

THE MEADOWS SOUTH - SECTION ONE

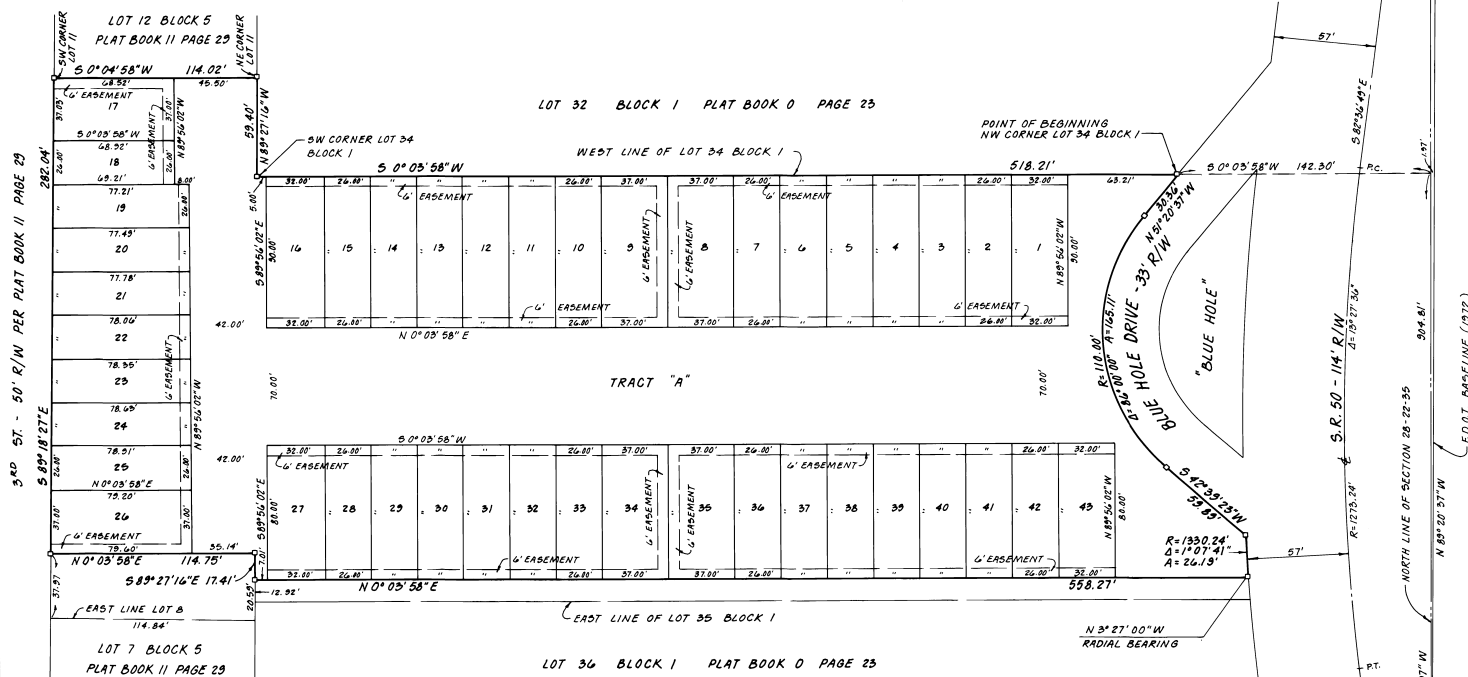
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST

A REPLAT OF ALL OF LOT 34 AND PART OF LOT 35 BLOCK 1, INDIAN RIVER HEIGHTS, AS RECORDED IN PLAT BOOK 0 PAGE 23 AND A PART OF LOT 8, AND ALL OF LOTS 9, 10, AND 11, BLOCK 5, SUN VALLEY AS RECORDED IN PLAT BOOK 11 AT PAGE 29; ALL ACCORDING TO THE PUBLIC RECORDS OF BREVARD CO., FLORIDA.

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY FLORIDA; RUN THENCE N 89° 28' 07" W ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 304.81 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 34, BLOCK 1, INDIAN RIVER HEIGHTS, AS RECORDED IN PLAT BOOK 0 AT PAGE 23 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 0° 03' 58" W ALONG SAID NORTHERLY EXTENSION, 142.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 34 AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 0° 03' 58" W ALONG THE WEST LINE OF SAID LOT 34, A DISTANCE OF 518.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE N 89° 27' 16" W ALONG THE NORTH LINE OF BLOCK 5, SUN VALLEY, AS RECORDED IN PLAT BOOK 11 AT PAGE 29 OF THE AFORESAID PUBLIC RECORDS, 59.40 FEET TO THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 5; THENCE S 0° 04' 58" W ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 114.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE S 89° 18' 27" E ALONG THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET (A 50' R/W), A DISTANCE OF 282.04 FEET; THENCE N 0° 03' 58" E, 114.75 FEET TO A POINT ON THE SOUTH LINE OF LOT 35 BLOCK 1 OF THE AFORESAID INDIAN RIVER HEIGHTS; THENCE S 89° 27' 16" E, ALONG SAID SOUTH LINE, 17.41 FEET; THENCE N 0° 03' 58" E, 558.27 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.R. 50 (A 114' R/W) AS NOW ESTABLISHED, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1350.24 FEET AT WHICH POINT A RADIAL LINE BEARS N 3° 27' 00" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 1° 07' 41", A DISTANCE OF 26.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE HOLE DRIVE (A 33' R/W); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; S 42° 39' 23" W, 59.89 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 110.00 FEET; WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 84° 00' 00" A DISTANCE OF 145.11 FEET TO THE POINT OF TANGENCY; N 51° 20' 37" W, 30.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 45 LOTS AND 3.52 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

1. □ DENOTES PERMANENT REFERENCE MONUMENT SET.
2. BEARINGS SHOWN HEREON ARE BASED UPON FLORIDA COORDINATE SYSTEM.
3. EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "A" FOR INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS.
4. EASEMENTS SHOWN HEREON ARE FOR PUBLIC UTILITY PURPOSES UNLESS OTHERWISE NOTED.
5. TRACT "A" IS NOT DEDICATED TO THE PUBLIC; HOWEVER, EASEMENTS ARE RESERVED UPON ALL PORTIONS OF SAID TRACT "A" FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER DISTRIBUTION FACILITIES AND FOR INGRESS AND EGRESS FOR PUBLIC UTILITIES AND GOVERNMENTAL SERVICES.
7. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

FOR JOINDER IN DEDICATION SEE ORB 2396 PAGE 2539
FOR DECLARATION OF RESTRICTIONS SEE ORB 2396 PAGE 2540

prepared by: LOYS WARD AND COMPANY
TITUSVILLE, FLORIDA

PLAT BOOK 29
AND PAGE 42

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described herein to be known as THE MEADOWS SOUTH - SECTION ONE

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto this 1ST day of May, 1982.

Maile Estlin PRESIDENT
Agatha Reynolds SECRETARY
Signed and sealed in the presence of:
James P. Hester Notary Public
ROUTE 50 CORPORATION
2323 Washington Avenue
Titusville, Florida

STATE OF Florida COUNTY OF Brevard
THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Charles E. Storor, President and Secretary-Treasurer respectively 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.

Joan R. Holley NOTARY PUBLIC
My Commission Expires February 3, 1984

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 9, 1982, 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 plotted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated May 10, 1982.

Registration No. 2396

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on May 23, 1982, the City Council of the City of Titusville, Florida, has approved the foregoing plat.

ATTEST:
Agatha Reynolds DEPUTY 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.

ATTEST:
Chairman of the Board
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.

ATTEST:
Chairman of the Board
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.

ATTEST:
Planning and Zoning Director

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in full with all the requirements of Chapter 177, Florida Statutes, and that it is a correct representation of the lands therein described and plotted. Dated May 10, 1982.

Joan R. Holley Clerk of the Circuit Court
in and for Brevard County, Florida