

FAIRWAYS EDGE, P.U.D.

A REPLAT OF A PORTION OF TRACTS "D" AND "M", LA CITA SECTION FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 71 THROUGH 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WITHIN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

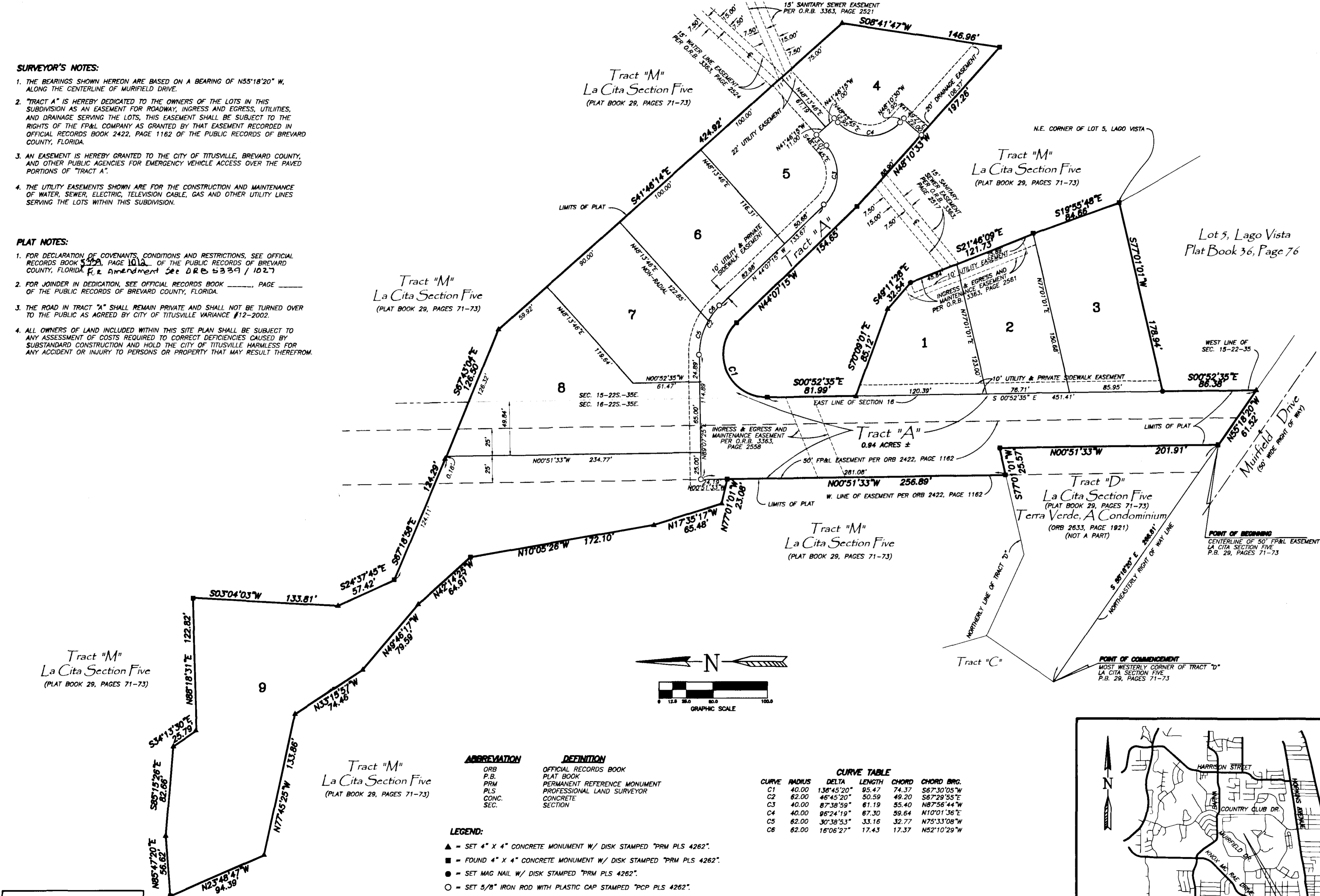
Commence at the most Westerly corner of said Tract "D", thence S55°18'20"E, along the South line of said Tract "D", a distance of 266.81 feet, to a point on the centerline of a 50.00 foot wide Florida Power & Light Company easement as shown on said plat, and the POINT OF BEGINNING of the herein described parcel; thence N00°51'33"W, along the centerline of said easement, a distance of 201.91 feet, to a point on the North line of said Tract "D", thence S77°01'01"W, along the North line of said Tract "D", a distance of 25.57 feet, to a point on the West line of said 50.00 foot wide Florida Power & Light Company easement; thence N00°51'33"W, along the West line of said easement, a distance of 256.89 feet; thence N77°01'01"W, a distance of 23.08 feet; thence N17°35'17"W, a distance of 65.48 feet; thence N10°05'26"W, a distance of 172.10 feet; thence N42°14'25"W, a distance of 64.91 feet; thence N49°46'17"W, a distance of 79.59 feet; thence N3°15'57"W, a distance of 74.46 feet; thence N77°45'25"W, a distance of 133.86 feet; thence N23°48'47"W, a distance of 94.39 feet; thence N85°47'20"E, a distance of 56.62 feet; thence S85°15'26"E, a distance of 82.66 feet; thence S34°13'30"E, a distance of 25.79 feet; thence N88°18'31"E, a distance of 122.82 feet; thence S03°04'03"W, a distance of 133.81 feet; thence S24°37'45"E, a distance of 57.42 feet; thence S67°18'58"E, a distance of 124.29 feet; thence S67°43'04"E, a distance of 126.50 feet; thence S41°46'14"E, a distance of 424.92 feet; thence S08°41'47"W, a distance of 146.96 feet; thence N48°10'33"W, a distance of 197.26 feet; thence N44°07'15"W, a distance of 154.65 feet; thence N44°07'15"W, to the point of curvature of a curve, concave Southerly, having a radius of 40.00 feet and a central angle of 136°45'20"; thence Westerly, along the arc of said curve to the left, a distance of 95.47 feet, to a point on the West line of said Section 15, and a point of tangency; thence S00°52'35"E, along the West line of said Section 15, a distance of 81.99 feet; thence S49°11'28"E, a distance of 32.54 feet; thence S21°46'09"E, a distance of 121.73 feet; thence S19°55'48"E, a distance of 84.66 feet, to the Northeast corner of Lot 5, LAGO VISTA, according to the plat thereof as recorded in Plat Book 36, Page 76 of the Public Records of Brevard County, Florida; thence S77°01'01"W, along the North line of said Lot 5, a distance of 178.94 feet, to the Northwest corner of said Lot 5; thence S00°52'35"E, along the West line of said Lot 5, a distance of 86.38 feet, to the Southwest corner of said Lot 5, and a point on the South line of said Tract "D"; thence N55°18'20"W, along the South line of said Tract "D", a distance of 61.52 feet, to the POINT OF BEGINNING; Containing 4.55 acres, more or less.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N55°18'20" W, ALONG THE CENTERLINE OF MURFIELD DRIVE.
- TRACT "A" IS HEREBY DEDICATED TO THE OWNERS OF THE LOTS IN THIS SUBDIVISION AS AN EASEMENT FOR ROADWAY, INGRESS AND EGRESS, UTILITIES, AND DRAINAGE SERVING THE LOTS. THIS EASEMENT SHALL BE SUBJECT TO THE RIGHTS OF THE FRPL COMPANY AS GRANTED BY THAT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2422, PAGE 1162 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF TITUSVILLE, BREVARD COUNTY, AND OTHER PUBLIC AGENCIES FOR EMERGENCY VEHICLE ACCESS OVER THE PAVED PORTIONS OF TRACT "A".
- THE UTILITY EASEMENTS SHOWN ARE FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER, ELECTRIC, TELEVISION CABLE, GAS AND OTHER UTILITY LINES SERVING THE LOTS WITHIN THIS SUBDIVISION.

PLAT NOTES:

- FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, SEE OFFICIAL RECORDS BOOK 339A, PAGE 101A OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. *See Amendment See D.R.B. 5339 / 1027*
- FOR JOINDER IN DEDICATION, SEE OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE ROAD IN TRACT "A" SHALL REMAIN PRIVATE AND SHALL NOT BE TURNED OVER TO THE PUBLIC AS AGREED BY CITY OF TITUSVILLE VARIANCE #12-2002.
- ALL OWNERS OF LAND INCLUDED WITHIN THIS SITE PLAN SHALL BE SUBJECT TO ANY ASSESSMENT OF COSTS REQUIRED TO CORRECT DEFICIENCIES CAUSED BY SUBSTANDARD CONSTRUCTION AND HOLD THE CITY OF TITUSVILLE HARMLESS FOR ANY ACCIDENT OR INJURY TO PERSONS OR PROPERTY THAT MAY RESULT THEREFROM.



PREPARED BY:
ALLEN Engineering, Inc.
ENGINEERS - SURVEYORS
106 DIXIE LANE (P.O. BOX 321521)
COVINGTON, MISSISSIPPI 38902-1521
TELEPHONE: (601) 795-7443 FAX: (601) 795-3902
CERTIFICATE OF AUTHORIZATION # LB 286

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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 Corporation named below, being the owner in fee simple of the lands described in **FAIRWAYS EDGE, P.U.D.** hereby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles over paved areas of Tract "A" and easements for utilities as shown hereon. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets and sidewalks and other easements and common areas be privately owned and maintained for the benefit of the owners of the subdivision and that the public and the City of Titusville has no right of interest therein, however the City of Titusville has the right to access for inspection.

IN WITNESS WHEREOF, the Corporation has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on 6/26/04

By E.K.S., INC. Lynda L. Vincent, Vice President
Attest: Malcolm R. Kirshenbaum, Secretary

Signed and sealed in the presence of:
Kristen Dax
Zainab W. Ahmad

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 6/26/04 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Lynda L. Vincent and Malcolm R. Kirshenbaum respectively Vice President and Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Kathleen R. Johnson SEAL
NOTARY PUBLIC
My Commission Expires 3/10/08

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 10/24/02 he completed the survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes.
Dated June 29, 2004

Robert M. Selman For: Allen Engineering, Inc.
Professional Surveyor & Mapper 106 Dixie Lane
Florida Registration Number 4262 Cocoa Beach, FL 32931
Certification of Authorization Number LB 286

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF TITUSVILLE

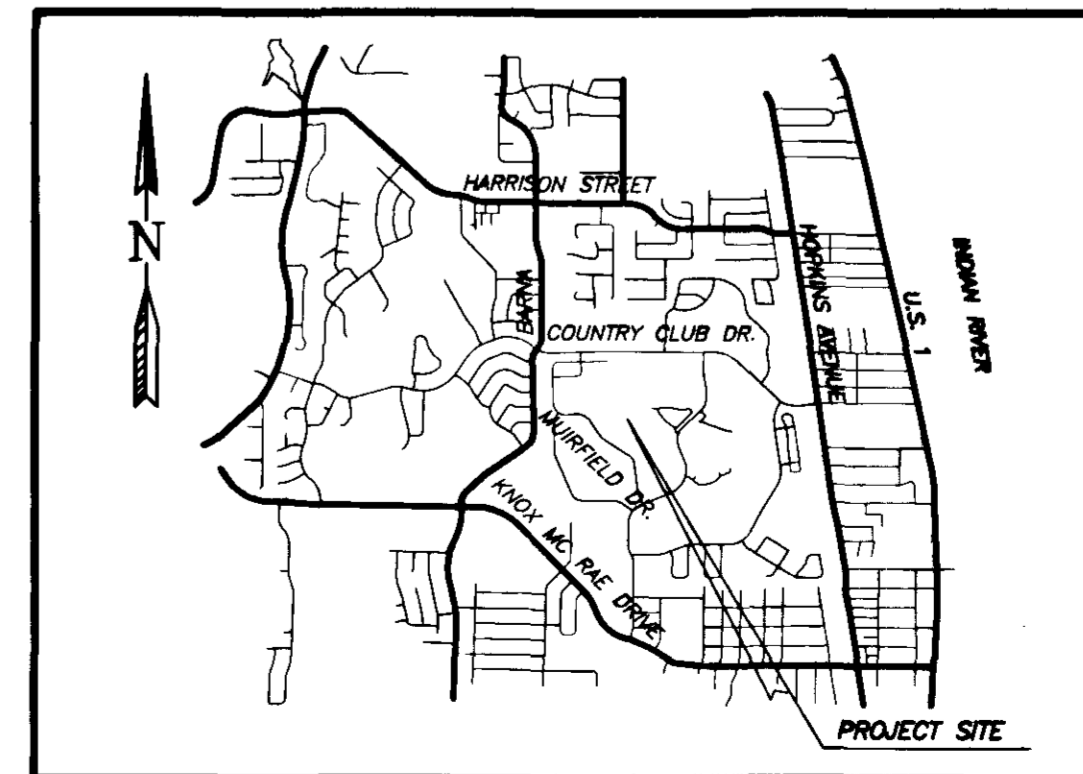
I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part I, Florida Statutes.
Lynne Sanders 7/26/04
Lynne Sanders, PSM # 4883
in and for the City of Titusville, Brevard County, FL

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY MUNICIPALITY

I HEREBY CERTIFY, that the Titusville City Council approved the foregoing plat.
Ronald G. Swank
Attest: Wanda J. Wells
City Clerk

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 July 27, 2004 at 1:16pm
File No: 2004239020
Scott Ellis by Michelle Krasner
Clerk of the Circuit Court
in and for Brevard County, FL



LOCATION MAP
NOT TO SCALE