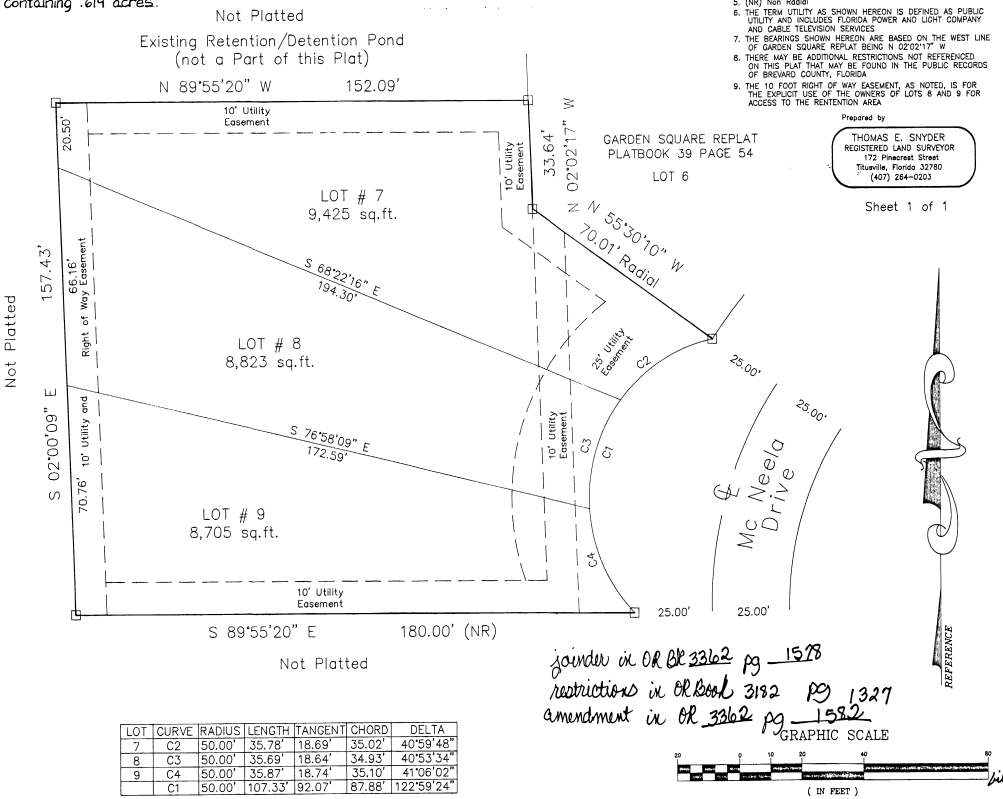
4C-12

GARDEN SQUARE REPLAT II

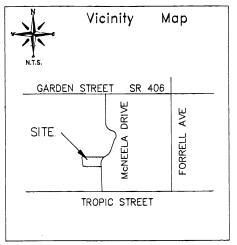
City of Titusville, Brevard County, Florida

SECTION 4, TOWNSHIP 22 SOUTH, RANGE 35 EAST

LEGAL DESCRIPTION: A Resubdivision of Lots 13 thru 20, and Tract "B" as shown on the Plat of GARDEN SQUARE TOWNHOMES as Recorded in Platbook 38 at Page 14, of the Public Records of Brevard County, State of Florida, being more fully described as beginning at a concrete monument, being the Southeast corner of Garden Square Replat, as shown by the plat thereof recorded in Platbook 39 at Page 54 of the Public Records of Brevard County, State of Florida; thence N 55°30'10" W a distance of 70.01 feet to a concrete monument; thence N 02°02'17" W, a distance of 33.64 feet to a concrete monument; thence, N 89°55'20" W a distance of 152.09 feet to a concrete monument; thence, S 02°00'09" E a distance of 157.43 feet to a concrete monument; thence S 89°55'20" E a distance of 180.00 feet to a concrete monument, being the West Right of Way of McNeely Drive; thence, along a curve, concave to the East, having a Delta Angle of 122°59'24", a Radius of 50.00 feet, a Chord distance of 87.88 feet, a tangent distance of 92.07 feet, and being the Westerly Right of Way of McNeela Drive, a distance of 107.33 feet to the Point of Beginning. containing .619 acres.



LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
7	C2	50.00'	35.78'	18.69'	35.02'	40°59'48"
8	C3	50.00'	35.69'	18.64'	34.93'	40°53'34"
9	C4	50.00'	35.87'	18.74'	35.10'	41°06'02"
	C1	50.00'	107.33'	92.07'	87.88'	122°59'24"



SURVEYOR'S NOTES

1. ⊡ DENOTES P.R.M.–4"x4" CONCRETE MONUMENT PLS 4014
2. ◉ DENOTES P.C.P.–5/8"x24" IRON PIN #4319, UNLESS OTHERWISE NOTED
3. ● DENOTES P.C.P.–NAIL & DISK #4319 UNLESS OTHERWISE NOTED
4. + DENOTES CHANGE IN DIRECTION–NO POINT SET
5. (NR) Non Radial
6. THE TERM UTILITY AS SHOWN HEREON IS DEFINED AS PUBLIC UTILITY AND INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES
7. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF GARDEN SQUARE REPLAT BEING N 02°02'17" W
8. THERE MAY BE ADDITIONAL RESTRICTIONS NOT REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
9. THE 10 FOOT RIGHT OF WAY EASEMENT, AS NOTED, IS FOR THE EXPLICIT USE OF THE OWNERS OF LOTS 8 AND 9 FOR ACCESS TO THE RENTENTION AREA

Prepared by

THOMAS E. SNYDER
REGISTERED LAND SURVEYOR
172 Pinecrest Street
Titusville, Florida 32780
(407) 264-0203

Sheet 1 of 1

joinder in OR Bk 3362 pg 1578
restrictions in OR Book 3182 pg 1327
amendment in OR 3362 pg 1582

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAT BOOK 40 PAGE 12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned below, being the owners in fee simple of the lands herein described by this plat, 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 sealed on Nov 4, 1993

By: John F. Herring
Joan M. Herring

WITNESS:
Signed and Sealed in the presence of:
Debra A. Wilmes
Thomas E. Snyder

STATE OF FLORIDA
COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON January 14 1994 AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED

John F. Herring
Joan M. Herring

KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH, THEREUNTO DULY AUTHORIZED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

Debra A. Wilmes
NOTARY PUBLIC
COMMISSION EXPIRES 11-[illegible] 19[illegible]

CERTIFICATE OF SURVEYOR

I hereby certify that this ~~map~~ plat is true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data contained herein complies with all of the requirements of Chapter 177 of the Florida Statutes. I further certify that I have complied with the requirements of Chapter 177.091 regarding permanent reference monuments, and that the plat is platted within the City of Titusville, Brevard County, Florida.

Registration #4319
Thomas E. Snyder, Registered Land Surveyor

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on Dec 14, 1993 the Titusville City Council approved the foregoing plat.

Thomas P. Whitman
MAYOR

ATTEST:
Janet R. Camacho
BY 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 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 January 28, 1994 at 3:39 PM and recorded in Official Records Book 3362 Page 1577 of the Public Records of Brevard County, Florida.

Sandy Crawford, Clerk
Clerk of the Circuit Court
in and for Brevard County, Florida
By: [illegible] D.C.