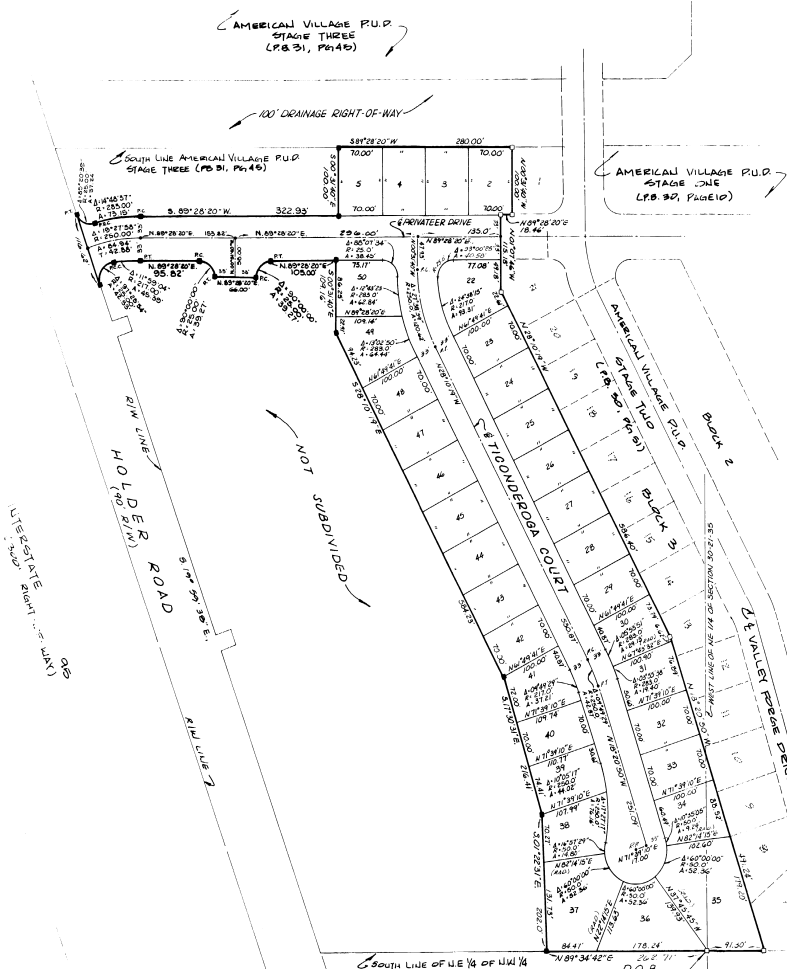


# AMERICAN VILLAGE P.U.D. STAGE EIGHT

A SUBDIVISION OF A PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

## LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST. RUN THENCE N. 89°34'42"E. ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 91.30 FEET TO THE SOUTHWEST CORNER OF AMERICAN VILLAGE P.U.D. STAGE TWO, AS RECORDED IN PLAT BOOK 30, PAGE 51 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID AMERICAN VILLAGE P.U.D. STAGE TWO, THE FOLLOWING BEVE COURSES AND DISTANCES: N. 18°10'50"W, 491.24 FEET; N. 28°10'19"W, 586.40 FEET; N. 01°07'16"W, 115.18 FEET; N. 89°32'20"E, 18.86 FEET; N. 00°31'40"W, 100.00 FEET; THENCE S. 89°28'20"W, ALONG THE SOUTHERLY BOUNDARY OF AMERICAN VILLAGE P.U.D. STAGE THREE, AS RECORDED IN PLAT BOOK 31, PAGE 45 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 280.00 FEET; THENCE S. 00°31'40"E, 100.00 FEET; THENCE RUN IN SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'57" AN ARC DISTANCE OF 18.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVED SOUTHERLY, HAVING A RADIUS OF 283.00 FEET; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°20'50" AN ARC DISTANCE OF 37.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID POINT OF TANGENCY BEING A POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HOLDER ROAD, A 90.00 FOOT ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED, THENCE RUN S. 19°59'38"E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 116.62 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE RUN IN A NORTHWESTERLY AND NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°28'54" AN ARC DISTANCE OF 42.85 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVED SOUTHERLY, HAVING A RADIUS OF 45.39 FEET TO THE POINT OF TANGENCY; THENCE RUN N. 09°28'20"E, 95.82 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVED SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 59.21 FEET TO THE POINT OF TANGENCY; THENCE N. 89°28'20"E, 66.00 FEET TO A POINT; SAID POINT BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 59.21 FEET TO THE POINT OF TANGENCY; THENCE N. 89°28'20"E, 105.00 FEET; THENCE S. 00°31'40"E, 109.16 FEET; THENCE S. 29°10'19"E, 504.25 FEET; THENCE S. 11°32'01"E, 216.11 FEET; THENCE S. 07°18'15"E, 202.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE PREVIOUSLY MENTIONED SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST; THENCE RUN N. 89°34'42"E, ALONG SAID SOUTH LINE A DISTANCE OF 262.71 FEET TO THE POINT OF BEGINNING, CONTAINING 33 LOTS AND 0.841 ACRES MORE OR LESS.



### SURVEYOR'S NOTES:

- 1) 0 INDICATES EXISTING PERMANENT REFERENCE MONUMENT.
- 2) 1 INDICATES PERMANENT REFERENCE MONUMENT SET UP L.B. 3072.
- 3) 0 INDICATES PERMANENT CONTROL POINT SET NO. L.B. 3072.
- 4) ALL INTERIOR SIDE LOT LINES SHALL HAVE A 3.00 WIDE EASEMENT FOR FLORIDA POWER & LIGHT CO. OTHER UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN AND CALLED THEREIN.
- 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 AND CALLED THEREIN.
- 6) A 10.00 FOOT WIDE EASEMENT IS RESERVED ALONG ALL LOT LINES CONTIGUOUS WITH ALL ROAD RIGHTS OF WAY FOR FLORIDA POWER AND LIGHT CO. OTHER UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN AND CALLED THEREIN.
- 7) STREETS, ALLEYS AND THOROUGHFARES MAY BE UTILIZED FOR UTILITIES.
- 8) ALL RIGHTS AS SHOWN HEREON.
- 9) DEWILCO SYSTEM BASE ON AMERICAN VILLAGE P.U.D. STAGE TWO, AS RECORDED IN PLAT BOOK 30, PAGE 51, OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA.

NOTICE:  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Joinders see OR 2942 Pg 2184  
OR 2942 2185  
Restrictions 2942 2186

PREPARED BY:  
MELVIN AND MCFERRIN  
ENGINEERS AND LAND SURVEYORS  
3408 SOUTH PARK AVENUE  
TITUSVILLE, FLORIDA

**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 EIGHT 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 on AUGUST 28, 1988.

By: *James A. Reynolds*  
VICE PRESIDENT AMVILLE INVESTMENTS INC.  
1830 BUNKER HILL COURT  
TITUSVILLE, FLORIDA

Attest: *James A. Reynolds*  
NOTARY PUBLIC

Signed and sealed in the presence of *James A. Reynolds*  
*Richard A. ...*  
*Richard A. ...*

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on AUGUST 28, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MRS. LESLIE LUDWIG, ATTORNEY 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 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.

*James A. Reynolds*  
NOTARY PUBLIC

My Commission Expires Oct. 2, 1989. SEAL

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify, that on AUGUST 28, 1988 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated: 8-28-88  
*James A. Reynolds* Registration No. 3155

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on SEPTEMBER 13, 1988 the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLORIDA approved the foregoing plat.  
SEAL  
ATTEST: *James R. Connoch* MAYOR  
*James R. Connoch* 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 SEPTEMBER 15, 1988 at 10:35 AM. File No: 56-26-389  
*R. C. W. ...*  
Clerk of the Circuit Court  
In and for Brevard County, Fla.