

INDIAN RIVER LANDINGS

A SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA
AND A RE-SUBDIVISION OF PORTIONS OF LOTS 31, 32, 33, 34, 35, 36 & 37, SECOND ADDITION TO INDIAN RIVER CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1 (LAND WEST OF RIVEREDGE DRIVE):

Begin at the intersection of the North line of the South one-half of said Lot 31 with the Easterly right of way line of U.S. Highway No. 1 (a 200.00 foot wide right of way); thence S89°43'24"E, along the North line of the South one-half of said Lot 31, a distance of 551.13 feet, to a point on the Westerly right of way line of Riveredge Drive (a 66.00 foot wide right of way); thence S36°00'52"E, along said Westerly right of way line, a distance of 772.26 feet, to a point on the South line of the North 72.50 feet of said Lot 37; thence N89°43'24"W, along the South line of the North 72.50 feet of said Lot 37, a distance of 692.91 feet; thence N06°26'09"W, a distance of 322.93 feet; thence N89°43'24"W, a distance of 270.00 feet, to a point on the Easterly right of way line of said U.S. Highway No. 1, and a point of intersection with a non-tangent curve, concave Easterly, having a radius of 2,764.93 feet and a central angle of 0°34'19"; thence Northerly, along said Easterly right of way line and along the arc of said curve to the right, a distance of 183.63 feet (said arc subtended by a chord bearing N01°54'43"W, a distance of 183.60 feet), to a point of intersection with a non-tangent line; thence N00°00'27"E, along said Easterly right of way line, a distance of 118.28 feet, to the POINT OF BEGINNING; Containing 8.95 acres, more or less.

PARCEL 2 (LAND EAST OF RIVEREDGE DRIVE):

A portion of Lots 31 through 37, SECOND ADDITION TO INDIAN RIVER CITY, FLORIDA according to the plat thereof as recorded in Plat Book 2, Page 73 of the Public Records of Brevard County, Florida, being more particularly described as follows: Commence at the intersection of the North line of the South one-half of said Lot 31 with the Easterly right of way line of U.S. Highway No. 1 (a 200.00-foot-wide right of way); thence S89°43'24"E, along the North line of the South one-half of said Lot 31, a distance of 633.01 feet, to a point on the Easterly right of way line of Riveredge Drive (a 66.00-foot wide right of way) and the POINT OF BEGINNING of the herein described parcel; thence continue, S89°43'24"E, along the North line of the South one-half of said Lot 31, a distance of 22.11 feet, to a point on the Mean High Water Level Line of the Indian River; thence the following 9 courses along said Mean High Water Level Line: (1) S39°28'27"E, a distance of 100.42 feet; (2) S35°44'56"E, a distance of 109.26 feet; (3) S36°41'42"E, a distance of 96.33 feet; (4) S36°00'18"E, a distance of 91.06 feet; (5) S35°23'56"E, a distance of 92.63 feet; (6) S37°23'31"E, a distance of 101.22 feet; (7) S40°10'56"E, a distance of 86.47 feet; (8) S36°09'13"E, a distance of 76.14 feet; (9) S44°24'45"E, a distance of 33.90 feet, to a point on the South line of the North 72.50 feet of said Lot 37; thence N89°43'24"W, along the South line of the North 72.50 feet of said Lot 37, a distance of 46.35 feet, to a point on the Easterly right of way line of said Riveredge Drive; thence N36°00'52"W, along said Easterly right of way line, a distance of 772.26 feet, to the POINT OF BEGINNING; Containing 0.45 acres, more or less. All the above described property lying and being in Section 26, Township 22 South, Range 35 East, City of Titusville, Brevard County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owners in fee simple of the lands described in

INDIAN RIVER LANDINGS

herely dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets shown hereon for the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on

By: *Kohn Bennett*
Kohn Bennett
River Edge Development, LLC
1600 N. Atlantic Ave., Suite 201
Cocoa Beach, Florida 32931
Telephone: 321-784-8093

Attest: *Ken Ward*
Ken Ward

Signed and sealed in the presence of: *Barbara J. ...*
STATE OF FLORIDA
COUNTY OF BREVARD

THIS IS TO CERTIFY, that on May 1, 2017 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Kohn Bennett, 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.

Tamela J. Forester
NOTARY PUBLIC
My Commission Expires June 8, 2019
Commission # FF215606
Expires June 8, 2019

CERTIFICATE OF APPROVAL BY
CITY COUNCIL
I HEREBY CERTIFY, that on April 25, 2017 the foregoing plat was approved by the City Council of the City of Titusville, Brevard County.

Florida, Mayor *Walt Johnson*
Virginia Baylock

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on January 19, 2005, he completed the survey of the lands shown on the foregoing plat; and that said plat was prepared under his personal supervision and that said plat complies with all of the provisions of Chapter 177, Part I, Florida Statutes. Dated May 1, 2017.
Robert M. Sotom
Professional Surveyor & Mapper
Florida Registration Number 4262

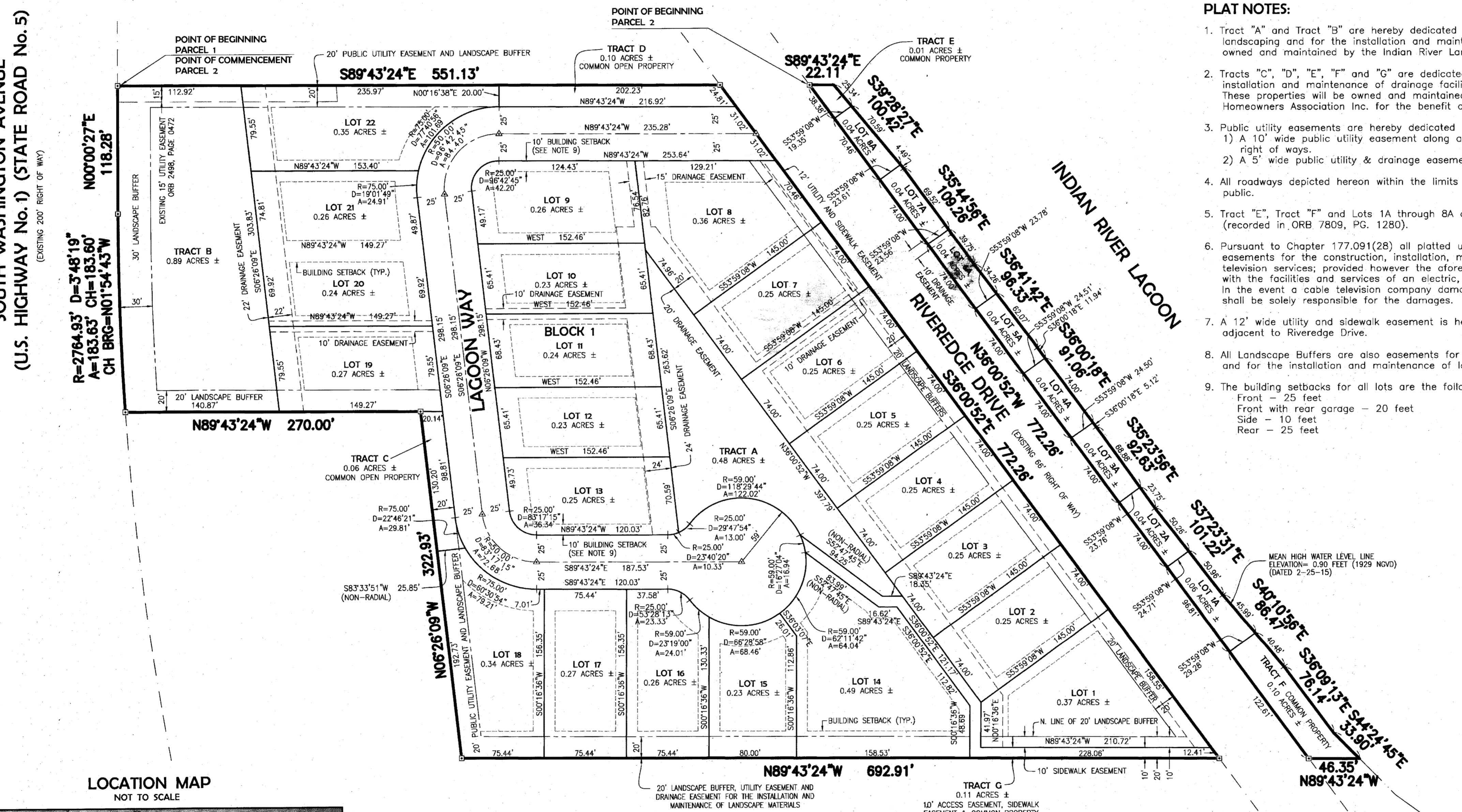
CERTIFICATE OF REVIEWING SURVEYOR
I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part I, Florida Statutes.
John E. ...
Professional Surveyor & Mapper
Florida Registration # 4863
Surveyor reviewing for the City of Titusville, Brevard County, FL

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY CITY OF TITUSVILLE
I HEREBY CERTIFY, that the City Council hereby accepts all easements and Right-of-Ways dedicated to the public.
Walt Johnson
Mayor

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 the Florida Statutes and was duly filed for record on 2:53 PM
File No. 2017094618
Scott Ellis
Clerk of the Circuit Court in and for Brevard County, Florida

PLAT NOTES:

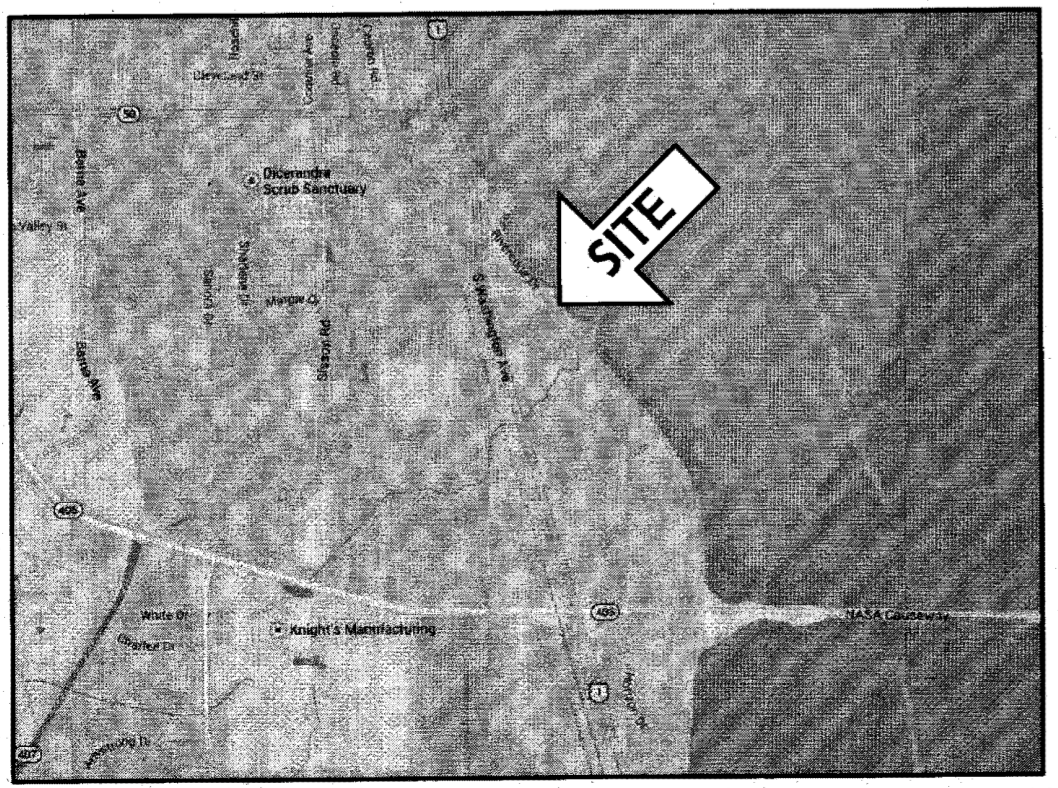
1. Tract "A" and Tract "B" are hereby dedicated for stormwater retention areas, landscaping and for the installation and maintenance of utilities. This area will be owned and maintained by the Indian River Landings Homeowners Association Inc.
2. Tracts "C", "D", "E", "F" and "G" are dedicated common property and for the installation and maintenance of drainage facilities, landscaping, sidewalk and utilities. These properties will be owned and maintained by the Indian River Landings Homeowners Association Inc. for the benefit of all lot owners within the subdivision.
3. Public utility easements are hereby dedicated as follows:
1) A 10' wide public utility easement along all front lot lines adjacent to street right of ways.
2) A 5' wide public utility & drainage easement along all interior side lot lines.
4. All roadways depicted hereon within the limits of the plat are dedicated to the public.
5. Tract "E", Tract "F" and Lots 1A through 8A are subject to Conservation Easement (recorded in ORB 7809, PG. 1280).
6. Pursuant to Chapter 177.091(28) all platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided however the afore mentioned activities do not interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
7. A 12' wide utility and sidewalk easement is hereby dedicated on Lots 1 through 8, adjacent to Riveredge Drive.
8. All Landscape Buffers are also easements for utilities, public utilities, drainage and for the installation and maintenance of landscape materials.
9. The building setbacks for all lots are the following:
Front - 25 feet
Front with rear garage - 20 feet
Side - 10 feet
Rear - 25 feet



SOUTH WASHINGTON AVENUE
(U.S. HIGHWAY No. 1) (STATE ROAD No. 5)
(EXISTING 200' RIGHT OF WAY)

R=2764.93' D=3°48'19"
A=183.63' CH=183.60'
CH BRG=N01°54'43"W

LOCATION MAP
NOT TO SCALE

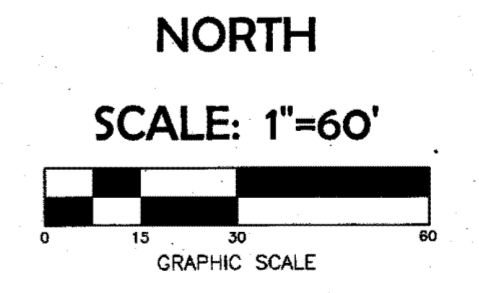


LEGEND:
□ = SET 4"x4" CONCRETE MONUMENT W/ BRASS DISK STAMPED "PRM PLS 4262"
▲ = SET MAG NAIL & DISK STAMPED "PCP PLS 4262"

FOR JOINERS IN DEDICATION REFER TO OFFICIAL RECORDS BOOK ____, PAGE ____
FOR COVENANTS & RESTRICTIONS REFER TO OFFICIAL RECORDS BOOK ____, PAGE ____

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.

ABBREVIATIONS:
A ARC LENGTH
BRG BEARING
CH CHORD
CZ CENTRAL ANGLE
E EASTING
GPS GLOBAL POSITIONING SYSTEM
LB LAND SURVEYING BUSINESS
N NORTHING
NAD NORTH AMERICAN DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM (OF 1929)
ORB OFFICIAL RECORDS BOOK
PB PLAT BOOK
PAGE PAGE
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT
R RADIUS
R/W RIGHT-OF-WAY
WLE WATER LEVEL ELEVATION



PREPARED BY:
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CERTIFICATE OF AUTHORIZATION #18286