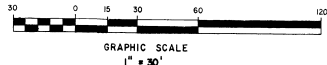
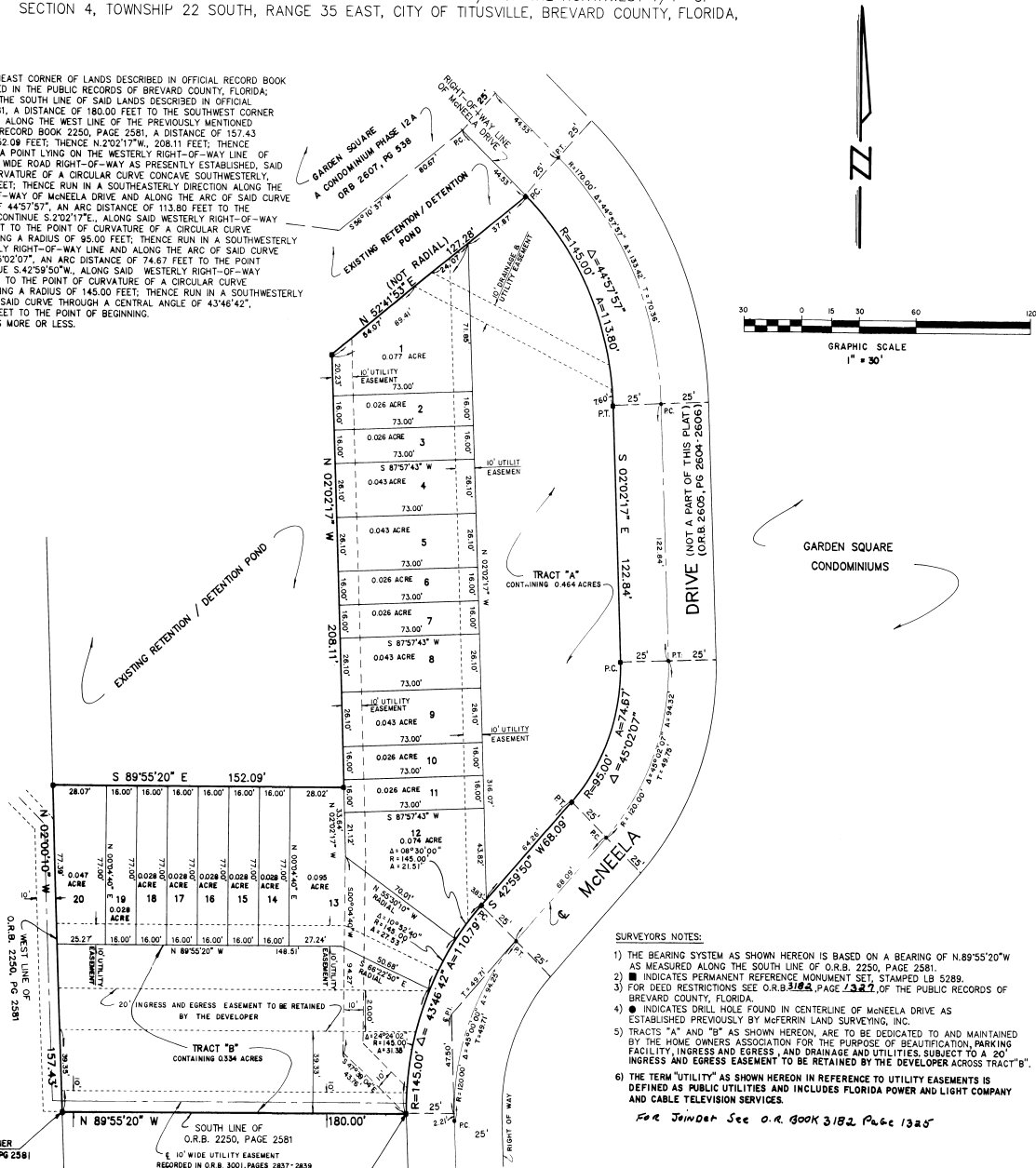


GARDEN SQUARE TOWNHOMES

A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2250, PAGE 2581, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.89°55'20"W, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2250, PAGE 2581, A DISTANCE OF 180.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N.200°10'W, ALONG THE WEST LINE OF THE PREVIOUSLY MENTIONED LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2250, PAGE 2581, A DISTANCE OF 157.43 FEET; THENCE S.89°55'20"E, 152.09 FEET; THENCE N.202°17'W, 208.11 FEET; THENCE N.52°41'53"E, 127.28 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MCNEELA DRIVE, A 50.00 FOOT WIDE ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED, SAID POINT BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 145.00 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY OF MCNEELA DRIVE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'57", AN ARC DISTANCE OF 113.80 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE S.202°17'W, ALONG SAID WESTERLY RIGHT-OF-WAY OF MCNEELA DRIVE, 122.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 45°02'07", AN ARC DISTANCE OF 74.87 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE S.42°59'50"W, ALONG SAID WESTERLY RIGHT-OF-WAY OF MCNEELA DRIVE, 68.09 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 145.00 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°46'42", AN ARC DISTANCE OF 110.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.598 ACRES MORE OR LESS.



PREPARED BY:
MCFERRIN/McCRONE, INC.
605 S. PALM AVENUE
TITUSVILLE, FLORIDA

P.O.B.
S.E. CORNER OF
O.R.B. 2250, PG. 2581

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM AS SHOWN HEREON IS BASED ON A BEARING OF N.89°55'20"W AS MEASURED ALONG THE SOUTH LINE OF O.R.B. 2250, PAGE 2581.
- 2) ■ INDICATES PERMANENT REFERENCE MONUMENT SET, STAMPED LB 5289.
- 3) FOR DEED RESTRICTIONS SEE O.R.B. 2102, PAGE 1327, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 4) ■ INDICATES DRILL HOLE FOUND IN CENTERLINE OF MCNEELA DRIVE AS ESTABLISHED PREVIOUSLY BY MCFERRIN LAND SURVEYING, INC.
- 5) TRACTS "A" AND "B" AS SHOWN HEREON, ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THE PURPOSE OF BEAUTIFICATION, PARKING FACILITY, INGRESS AND EGRESS, AND DRAINAGE AND UTILITIES, SUBJECT TO A 20' INGRESS AND EGRESS EASEMENT TO BE RETAINED BY THE DEVELOPER ACROSS TRACT "B".
- 6) THE TERM "UTILITY" AS SHOWN HEREON IN REFERENCE TO UTILITY EASEMENTS IS DEFINED AS PUBLIC UTILITIES AND INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.

FOR JOURNAL SEE O.R. BOOK 3182, PAGE 1325

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Undersigned below, being the owner in fee simple of the lands described in GARDEN SQUARE TOWNHOMES hereby dedicates said lands and plot 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, the undersigned hereunto set their hand and seal on November 5, 1991.

By *John F. Herring*
John F. Herring 355 Indian River Avenue
Titusville, Florida
Jean McNeela Herring
Jean McNeela Herring
Joan McNeela Herring
Joan McNeela Herring
Signed and sealed in the presence of:
Lisa Johnson
Rud Anderson
Lucy Ann Roggelle

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on NOVEMBER 1991 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared:
John F. Herring and JEAN MCNEELA HERRING

to me known to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Lucy Ann Roggelle
NOTARY PUBLIC
My Commission Expires: October 2, 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 October 23, 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 plotted; that permanent reference monuments have been placed as shown on the plat as required by Chapters 177 & 472 Florida Statutes, and that said land is located in Brevard County, Florida. Dated 11-4-91
Robert J. McFerrin Registration No. 3155

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on JANUARY 14, 1991 the Titusville, Fla. City Council approved the foregoing plat.
Thomas R. Morrison Mayor
Janet R. Connors 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 foregoing plat was approved by the Planning and Zoning Director.
ATTEST: 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 FEBRUARY 28, 1992 at 5:12 P.M., File No. 135724.
R. C. Woodland, Jr.
Clerk of the Circuit Court, in and for Brevard County, Fla.