

# FOWLER'S HORSE HAVEN

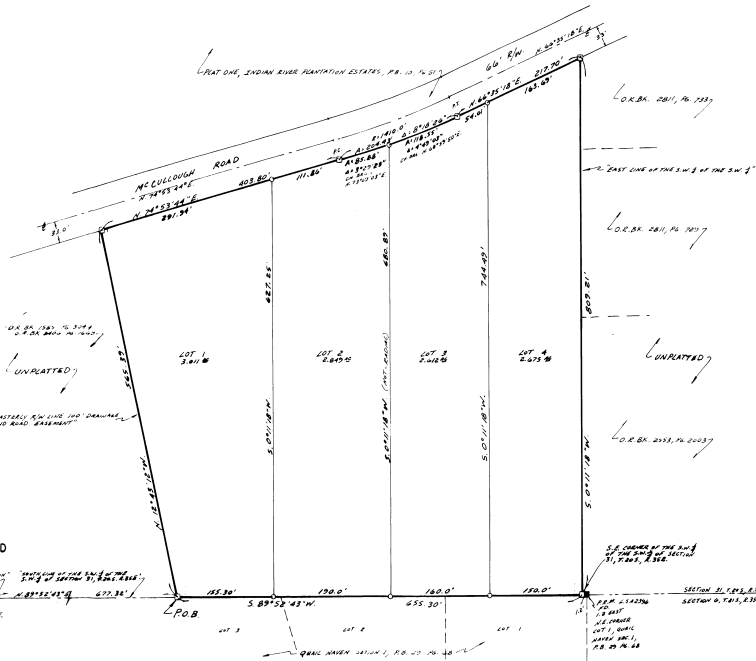
A SUBDIVISION OF PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 31, T.20 S. R.35 E.  
AS DESCRIBED IN O.R.B. 3117 PG. 1523 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA  
CONTAINING 4 LOTS & 11.157 ACRES MORE OR LESS

### LEGAL DESCRIPTION:

START AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA;  
THENCE RUN NORTH 89° 52' 43" EAST ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SAID SECTION 31, 677.32 FEET TO THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED; THENCE RUN NORTH 12° 43' 12" WEST 565.39 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF A 100 FOOT DRAINAGE AND ROAD EASEMENT; THENCE NORTH 74° 53' 44" EAST 403.80 FEET ALONG A LINE WHICH IS PARALLEL TO AND 33 FEET SOUTHERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF MC CULLOUGH ROAD, AS SHOWN ON PLAT ONE, INDIAN RIVER PLANTATION ESTATES, AS RECORDED IN PLAT BOOK 13, PAGE 51, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE NORTHEASTERLY ON THE ARC OF A CURVE WHOSE COMPONENT PARTS ARE, RADIUS 1410.00 FEET, CENTRAL ANGLE 8° 18' 26", AND AN ARC DISTANCE OF 204.43 FEET; THENCE ALONG THE LINE PARALLELING MC CULLOUGH ROAD NORTH 66° 35' 18" EAST 217.70 FEET; THENCE ALONG THE EAST LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 31, SOUTH 0° 11' 18" WEST 809.21 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89° 52' 43" WEST 655.30 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S NOTES:

1.  INDICATES PERMANENT REFERENCE MONUMENT SET.
2.  INDICATES PERMANENT REFERENCE MONUMENT FOUND.
3.  INDICATES IRON ROD SET.
4. BEARINGS SHOWN HEREON ARE BASED UPON ASSUMED DATUM. THE SOUTH LINE OF SECTION 31, T-20S., R-35 E. BEING N. 89° 52' 43" E.
5. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND PUBLIC UTILITIES PURPOSES.
6. AN EASEMENT IS RESERVED 7.5 FT. WIDE ADJACENT TO ALL SIDE LOT LINES & 15 FT. WIDE ADJACENT TO ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
7. THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.
8. THE PARCEL SHOWN HEREON IS THE SAME PARCEL AS DESCRIBED IN O.R.B. 3117 PG. 1523 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DIFFERENCES IN SOME MEASUREMENTS OCCUR DUE TO AN ERROR IN SAID O.R.B. 3117 PG. 1523 AND DUE TO MORE PRECISE MEASURING INSTRUMENTS.
9. WHERE MORE THAN ONE LOT, OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID SIDE EASEMENTS.



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 RESTRICTIONS SEE O.R.B. \_\_\_\_\_ PG. \_\_\_\_\_



HOLLEY & ASSOCIATES, INC.  
3370 GARDEN STREET  
TITUSVILLE, FLORIDA  
407-267-6113

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in FOWLER'S HORSE HAVEN hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the 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.

IN WITNESS WHEREOF, the undersigned hereunto set hand and seal on 29 JUNE 1991

*William R. Smith* Notary Public  
*Stephanie K. Fowler* FOWLER'S HORSE HAVEN

Signed and sealed in the presence of:

*Maureen D. ...*

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 29 JUNE 1991, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared ANTHONY DAVID FOWLER & STEPHANIE K. FOWLER

to me known to be the person.s described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be true & free act and deed for the uses and purposes therein expressed.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

*James G. ...*  
NOTARY PUBLIC

My Commission Expires 27 JUNE 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 29 JUNE 1991 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated 29 JUNE 1991 Registration No. 2912

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

ATTEST: \_\_\_\_\_ MAYOR  
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, easements and areas dedicated for public use on this plat.

*Sue Schmitt*  
Chairman of the Board

ATTEST: *R.C. ...*  
Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 13, 1991 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

*Sue Schmitt*  
Chairman of the Board.

ATTEST: *R. ...*  
Clerk of the Board.

### Approved: \_\_\_\_\_ County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on MAY 13, 1991 the Zoning Commission of the above County 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 27 JUNE 1991 at 11:50 AM File No. 014070

*...*  
Clerk of the Circuit Court in and for Brevard County, Fla.