

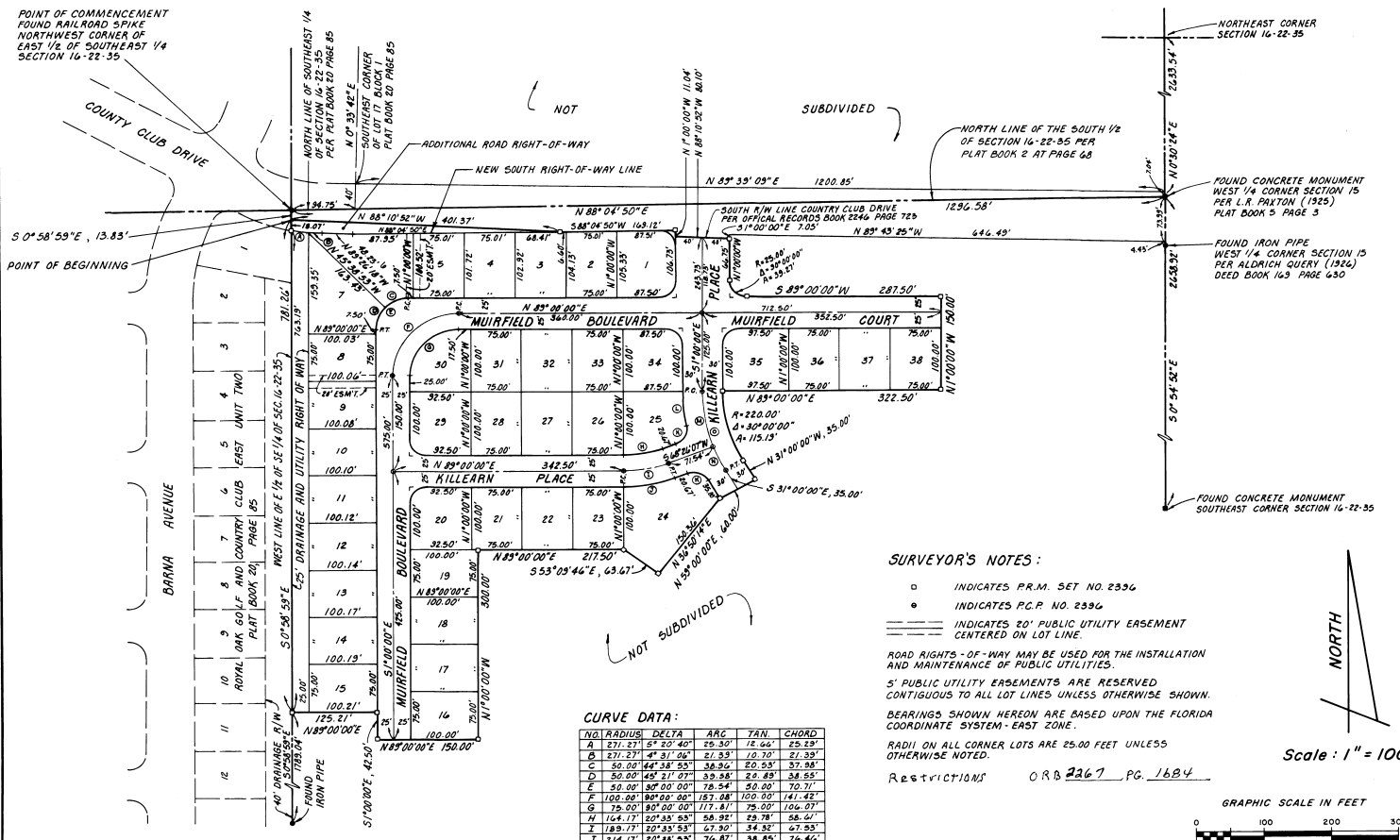
# LA CITA SECTION ONE

CITY OF TITUSVILLE BREVARD COUNTY, FLORIDA  
A SUBDIVISION OF A PART OF  
THE EAST ONE-HALF OF THE SOUTHEAST ONE QUARTER OF  
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST

**LEGAL DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, AS ESTABLISHED BY THE PLAT OF ROYAL OAK GOLF AND COUNTRY CLUB EAST UNIT TWO, AS RECORDED IN PLAT BOOK 20 AT PAGE 85 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; RUN THENCE S 0°58'59"E ALONG THE EAST BOUNDARY OF SAID ROYAL OAK GOLF AND COUNTRY CLUB EAST UNIT TWO AND ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 13.83 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 0°58'59"E ALONG SAID EAST BOUNDARY AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 781.24 FEET; THENCE N 89°00'00"E, 217.50 FEET; THENCE S 53°09'46"E, 43.67 FEET; THENCE N 84°50'14"E, 150.36 FEET; THENCE N 59°00'00"E, 400.00 FEET; THENCE N 51°00'00"W, 35.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 30°00'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 115.19 FEET TO THE POINT OF TANGENCY; THENCE N 89°00'00"E, 322.50 FEET; THENCE N 1°00'00"W, 150.00 FEET; THENCE S 89°00'00"W, 287.50 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 30°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 33.27 FEET TO THE POINT OF TANGENCY; THENCE N 1°00'00"W, 66.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2246 PAGE 723 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: N 88°10'52"W, 80.10 FEET; N 1°00'00"W, 11.04 FEET; S 88°04'50"W, 143.12 FEET; N 88°10'52"W, 401.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 38 LOTS AND 10.423 ACRES MORE OR LESS.



PLAT BOOK 27  
AND PAGE 39

**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 GROVES WEST - SECTION ONE

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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 MAY 16, 1980

YORKLAND OF FLORIDA CORPORATION  
2150 COUNTRY CLUB DRIVE  
TITUSVILLE, FLORIDA  
PRESIDENT & SECRETARY

WILLOWDALE INDUSTRIES OF FLORIDA, INC.  
2150 COUNTRY CLUB DRIVE  
TITUSVILLE, FLORIDA  
PRESIDENT & SECRETARY

Signed and sealed in the presence of: \_\_\_\_\_ PRESIDENT & SECRETARY

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on May 16, 1980  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_ respectively the President and Secretary of the above of the above named corporations incorporated under the laws of the State of Florida, to me known to be the individual and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such officers thereto duly authorized; that the official seal of said corporations is duly affixed thereto; and that the said Dedication is the act and deed of said corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Notary Public  
My Commission Expires Nov 9, 1981

**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 5, 1978 he personally examined 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 14, 1980

Registration No. 2396

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on JUNE 24, 1980 the City Council of the City of Titusville, Florida, approved the foregoing plat.

ATTEST: \_\_\_\_\_ Mayor  
\_\_\_\_\_ 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

**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: \_\_\_\_\_ Clerk of the Board  
\_\_\_\_\_ 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

**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 MAY 16, 1980 at 2:34 PM. My No. 44664

Clerk of the Circuit Court  
in and for Brevard County, Florida

**SURVEYOR'S NOTES:**

- INDICATES P.R.M. SET NO. 2396
- INDICATES P.C.P. NO. 2396
- ==== INDICATES 20' PUBLIC UTILITY EASEMENT CENTERED ON LOT LINE.

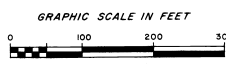
ROAD RIGHTS - OF WAY MAY BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

5' PUBLIC UTILITY EASEMENTS ARE RESERVED CONTIGUOUS TO ALL LOT LINES UNLESS OTHERWISE SHOWN.

BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA COORDINATE SYSTEM - EAST ZONE.

RADIi ON ALL CORNER LOTS ARE 25.00 FEET UNLESS OTHERWISE NOTED.

RESTRICTIONS O.R.B. 2267 PG. 1634



prepared by: **LOYD WARD AND COMPANY**  
TITUSVILLE, FLORIDA