

Titusvillage Section XII

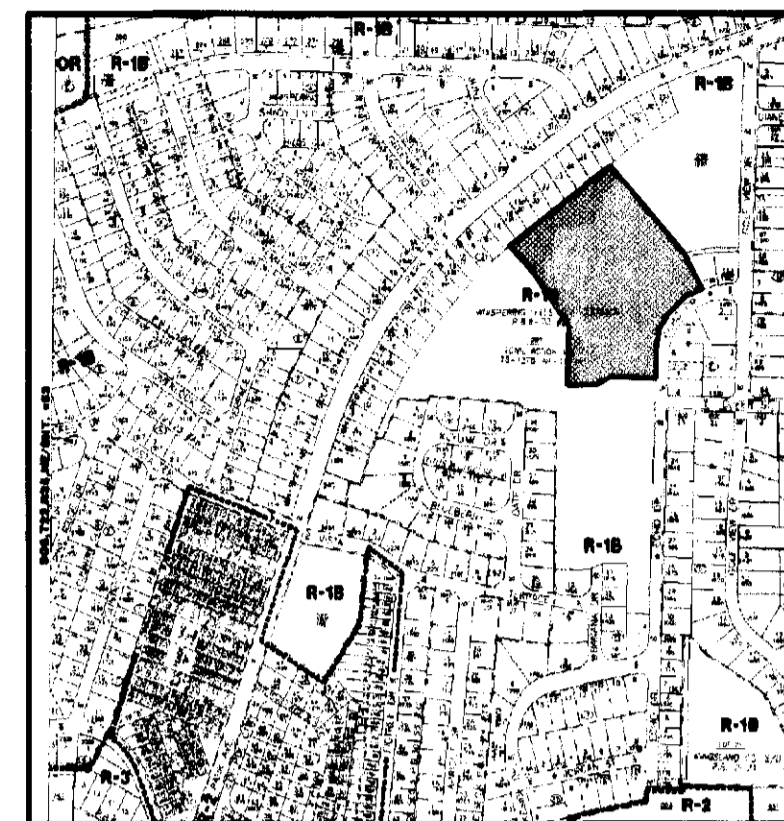
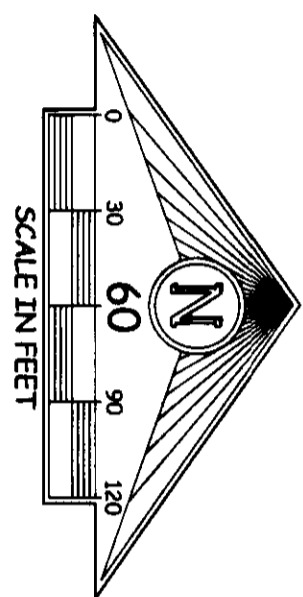
City of Titusville, Brevard County, Florida

A Part of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 22 South,
Range 35 East, more particularly described as follows:

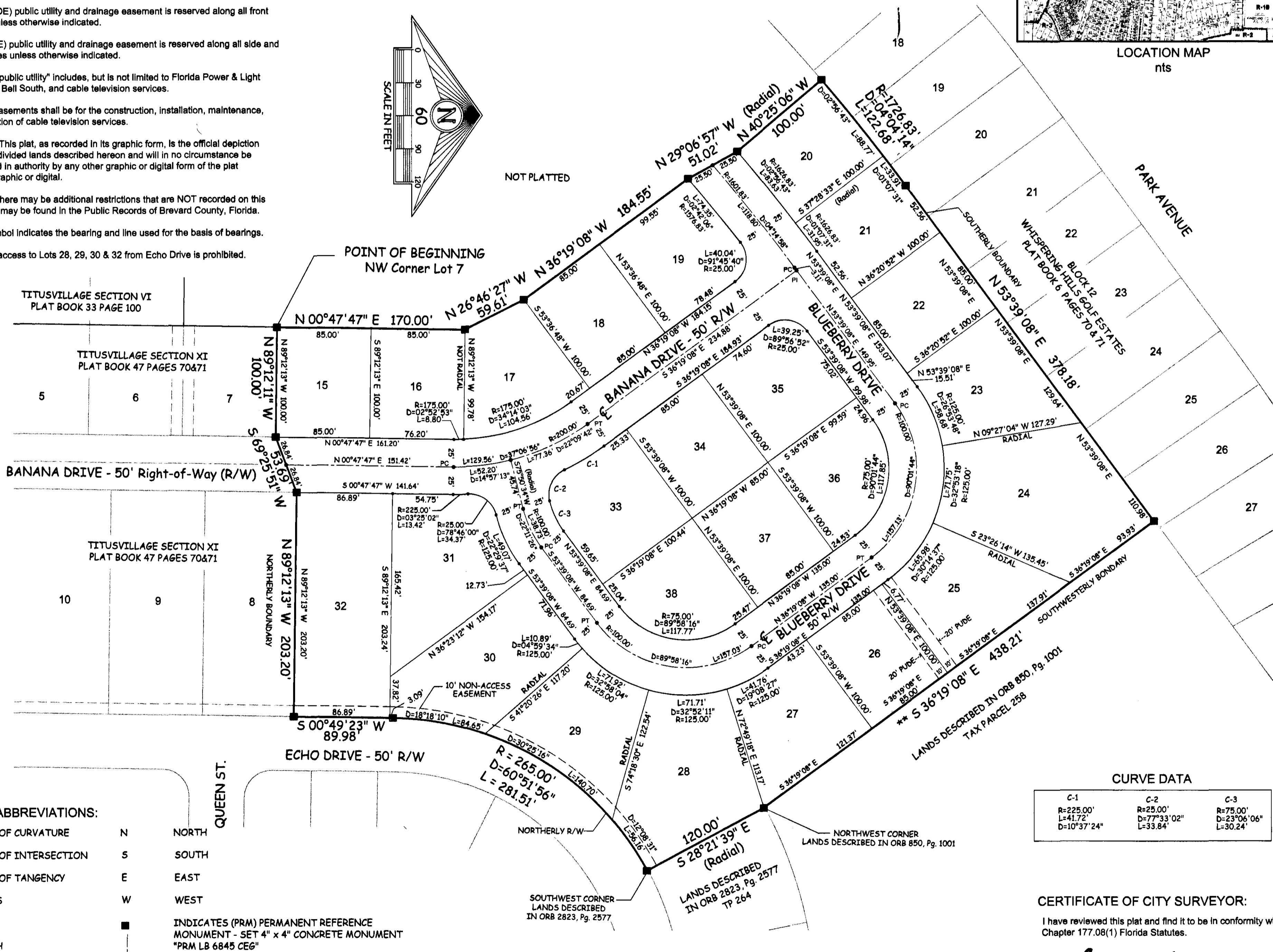
BEGIN at the NW corner of Lot 7, TITUSVILLE SECTION XI, as recorded in Plat Book 47 at Pages 70 & 71 of the Public Records of Brevard County, Florida, RUN THENCE North 00 degrees 47 minutes 47 seconds East, a distance of 170.00 feet; THENCE North 26 degrees 46 minutes 27 seconds West, a distance of 59.61 feet; THENCE North 36 degrees 19 minutes 08 seconds West, a distance of 184.55 feet; THENCE North 29 degrees 06 minutes 57 seconds West, a distance of 51.02 feet; THENCE North 40 degrees 25 minutes 06 seconds West, along a line radial to the next mentioned curve, a distance of 100.00 feet to a point on a curve of a circular curve to the right said point also being on the southerly boundary of Block 12, WHISPERING HILLS GOLF ESTATES as recorded in Plat Book 6 at Pages 70 & 71 of said Public Records; THENCE along said southerly boundary of Block 12 and said curve to the right, having a radius of 1,726.83 feet, a delta of 04 degrees 04 minutes 14 seconds, an arc length 122.68 feet and a chord which bears North 51 degrees 37 minutes 01 seconds East having a chord distance of 122.65 feet to a point of tangency; THENCE North 53 degrees 39 minutes 08 seconds East continuing along said southerly boundary, a distance of 378.18 feet to the northwest corner of the lands described in Official Records Book 850 at Page 1001 of the aforesaid Public Records; THENCE South 36 degrees 19 minutes 08 seconds East along the southwesterly boundary of said lands, a distance of 438.21 feet to the northwest corner of the lands described in Official Records Book 2823 at Page 2577 of said Public Records; THENCE South 28 degrees 21 minutes 39 seconds East along the westerly boundary of said lands and along a line radial to the next mentioned curve, a distance of 120.00 feet to a point on a circular curve to the left, said point being the southwest corner of said lands and a point on the northerly right-of-way line of Echo Drive (a 50' R/W); THENCE along said northerly right-of-way line and said curve to the left, having a radius of 265.00 feet, a delta of 60 degrees 51 minutes 56 seconds, an arc length 281.51 feet and a chord which bears South 12 minutes 23 seconds West having a chord distance of 268.46 feet to a point of tangency; THENCE South 00 degrees 49 minutes 23 seconds West continuing along said northerly right-of-way line, a distance of 89.98 feet to the northerly corner of Lot 8, Titusvillage Section XI as recorded in Plat Book 47 at Pages 70 & 71 of the aforesaid Public Records; THENCE along the boundary of said Titusvillage Section XI the following three courses and distances; North 89 degrees 12 minutes 13 seconds West a distance of 203.20 feet; South 69 degrees 25 minutes 51 seconds West a distance of 53.69 feet; North 89 degrees 12 minutes 11 seconds West a distance of 100.00 feet to the POINT OF BEGINNING. Containing: 24 Lots and 7.411 acres of land, more or less.

SURVEYOR'S NOTES:

- A 10' (PUDE) public utility and drainage easement is reserved along all front lot lines unless otherwise indicated.
- A 5' (PUDE) public utility and drainage easement is reserved along all side and rear lot lines unless otherwise indicated.
- The term "public utility" includes, but is not limited to Florida Power & Light Company, Bell South, and cable television services.
- All utility easements shall be for the construction, installation, maintenance, and operation of cable television services.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstance be supplanted in authority by any other graphic or digital form of the plat whether graphic or digital.
- NOTICE: There may be additional restrictions that are NOT recorded on this PLAT that may be found in the Public Records of Brevard County, Florida.
- The ** symbol indicates the bearing and line used for the basis of bearings.
- Vehicular access to Lots 28, 29, 30 & 32 from Echo Drive is prohibited.



LOCATION MAP
nts



LEGEND AND ABBREVIATIONS:

PC	POINT OF CURVATURE	N	NORTH
PI	POINT OF INTERSECTION	S	SOUTH
PT	POINT OF TANGENCY	E	EAST
R	RADIUS	W	WEST
D	DELTA		
L	LENGTH		

INDICATES (PRM) PERMANENT REFERENCE MONUMENT - SET 4" x 4" CONCRETE MONUMENT "PRM LB 6845 CEG"

INDICATES (PCP) PERMANENT CONTROL POINT - SET NAIL & DISC "PCP LB 6845 CEG" on Centerline of R/W

prepared by:
Canaveral Engineering Group
Surveyors - Mappers - Planners - Engineers - Consultants
355 Pine Street, P.O. Box 1780 Titusville, FL 32781-1780
(321) 267-7241 (321) 267-3359 (e)ceag@cefl.com

For declaration of covenants and restrictions, see Official Records Book 5178, Page(s) 2548, of the Public Records of Brevard County, Florida.

For Joinder in Dedication see: O.R.B. _____, PG. _____.

CERTIFICATE OF CITY SURVEYOR:

I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.

Lynn Sanders
Lynn Sanders, P.L.S.
Florida Registration Number 4863
City Surveyor for The City of Titusville, Florida

DATE: 9-4-03

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the individual named below, being the owner in fee simple of the lands described hereon 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 attested to by the officers named below and its corporate seal to be affixed hereto on: (Date)

By: *Robert R. Donaldson*
Robert R. Donaldson, Owner

Attest:
Signed and sealed in the presence of:
Lyne Wood
Lyne Wood
Helen Hudson
Helen Hudson

THIS IS TO CERTIFY, That on August 19, 2003, in the STATE OF FLORIDA, COUNTY OF BREVARD, before me, personally appeared Robert R. Donaldson, to me known to be the individual who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such owner thereunto duly authorized.

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

Louise E. DeTorres

NOTARY PUBLIC
My Commission Expires _____
Louise E. DeTorres
Commission # DD105833
Expires May 14, 2006
Brevard Title
Atlantic Bonding Co., Inc. SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being licensed and registered Land Surveyor & Mapper, does hereby certify that in January 2003 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: June 30, 2003

Kenneth L. Ward
Kenneth L. Ward, Professional Surveyor & Mapper, Registration No. 5846

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on August 26, 2003, the City Council of the City of Titusville, Florida approved the foregoing plat.

Ronald G. Swank
Ronald G. Swank, MAYOR.

ATTEST:
Karen J. Rounsavall
Karen J. Rounsavall, 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 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 JANUARY 23, 2004 at 1:02:40 a.m. File No. 2004-02-1484
Scott Ellis
Scott Ellis, Deputy Clerk
Clerk of the Circuit Court
In and for Brevard County, Fla.