

VILLAGE WOODS AT LA CITA

PHASE TWO

A PATIO HOME DEVELOPMENT

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST AND BEING A REPLAT OF TRACTS K, L, M AND N AS SHOWN ON THE PLAT OF VILLAGE WOODS AT LA CITA PHASE ONE AS RECORDED IN PLAT BOOK 38, PAGE 5, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALL OF THE ABOVE LYING IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, AS SHOWN ON THE PLAT OF VILLAGE WOODS AT LA CITA PHASE ONE AS RECORDED IN PLAT BOOK 38, PAGE 5, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID PLAT THE FOLLOWING THREE COURSES AND DISTANCES: THENCE S.89°04'30"E, 183.26 FEET; THENCE S.08°01'36"E, 80.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 318.62 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°56'57", A DISTANCE OF 127.62 FEET TO THE MOST NORTHERLY CORNER OF TRACT E AS SHOWN ON THE AFORESAID PLAT OF VILLAGE WOODS AT LA CITA PHASE ONE; THENCE ALONG THE BOUNDARIES OF SAID TRACT E, THE FOLLOWING SEVEN COURSES AND DISTANCES: THENCE S.00°55'30"W, 108.59 FEET; THENCE S.06°58'53"E, 108.16 FEET; THENCE S.18°06'05"E, 94.00 FEET; THENCE S.64°08'10"W, 105.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 480.00 FEET, AND TO WHICH POINT A RADIAL LINE BEARS S.64°08'10"W; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°35'27", A DISTANCE OF 147.37 FEET TO THE POINT OF TANGENCY; THENCE S.43°27'17"E, 82.56 FEET; THENCE N.48°32'43"E, 101.06 FEET; THENCE S.43°12'17"E, ALONG THE BOUNDARY OF TRACT E AND ALONG THE SOUTHWESTERLY BOUNDARY OF LOT 48, AS SHOWN ON THE AFORESAID PLAT OF VILLAGE WOODS AT LA CITA PHASE ONE, A DISTANCE OF 243.55 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 48, AND SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 425.00 FEET, AND TO WHICH POINT, A RADIAL LINE BEARS S.84°39'08"W; THENCE ALONG THE BOUNDARIES OF THE AFORESAID PLAT OF VILLAGE WOODS AT LA CITA PHASE ONE, THE FOLLOWING FIVE COURSES AND DISTANCES: THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'23", A DISTANCE OF 34.42 FEET TO THE POINT OF TANGENCY; THENCE S.09°59'17"E, 132.35 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 282.94 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°56'07", A DISTANCE OF 281.41 FEET TO THE POINT OF TANGENCY; THENCE S.42°36'50"W, 10.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, AND SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE AS SHOWN ON THE PLAT OF LA CITA SECTION SIX AS RECORDED IN PLAT BOOK 31, PAGE 38, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE RIGHT OF WAY LINES OF SAID COUNTRY CLUB DRIVE, THE FOLLOWING TWO COURSES AND DISTANCES: THENCE N.47°03'10"W, 460.22 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 680.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'07", A DISTANCE OF 187.74 FEET TO THE SOUTHEAST CORNER OF "THE DRIVING RANGE PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 2515, PAGE 2293, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.00°55'30"E, ALONG THE EAST LINE OF SAID PARCEL, 832.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 29 LOTS AND 8.481 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

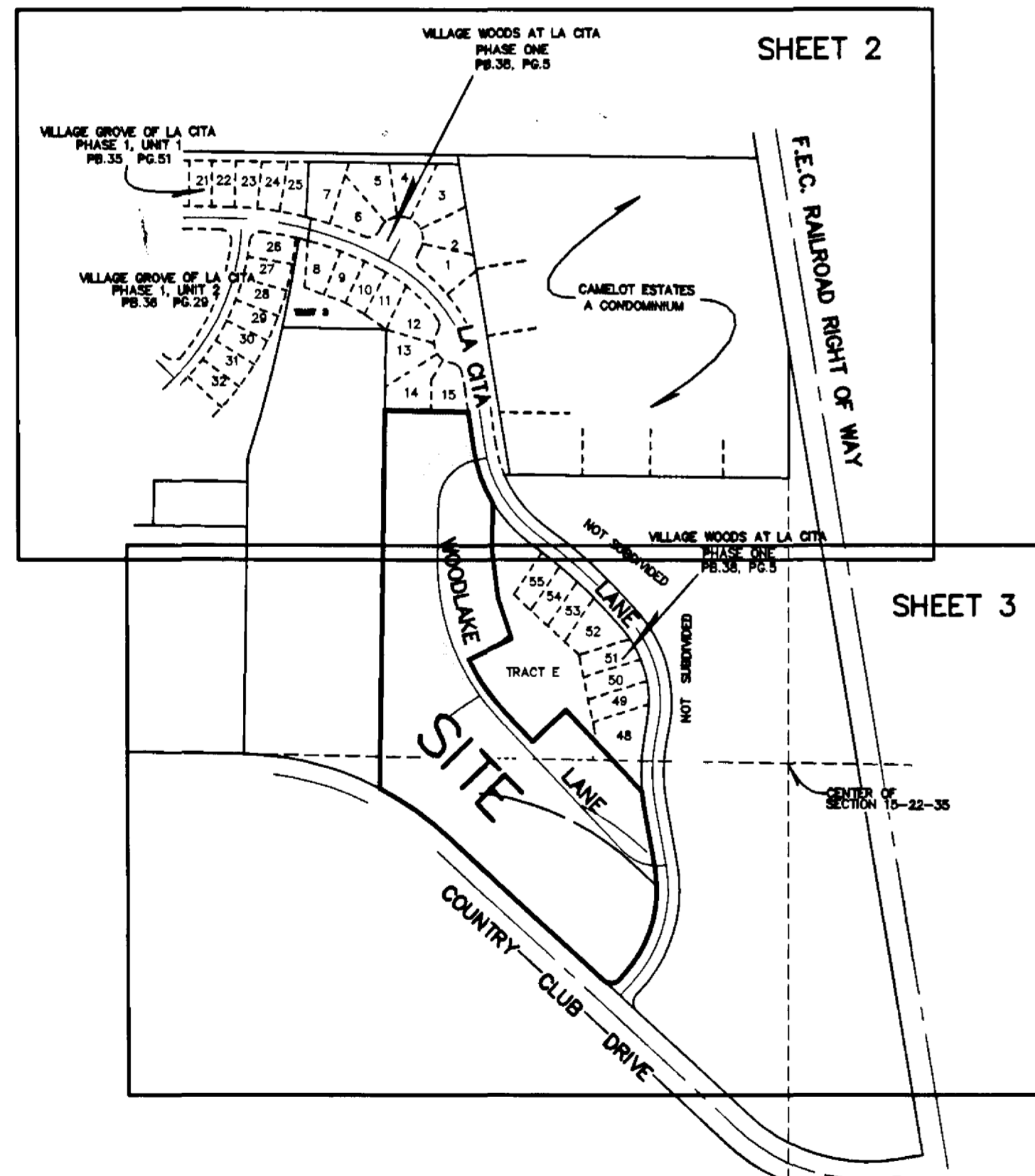
- THE BEARING SYSTEM AS SHOWN HEREON IS BASED ON A BEARING OF N.47°03'10"W, ALONG THE CENTERLINE OF COUNTRY CLUB DRIVE AS SHOWN ON THE PLAT OF LA CITA SECTION SIX AS RECORDED IN PLAT BOOK 31, PAGE 38 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THERE SHALL BE A 10.00 FOOT WIDE EASEMENT ALONG ALL LOT LINES ADJACENT TO TRACT A FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES UNLESS OTHERWISE SHOWN.
- TRACT A IS RESERVED FOR ALL LOT OWNERS OF THIS SUBDIVISION, THE DEVELOPER, AND OR HIS ASSIGNS, THE OWNERS OF ANY ADJACENT SUBDIVISIONS TO BE CONSTRUCTED BY THE DEVELOPER, THE CITY OF TITUSVILLE, PUBLIC UTILITY COMPANIES, AND OTHER AGENCIES FOR INGRESS EGRESS, EMERGENCY VEHICLE ACCESS, THE MAINTENANCE OF DRAINAGE FACILITIES AND THE INSTALLATION AND OR MAINTENANCE OF PUBLIC UTILITIES. THE MAINTENANCE OF THE DRAINAGE SYSTEM AND STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF VILLAGE WOODS AT LACITA.
- TRACT E IN PHASE 1 AND D IN PHASE 2 ARE RESERVED FOR THE BENEFIT OF ALL LOT OWNERS FOR USE AS STORMWATER DRAINAGE AND RETENTION AREAS AND FOR THE INSTALLATION OF LANDSCAPING MATERIALS. MAINTENANCE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS OF VILLAGE WOODS AT LACITA.
- THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY, GAS, TELEPHONE AND CABLE TELEVISION SERVICES.
- FOR DEED RESTRICTIONS SEE OFFICIAL RECORDS BOOK 4911, PAGE 524 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. BK 4811 pg 527
- WHEN SHOWN ALONG CENTERLINE OF STREETS INDICATE SET PK NAIL AND DISK STAMPED "PCP PLS 4014"
- WHEN SHOWN ALONG LOT LINES OR ON LOT CORNERS INDICATE SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762" OR "LB 6762 WITNESS"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM PLS 4014" UNLESS OTHERWISE SHOWN HEREON.
- D.U.E. = DRAINAGE AND UTILITY EASEMENT.
- N/R = NOT RADIAL.
- SIDE LOT LINES OF LOTS WITH CURVED FRONTAGES ARE RADIAL UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 12" ABOVE THE CENTERLINE ELEVATION OF ADJACENT ROADWAY.
- MAINTENANCE OF THE SEWER SYSTEM SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF VILLAGE WOODS AT LACITA.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- TRACT F TO REMAIN UNDER THE OWNERSHIP OF THE DEVELOPER AND MAY BE FURTHER SUBDIVIDED AT A LATER DATE.
- AS OF NOVEMBER 2002 THE LANDS DEPICTED ON THIS PLAT ARE ZONED PUD-R1-B.
- THIS PLAT IS SUBJECT TO VARIANCE #8-2002. FRONT SETBACKS SHALL BE 20'
- SIDEWALKS WILL BE REQUIRED ALONG ALL STREET RIGHT-OF-WAYS.
- TRACT 'A' INCLUDES THE STREETS WHICH WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

- C.M. = Concrete Monument
- F. = Found
- F.P.L. = Florida Power and Light
- I.P. = Iron Pipe
- I.R. = Iron Rod
- ORB. PG. = Official Records Book and Page
- R/W = Right-of-way
- P = Plat
- P.C. = Point of Curvature
- P.C.P. = Permanent Control Point
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.O.T. = Point of Termination
- P.R.M. = Permanent Reference Monument
- P.T. = Point of Tangency
- P.U.&D. ESMT. = Public Utility & Drainage Easement
- SB = Setback
- R.P. = Radius Point
- TYP = Typical
- C = Centerline
- P.R.C. = Point of Reverse Curvature
- P.C.C. = Point of Compound Curvature
- Δ = Delta Angle

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FROM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP

PREPARED BY:
Honeycutt & Associates, Inc.
 ENGINEERS • SURVEYORS • PLANNERS
 5195 South Washington Avenue Titusville, Florida 32780
 (321) 267-8233 Fax (321) 289-7847
 CERTIFICATE OF AUTHORIZATION NO. LB 6762

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

VILLAGE WOODS AT LA CITA, PHASE TWO
A PATIO HOME DEVELOPMENT

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all easements shown thereon 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 1-29-2003

By: [Signature]
 President: [Signature]
 EKS, Inc.
 P.O.Box 3767
 Cocoa, Florida 32924-3767

ATTEST:
 Signed and sealed in the presence [Signature]
[Signature]
[Signature]

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF Florida COUNTY OF Brevard
 The foregoing instrument was acknowledged before me this 1-29-2003 (date) by [Signature] (name of officer or agent, title of officer or agent) or [Signature] (name of corporation acknowledging), a Florida (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced [Signature] (type of identification) as identification and did (did not) take an oath.
[Signature] (Signature of Acknowledger)
[Signature] (Name of Acknowledger)
[Signature] (Title or Rank)
[Signature] (Serial Number)
 My Commission Expires 10/21/04 SEAL

CERTIFICATE OF SURVEYOR

I hereby certify that this plat was prepared under my direction and supervision and that the plat complies with Chapter 177, Part 1 of the Florida Statutes.

[Signature] Registration No. 4014
 DENNIS W. WRIGHT
 Dated 1-29-03

Honeycutt and Associates Inc.
 5195 South Washington Avenue
 Titusville, Florida 32780
 Certificate of Authorization No. LB 6762

CERTIFICATE OF CITY SURVEYOR

PLAT REVIEWED BY [Signature] P.S.M. No 4863

WITH THE CITY OF TITUSVILLE, FLORIDA, FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

[Signature] DATE: 2-3-03

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on January 14, 2003 the City Council of the City of Titusville approved the foregoing plat.

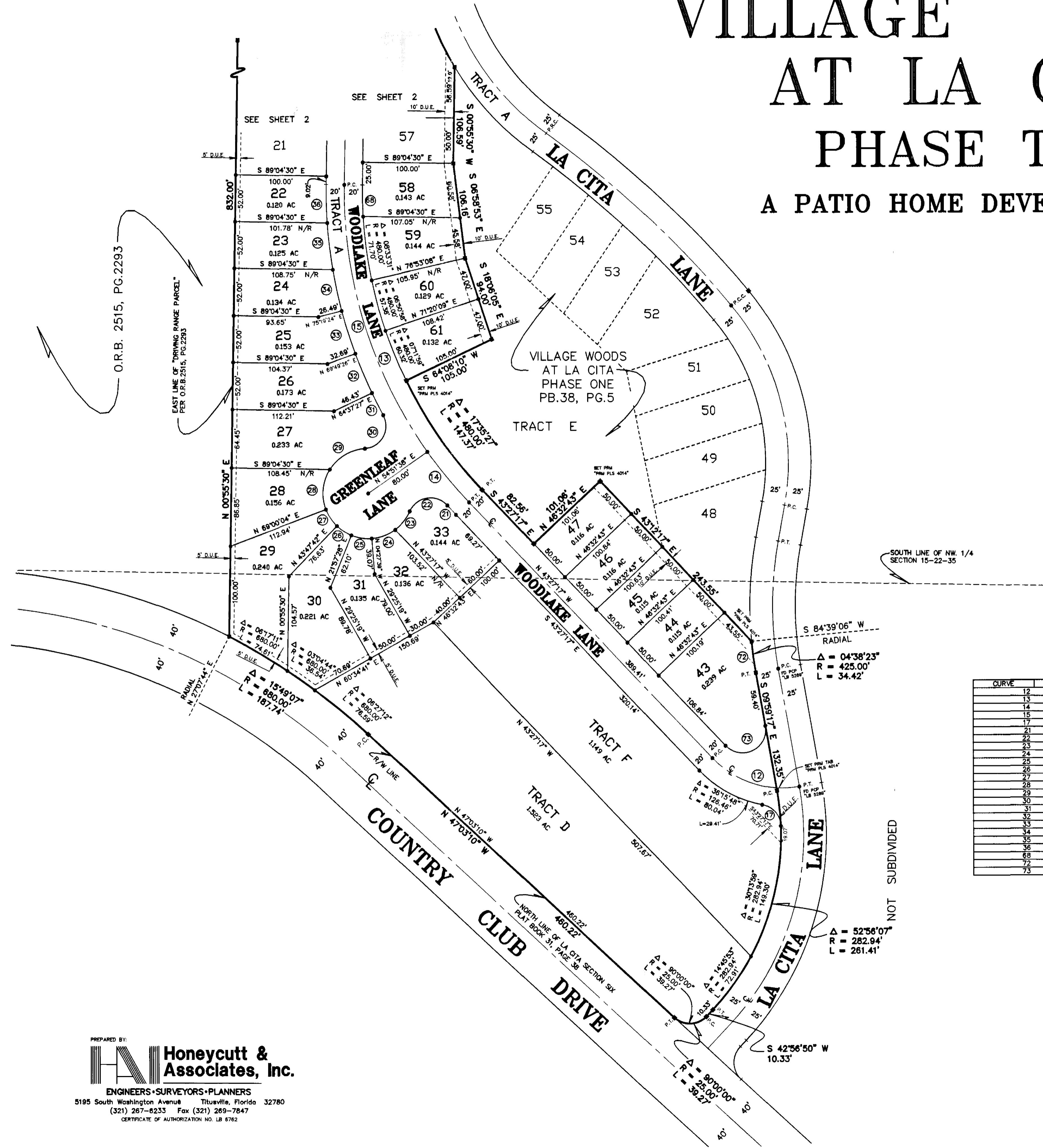
[Signature]
 MAYOR

ATTEST:
[Signature]
 CITY CLERK

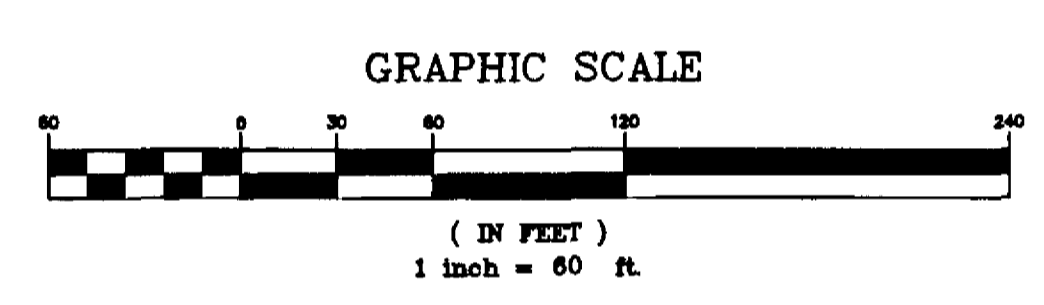
CERTIFICATE OF CLERK

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 2-5-2003 at 3:53 PM File No. 2003033725
[Signature]
 Clerk of the Circuit Court of
 in and for Brevard County, Florida

VILLAGE WOODS AT LA CITA PHASE TWO A PATIO HOME DEVELOPMENT



NOTE:
SEE SHEET 1 FOR SURVEYOR'S NOTES.



Curve Table

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
12	108.48'	105.04'	57.24'	100.83'	S 71°31'17" E	56°32'00"
13	500.00'	387.29'	203.94'	377.68'	S 21°15'53" E	44°22'47"
14	500.00'	72.57'	36.35'	72.50'	N 39°17'49" W	08°18'55"
15	500.00'	314.72'	162.77'	309.55'	N 17°08'26" W	36°03'52"
17	25.00'	33.89'	20.12'	31.35'	N 40°53'03" W	77°40'04"
21	520.00'	14.08'	7.04'	14.08'	N 42°40'44" W	01°33'06"
22	25.00'	49.91'	38.78'	42.02'	S 60°54'15" W	114°23'01"
23	50.00'	28.04'	13.32'	25.74'	S 38°37'54" W	29°50'12"
24	50.00'	27.92'	14.33'	27.55'	S 69°32'40" W	31°59'21"
25	50.00'	23.05'	11.74'	22.85'	N 81°15'06" W	26°25'07"
26	50.00'	19.06'	9.65'	18.94'	N 57°07'25" W	21°50'15"
27	50.00'	22.00'	11.18'	21.82'	N 33°38'07" W	25°12'22"
28	50.00'	46.49'	25.08'	44.83'	N 05°38'11" E	53°16'14"
29	50.00'	46.89'	25.33'	45.19'	N 59°08'23" E	53°44'11"
30	25.00'	49.91'	38.78'	42.02'	N 28°48'56" E	114°23'01"
31	520.00'	27.22'	13.62'	27.22'	N 26°52'33" W	02°59'59"
32	520.00'	47.19'	23.61'	47.18'	N 22°46'34" W	05°12'00"
33	520.00'	49.91'	24.97'	49.89'	N 17°25'35" W	05°29'58"
34	520.00'	46.08'	23.06'	46.07'	N 12°08'16" W	05°04'40"
35	520.00'	52.48'	26.27'	52.46'	N 06°42'27" W	05°47'00"
36	520.00'	43.03'	21.53'	43.01'	N 01°28'43" W	04°44'27"
68	480.00'	35.03'	17.52'	35.02'	N 01°08'56" W	04°10'53"
72	425.00'	34.42'	17.22'	34.41'	N 07°40'06" W	04°38'23"
73	25.69'	65.70'	85.45'	49.21'	S 63°16'43" W	146°32'00"

NOT SUBDIVIDED

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