

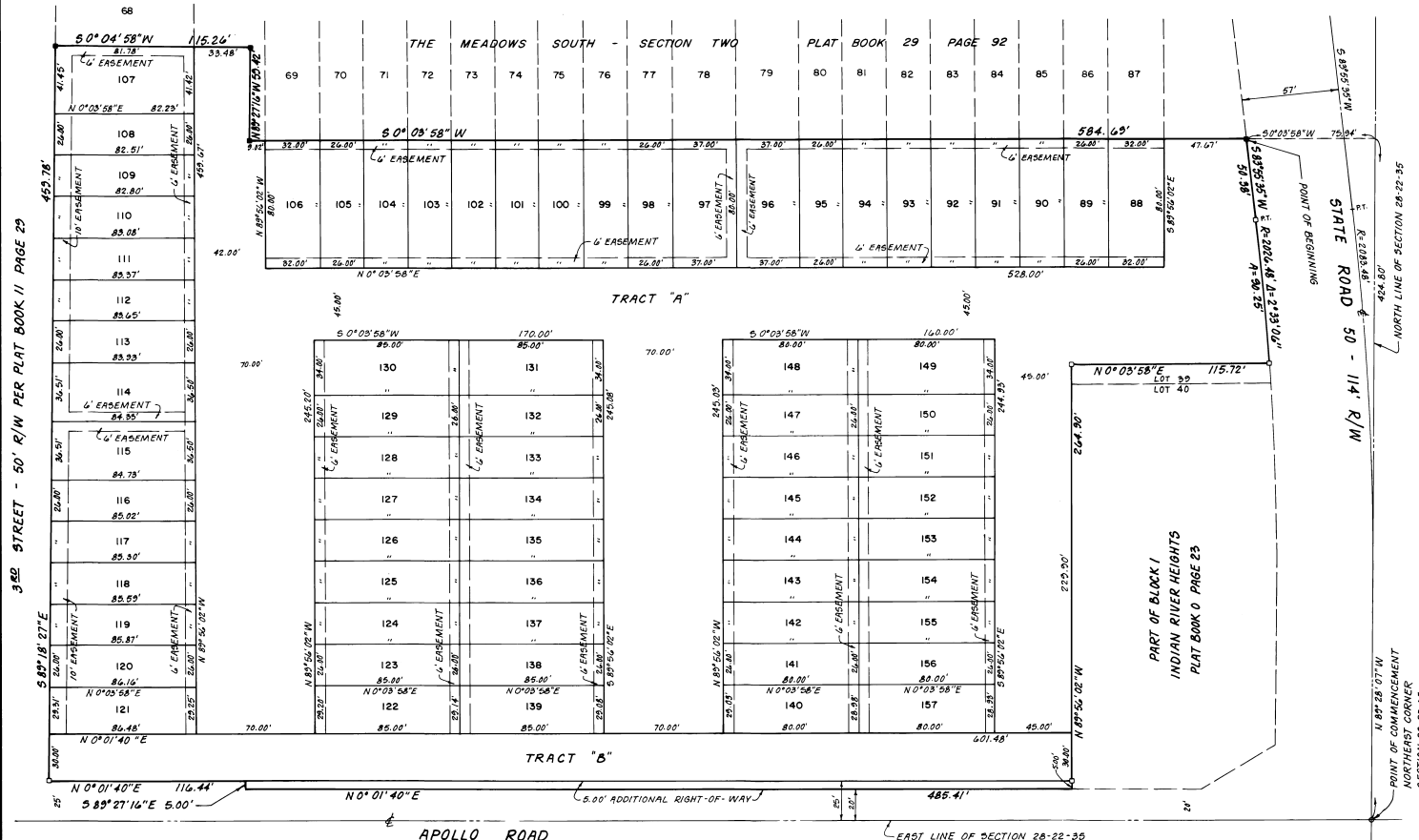
# THE MEADOWS SOUTH - SECTION THREE

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

A REPLAT OF ALL OF LOTS 1 THRU 5, BLOCK 5, SUN VALLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 11 AT PAGE 29; TOGETHER WITH, ALL OF LOT 38 AND A PART OF LOTS 37, 39 AND 40, BLOCK 1, INDIAN RIVER HEIGHTS AS RECORDED IN PLAT BOOK 0 AT PAGE 23; 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 83° 28' 07" W ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 424.80 FEET; THENCE S 0° 05' 58" W, 75.94 FEET TO THE NORTHEAST CORNER OF THE MEADOWS SOUTH - SECTION TWO AS RECORDED IN PLAT BOOK 29 PAGE 92 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID THE MEADOWS SOUTH - SECTION TWO THE FOLLOWING THREE COURSES AND DISTANCES: S 0° 05' 58" W, 584.69 FEET; S 0° 05' 58" W, 59.42 FEET; S 0° 05' 58" W, 116.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE STREET (A 50' R/W); THENCE S 89° 18' 27" E ALONG SAID NORTH RIGHT-OF-WAY LINE, 495.78 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF APOLLO ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: N 0° 01' 40" E, 116.44 FEET; S 89° 18' 27" E, 5.00 FEET; N 0° 01' 40" E, 485.41 FEET; THENCE RUN N 83° 56' 02" W, 264.90 FEET; THENCE N 0° 05' 58" E TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (A 114' R/W) SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2024.48 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES AND DISTANCES: WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 2° 58' 06", A DISTANCE OF 30.25 FEET TO THE POINT OF TANGENCY; S 83° 55' 55" W, 50.38 FEET TO THE POINT OF BEGINNING. CONTAINING 70 LOTS AND 4.072 ACRES MORE OR LESS.



## 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, EGRESS, UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS.
- EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT "B" FOR 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" AND "B" 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.
- THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

FOR JOINDER IN DEDICATION SEE O.R.B. 2492 PAGE 2048  
FOR DECLARATION OF RESTRICTIONS SEE O.R.B. 2492 PAGE 2049

prepared by: LOYS WARD AND COMPANY  
TITUSVILLE, FLORIDA

PLAT BOOK 30  
AND PAGE 27

## DEDICATION

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

herby 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 to by the officers named below and its corporate seal to be affixed hereto.  
*Charles E. Reynolds* President  
*John R. Hall* Secretary - Treasurer  
Signed and sealed in the presence of: *John R. Hall*

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on June 24, 1983  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
Charles E. Reynolds and John R. Hall  
respectively 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 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 hereunto set my hand and seal on the above date.  
*John R. Hall*  
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 May 4, 1983, 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 therein as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated June 14, 1983  
Registration No. 2396

## CERTIFICATE OF APPROVAL

### BY MUNICIPALITY

THIS IS TO CERTIFY, That on May 12, 1983  
*Charles E. Reynolds*  
Mayor  
ATTEST: *John R. Hall*  
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  
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.  
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 the foregoing plat and map have been examined and found that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on May 11, 1983 at 3:40 p.m. File No. 2492  
*R. C. Ward*  
Clerk of the Circuit Court in and for Brevard County, Florida