

SANCTUARY OF TITUSVILLE - SECTION ONE

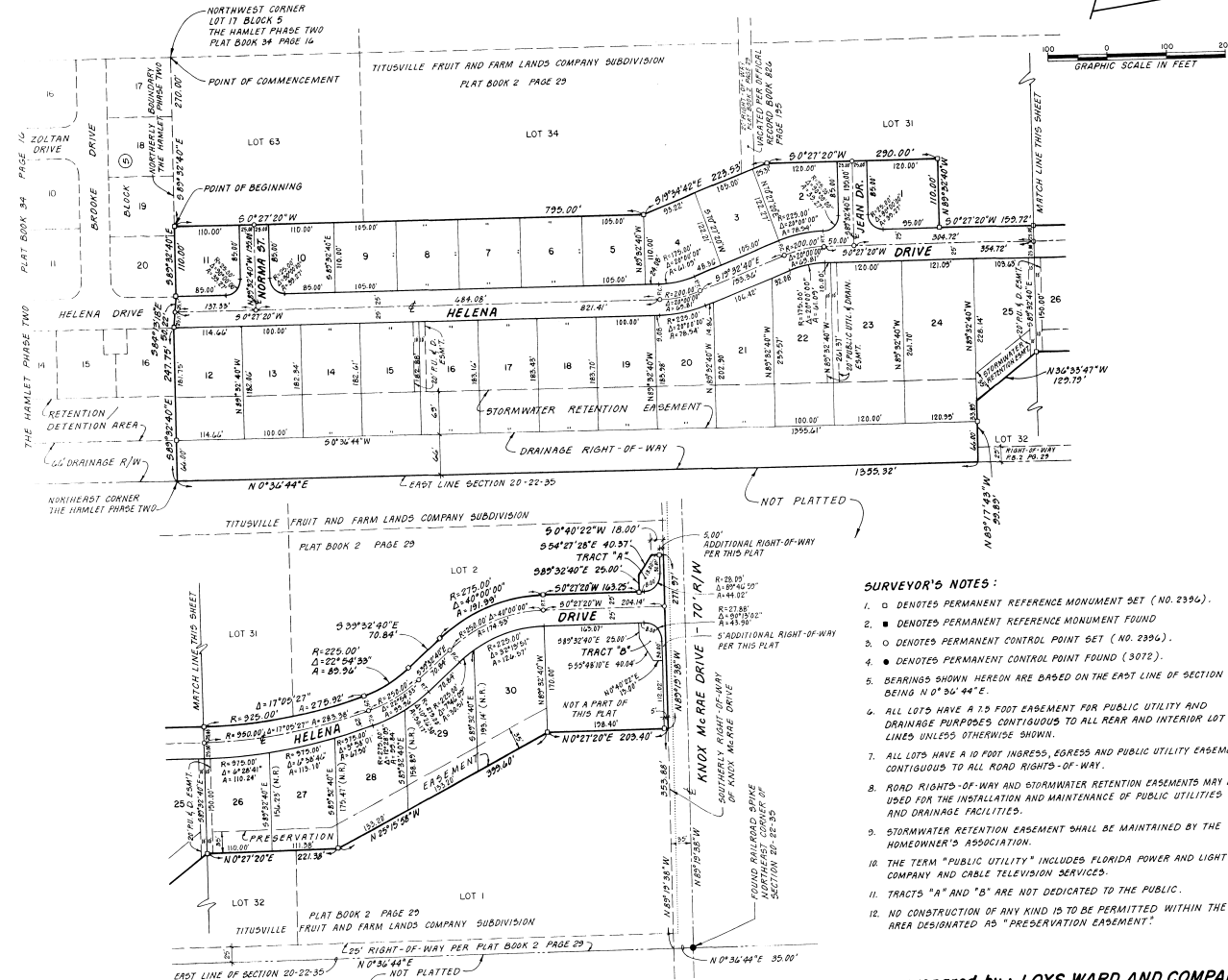
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF ALL OF LOT 33 AND A PART OF LOTS 1, 2, 31, 32, 34, 63, AND 64; TOGETHER WITH PORTIONS OF CERTAIN VACATED ROAD RIGHTS-OF-WAY, ALL BEING IN SECTION 20, 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, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17, BLOCK 5, THE HAMLET PHASE TWO, AS RECORDED IN PLAT BOOK 34, AT PAGE 14 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 89° 32' 40" E ALONG THE NORTHERLY BOUNDARY OF SAID THE HAMLET PHASE TWO, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE COURSES AND DISTANCES: S 89° 32' 40" E, 100.00 FEET; S 84° 15' 18" E, 50.22 FEET; S 85° 32' 40" E, 247.75 FEET TO THE NORTHEAST CORNER OF THE AFORESAID THE HAMLET PHASE TWO; SAID POINT BEING ON THE EAST LINE OF THE AFORESAID SECTION 20; THENCE N 0° 36' 44" E S 89° 32' 40" E, 100.00 FEET; S 84° 15' 18" E, 50.22 FEET; S 85° 32' 40" E, 247.75 FEET TO THE NORTHEAST CORNER OF THE AFORESAID THE HAMLET PHASE TWO; SAID POINT BEING ON THE EAST LINE OF THE AFORESAID SECTION 20; THENCE N 0° 36' 44" E ALONG SAID EAST LINE OF SECTION 20, A DISTANCE OF 1355.32 FEET; THENCE N 89° 17' 45" W, 98.89 FEET; THENCE N 89° 17' 45" W, 129.72 FEET; THENCE N 25° 15' 58" W, 355.68 FEET; THENCE N 0° 27' 20" E, 200.40 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANOKI MCGARE DRIVE (A 70 FOOT RIGHT-OF-WAY); THENCE N 89° 17' 45" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 271.91 FEET; THENCE S 0° 40' 22" W, 180.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANOKI MCGARE DRIVE (A 70 FOOT RIGHT-OF-WAY); THENCE N 89° 17' 45" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 271.91 FEET; THENCE S 0° 40' 22" W, 180.00 FEET; THENCE S 54° 27' 28" E, 40.31 FEET; THENCE S 89° 32' 40" E, 45.00 FEET; THENCE S 0° 27' 20" W, 163.20 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17° 05' 27" AN ARC LENGTH OF 131.93 FEET; AND A CHORD WHICH BEARS S 15° 32' 40" E TO ITS POINT OF TANGENCY; THENCE S 35° 32' 40" E, 70.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17° 05' 27" AN ARC LENGTH OF 131.93 FEET; AND A CHORD WHICH BEARS S 15° 32' 40" E TO ITS POINT OF TANGENCY; THENCE S 35° 32' 40" E, 70.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17° 05' 27" AN ARC LENGTH OF 131.93 FEET; AND A CHORD WHICH BEARS S 28° 05' 24" E TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17° 05' 27" AN ARC LENGTH OF 131.93 FEET; AND A CHORD WHICH BEARS S 28° 05' 24" E TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17° 05' 27" AN ARC LENGTH OF 131.93 FEET; AND A CHORD WHICH BEARS S 28° 05' 24" E TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17° 05' 27" AN ARC LENGTH OF 131.93 FEET; AND A CHORD WHICH BEARS S 28° 05' 24" E TO A POINT OF COMPOUND CURVATURE; THENCE S 0° 27' 20" W, 159.72 FEET; THENCE N 89° 32' 40" W, 110.00 FEET; THENCE S 0° 27' 20" W, 230.00 FEET; THENCE S 15° 34' 42" E, 223.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 30 LOTS AND 18.01 ACRES MORE OR LESS.



- SURVEYOR'S NOTES:**
1. □ DENOTES PERMANENT REFERENCE MONUMENT SET (NO. 2396).
 2. ■ DENOTES PERMANENT REFERENCE MONUMENT FOUND
 3. ○ DENOTES PERMANENT CONTROL POINT SET (NO. 2396).
 4. ● DENOTES PERMANENT CONTROL POINT FOUND (3072).
 5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 20 BEING N 0° 36' 44" E.
 6. ALL LOTS HAVE A 75 FOOT EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES CONTIGUOUS TO ALL REAR AND INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
 7. ALL LOTS HAVE A 10 FOOT INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT CONTIGUOUS TO ALL ROAD RIGHTS-OF-WAY.
 8. ROAD RIGHTS-OF-WAY AND STORMWATER RETENTION EASEMENTS MAY BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.
 9. STORMWATER RETENTION EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 10. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.
 11. TRACTS "A" AND "B" ARE NOT DEDICATED TO THE PUBLIC.
 12. NO CONSTRUCTION OF ANY KIND IS TO BE PERMITTED WITHIN THE AREA DESIGNATED AS "PRESERVATION EASEMENT".

FOR JOINDER IN DEDICATION, SEE ORB 3251 PAGE 3212
 FOR DECLARATION OF RESTRICTIONS SEE ORB 3251 PAGE 3213

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

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

SHEET OF
 SECTION TWP. S., RANGE E.

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: SANCTUARY OF TITUSVILLE - 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 officers named below and its corporate seal to be affixed hereto on October 6, 1989

By Jean Seiffert Vice President
Jean Seiffert Cathedral Holdings, Inc.
 207 South Washington Avenue
 Titusville, Florida 32936

Signed and sealed in the presence of Jean Seiffert
John J. Cooney
John J. Cooney

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on November 28, 1989 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Jean Seiffert and John J. Cooney respectively Vice President and 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; hereto duly authorized; that the official seal of said corporation is duly affixed hereto; and that 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.

John J. Cooney
 NOTARY PUBLIC
 My Commission Expires September 21, 1993

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 12, 1989 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 platted; 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 October 6, 1989.

Loys Ward Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, That on November 28, 1989 the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLA. approved the foregoing plat.

Marguerite Engel Mayor
Janet R. Camacho 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, lakes, pathways, open spaces and other rights of way, easement 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 November 28, 1989 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 November 28, 1989 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 March 30, 1990 File No. 874480
R.C. M. Seal
 Clerk of the Circuit Court
 in and for Brevard County, Fla.