

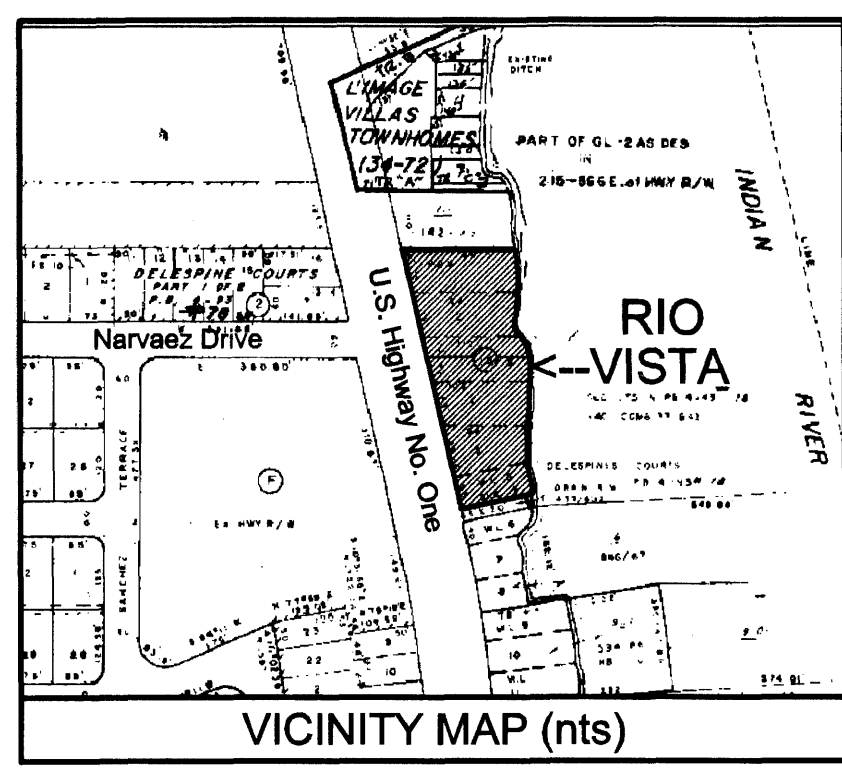
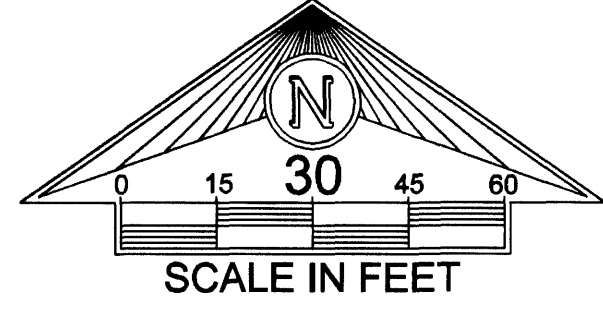
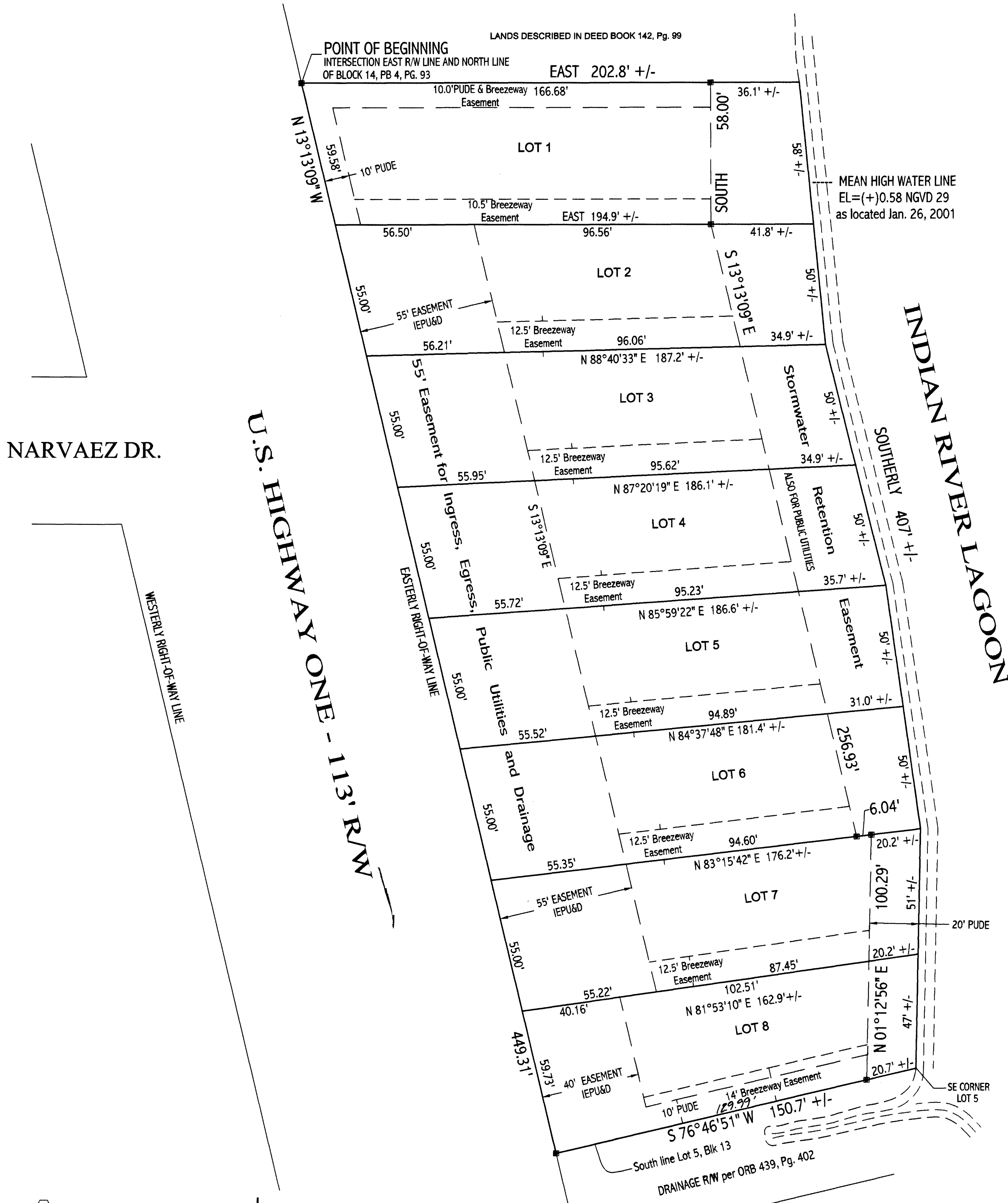
Rio Vista Patio Homes

City of Titusville, Brevard County, Florida

LEGAL DESCRIPTION:

A Resubdivision of Lots 1, 2, 3, 4 and 5, Block 14, and Water Lot 5, Block 13, Plat of DELESPIN COURTS, as recorded in Plat Book 4, at page 93 of the Public Records of Brevard County, Florida, being more particularly described as follows:

BEGIN at the intersection of the easterly right-of-way line of U. S. Highway No. One (a 113' right-of-way) and the north line of Block 14, of the aforesaid Plat of DELESPIN COURT, run thence East along said north line, a distance of 202.8 feet more or less to the Mean High Water line of the Indian River Lagoon; thence Southerly along said Mean High Water Line, a distance of 407 feet more or less to the southeast corner of Lot 5, Block 13 of the aforesaid Plat of DELESPIN COURTS; thence South 76 degrees 46 minutes 51 seconds West along south line of said Lot 5, a distance of 150.7 feet more or less to a point on the aforesaid easterly right-of-way line of U. S. Highway No. One; Thence North 13 degrees 13 minutes 09 seconds West along said easterly right-of-way line, a distance of 449.31 feet to the POINT OF BEGINNING. Containing Eight (8) Lots and 1.8 acres of land more or less.



- SURVEYOR'S NOTES:
- All bearings and distances shown hereon are based on the East right-of-way line of U.S. Highway No. One, being an ASSUMED bearing of North 13 degrees 13 minutes 09 seconds West.
 - All lots are subject to a Stormwater Retention Easement as shown hereon and shall be maintained by the Home Owners Association. This easement may also be used for public utilities.
 - All lots are subject to Breezeway Easements as shown hereon. No structure, fence or sign above 4 feet in height shall be permitted in the Breezeway area. This Breezeway shall be unobstructed vertically and in a straight line from the front to the rear of the lot.
 - All lots are subject to public utility and drainage easements (PUDE) as shown hereon.
 - All public utility easements shall be for the construction, installation, maintenance, and operation purposes. The term "public utility" includes, but is not limited to, Florida Power and Light Company, Bell South, and cable services.
 - IEPUSD indicates an ingress, egress, public utilities and drainage easement.
 - Building setbacks are as follows: Front setback = 20', Rear setback = 20', Side setbacks shall conform to the breezeway easement.
 - NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat whether graphic or digital. There may be additional restrictions that are NOT recorded on this PLAT that may be found in the Public Records of Brevard County, Florida.
 - Indicates Permanent Reference Monument Set * PRM CEG LB 6845*

CERTIFICATE OF CITY SURVEYOR
I have reviewed this plat and find it to be in conformity with Chapter 177.08(1) Florida Statutes.
Lynn Sanders 5-31-01
(signature) (date)
Lynn Sanders, P.S.M.
Florida Registration Number 4863
City Surveyor for City of Titusville, Florida

FOR JOINDER IN DEDICATION.....SEE O.R.B. 4407 PAGE 2136 & 2137
FOR DECLARATION OF RESTRICTIONS SEE O.R.B. 4407 PAGE 2119

prepared by:
Canaveral Engineering Group
Surveyors - Mappers - Planners - Engineers - Consultants
355 Pine Street, P.O. Box 6563 Titusville, FL 32781-6563
(v) 407-267-7241 (f) 407-267-3359 (e) ceg@digital.net

PLAT BOOK **47** PAGE **24**
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 hereon, 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: *Lou MacDonald*
Lou MacDonald, President

Attest:
Signed and sealed in the presence of: 6969 Development Corporation
1A Marco Lane
Ottawa, Ontario, Canada K1S 5A1

THIS IS TO CERTIFY, That on 21st April, 2001 STATE OF Florida, COUNTY OF Brevard, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Lou MacDonald, President of the above named corporation, incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officer 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.
Sally Hampton

SALLY HAMPTON
Notary Public - State of Florida
My Commission Expires May 3, 2002
Commission # CC738706

NOTARY PUBLIC
My Commission Expires May 3, 2002 SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being licensed and registered land surveyor, does hereby certify that on January 26, 2001 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.
Kenneth L. Ward Florida Registration No. 5645 Dated: Jan 26, 2001
Kenneth L. Ward, PSM

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on April 10, 2001 the City Council of the City of Titusville, Florida approved the foregoing plat.
Ron Swank MAYOR.
Karen Hounsavall 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 Planning and Zoning Commission of the above named Corporation 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 the requirements of Chapter 177, Florida Statutes, and was filed for record on August 21, 2001 at 3:07 PM File No. 2001199813
Scott Ellis
Clerk of the Circuit Court
in and for Brevard County, Fla. *By Joyce Sturdivant*