AF 22485

AMERICAN VILLAGE P. U. D.

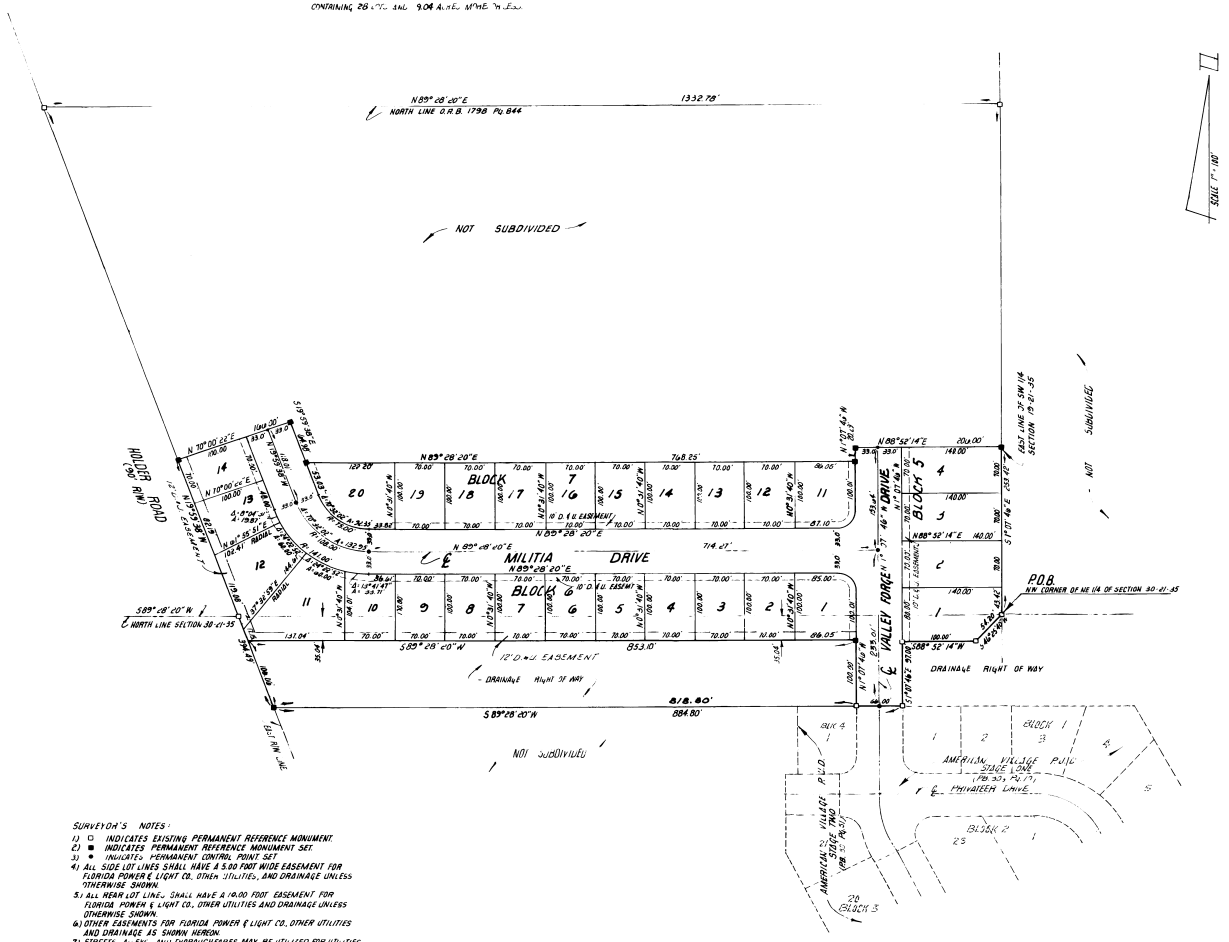
STAGE THREE

A SUBDIVISION OF A PART OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1798, PAGE 844 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOGETHER WITH A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY BOUNDARY OF AMERICAN VILLAGE P.U.D. STAGE ONE AS RECORDED IN PLAT BOOK 30, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE S 46° 25' 40" W, A DISTANCE OF 34.20 FEET; THENCE S 88° 52' 14" W, ALONG THE NORTH BOUNDARY OF A DRAINAGE RIGHT OF WAY AS SHOWN ON SAID PLAT A DISTANCE OF 100.00 FEET; THENCE S 1° 07' 46" E, A DISTANCE OF 91.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 AS SHOWN ON SAID PLAT OF AMERICAN VILLAGE P.U.D. STAGE ONE; THENCE S 88° 28' 20" W, A DISTANCE OF 36.00 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF VALLEY FORGE LANE AS SHOWN ON THE AFORESAID PLAT; THENCE CONTINUE S 88° 28' 20" W, ALONG THE NORTH LINE OF LOT 1, BLOCK 4 AS SHOWN ON PLAT OF AMERICAN VILLAGE P.U.D. STAGE TWO, AS RECORDED IN PLAT BOOK 30, PAGE 51, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND S. 1/4 THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 818.83 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HOLDER ROAD, A 90.00 FOOT ROAD RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE RUN N 19° 59' 38" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, 394.49 FEET; THENCE RUN N 70° 00' 22" E, A DISTANCE OF 166.00 FEET; THENCE RUN S 19° 59' 38" E A DISTANCE OF 64.98 FEET; THENCE RUN N 89° 28' 20" E A DISTANCE OF 768.25 FEET; THENCE RUN N 1° 07' 46" W A DISTANCE OF 70.29 FEET; THENCE RUN N 88° 52' 14" E, A DISTANCE OF 200.00 FEET TO A POINT LYING ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE PREVIOUSLY MENTIONED SECTION 19, TOWNSHIP 21, SOUTH, RANGE 35 EAST; THENCE RUN S 1° 07' 46" E ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 A DISTANCE OF 653.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 28 ACRES AND 9.04 ACRES MORE OR LESS



SURVEYOR'S NOTES:

1) ○ INDICATES EXISTING PERMANENT REFERENCE MONUMENT.
2) ■ INDICATES PERMANENT REFERENCE MONUMENT SET.
3) • INDICATES PERMANENT CONTROL POINT SET.
4) ALL SIDE LOT LINES SHALL HAVE A 5.00 FOOT WIDE EASEMENT FOR FLORIDA POWER & LIGHT CO., OTHER UTILITIES, AND DRAINAGE UNLESS OTHERWISE SHOWN.
5) ALL REAR LOT LINES SHALL HAVE A 10.00 FOOT EASEMENT FOR FLORIDA POWER & LIGHT CO., OTHER UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.
6) OTHER EASEMENTS FOR FLORIDA POWER & LIGHT CO., OTHER UTILITIES AND DRAINAGE AS SHOWN HEREON.
7) STREETS, ALLEYS, AND THOROUGHFARES MAY BE UTILIZED FOR UTILITIES.
8) ALL RADII ARE 25.00 FEET UNLESS OTHERWISE SHOWN.
9) DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.

FOR JOINDER SEE O.R.B. 2583 PAGE 1505
FOR JOINDER SEE O.R.B. 2583 PAGE 1506
FOR RESTRICTIONS SEE O.R.B. 2583 PAGE 1507

Prepared by
MELVIN and McFERRIN
Engineers and Land Surveyors
320 Indian River Avenue
Titusville, Florida

SHEET 1 OF 1 SHEET

PLAT BOOK 31
AND PAGE 45

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in AMERICAN VILLAGE P.U.D. STAGE THREE 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 to by the officers named below and its corporate seal to be affixed hereto on JANUARY 3, 1985

By V. FREE

Attest: AMVILLE INVESTMENTS, INC. 1520 SQUARE NO. CT. TITUSVILLE, FLA.

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on JANUARY 3, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared MR. LEON C. JONES, ATTORNEY IN FACT FOR AND VICE-PRESIDENT

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.

NOTARY PUBLIC

My Commission Expires Nov. 12, 1987 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 DECEMBER 3, 1984 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated JANUARY 2, 1985

Registration No. 3155

ROBERT D. McFERRIN, JR.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on ..... the ..... approved the foregoing plat.

SEAL

MAYOR.

ATTEST:

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 3-13-1985 at 12:10 P.M. File No. 005155

R. C. Winstead Jr. By: Anthony W. Musso D.C.

Clerk of the Circuit Court in and for Brevard County, Fla.