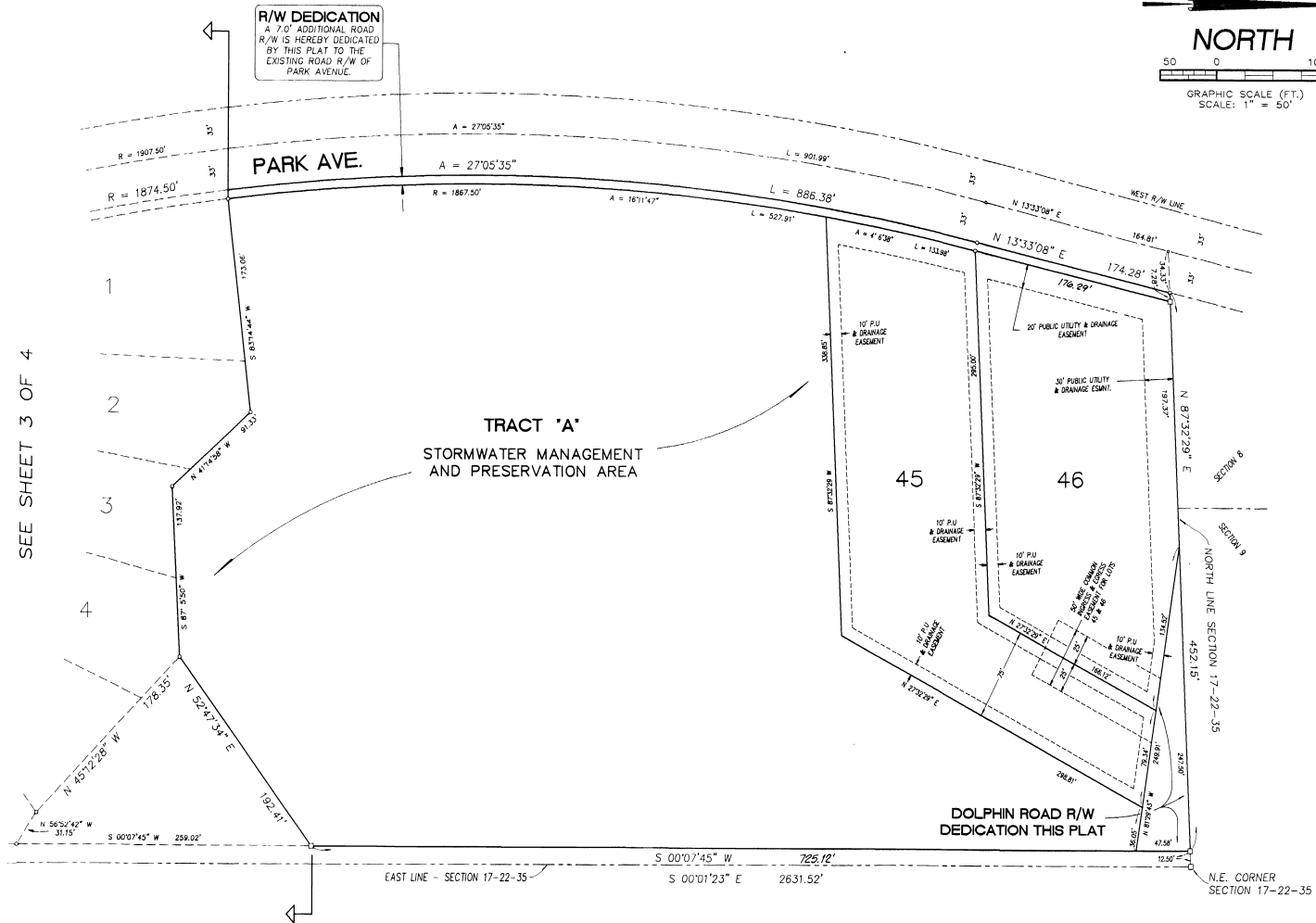
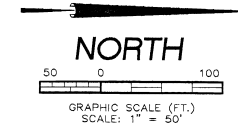


CENTRAL PARK ESTATES

A RESUBDIVISION OF LOTS 1, 33, 64 AND PART OF LOTS 2, 31, 34, 37, AND 63, AND VACATED ROAD R/W IN SECTION 17, TOWNSHIP 22 SOUTH, RANGE 35 EAST, OF TITUSVILLE FRUIT AND FARM LANDS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SEE SHEET 3 OF 4

R/W DEDICATION
 A 7.0' ADDITIONAL ROAD R/W IS HEREBY DEDICATED BY THIS PLAT TO THE EXISTING ROAD R/W OF PARK AVENUE.

TRACT 'A'
 STORMWATER MANAGEMENT AND PRESERVATION AREA

DOLPHIN ROAD R/W DEDICATION THIS PLAT

TYPICAL PLAT NOTES

- = PERMANENT REFERENCE MONUMENT (P.R.M.)
- = PERMANENT CONTROL POINT (P.C.P.)
- BEARINGS BASED ON ADJOINING RECORD PLAT BEARING STRUCTURE
- IN ADDITION TO EASEMENTS SHOWN ON THE FACE OF THIS PLAT, THERE ARE HEREBY DEDICATED TYPICAL EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE AS FOLLOWS:
 -10.0' WIDE ALONG FRONT LOT LINES
 -10.0' WIDE ALONG THE SIDES OF EACH LOT
 -20.0' WIDE ALONG THE REAR OF EACH LOT

SHEET 4 OF 4

FIRST ADDITION TO LAKEFRONT ESTATES PLAT BOOK 13-17

PLAT PREPARED BY:
 WILLIAM E. POWELL
 FLORIDA PROFESSIONAL LAND SURVEYOR NO. 1812
 HERRERA, WILLIAMS & POWELL, INC.
 ARCHITECTS / ENGINEERS / SURVEYORS & PLANNERS
 1370 SARNO ROAD, SUITE "G"
 MELBOURNE, FLORIDA 32935