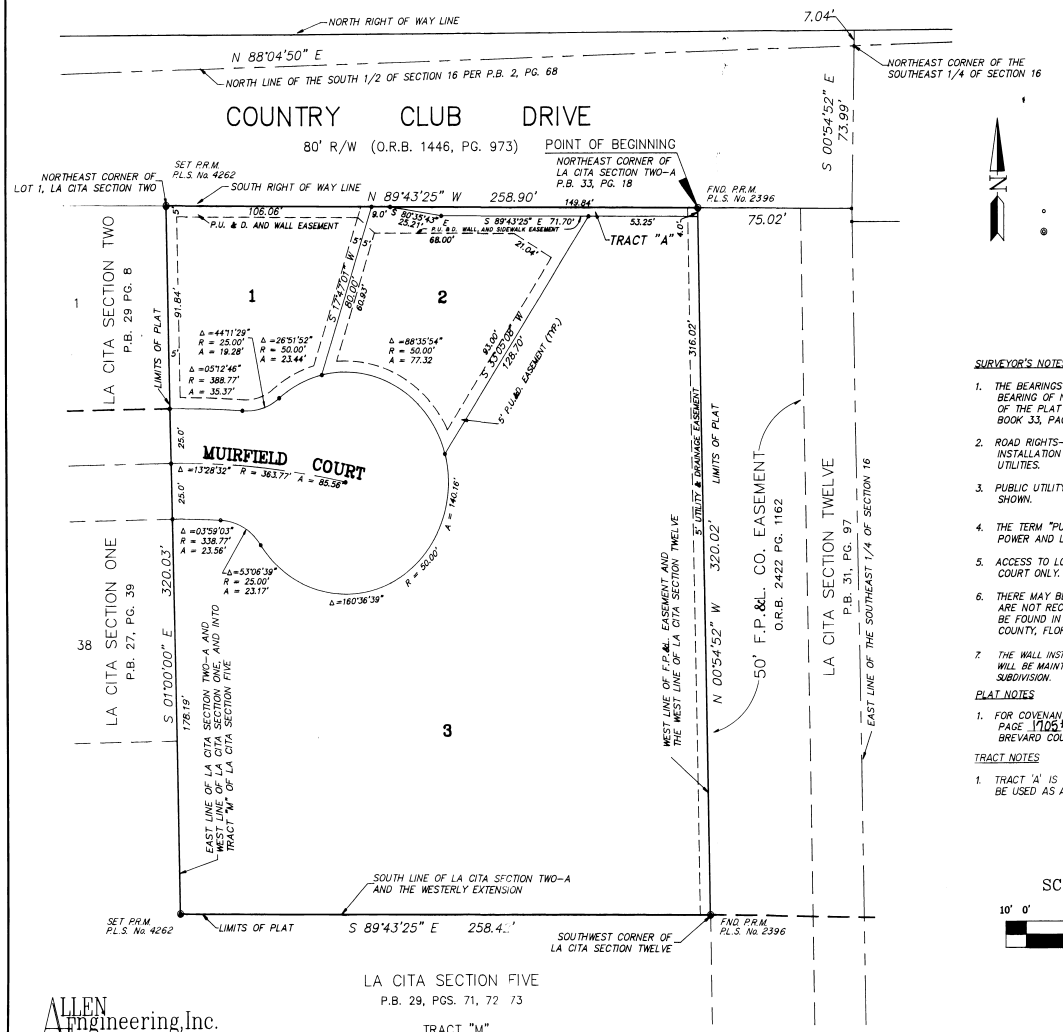
# REPLAT OF LA CITA SECTION TWO-A

## BEING A REPLAT OF LA CITA SECTION TWO-A AND A PORTION OF TRACT "M" LA CITA SECTION FIVE LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION: ALL OF LACITA SECTION TWO-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33 AT PAGE 18 AND A PORTION OF TRACT "M" OF LA CITA SECTION FIVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29 AT PAGES 71 THROUGH 72 ALL IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LA CITA SECTION TWO-A; THENCE RUN N89°43'25"W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE, A DISTANCE OF 258.90 FEET TO THE NORTHEAST CORNER OF LOT 1, LA CITA SECTION TWO, AS RECORDED IN PLAT BOOK 29 AT PAGE 8 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 01°00'00"E ALONG THE EASTERLY BOUNDARY LINE OF SAID LA CITA SECTION TWO-A AND ALONG THE WESTERLY BOUNDARY LINE OF LA CITA SECTION ONE, AS RECORDED IN PLAT BOOK 27 AT PAGE 39 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND INTO SAID TRACT "M" OF LA CITA SECTION FIVE, A DISTANCE OF 320.03 FEET TO A POINT LYING ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LA CITA SECTION TWO-A; THENCE RUN S89°43'25"E ALONG SAID SOUTH LINE OF LA CITA SECTION TWO-A AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 258.42 FEET TO A POINT ON THE WEST LINE OF A 50 FOOT F.P. & L. COMPANY EASEMENT, AS SHOWN ON THE PLAT OF SAID LA CITA SECTION FIVE, SAID POINT BEING THE SOUTHWEST CORNER OF LA CITA SECTION TWELVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31 AT PAGE 97 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N00°54'52"W ALONG SAID WEST LINE OF F.P. & L. COMPANY EASEMENT AND ALONG THE WEST LINE OF SAID LA CITA SECTION TWELVE, A DISTANCE OF 320.02 FEET TO THE POINT OF BEGINNING, CONTAINING 1.90 ACRES, MORE OR LESS.




LEGEND

- ○ INDICATES P.C.P.
- ◎ INDICATES P.R.M.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN ARE BASED ON THE PLAT BEARING OF N89°43'25"W ALONG THE NORTH LINE OF THE PLAT OF LA CITA SECTION TWO-A, PLAT BOOK 33, PAGE 18, BREVARD COUNTY, FLORIDA.
2. ROAD RIGHTS-OF-WAY MAY BE USED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
3. PUBLIC UTILITY EASEMENTS ARE RESERVED AS SHOWN.
4. THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES
5. ACCESS TO LOTS 1 & 2 SHALL BE VIA MURFIELD COURT ONLY.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7. THE WALL INSTALLED ALONG THE NORTH LINE OF LOTS 1, 2 & 3 WILL BE MAINTAINED BY THE HOMEOWNERS WITHIN THIS SUBDIVISION.

PLAT NOTES

1. FOR COVENANTS AND RESTRICTIONS REFER TO OR Book 2429 PAGE 1105 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. Amended in OR 2791 pg 620

TRACT NOTES

1. TRACT 'A' IS HEREBY DEDICATED TO THE CITY OF TITUSVILLE TO BE USED AS A DECELERATION LANE INTO LOT 3.

SCALE: 1" = 30'

10' 0' 30' 60' 90'


ALLEN Engineering, Inc.
ENGINEERS - SURVEYORS
106 DIXIE LANE (P.O.BOX 1921)
COCOA BEACH, FLORIDA 32931
305/783-7443


PLAT BOOK 34 PAGE 91
SHEET 1 OF 1
SECTION 16 TWP. 22 S., RANGE 35 E.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in REPLAT OF LA CITA SECTION TWO-A

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 .....

By LA CITA DEVELOPMENT, INC. 776 COUNTRY CLUB DR TITUSVILLE, FL 32780 NANCY ARBUCKLE PRESIDENT

Attest: SALLY HUTCHISON SALLY HUTCHISON, SECRETARY

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on May 20, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared NANCY ARBUCKLE and SALLY HUTCHISON respectively President and SECRETARY 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.

NOTARY PUBLIC

My Commission Expires 7-17-88 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 MARCH 22, 1988 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated: 5-6-88

ROBERT W. SALMON Registration No. 4262

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on NOVEMBER 24, 1987 the CITY COUNCIL OF THE CITY OF TITUSVILLE FLORIDA 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 July 25, 1988 at 12:20 PM File No. 529591

Clerk of the Circuit Court in and for Brevard County, Fla. by J. Stirling D.C.


BRUNING 44-241 73642