

36-76

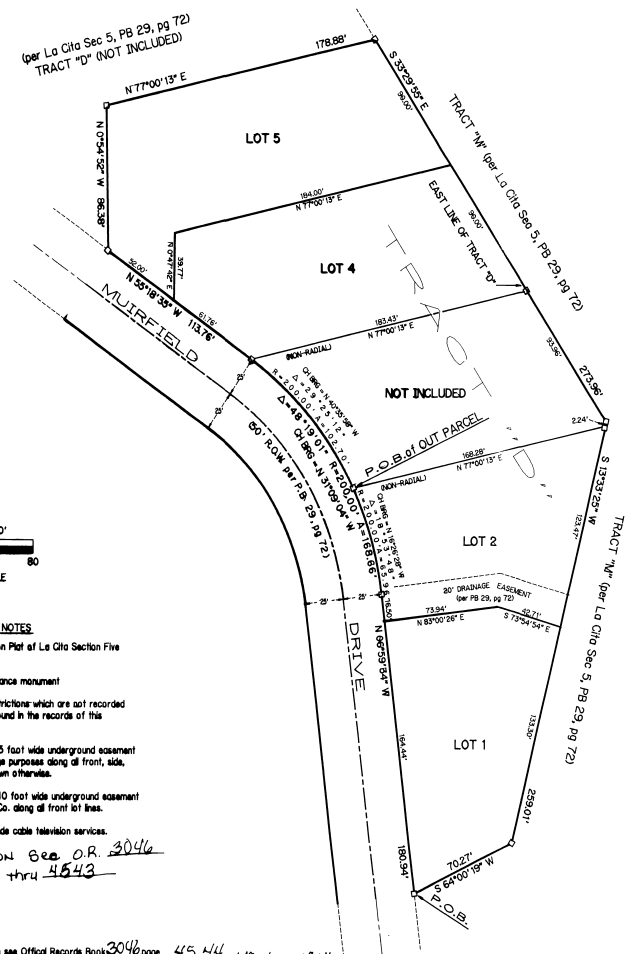
LAGO VISTA

A REPLAT OF A PORTION OF TRACT "D" OF LA CITA SECTION FIVE, AS RECORDED IN PLATBOOK 29, PAGES 71 THRU 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the most southerly point of the aforementioned Tract "D", said point being on the easterly right-of-way line of Muirfield Drive (a 50 foot right-of-way); thence northerly and westerly along said easterly right-of-way line the following three (3) courses to wit: N06°59'34"W, for 180.94 feet to the point of curvature of a 200.00 foot radius curve, concave to the Southwest; thence Northwesterly along the arc of said curve, through a central angle of 48°19'01" having a chord bearing of N31°09'04"W, for a distance of 168.66 feet to the point of tangency of said curve; thence N55°18'35"W, for 113.76 feet; thence departing said easterly right-of-way line go N00°54'52"W, for 86.83 feet; thence N77°00'13"E, for 178.88 feet to a point on the easterly line of said Tract "D"; thence Southerly along the easterly line of Tract "D" the following three (3) courses to wit: S33°29'55"E, for 273.96 feet; S13°33'25"W, for 259.01 feet S64°00'19"W, for 70.27 feet to the POINT-OF-BEGINNING. Less and Accept the following described parcel:

A parcel of land being a part of Tract "D" of La Cita Section Five, as recorded in Platbook 29 at pages 71-73 of the Public Records of Brevard County, Florida, being more particularly described as follows

Commence at the most southerly point of the aforementioned Tract "D", said point being on the easterly right-of-way of Muirfield Drive (50 R/W); Thence run N06°59'34"W along said right-of-way 180.94 feet to the point of curvature of a arcular curve to the left, said curve having a radius of 200.00 feet and a central angle of 48°19'01"; thence continue along the arc of said curve for a distance of 65.96 feet to the Point of Beginning of lands herein described; thence continue along the arc of the aforementioned curve for a distance of 102.7 feet to the point of tangency of said curve; thence run N77°00'13"E, 183.43 feet; thence run S33°29'55"E, 93.96 feet; thence run S13°33'25"W, 2.24 feet; thence run S77°00'13"W, 168.28 feet to a point the aforementioned curve and the easterly right-of-way of Muirfield Drive, said point being the Point of Beginning. Said overall parcel contains 1.40 acres more or less.



- SURVEYOR'S NOTES**
- Bearings shown are based on Plat of La Cita Section Five per PB 29, pg 72.
 - ◻ denotes permanent reference monument
 - There may be additional restrictions which are not recorded on this plat, which may be found in the records of this county.
 - There is hereby reserved a 5 foot wide underground easement for public utilities and drainage purposes along all front, side, and rear lot lines, unless shown otherwise.
 - There is hereby reserved a 10 foot wide underground easement for Florida Power & Light Co. along all front lot lines.
 - Public utility easements include cable television services.

For Dedication see O.R. 3046 page 4540 thru 4543

For Joinder & Dedication see Official Records Book 3046 page 4544, 4545, 4546
For Deed Restrictions & Covenants see Official Records Book page
For Additional see orb 2628 page 0116

PLAT BOOK 30
AND PAGE 70

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the 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.

IN WITNESS WHEREOF, the undersigned hereunto set hand..... and seal..... on

Signed and sealed in the presence of:

STATE OF COUNTY OF THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

To me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be free act and deed for the uses and purposes therein expressed.

SEAL

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

NOTARY PUBLIC

My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify, that on October 25, 1989 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 plotted; that payment 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 FEBRUARY 14, 1990

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on NOVEMBER 14, 1989 the CITY COUNCIL OF THE CITY OF TITUSVILLE FLORIDA approved the foregoing plat. Thomas R. Moman Mayor. Ronan J. Rowan Deputy City Clerk.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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. Attest: Chairman of the Board 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. Planning and Zoning Director

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on NOVEMBER 5, 1989 at 10:51 AM File No. 809235 W. Winstead, Jr., Clerk
Clerk of the Circuit Court in and for Brevard County, Fla.

BENCHMARK
Land Surveyors

