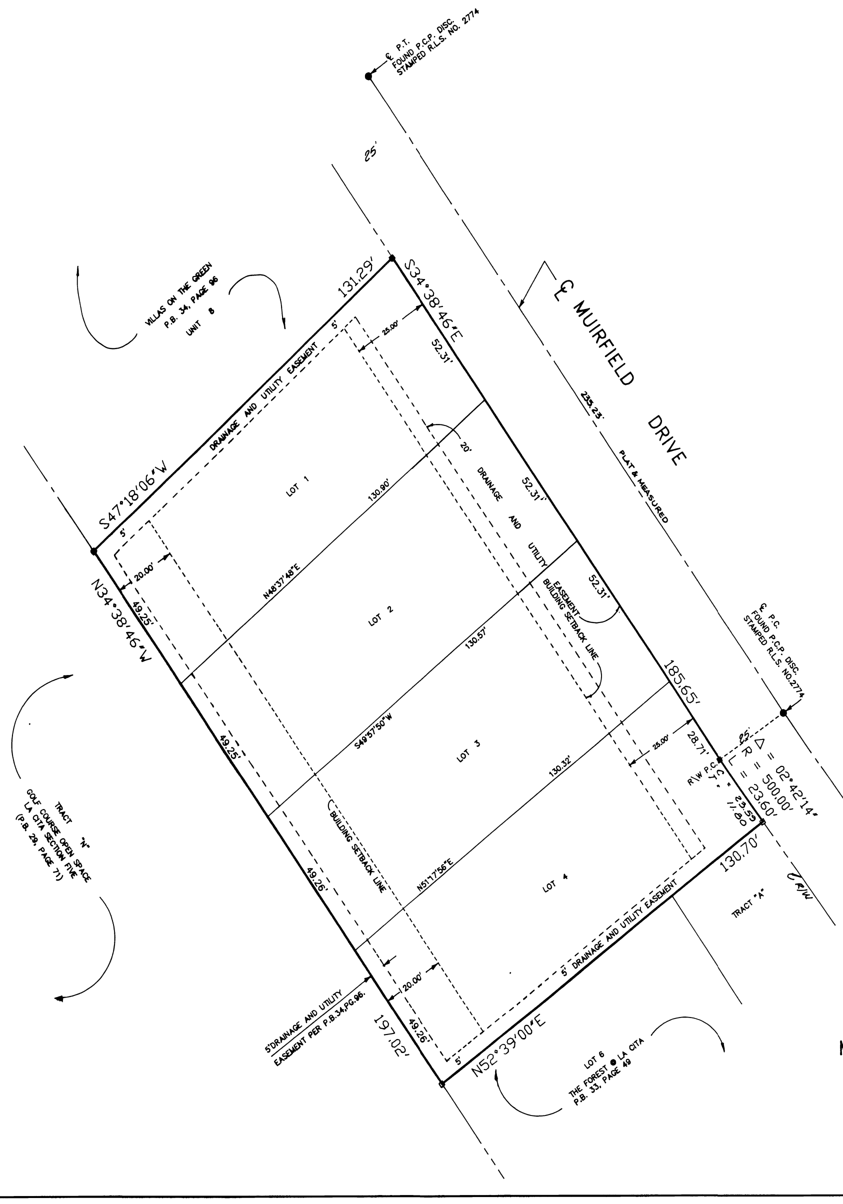
MUIRFIELD VILLAS

LEGAL DESCRIPTION:

A REPLAT OF UNITS 1 THROUGH UNIT 7, AS SHOWN ON VILLAS ON THE GREEN LYING IN AND BEING A PART OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, AS RECORDED IN PLAT BOOK 34, PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 4 LOTS.



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S NOTES:

1) BEARING SYSTEM AS SHOWN HEREON BASED ON N.34°38'46" W., ALONG RIGHT WAY OF MUIRFIELD DRIVE AS SHOWN ON PLAT OF VILLAS ON THE GREEN, P.B. 34, PG. 96 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
2) ⊡ DENOTES PERMANENT REFERENCE MONUMENT FOUND, STAMPED 2396
3) ■ DENOTES PERMANENT REFERENCE MONUMENT SET, STAMPED PLS. NO. 3155
4) EASEMENTS SHOWN HEREON ARE FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.
5) THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.
6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7) BUILDING SIDE SETBACKS SHALL BE A COMBINED TOTAL OF 10.00 FEET MINIMUM.
8) FOR DEED RESTRICTIONS SEE O.R.B.________PAGE________

PREPARED BY:

McFERRIN SURVEYING & MAPPING INC.
600 SOUTH HOPKINS AVENUE
TITUSVILLE, FLORIDA 32796
PHONE: 269-7075

SHEET 1 OF 1 SHEETS

PLAT BOOK 44 PAGE 25
SHEET 1 OF 1
SECTION 16 TOWNSHIP 22 S, RANGE 35 E.

DEDICATION

MUIRFIELD VILLAS

KNOW ALL MEN BY THESE PRESENTS, That Walter A. Cerrato and Syd Brooke, JR. being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the drainage and utility easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, The undersigned hereunto set their hands and seal on SEPT. 28th 1998

Walter A. Cerrato. FAMILY PARTNERSHIP — 1305 KILLEARN DR. TITUSVILLE, FL.
Syd Brooke JR. — 3561 PALMER DRIVE TITUSVILLE, FL.
CHRISTINE CERRATO, BEAN, TRUSTEE
Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on SEPTEMBER 1998 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid,
personally appeared CHRISTINE CERRATO, BEAN
personally appeared Syd Brooke JR.
to me known to be the persons described in and who executed the foregoing Dedication and acknowledged the execution thereof to be their free act and deed as individuals thereunto duly authorized; and that the said Dedication is the free act and deed of said individuals; that such persons are personally known to me or produced DRIVERS LICENSE as identification ~~and did~~/did not take an oath,
Dr. Lic. C. Bean
Dr. Lic. S. Brooke

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

MAUREEN V. PHILLIPS
MY COMMISSION # CC 720486
EXPIRES: June 21, 2002
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
My Commission Expires 6/21/2002

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 20 1998 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 5/22/98

Registration No. 3155
ROBERT D. McFERRIN

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on June 23, 1998 the City Council of the City of Titusville approved the foregoing plat.

MAYOR

ATTEST:

CITY CLERK, Asst.

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 PLANNING AND ZONING COMISSION

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 on September 28, 1998 at 1:18pm. File No. 98-8069
Sandy Crawford, Clerk
Clerk of the Circuit Court
in and for Brevard County, Florida