

# THE MEADOWS SOUTH - SECTION TWO

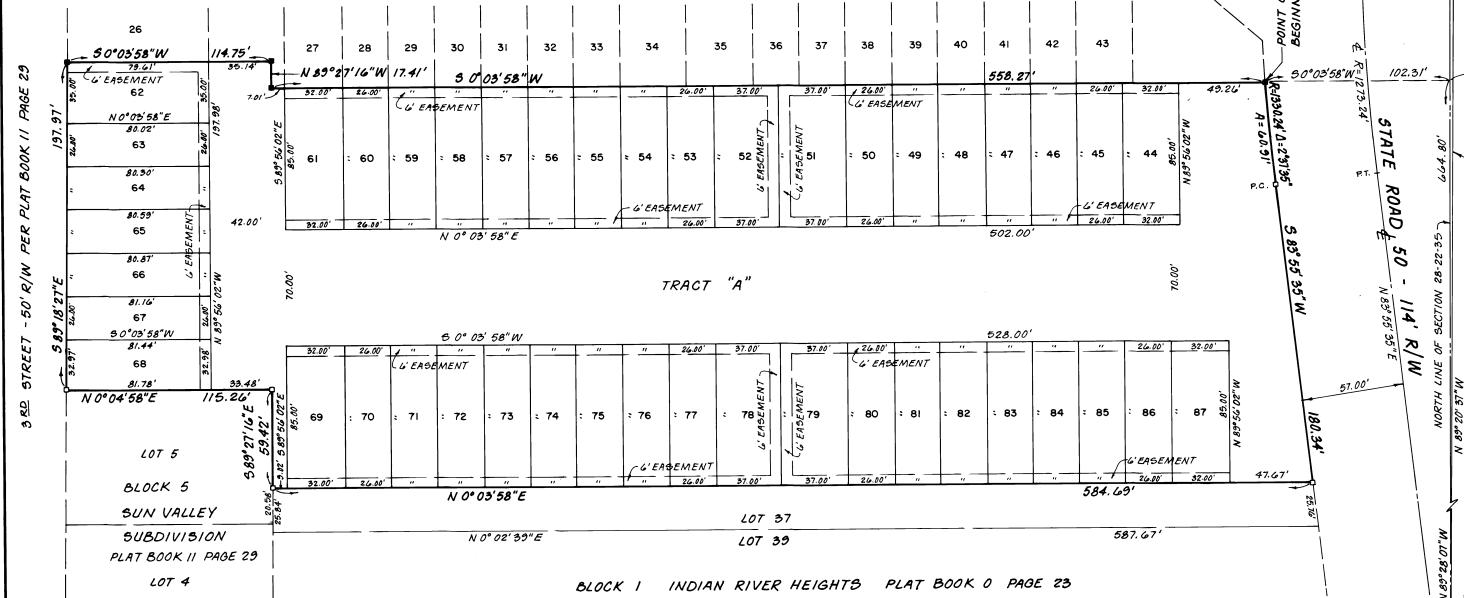
## CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST

A REPLAT OF ALL OF LOT 36 AND PART OF LOTS 35 AND 37 BLOCK 1, INDIAN RIVER HEIGHTS, AS RECORDED IN PLAT BOOK 0 PAGE 23; TOGETHER WITH A PART OF LOT 8, AND ALL OF LOTS 6 AND 7, BLOCK 5, SUN VALLEY AS RECORDED IN PLAT BOOK 11 AT PAGE 29; ALL ACCORDING TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; RUN THENCE N 0° 28' 07" W, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 664.80 FEET; THENCE S 0° 05' 58" W, 102.31 FEET TO THE NORTHEAST CORNER OF THE MEADOWS SOUTH SECTION ONE AS RECORDED IN PLAT BOOK 11, PAGE 41; THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID THE MEADOWS SOUTH SECTION ONE THE FOLLOWING THREE COURSES AND DISTANCES: S 0° 02' 58" W, 658.27 FEET; N 0° 27' 16" W, 17.41 FEET; S 0° 03' 58" W, 114.75 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S 89° 27' 16" W STREET (A SURVEY LINE); THENCE S 0° 18' 27" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 197.97 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK 5, SUN VALLEY SUBDIVISION AS RECORDED IN PLAT BOOK 11 AT PAGE 29 ON THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LOT 5, BLOCK 5 THE FOLLOWING TWO COURSES AND DISTANCES: N 0° 04' 58" E, 115.20 FEET; S 89° 27' 16" E, 59.48 FEET; THENCE RUN N 0° 05' 58" E, 584.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (A 114' R/W); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: S 89° 55' 35" W, 180.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1350.24 FEET; WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 2° 37' 35", A DISTANCE OF 60.91 FEET TO THE POINT OF BEGINNING. CONTAINING 44 LOTS AND 3.668 ACRES MORE OR LESS.

### THE MEADOWS SOUTH - SECTION ONE PLAT BOOK PAGE



### SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT FOUND.
- DENOTES PERMANENT REFERENCE MONUMENT SET.
- BEARINGS SHOWN HEREON ARE BASED UPON FLORIDA COORDINATE SYSTEM.
- EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "A" FOR INGRESS, EGREGS, UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS.
- EASEMENTS SHOWN HEREON ARE FOR PUBLIC UTILITY AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- 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 EGREGS FOR PUBLIC UTILITIES AND GOVERNMENTAL SERVICES.
- THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

FOR JOINDER IN DEDICATION SEE O.R.B. 2436 PAGE 1032  
FOR DECLARATION OF RESTRICTIONS SEE O.R.B. 2436 PAGE 1033

prepared by: LOYS WARD AND COMPANY  
TITUSVILLE, FLORIDA

PLAT BOOK 29  
AND PAGE 92

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Corporation named below, being the owner in fee simple of the lands described herein 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 herein 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 hereon.

Charles E. Stener, ROUTE 50 CORPORATION  
President  
Charles Reynolds, Secretary-Treasurer

Signed and sealed in the presence of: *John Brown*  
*Bob W.*

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on August 30, 1982

before me, an officer duly authorized to take oaths and affirmations of fact, personally appeared Charles E. Stener, to me known to be the President and Secretary-Treasurer

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 and delivery of the same, and I, being then 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 hereeto set my hand and seal on the above date.

*John R. Holley*  
NOTARY PUBLIC

My Commission Expires February 3, 1984

SEAL

### 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 lots as shown in the foregoing plat, and that he has placed a certified copy of the lots herein described and stated, the 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 August 26, 1982

Registration No. 2396

### CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on September 14, 1982 the *Seabrook City Council* approved the foregoing plat.

SEAL

*John R. Holley*  
VICE MAYOR

Attest: *Janet R. Camacho*  
CITY CLERK

### CERTIFICATE OF ACCEPTANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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: *John R. Holley*  
Chairman of the Board

Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on *September 14, 1982* the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board

Attest: *John R. Holley*  
Clerk of the Board

Approved: *John R. Holley*  
County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on *September 14, 1982* the foregoing plat was approved by the Planning and Zoning Commission of the above.

Planning and Zoning Director

### CERTIFICATE OF CLERK

I HEREBY CERTIFY that the foregoing plat and deed now in my possession is in form, with all the requirements of Chapter 177, Florida Statutes; and was filed for record on *June 16, 1982* at 3:30 AM, File No. 772-676.

*John R. Holley*  
Clerk of the Circuit Court  
in and for Brevard County, Fla.