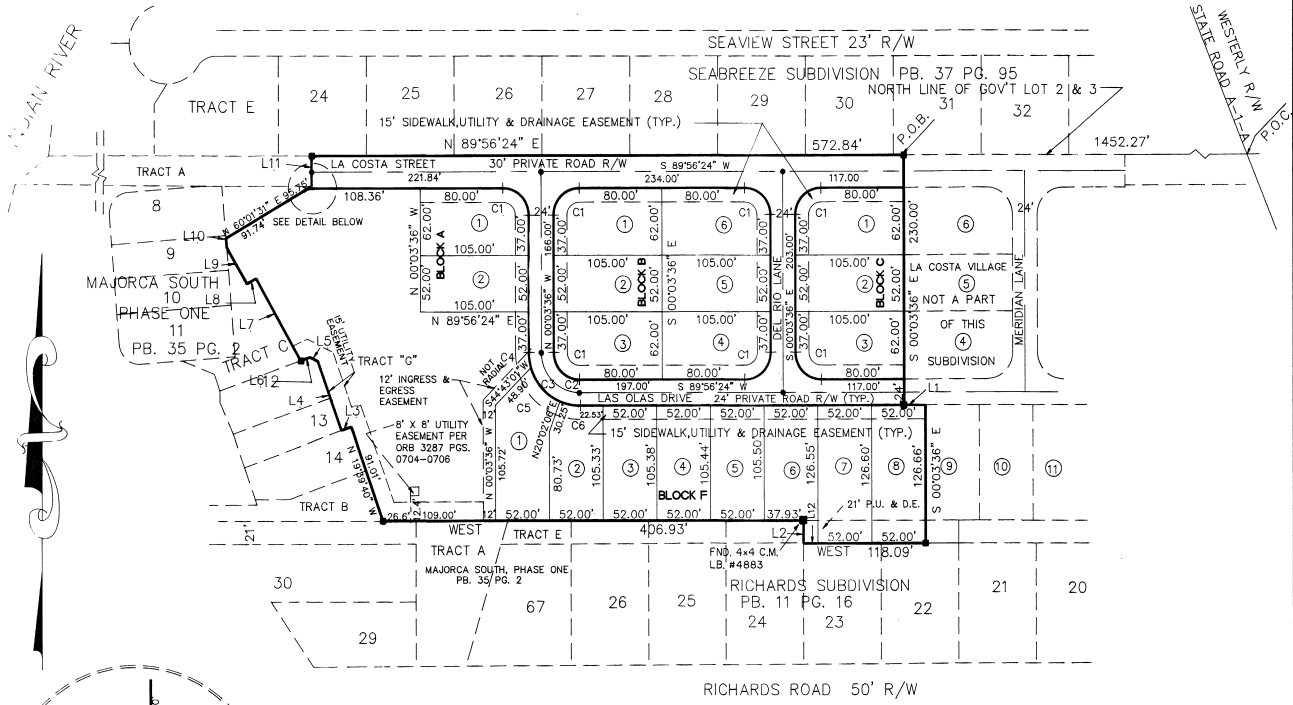
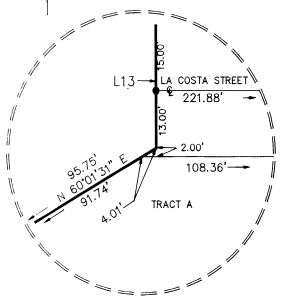
LA COSTA VILLAGE UNIT 2

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND EASEMENTS





DETAIL N.T.S.

LINE DATA:

LINE	DIRECTION	DISTANCE
L1	N 89° 56' 24" E	20.53'
L2	NORTH	21.00'
L3	S 70°20'20" W	10.00'
L4	N 19°39'40" W	68.08'
L5	N 64°39'43" W	8.49'
L6	S 70°20'20" W	9.39'
L7	N 29°58'28" W	86.34'
L8	S 60°01'33" W	10.00'
L9	N 29°58'28" W	39.56'
L10	N 04°36'36" W	8.24'
L11	N 00°03'06" W	28.00'
L12	WEST	14.09'

CURVE DATA:

CURVE	RADIUS	DELTA	ARC	CHORD
C1	25.00'	90° 00' 00"	39.27'	35.36'
C2	37.00'	90° 00' 00"	58.12'	53.33'
C3	49.00'	90° 00' 00"	76.97'	69.30'
C4	49.00'	16° 20' 21"	13.97'	13.93'
C5	49.00'	50° 45' 14"	43.41'	42.00'
C6	49.00'	22° 54' 25"	19.59'	19.46'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SURVEYORS NOTES:

■ - INDICATES 4" X 4" CONCRETE MONUMENT SET L.B. #5633 P.R.M.
● - INDICATES NAIL AND DISK SET L.B. # 5633 P.C.P.

1. THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF MAJORCA SOUTH, PHASE ONE, AS RECORDED IN PLATBOOK 35, PAGE 2
2. TRACT "G" IS RESERVED FOR STORMWATER RETENTION AND CONVEYANCE, FOR LA COSTA VILLAGE & ALL FUTURE PHASES THEREOF, PLUS SAID MAJORCA SOUTH.
3. RETENTION AREAS AND STORM WATER CONVEYANCE SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. ALL STREETS SHALL BE PRIVATE ROAD RIGHT OF WAY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
5. AN EASEMENT IS GRANTED TO BREVARD COUNTY AND OTHER PUBLIC AGENCIES OR PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE PURPOSES, AND EMERGENCY INGRESS AND EGRESS OVER AND ACROSS ALL PRIVATE ROAD RIGHT OF WAYS AND TRACT "G".
6. ALL LOTS SHALL HAVE A 5' EASEMENT ON EACH SIDE LOT LINE FOR PUBLIC UTILITIES.
7. ALL UTILITY EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION , INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
8. WHEN MORE THAN ONE LOT IS USED AS A BUILDING SITE, THE EASEMENTS NOTED BY NOTE #6 ABOVE SHALL REVERT TO THE PERIMETER OF SAID BUILDING SITE, PROVIDED THAT ANY EXISTING UTILITIES ARE FIRST REMOVED.
9. ALL LOTS SHALL HAVE A 15' WIDE SIDEWALK AND UTILITY EASEMENT ALONG FRONT LOT LINES AND SIDE CORNER LOT LINES,.
10. ALL LOTS SHALL HAVE A 5.0' WIDE EASEMENT ALONG THE REAR LOT LINE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.
11. THERE IS AN EXISTING EASEMENT GRANTED TO BREVARD COUNTY AND OTHER PUBLIC AGENCIES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE PURPOSES, AND EMERGENCY INGRESS AND EGRESS OVER AND ACROSS LA COSTA ST. AND ALL DRAINAGE RIGHT OF WAYS AS RECORDED AND SHOWN ON THE PLAT OF MAJORCA SOUTH, PHASE ONE PER PLAT BOOK 35, PAGE 2, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
12. THE 12 FOOT WIDE INGRESS AND EGRESS EASEMENT ACROSS TRACT "G" IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS FOR ALL LOT OWNERS IN THIS PLAT OF LA COSTA VILLAGE AND ALL ITS FUTURE PHASES, PLUS ALL THE LOT OWNERS IN MAJORCA SOUTH, PHASE ONE PLAT BOOK 35, PAGE 2, BREVARD COUNTY, FLORIDA.
13. ALL UTILITY EASEMENTS SHALL BE FOR THE INSTALLATION OF FLORIDA POWER AND LIGHT ELECTRIC LINES, CITY GAS LINES, SOUTHERN BELL PHONE LINES, CABLE TELEVISION , CITY OF MELBOURNE WATERLINES AND BREVARD COUNTY WASTEWATER AND RECLAIMED WATER UTILITIES.

SHEET 2 OF2

PLAT BOOK 39 PAGE 99

SHEET 2 OF 2

SECTION 20 TWP. 28 S., RANGE 38 E.

DEDICATION

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 of 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 _____ 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated _____

_____ Registration No. _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ 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 _____ at _____ File No. _____

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