AF 52175

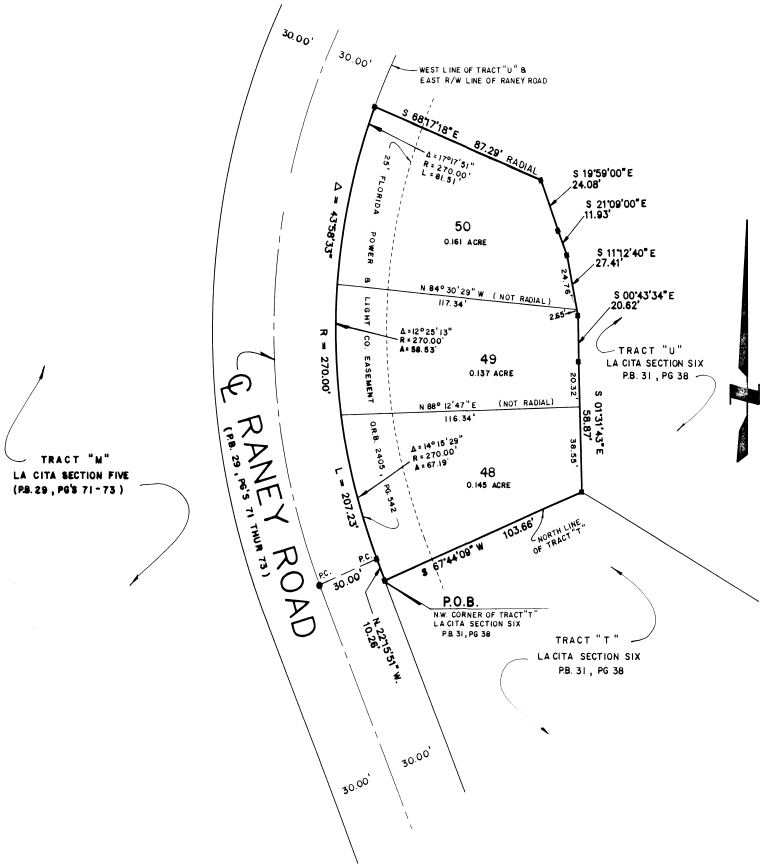
DRAWING NUMBER 38-9

WILLOW GREEN AT LA CITA
PHASE ONE

BEING A RESUBDIVISION OF A PART OF TRACT "U" AS SHOWN ON PLAT OF LA CITA, SECTION SIX, AS RECORDED IN PLAT BOOK 31, PAGES 38, 39 AND 40 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN AND BEING A PART OF SECTIONS 15 AND 22, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF TRACT "T" OF SAID LA CITA, SECTION SIX, AND RUN N.22°15'51"W. ALONG THE WEST LINE OF SAID TRACT "U", ALSO BEING THE EAST RIGHT OF WAY LINE OF RANEY ROAD, AS SHOWN ON SAID PLAT FOR 10.26 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE THROUGH A CENTRAL ANGLE OF 43°58'33" FOR AN ARC DISTANCE OF 207.23 FEET; THENCE S.68°17'18"E. RADIAL TO THE LAST DESCRIBED CURVE FOR 87.29 FEET; THENCE RUN S. 19°59'00"E. FOR 24.08 FEET; THENCE RUN S. 21°09'00"E. FOR 11.93 FEET; THENCE RUN S. 11°12'40"E. FOR 27.41 FEET; THENCE RUN S.00°43'34"E. FOR 20.62 FEET; THENCE RUN S.01°31'43"E. FOR 58.87 FEET TO THE NORTH LINE OF SAID TRACT "T"; THENCE RUN S. 67°44'09"W. ALONG SAID NORTH LINE FOR 103.66 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.443 ACRES, MORE OR LESS.



SURVEYORS NOTES:

1) BEARING SYSTEM AS SHOWN HEREON IS BASED ON A BEARING OF N.22°15'51"W. AS MEASURED ALONG THE EAST RIGHT OF WAY LINE OF RANEY ROAD AS SHOWN ON PLAT OF LA CITA SECTION SIX, RECORDED IN PLAT BOOK 31, PAGES 38, 39 AND 40 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

2) FOR ~~DEDICATIONS~~ Dedication SEE OFFICIAL RECORD BOOK 3177, PAGE 705 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. FOR Joinder see 3177 PG 703.

3) ■ INDICATES PERMANENT REFERENCE MONUMENT SET, STAMPED PRM, LB 5289.

4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

5) ● INDICATES PERMANENT CONTROL POINT FOUND, STAMPED RLS, 2774

6) LOTS 48, 49 AND 50 AS SHOWN HEREON ARE FOR PATIO HOME DEVELOPMENT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PREPARED BY:

McFERRIN/McCRONE Inc.
ENGINEERS-LAND SURVEYORS-LAND PLANNERS
605 SOUTH PALM AVENUE
TITUSVILLE, FLORIDA 32796

PLAT BOOK 38 PAGE 9
SHEET 1 OF 1
SECTION 15 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 the ... 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

WILLOW GREEN AT LA CITA PHASE ONE

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 JANUARY 8, 1992.

By Nancy Arbuckle
NANCY ARBUCKLE, PRESIDENT
LA CITA DEVELOPMENT, INC
776 COUNTRY CLUB DRIVE
TITUSVILLE, FLA. 32780

Attest:

Signed and sealed in the presence of: Geri Robinson, Robert W. Lemmon, Richard D. Harper

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledge before me January 8, 1992 by NANCY ARBUCKLE, PRESIDENT of LA CITA DEVELOPMENT, INC a FLORIDA corporation, on behalf of the corporation. He/She is personally known to me ~~or has produced~~ ..... (type of identification) as identification and did (~~not~~) take an oath.

Sue Ann Reynolds
SUE ANN REYNOLDS
NOTARY PUBLIC STATE OF FLORIDA
AA707056
My Commission Expires OCT. 2, 1993

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 DECEMBER 10, 1991 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 JAN. 6, 1992.

Robert D. McFerrin
ROBERT D. McFERRIN Registration No. 3150

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on JANUARY 28, 1992 the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLA. approved the foregoing plat.

Thomas R. Marsani
MAYOR.

SEAL

ATTEST: Janet R. Camacho
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 February 4, 1992 at 4:33 PM File No. 123545

R.C. Windstead
Clerk of the Circuit Court in and for Brevard County, Fla.

by J. Deering D.C.