR PUBLIC UTILITY, DRAINAGE AND RETENTION PURPOSES UNLESS OTHERWISE NOTED.
6. TRACT "A" IS NOT DEDICATED TO THE PUBLIC; HOWEVER, EASEMENTS ARE RESERVED UPON ALL PORTIONS OF SAID TRACT "A" FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER DISTRIBUTION FACILITIES AND FOR INGRESS AND EGRESS FOR PUBLIC UTILITIES, RETENTION, AND GOVERNMENTAL SERVICES.
7. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.
8. RETENTION AREA TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

FOR RESTRICTIONS SEE O.R.B. 2707 PAGE 280

FOR JOINDER IN DEDICATION SEE ORB 2740 PAGE 1417
FOR DECLARATION OF RESTRICTIONS SEE ORB 2740 PAGE 1416

KP-7180

prepared by: LOYS WARD AND COMPANY
TITUSVILLE, FLORIDA

PLAT BOOK 33
AND PAGE 17

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described hereon to be known as RIVERVIEW TOWNHOMES hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the 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

Sam DeCarlo President
Al Marchesano Secretary/Treasurer

Bello Mondo Plaza, Inc.
425 Cheney Highway
Titusville, Fla. 32780

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on SEPTEMBER 12, 1986, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared SAM DECARLO and AL MARCHESANO the President and Secretary/Treasurer respectively of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to me 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 SEPTEMBER 23, 1989
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 23, 1979 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 January 2, 1985

Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JANUARY 22, 1985 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 10-19-1986 at 3:09 PM File No. 2498322

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

D.C.