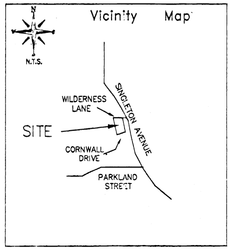
TITUS WOODS REPLAT I

City of Titusville, Brevard County, Florida

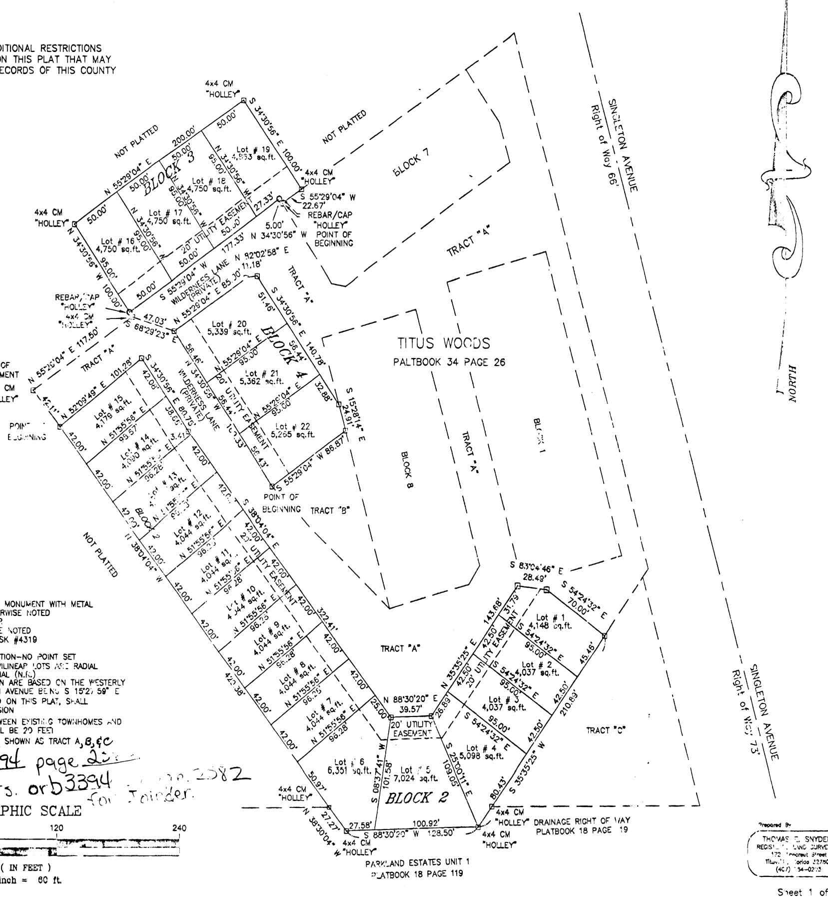
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 35 EAST

LEGAL DESCRIPTION: A Replat of BLOCKS 2,3,4,5,6,9, and a Part of Tract "A" of Titus Woods as recorded in Platbook 34 at Page 26 of the Public Records of Brevard County, State of Florida being more fully described as follows: BLOCK 2 – commencing at the westernmost corner of the aforementioned Titus Woods; thence, S 38°04'04" E, a distance of 42.11 feet to the Point of Beginning; thence, N 52°09'49" E, a distance of 101.28 feet; thence, S 34° 30'56" E, a distance of 80.75'; thence, S 38° 04'04" E, a distance of 322.41 feet; thence, N 83° 30'20" E, 39.57 feet; thence, N 35° 35'25" E, a distance of 143.68 feet; thence, S 83° 04'46" E, a distance of 28.49 feet; thence, S 54° 24'32" E, a distance of 70.00 feet; thence, S 35° 35'25" W, a distance of 210.89 feet; thence, S 88° 30'20' W, a distance of 128.50 feet; thence, N 38° 30'04" W, a distance of 27.27 feet; thence, N 38° 04'04" W, a distance of 429.38 feet to the point of beginning; BLOCK 3 – beginning at the Northwest corner of Block 7 of the aforementioned Titus Woods; thence, N 34° 30'56" W, a distance of 5.00 feet; thence, S 55° 29'04" W, a distance of 177.33 feet; thence, N 34° 30' 56" W, a distance of 95.00 feet; thence, N 55° 29' 04" E, a a distance of 200.00 feet; thence, S 34° 30'56" E, a distance of 100.00 feet; thence, S 55° 29'04" W, a distance of 22.67 feet to the point of beginning; BLOCK 4 – beginning at the west corner of Tract B of the aforementiond Titus Woods; thence, N 34° 30'56" W, a distance of 169.33 feet; thence, N 55° 29'04" E, a distance of 85.00 feet; thence, N 82° 02'58" E, a distance of 11.18 feet; thence, S 34° 30'56" E, a distance of 140.78 feet; thence, S 15° 28'14" E, a distance of 24.91 feet; thence, S 55° 29' 04" W, a distance of 86.87 feet to the point of beginning.

Containing a total of 2.35 acres, more or less, and being subject to all legal rights of way of record



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



SURVEYOR'S NOTES

1. ⊡ DENOTES P.R.M.–CONCRETE MONUMENT WITH METAL CAP #4319, UNLESS OTHERWISE NOTED
2. ◉ DENOTES –5/8"x24" REBAR #4319, UNLESS OTHERWISE NOTED
3. ● DENOTES P.C.P.–NAIL & DISK #4319 UNLESS OTHERWISE NOTED
4. + DENOTES CHANGE IN DIRECTION–NO POINT SET
5. ALL SIDE LOT LINES ON CURVILINEAR LOTS ARE RADIAL UNLESS NOTED AS NON-RADIAL (N.R.)
6. THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY OF SINGLETON AVENUE BEING S 15°27' 59" E
7. UTILITY EASEMENTS, AS NOTED ON THIS PLAT, SHALL ALSO INCLUDE CABLE TELEVISION
8. THE MININMUM DISTANCE BETWEEN EXISTING TOWNHOMES AND ANY NEW PATIO HOMES SHALL BE 20 FEET
9. WILDERNESS LANE AND AREAS SHOWN AS TRACT A, B, & C ARE NOT PART OF THIS PLAT

See orb3394 page 2... for Joinders. orb3394 ... 2582 for Joinder.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Prepared By:
THOMAS E. SNYDER
REGISTERED LAND SURVEYOR

Sheet 1 of 1

PLAT BOOK 40 PAGE 46

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 1/5/1994

By: ______

WITNESS:

Signed and Sealed in the presence of:

Lester Stutridge

STATE OF FLORIDA
COUNTY OF BREVARD
THIS IS TO CERTIFY, THAT ON ______ 19__ AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED

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 HERETO SET MY HAND AN SEAL ON THE ABOVE DATE.

NOTARY PUBLIC

COMMISSION EXPIRES 12-15 19__

CERTIFICATE OF SURVEYOR

hereby certify that this plat is a 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(7) regarding "permanent reference monuments", and that the land is located within the City of Titusville, Brevard County, Florida.

Registration #4319 Date: 2/16/94

Thomas E. Snyder: Registered Land Surveyor

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT on January 25, 1994 the City Council of the City of Titusville approved the foregoing plat

Thomas R. [illegible]

MAYOR

ATTEST:

Karen J. Rumsavall

CITY CLERK

CERTIFICATE OF [illegible] BY [illegible] COUNTY COMMISSIONERS

[illegible] roads, streets, alleys, [illegible] drainage easements, utility [illegible] open spaces, and other [illegible] way, easements [illegible] dedicated for public use [illegible] 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 [illegible] Florida Statutes, and was filed for record on May 20th, 1994 at 2:22 P.M. [illegible] 609140

Sandy Crawford

Clerk of the Circuit Court in and for Brevard County, Florida K. M. Deputy Clerk

File B:\TWPLT1 Plotted: Tue Feb 15 12:51:32 1994