

3A-72

L'IMAGE VILLAS TOWNHOMES
SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

PLAT BOOK 34 PAGE 12
SHEET 1 OF 1
SECTION 15 TWP 22 S, RANGE 35 E

DESCRIPTION:

THAT PART OF GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, DESCRIBED IN DEED BOOK 215, PAGE 566, EXCEPTING THAT PART DESCRIBED IN OFFICIAL RECORDS BOOK 636, PAGE 238, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 15, THENCE RUN SOUTH 89°55'48" EAST, 2662.52 FEET TO THE CENTER OF SAID SECTION 15, THENCE CONTINUE SOUTH 89°55'48" EAST, 2047.16 FEET TO A POINT THAT LIES ON THE RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE RUN SOUTH 13°13'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 1134.61 FEET TO THE POINT-OF-BEGINNING, THENCE CONTINUE SOUTH 13°13'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 216.16 FEET, THENCE RUN NORTH 89°28'25" EAST, 225.00 FEET, THENCE RUN NORTH 02°48'15" WEST, 296.22 FEET, THENCE RUN SOUTH 83°45'00" WEST, 62.00 FEET, THENCE RUN SOUTH 73°30'57" WEST, 60.38 FEET, THENCE RUN SOUTH 65°37'19" WEST, 154.13 FEET TO THE POINT-OF-BEGINNING.

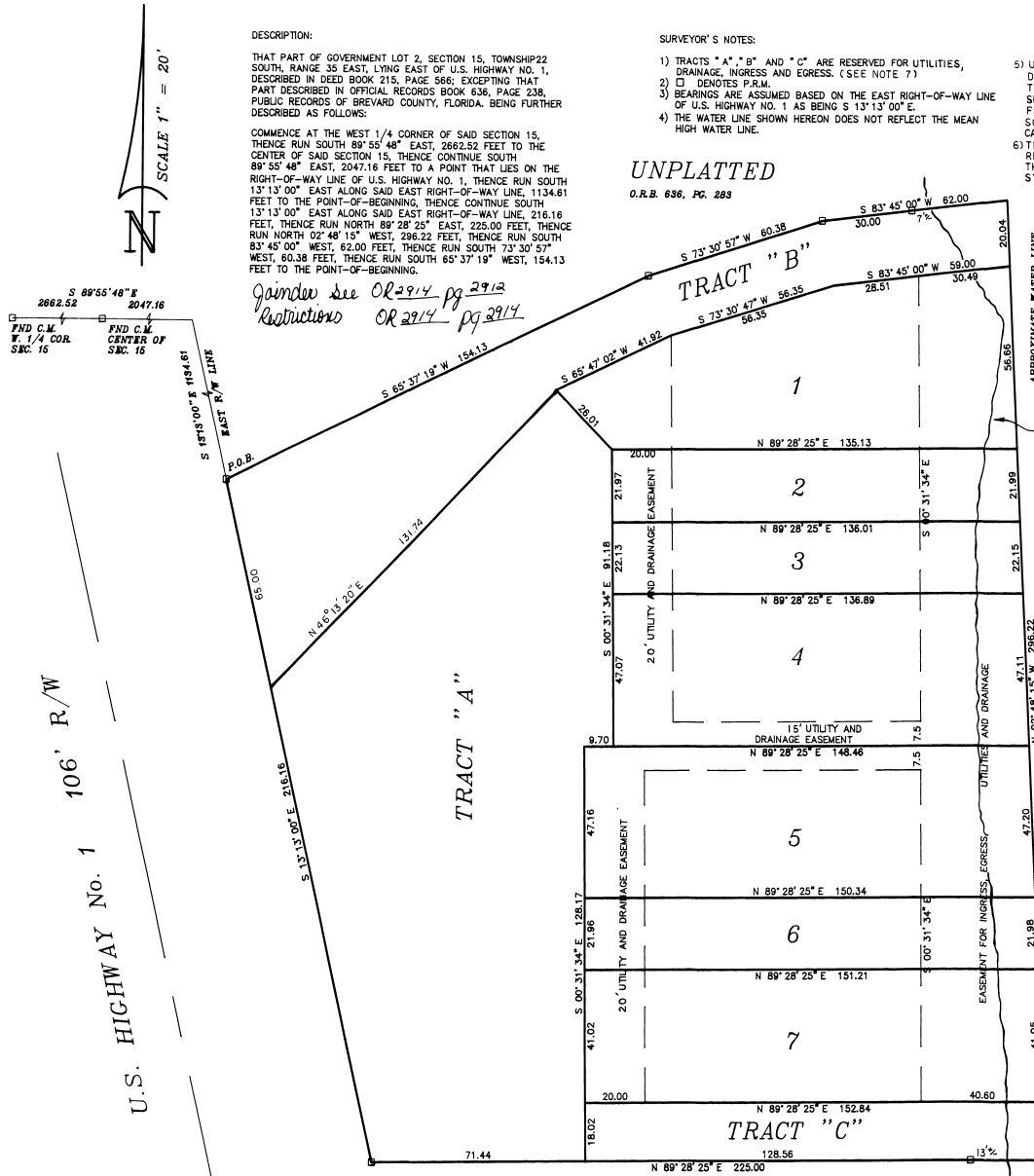
SURVEYOR'S NOTES:

- 1) TRACTS "A", "B" AND "C" ARE RESERVED FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS. (SEE NOTE 7)
- 2) □ DENOTES P.R.M.
- 3) BEARINGS ARE ASSUMED BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AS BEING S 13°13'00" E.
- 4) THE WATER LINE SHOWN HEREON DOES NOT REFLECT THE MEAN HIGH WATER LINE.

- 5) UTILITIES AS SHOWN HEREON ARE DEFINED AS, BUT NOT RESTRICTED TO THE FOLLOWING: PRIVATE WATER, SEWER AND DRAINAGE SYSTEMS, FLORIDA POWER AND LIGHT CO., SOUTHERN BELL CITY GAS CO. AND CABLEVISION OF CENTRAL FLORIDA.
- 6) THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE WATER, SEWER AND DRAINAGE SYSTEMS.
- 7) TRACT "B" IS ALSO RESERVED AS AN EASEMENT FOR THE CITY OF TITUSVILLE TO MAINTAIN AN OPEN CONCRETE DRAINAGE STRUCTURE.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORD OF THIS COUNTY.

UNPLATTED

O.R.B. 636, PG. 283



quander see OR 2914 pg 2912
restrictions OR 2914 pg 2914

DEDICATION

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

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 hereon this 13th day of June, 1988.
By: *James A. Tramm* James A. Tramm
PARTNER, L'IMAGE VILLAS TOWNHOMES
400 E. WASHINGTON AVENUE

Attest: *Paul R. Amadio* Paul R. Amadio
Joyce Steberg Joyce Steberg

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on JUNE 13, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared EARL A. AMADIO and JAMES A. TRAMM, respectively

President and one 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 thereto 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.
Paul R. Amadio
NOTARY PUBLIC
My Commission Expires Feb. 8, 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 JUNE 1, 1987 he completed his 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated JUNE 12, 1987
Paul R. Amadio
Registration No. 9292

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on July 28, 1987 the City of Titusville City Council has approved the foregoing plat.
Jim Brown Jim Brown
VICE MAYOR
Attest: *Paul R. Amadio* Paul R. Amadio
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 foregoing plat was 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 JUNE 14, 1988.
Paul R. Amadio Paul R. Amadio
Clerk of the Circuit Court in and for Brevard County, Fla.



BENCHMARK Engineering and Surveying
200-234-1800
245 Brevard Blvd., Suite 100, Titusville, Florida 32780
D.A.G.