

**LA CITA TOWNS - VILLAGE TWO**  
**A REPLAT OF LOTS 114 THRU 120 INCLUSIVE, LA CITA SECTION FIVE**  
**PART OF THE SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST**  
**CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA**

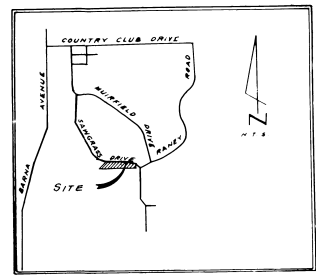
**PLAT BOOK 31**  
**PAGE 13**

**LEGAL DESCRIPTION**

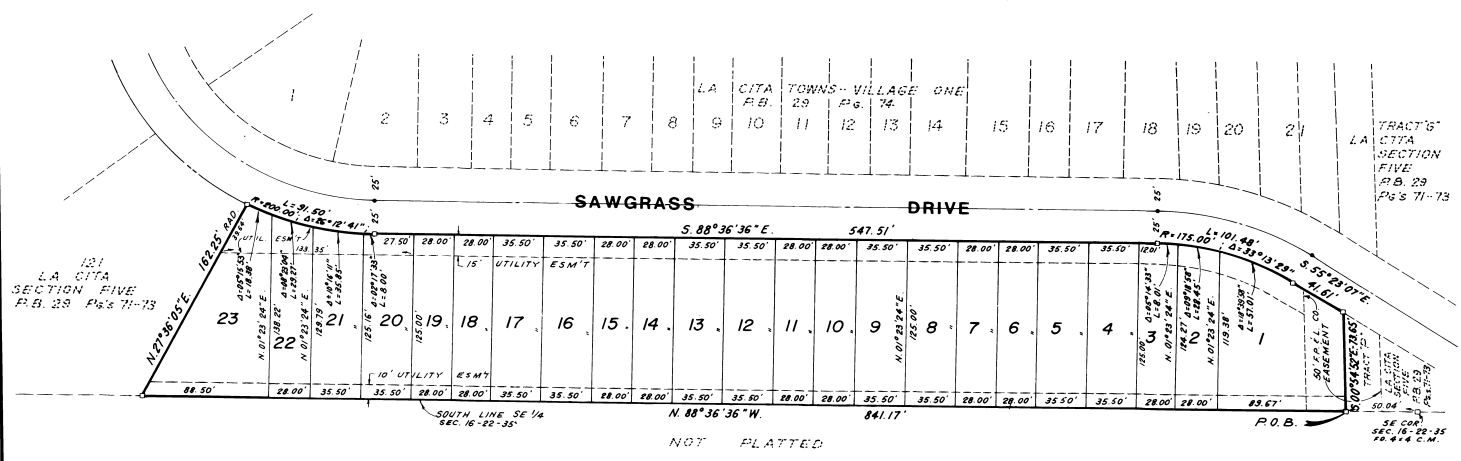
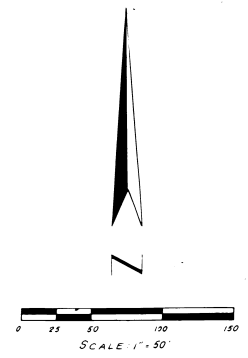
A replat of Lots 114 thru 120 inclusive of LA CITA SECTION FIVE as recorded in Plat Book 29, Pages 71 thru 73 of the Public Records of Brevard County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 16, Township 22 South, Range 35 East; thence N.88°36'16"W. along the South line of the Southeast 1/4 of said Section 16 and southerly boundary of said LA CITA SECTION FIVE for 50.04 feet to the Southeast corner of Lot 114 and Point of Beginning; thence continue N.88°36'16"W. along said South line of Southeast 1/4 of Section 16 and Southerly boundary of said LA CITA SECTION FIVE for 841.17 feet to the Southwest corner of Lot 120; thence N.27°36'05"E. along the Westerly line thereof for 162.25 feet to the Northwest corner of Lot 120 and intersection with a circular curve concave to the Northeast; thence along the Southerly right-of-way line of Sawgrass Drive the following 4 courses: Run Easterly along the arc of said curve having a radius of 200.00 feet, a central angle of 26°12'41" and a chord bearing of S.75°30'16"E. for 91.50 feet to the Point of Tangency; thence S.88°36'36"E. for 547.51 feet to a Point of Curvature with a circular curve concave to the southwest; thence Easterly along the arc of said curve having a radius of 175.00 feet and a central angle of 31°13'29" for 101.48 feet to the Point of Tangency; thence S.5°23'07"W. for 41.61 feet to the East line of Lot 114; thence S.00°54'52"E. along said East line for 71.65 feet to the Point of Beginning.

Containing 2.28 acres, more or less.



LOCATION MAP



**NOTES:**

- BEARINGS BASED ON PLAT OF "LA CITA SECTION ONE" AS RECORDED IN P.B. 27, PAGE 39
- RESTRICTIONS AS RECORDED IN O.R. BOOK 2551, PAGE 1633A OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- PUBLIC UTILITY EASEMENTS TO INCLUDE, BUT NOT LIMITED TO, FLORIDA POWER AND LIGHT CO AND SOUTHERN BELL TELEPHONE CO.

**LEGEND:**

- INDICATES PERMANENT REFERENCE MONUMENT.
- INDICATES PERMANENT CONTROL POINT
- INDICATES P.I., P.C., P.T., ETC. (NO POINT SET)

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in  
**LA CITA TOWNS-VILLAGE TWO**  
 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  
 LA CITA DEVELOPMENT, INC.  
 1195 COUNTRY CLUB DRIVE  
 TITUSVILLE, FLORIDA 32780  
*Larry McDaniel*  
 LARRY MCDANIEL, PRESIDENT

Signed and sealed in the presence of  
*Paul R. Canavese*  
 STATE OF Florida COUNTY OF Brevard  
 THIS IS TO CERTIFY, that on October 17, 1984  
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
*Larry McDaniel*  
 President

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, therunto 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  
*Paul R. Canavese*  
 NOTARY PUBLIC  
 My Commission Expires Feb 3, 1985 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 JUNE 27, 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 platted; that permanent reference monuments have been placed as shown. Monuments as required by Chapter 127, Florida Statutes, and that said land is located in Brevard County, Florida. Dated JUNE 26, 1983  
*Paul R. Canavese* Registration No. 13774

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
 THIS IS TO CERTIFY, that on August 28, 1984 the  
*Titusville City Council*  
 approved the foregoing plat.  
 ATTEST: *Larry McDaniel* SEAL  
 MAYOR  
*Paul R. Canavese*  
 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  
 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.  
 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 127, Florida Statutes, and was filed for record on 10-26-1984 at 3:30 PM File No. 955960  
*R.C. Winstead* p.c. by *Anthony W. Maff*  
 Clerk of the Circuit Court  
 in and for Brevard County, Fla.