

CATHEDRAL VILLAS - SECTION ONE

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF A PART OF LOTS 3 AND 4, SECTION 29, TOWNSHIP 22 SOUTH, RANGE 35 EAST, TITUSVILLE FRUIT AND FARMLANDS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 AT PAGE 29 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

A part of Lots 3 and 4, Section 29, Township 22 South, Range 35 East, TITUSVILLE FRUIT AND FARMLANDS CO. SUBDIVISION, as recorded in Plat Book 2 at Page 29 of the Public Records of Brevard County, Florida, described as follows:

Commence at the northeast corner of said Section 29. Run
THENCE North 89 degrees 33 minutes 27 seconds West along the north line of said Section 29, a distance of 670.78 feet to a point on the northerly extension of the west line of Lot 2 of the aforesaid TITUSVILLE FRUIT AND FARMLANDS CO. SUBDIVISION;

THENCE South 00 degrees 11 minutes 05 seconds West along said northerly extension and along the west line of Lot 2, a distance of 97.00 feet to a point on the south right-of-way line of STATE ROAD NO. 50 in 114' R/W, said point being the point of beginning of the lands herein described;

THENCE South 40 degrees 11 minutes 05 seconds West, continuing along said west line of Lot 2, a distance of 547.88 feet;

THENCE North 89 degrees 33 minutes 27 seconds West a distance of 100.67 feet to a point for corner;

THENCE North 86 degrees 30 minutes 03 seconds West a distance of 50.07 feet to a point for corner;

THENCE North 89 degrees 33 minutes 27 seconds West a distance of 390.00 feet to a point for corner;

THENCE North 00 degrees 26 minutes 33 seconds East a distance of 155.00 feet to a point for corner;

THENCE North 89 degrees 33 minutes 27 seconds West a distance of 15.00 feet to a point for corner;

THENCE North 00 degrees 26 minutes 33 seconds East a distance of 105.00 feet to a point for corner;

THENCE South 89 degrees 33 minutes 27 seconds East a distance of 100.00 feet to a point for corner;

THENCE North 00 degrees 26 minutes 33 seconds East a distance of 105.00 feet to a point for corner;

THENCE North 01 degrees 13 minutes 59 seconds East a distance of 30.00 feet to a point for corner;

THENCE North 00 degrees 26 minutes 33 seconds East a distance of 130.00 feet to a point on the aforesaid south right-of-way line of STATE ROAD NO. 50;

THENCE South 89 degrees 33 minutes 27 seconds East along said south right-of-way line, a distance of 474.51 feet to the Point of Beginning, containing 30 lots and 6.51 acres, more or less.

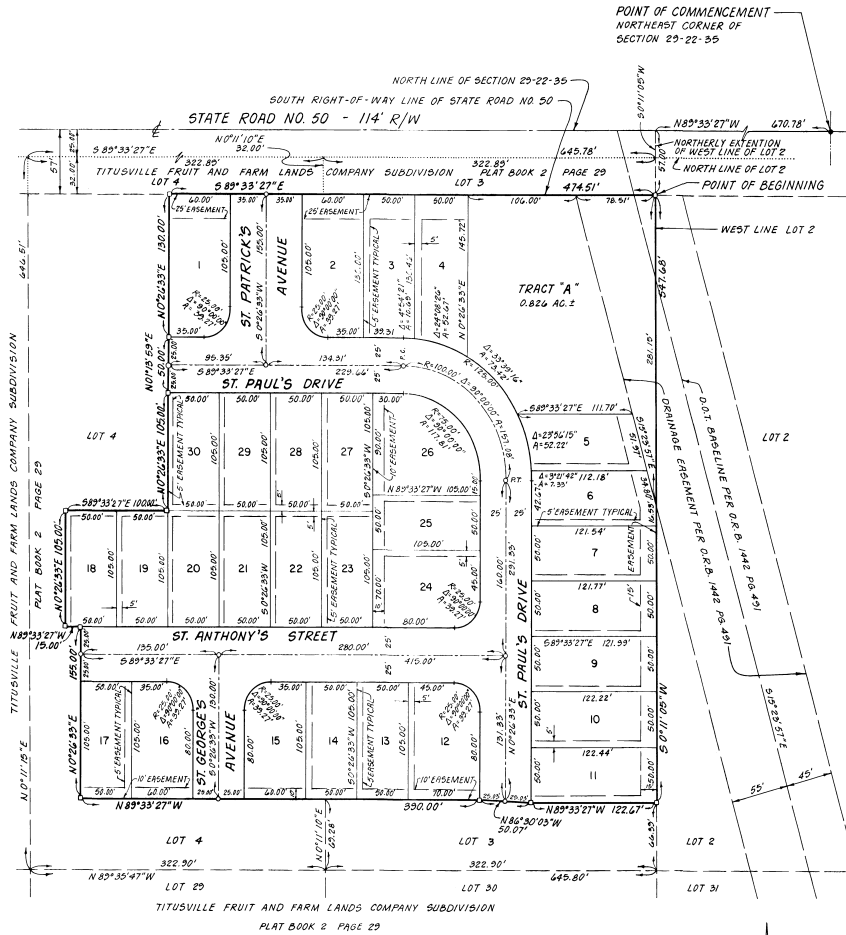
SUBJECT TO A D.O.T. Drainage Easement as described in Official Records Book 1442 at page 493 of the aforesaid Public Records.

SURVEYOR'S NOTES:

1. □ Denotes Permanent Reference Monument set (#2396).
2. ○ Denotes Permanent Control Point set (#2396).
3. Bearings shown hereon are based on the north line of Section 29 being North 89 degrees 33 minutes 27 seconds West.
4. Easements are reserved upon all portions of Tract "A" for Public Utility, Drainage and Stormwater Retention purposes.
5. Road Right-of-Way may be used for the installation and maintenance of Public Utilities.
6. 10 foot Public Utility Easements are reserved contiguous to all Right-of-Way.
7. Easements shown hereon (5' wide unless otherwise shown) are for Drainage and Utility purposes.
8. The term "Public Utility" includes Florida Power and Light Company, Gas and Cable Television Services.
9. Stormwater Retention Area to be maintained by the Homeowner's Association.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

FOR JOINDER IN DEDICATION.....SEE ORB 2011 PAGE 2303
FOR DECLARATION OF RESTRICTIONS SEE ORB 2011 PAGE 2303



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 CATHEDRAL VILLAS - SECTION ONE

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 officer named below and its corporate seal to be affixed hereunto.

By *William Arnold*
WILLIAM ARNOLD, President
Cathedral Holdings, Inc.
2480 Presidential Way
West Palm Beach, FL

Signed and sealed in the presence of
John Dejean
Stephen J. Paul

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared WILLIAM ARNOLD and

respectively of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his, free act and deed as such officer 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 hereunto set my hand and seal on the above date.

Phyllis Apple
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 September 2, 1987, 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 SEPTEMBER 28, 1987.

Edwin
Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY:
THIS IS TO CERTIFY, That on OCTOBER 13, 1987, the CITY COUNCIL OF THE CITY OF TITUSVILLE, approved the foregoing plat.

ATTEST:
Janet L. Camacho
MAYOR
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.

ATTEST:
Chairman of the Board
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.

Attest
Chairman of the Board
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 by the 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 December 28, 1987, at 2:41 PM, File No. 88-1447.
P.C. Winkler
Clerk of the Circuit Court
in and for Brevard County, Fla.

Prepared By:
LOYD WARD AND COMPANY
Titusville, Florida