

ARBOR RIDGE - SECTION TWO

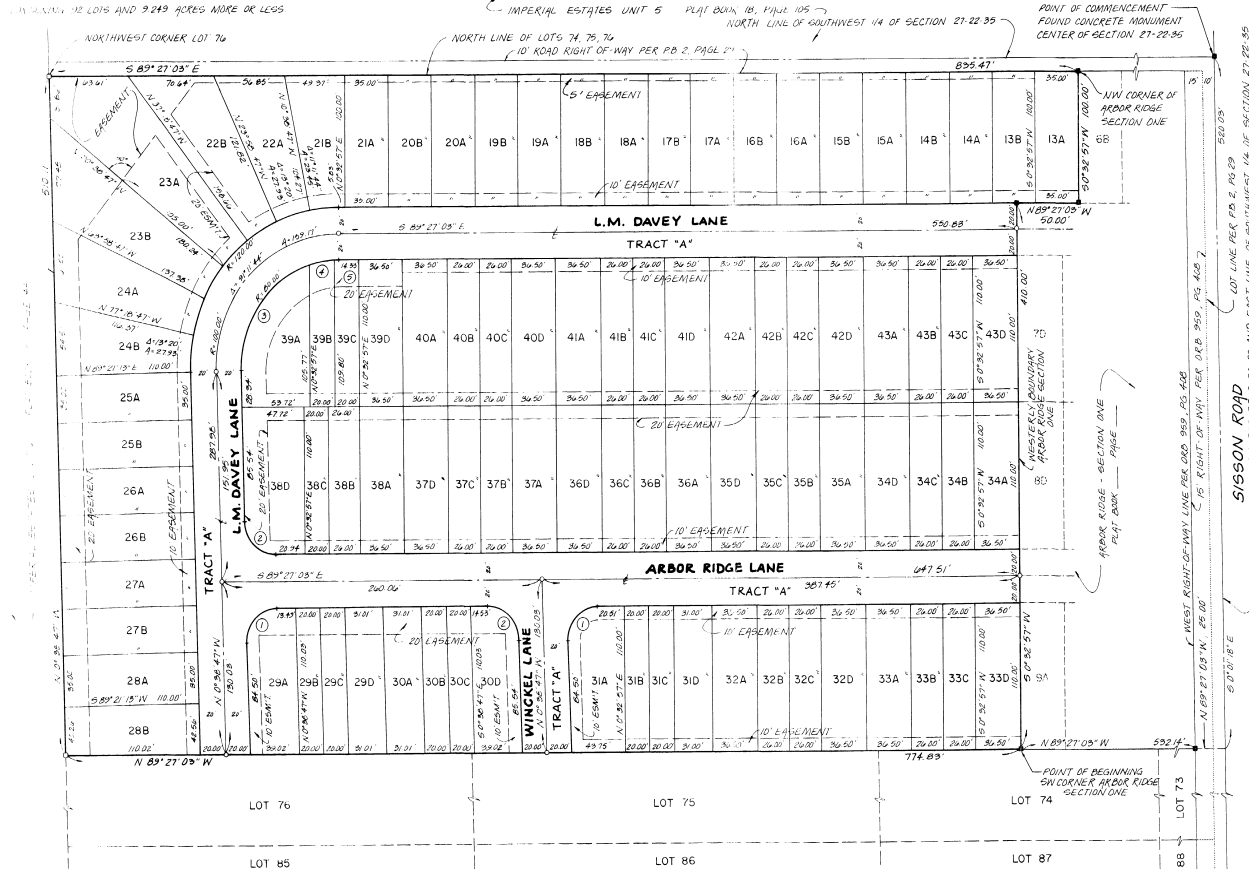
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A REPLAT OF PART OF LOTS 74, 75, AND 76, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 35 EAST, ACCORDING TO THE PLAT OF TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

STARTING AT THE CENTER OF SAID SECTION 27, RUN THENCE S 0° 01' 16" E ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 520.09 FEET, THENCE N 89° 21' 03" W, 26.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ROAD AS ESTABLISHED PER OFFICIAL RECORDS BOOK 959, PAGE 408 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ARBOR RIDGE SECTION ONE AS RECORDED IN PLAT BOOK 32 AT PAGE 14 OF SAID PUBLIC RECORDS, THENCE CONTINUE N 89° 21' 03" W ALONG THE SOUTH LINE OF SAID ARBOR RIDGE SECTION ONE, A DISTANCE OF 1032.14 FEET TO THE SOUTHWEST CORNER OF SAID ARBOR RIDGE SECTION ONE AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED, THENCE CONTINUE N 89° 21' 03" W, 174.03 FEET TO A POINT ON THE EAST LINE OF IMPERIAL ESTATES UNIT 6, AS RECORDED IN PLAT 19 AT PAGE 44 OF THE FORESAID PUBLIC RECORDS, THENCE N 0° 30' 47" W, ALONG THE EAST LINE, A DISTANCE OF 500.11 FEET TO THE NORTHWEST CORNER OF THE FORESAID LOT 76, TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION, RUN THENCE S 89° 21' 03" E ALONG THE NORTH LINE OF SAID LOT 76, AND ALONG THE NORTH LINE OF THE FORESAID LOTS 75 AND 74, A DISTANCE OF 1930.41 FEET TO THE NORTHWEST CORNER OF THE FOREMENTIONED ARBOR RIDGE SECTION ONE, THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID ARBOR RIDGE SECTION ONE, THE FOLLOWING CURVE TABLES AND DISTANCES: 0° 30' 57" W, 100.00 FEET, N 89° 21' 03" W, 500.00 FEET, S 0° 30' 57" W, 40.00 FEET TO THE POINT OF BEGINNING.

LANDS BEING 132 LOTS AND 9.249 ACRES MORE OR LESS



- SURVEYOR'S NOTES:**
1. ○ DENOTES PERMANENT REFERENCE MONUMENT SET (#2396)
 2. ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND (#2396)
 3. ○ DENOTES PERMANENT CONTROL POINT
 4. CURVES SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27-22-35 BEING 0° 01' 16" E
 5. EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "A" FOR INTERFERE, CROSS, UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS IN ALL SECTIONS OF ARBOR RIDGE
 6. EASEMENTS SHOWN HEREON ARE FOR PUBLIC AND OR PRIVATE UTILITY AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED
 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
 8. 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 AND GOVERNMENTAL SERVICES
 9. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY
 10. RETENTION AND COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

NO	RADIUS	DELTA	ARC	CHORD
1	25.00	91° 11' 44"	39.79	35.72
2	25.00	88° 16' 03"	36.75	34.99
3	80.00	72° 28' 47"	101.20	94.54
4	80.00	14° 39' 04"	20.46	20.40
5	80.00	4° 03' 51"	5.67	5.67

FOR JOINER IN DEDICATION SEE ORB 2153 PAGE 1682
 FOR DECLARATION OF RESTRICTIONS SEE ORB 2153 PAGE 1683

prepared by: **LOYS WARD AND COMPANY**
TITUSVILLE, FLORIDA

PLAT BOOK 34
 AND PAGE 9

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described herein, known as ARBOR RIDGE - SECTION TWO

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the street, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, the undersigned hereunto set his hand on MARCH 12, 1986.

Earl Abbott
 EARL ABBOTT

ARBOR RIDGE ASSOCIATES
 4145 SHERWOOD DRIVE
 TITUSVILLE, FLORIDA

Signed and sealed in the presence of
 Kelly M. Pothell
 Eugene Deyle
 J. L. W. Whitcomb

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on MARCH 12, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Notary Public
 My Commission Expires SEPTEMBER 23, 1989

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on FEBRUARY 3, 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 plotted; 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 14, 1986.

Registration No. 2396

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on APRIL 8, 1986 the foregoing plat was approved for recording.

Approved the foregoing plat.

ATTEST: Mayor, City Clerk

CERTIFICATE OF ACCEPTANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, walks, 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, County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on the foregoing plat was approved by the Planning and Zoning Director

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 NOVEMBER 9, 1987 at 9:00 AM No. 426314

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