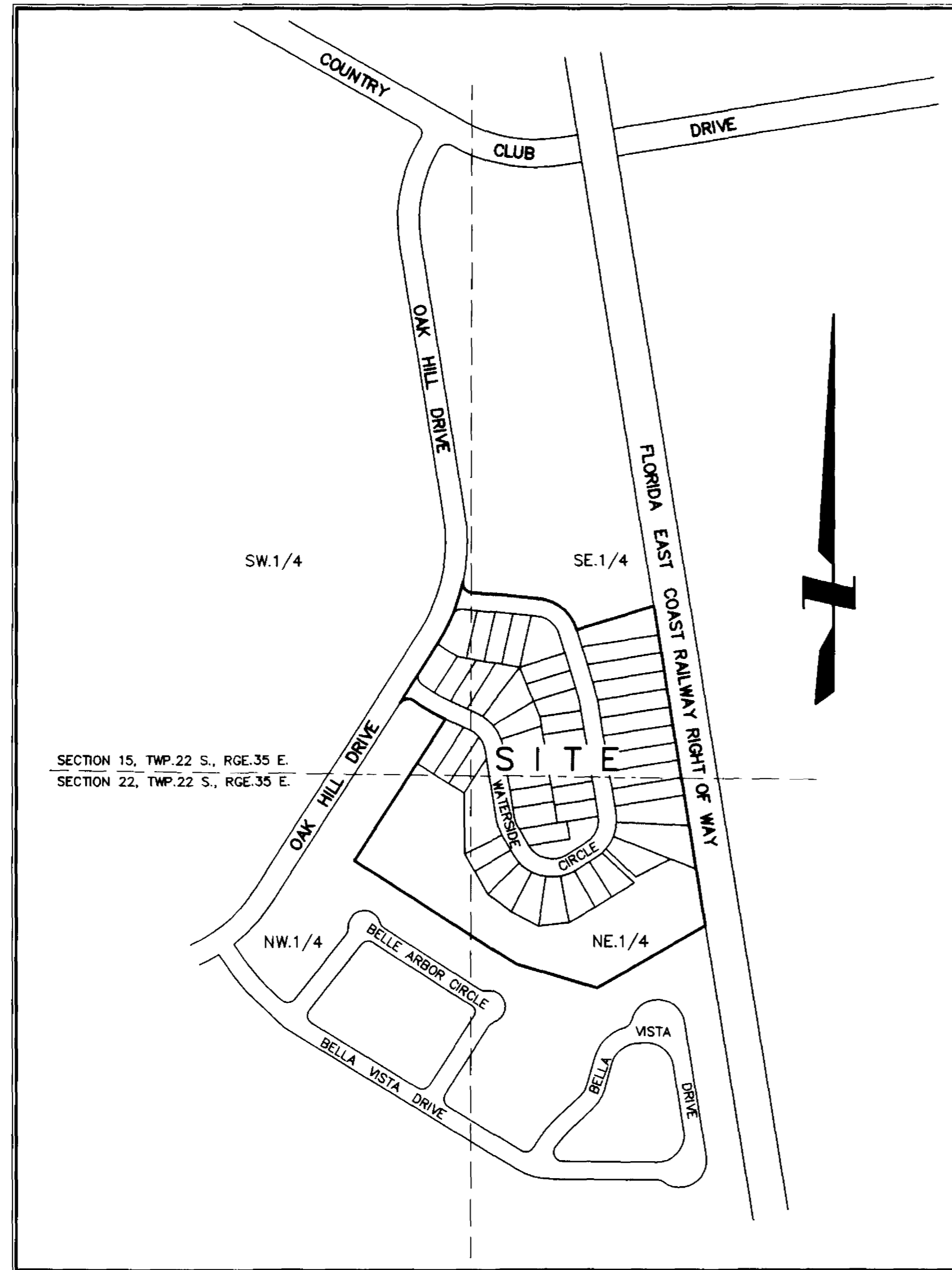


WATERSIDE AT LA CITA

A SUBDIVISION OF A PART OF SECTIONS 15 AND 22, TOWNSHIP 22 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

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 FORM 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.

PREPARED BY:
Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
5195 South Washington Avenue • Titusville, FL 32780
(321) 267-6233 Fax (321) 269-7847
CERTIFICATE OF AUTHORIZATION NO. LB 6762

LEGEND

- C.M. = Concrete Monument
- C.M.P. = Corrugated Metal Pipe
- FD = Found
- F.P.L. = Florida Power and Light
- N/D = Nail & Disk
- ORB - PG. = Official Records Book and Page
- R/W = Right-of-way
- P.C. = Point of Curvature
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LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 15 AND 22, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LYING ON THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY, SAID POINT BEING THE NORTHEAST CORNER OF LOT 61 AS SHOWN ON THE PLAT OF BELLA VISTA AT LA CITA, PHASE 2 AS RECORDED IN PLAT BOOK 37, PAGE 42 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.60°12'17"W, ALONG THE NORTHWESTERLY BOUNDARY LINE OF LOTS 61, 62, 63 AND 64 OF SAID PLAT, 348.37 FEET TO THE MOST EASTERLY CORNER OF LOT 18 AS SHOWN ON THE PLAT OF BELLA VISTA AT LA CITA, PHASE 1 AS RECORDED IN PLAT BOOK 36, PAGE 4 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID PLAT, THE FOLLOWING TWO COURSES AND DISTANCES; THENCE N.73°34'30"W, 233.39 FEET; THENCE N.57°30'00"W, 532.03 FEET TO A POINT LYING ON THE SOUTHEASTERLY BOUNDARY LINE OF THE PLAT OF LA CITA TOWNS - VILLAGE THREE AS RECORDED IN PLAT BOOK 33, PAGE 82 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINES OF SAID PLAT, THE FOLLOWING FOUR COURSES AND DISTANCES; THENCE N.32°30'00"E, 469.48 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.23°50'48"W, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°39'14", 79.30 FEET TO THE POINT OF TANGENCY; THENCE N.57°30'00"W, 26.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", 39.27 FEET TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OAKHILL AVENUE AS SHOWN ON THE PLAT OF LA CITA SECTION SEVEN AS RECORDED IN PLAT BOOK 31, PAGE 78 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING TWO COURSES AND DISTANCES; THENCE N.32°30'00"E, 192.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°25'47", 188.98 FEET TO A CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2473, PAGE 1941 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.77°55'47"W; THENCE ALONG THE BOUNDARIES OF SAID PARCEL AND ALONG THE BOUNDARIES OF TRACT "V" AS SHOWN ON THE PLAT OF LA CITA SECTION SIX AS RECORDED IN PLAT BOOK 31, PAGE 78 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE FOLLOWING FOUR COURSES AND DISTANCES; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°31'38", 42.12 FEET TO THE POINT OF TANGENCY; THENCE S.84°27'25"E, 186.90 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°11'18", 146.58 FEET; THENCE N.72°43'53"E, 223.83 FEET TO A POINT LYING ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY; THENCE S.09°11'54"E, ALONG SAID RIGHT OF WAY LINE, 897.97 FEET TO THE POINT OF BEGINNING, CONTAINING 16.62 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A BEARING OF N32°30'00"E ALONG THE CENTERLINE OF OAK HILL DRIVE.
- 2) THE TERM "PUBLIC UTILITY EASEMENT" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH AND CABLE TELEVISION SERVICES. 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 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.
- 3) THERE SHALL BE A 5.00 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT CONTIGUOUS TO ALL INTERIOR SIDE LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT CONTIGUOUS TO ALL FRONT LOT LINES BORDERING WATERSIDE CIRCLE.
- 4) WHEN LOTS OR PARTS OF LOTS ARE COMBINED INTO A SINGLE PARCEL, UN-UTILIZED SIDELINE EASEMENTS SHALL RESCIND TO THE SIDE LINES OF SAID PARCEL.
- 5) "N/R" INDICATES SIDE LOT LINE THAT IS NOT RADIAL TO A CURVED FRONT LOT LINE.
- 6) TRACTS A AND B SHALL BE OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY THE WATERSIDE AT LA CITA HOMEOWNERS ASSOCIATION.
- 7) ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WATERSIDE AT LA CITA HOMEOWNERS ASSOCIATION.
- 8) TRACT C SHALL BE A STORMWATER TRACT ALLOWING FOR AND NOT RESTRICTING EXISTING DRAINAGE FROM OFFSITE AREAS OF LA CITA AND SHALL BE OWNED AND MAINTAINED BY THE WATERSIDE AT LA CITA HOMEOWNERS ASSOCIATION. THERE SHALL BE AN EASEMENT TO THE CITY OF TITUSVILLE OVER TRACT C FOR ACCESS AND MAINTENANCE OF THE PUBLIC DRAINAGE DITCH LOCATED IN THE SOUTHEAST CORNER OF TRACT C.
- 9) ALL PIPING WITHIN THE RIGHTS OF WAY AND DRAINAGE PIPES CONVEYING STORMWATER FROM A RIGHT OF WAY TO A STORMWATER POND WILL BE OWNED AND MAINTAINED BY THE CITY OF TITUSVILLE.
- 10) ● INDICATES SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762".
- 11) ■ INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM PLS 4014"
- 12) ⊕ INDICATES SET PK,N/D STAMPED "PCP PLS 4014"
- 13) OAKHILL DRIVE IS REFERRED TO IN THE LEGAL DESCRIPTION AS OAKHILL AVENUE AS IT WAS ORIGINALLY NAMED IN THE PLAT OF LA CITA SECTION 7, PLAT BOOK 31, PAGE 78.
- 14) THE PRIVATE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON RUNNING ACROSS LOTS 27, THROUGH 39 AND TRACT C INCLUDES THE EASEMENT DEDICATED TO VILLAS AT LA CITA, LTD AS RECORDED IN OFFICIAL RECORDS BOOK 2697, PAGE 2246 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ADDITIONAL AREA HAS BEEN ADDED TO THIS EASEMENT PER THIS PLAT AND SAID ADDITIONAL AREA SHALL BE DEDICATED TO VILLAS AT LA CITA, LTD UNDER THE SAME TERMS AND CONDITIONS SET FORTH IN SAID OFFICIAL RECORDS BOOK 2697, PAGE 2246.
- 15) FOR JOINDERS IN DEDICATION SEE O.R.B. PAGE 4524

Restrictions of 5424 pg 4501

DEDICATION

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

WATERSIDE AT LA CITA

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

By: Stephan J. Gardner
Manager: Waterside at La Cita, LLC
2479 Aloma Ave.
Winter Park, Florida, 32792

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

CORPORATE ACKNOWLEDGEMENT CERTIFICATE

STATE OF FLORIDA COUNTY OF BREVARD
The foregoing instrument was acknowledged before me this 14th day of February, 2005, by Stephan J. Gardner (name of officer or agent, title of officer or agent) of Waterside at La Cita, LLC (name of corporation acknowledging), a Florida (state or place of incorporation) corporation, on behalf of the corporation. He is personally known to me or has produced nothing (type of identification) as identification and did (did not) take an oath.
[Signature] (Signature of Acknowledger)
ALLY HAMPTON (Name of Acknowledger)
Notary Public (Title or Rank)
D.D. 172389 (Serial Number)
My Commission Expires June 5, 2006
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 2-3-05
Honeycutt and Associates Inc.
5195 South Washington Avenue
Titusville, Florida 32780
Certificate of Authorization No. LB 6752

CERTIFICATE OF CITY SURVEYOR

PLAT REVIEWED BY Lynn E. Sanders P.S.M. No. 4863

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

[Signature] DATE: 2-10-05

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on February 13, 2005 the City of Titusville approved the foregoing plat.

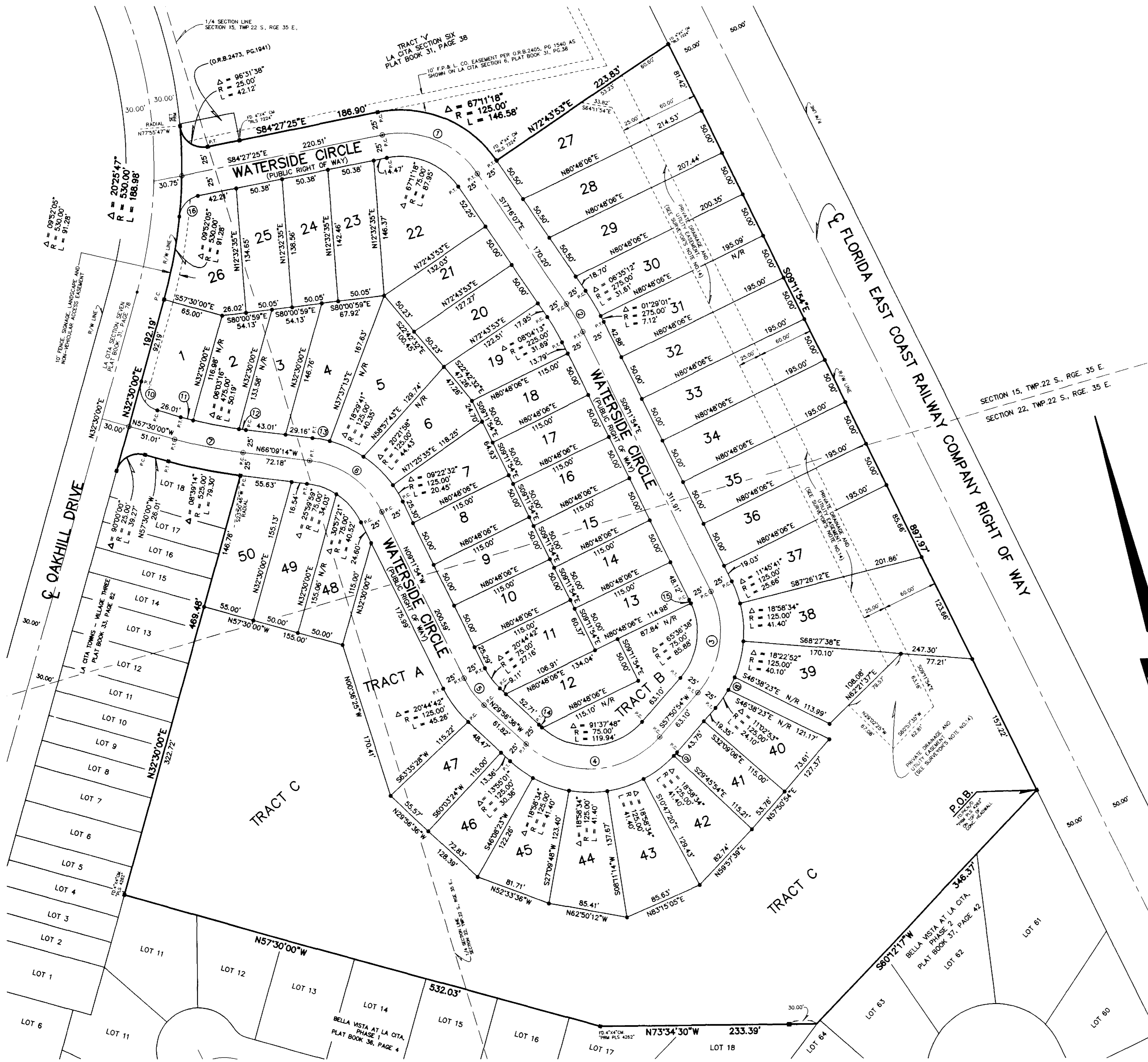
MAYOR
ATTEST:
CITY CLERK

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 February 13, 2005 at 1:29 P.M. File No. 2005057630 in and for Brevard County, Florida
Scott Ellis
[Signature]

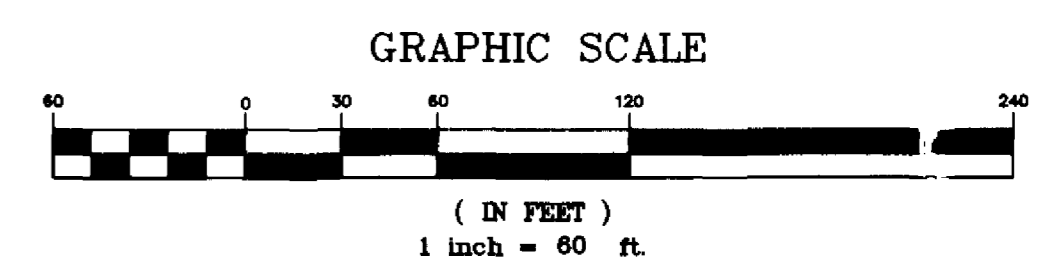
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 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	67°11'18"	100.00	117.27	66.43	110.66	N50°51'46"W
C2	8°04'13"	250.00	35.21	17.64	35.18	N13°14'00"W
C3	67°02'48"	100.00	117.02	66.25	110.46	N24°19'30"E
C4	92°12'30"	100.00	160.93	103.93	144.12	S76°02'51"E
C5	20°44'42"	100.00	35.21	18.30	36.01	S19°34'15"E
C6	56°37'20"	100.00	99.41	54.25	95.56	N37°40'34"W
C7	8°39'14"	500.00	75.52	37.83	75.45	S61°49'37"E
C8	6°52'47"	125.00	15.01	7.51	15.00	N43°21'37"E
C9	2°23'12"	125.00	5.21	2.60	5.21	N59°02'30"E
C10	90°00'00"	25.00	39.27	25.00	35.36	S12°30'00"E
C11	1°41'18"	475.00	14.00	7.00	14.00	S58°20'39"E
C12	0°54'40"	475.00	7.55	3.78	7.55	S65°41'54"E
C13	8°43'09"	125.00	19.02	9.53	19.00	N61°47'39"W
C14	0°34'42"	75.00	0.76	0.38	0.76	S30°13'57"E
C15	1°28'10"	75.00	1.88	0.94	1.88	N08°28'49"W
C16	72°54'40"	25.00	31.81	18.47	29.71	S59°05'15"W

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