MONTECITO

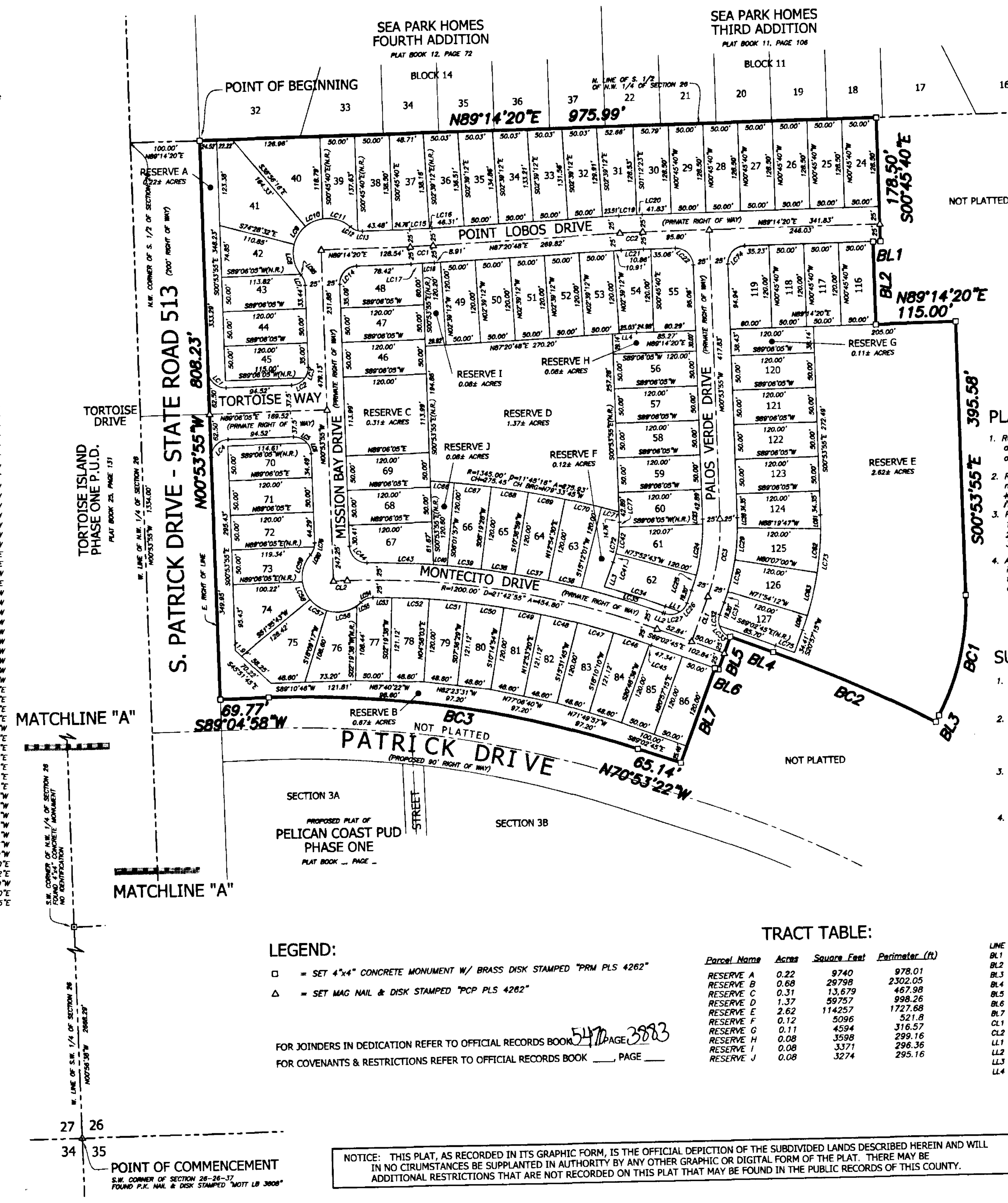
A Subdivision Of A Portion Of Section 26, Township 26 South, Range 37 East, City of Satellite Beach, Brevard County, Florida

Being more particularly described as follows:

Commence at the Southwest corner of said Section 26; thence N00°56'38"W, along the West line of the Southwest one-quarter of said Section 26, a distance of 2,668.29 feet, to the Southwest corner of the Northwest one-quarter of said Section 26; thence N00°53'55"W, along the West line of the Northwest one-quarter of said Section 26, a distance of 1,334.00 feet, to the Northwest corner of the South one-half of the Northwest one-quarter of said Section 26; thence N89°14'20"E, along the North line of the South one-half of the Northwest one-quarter of said Section 26, a distance of 100.00 feet, to a point on the East right of way line of State Road # 513 (a 200.00 foot wide right of way) and the POINT OF BEGINNING of the herein described parcel; thence continue, N89°14'20"E, along the North line of the South one-half of the Northwest one-quarter of said Section 26, a distance of 975.99 feet; thence S00°45'40"E, a distance of 178.50 feet; thence S89°14'21"W, a distance of 10.68 feet; thence S00°45'40"E, a distance of 120.00 feet; thence N89°14'20"E, a distance of 115.00 feet; thence S00°53'55"E, a distance of 395.58 feet, to the point of curvature of a curve, concave Westerly, having a radius of 355.00 feet and a central angle of 29°06'59"; thence Southerly, along the arc of said curve to the right, a distance of 180.40 feet, to a point of intersection with a non-tangent line; thence S28°13'06"W, a distance of 10.61 feet, to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 2,025.00 feet and a central angle of 07°13'54"; thence Northwesterly, along the arc of said curve to the left, a distance of 255.59 feet (said arc subtended by a chord bearing N65°25'48"W, a distance of 255.42 feet), to a point of tangency; thence N69°02'45"W, a distance of 65.70 feet; thence S20°57'15"W, a distance of 50.00 feet; thence N69°02'43"W, a distance of 5.50 feet; thence S20°57'15"W, a distance of 145.46 feet; thence N70°53'22"W, a distance of 65.14 feet, to the point of curvature of a curve, concave Southerly, having a radius of 1,545.00 feet and a central angle of 20°01'40"; thence Westerly, along the arc of said curve to the left, a distance of 540.06 feet, to a point of tangency; thence S89°04'58"W, a distance of 69.77 feet, to a point on the East right of way line of said State Road # 513; thence N00°53'55"W, along the East right of way line of said State Road # 513, a distance of 808.23 feet, to the POINT OF BEGINNING; Containing 19.82 acres, more or less.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	LENGTH	CHORD	CHORD BEARING
BC1	355.00'	29°06'59"	180.40'	178.47'	S13°39'35"W
BC2	2025.00'	7°13'54"	255.59'	255.42'	N65°25'48"W
BC3	1545.00'	20°01'40"	540.06'	537.31'	N80°54'12"W
CC1	1000.00'	1°53'32"	33.03'	33.02'	N88°17'34"E
CC2	1000.00'	1°53'32"	33.03'	33.02'	S88°17'34"W
CC3	300.00'	21°51'10"	114.42'	113.73'	N10°01'40"E
LC1	25.00'	90°00'00"	39.27'	35.36'	S45°53'55"E
LC2	25.00'	53°07'48"	23.18'	22.36'	N62°32'11"E
LC3	25.00'	36°52'12"	16.09'	15.81'	N17°32'11"E
LC4	25.00'	90°00'00"	39.27'	35.36'	S44°06'05"W
LC5	25.00'	1°39'17"	22.54'	27.78'	S65°04'17"E
LC6	25.00'	38°20'43"	16.73'	16.42'	N20°04'16"W
LC7	25.00'	37°45'54"	16.48'	16.18'	N19°46'51"W
LC8	50.00'	52°23'35"	45.72'	44.15'	S10°40'19"E
LC9	50.00'	35°32'16"	31.01'	30.52'	S33°17'36"W
LC10	50.00'	31°50'21"	27.78'	27.43'	S66°58'54"W
LC11	50.00'	49°11'00"	42.92'	41.61'	N72°30'25"W
LC12	25.00'	27°43'29"	12.10'	11.98'	S61°46'40"E
LC13	25.00'	15°07'16"	6.60'	6.58'	S83°12'01"E
LC14	25.00'	90°08'15"	39.33'	35.40'	S44°10'12"W
LC15	975.00'	1°40'32"	28.51'	28.51'	N88°24'04"E
LC16	975.00'	0°13'00"	3.69'	3.69'	N87°27'16"E
LC17	1025.00'	0°55'25"	16.52'	16.52'	N88°46'37"E
LC18	1025.00'	0°58'07"	17.33'	17.33'	N87°49'52"E
LC19	1025.00'	1°26'49"	25.88'	25.88'	S88°04'13"W
LC20	1025.00'	0°26'43"	7.97'	7.97'	S89°00'58"W
LC21	975.00'	1°53'32"	32.20'	32.20'	S88°17'34"W
LC22	25.00'	89°51'45"	39.21'	35.31'	N45°49'48"W
LC23	275.00'	1°28'50"	7.11'	7.11'	N00°09'32"W
LC24	275.00'	15°32'22"	74.58'	74.36'	N08°21'06"E
LC25	275.00'	4°49'58"	23.20'	23.19'	N18°32'15"E
LC26	25.00'	36°52'11"	16.09'	15.81'	N39°23'20"E
LC27	25.00'	53°07'48"	23.18'	22.36'	N84°23'21"E
LC28	325.00'	2°34'08"	14.57'	14.57'	N00°23'09"E
LC29	325.00'	8°12'48"	46.59'	46.55'	N05°46'36"E
LC30	325.00'	8°12'48"	46.59'	46.55'	N13°59'24"E
LC31	325.00'	2°51'27"	16.21'	16.21'	N19°31'31"E
LC32	25.00'	36°52'12"	16.09'	15.81'	S02°31'09"W
LC33	25.00'	53°07'48"	23.18'	22.36'	S42°28'51"E
LC34	1235.00'	4°16'46"	92.24'	92.22'	N71°11'08"W
LC35	1225.00'	5°45'14"	123.02'	122.97'	N71°55'22"W
LC36	1225.00'	2°17'31"	49.00'	49.00'	N75°56'44"W
LC37	1225.00'	2°17'31"	49.00'	49.00'	N78°14'16"W
LC38	1225.00'	2°17'31"	49.00'	49.00'	N80°31'47"W
LC39	1225.00'	2°17'31"	49.00'	49.00'	N82°49'18"W
LC40	1225.00'	0°56'08"	20.00'	20.00'	N84°26'07"W
LC41	155.00'	4°49'58"	13.07'	13.07'	N18°32'15"E
LC42	155.00'	14°23'33"	38.94'	38.83'	N08°55'31"E
LC43	1225.00'	4°29'06"	95.89'	95.86'	N87°08'44"W
LC44	25.00'	88°29'22"	38.61'	34.89'	S45°08'36"E
LC45	1175.00'	0°08'39"	2.96'	2.96'	N69°07'01"W
LC46	1175.00'	2°38'25"	54.15'	54.14'	N70°30'37"W
LC47	1175.00'	2°38'25"	54.15'	54.14'	N73°09'02"W
LC48	1175.00'	2°38'25"	54.15'	54.14'	N75°47'28"W
LC49	1175.00'	2°38'25"	54.15'	54.14'	N78°25'53"W
LC50	1175.00'	2°38'25"	54.15'	54.14'	N81°04'19"W
LC51	1175.00'	2°38'25"	54.15'	54.14'	N83°42'44"W
LC52	1175.00'	2°38'25"	54.15'	54.14'	N86°21'09"W
LC53	1175.00'	1°19'18"	27.10'	27.10'	N88°20'01"W
LC54	25.00'	43°58'55"	19.19'	18.72'	S69°00'53"W
LC55	50.00'	8°39'59"	7.56'	7.56'	N51°21'25"E
LC56	50.00'	52°27'53"	45.78'	44.20'	N81°55'21"E
LC57	50.00'	33°26'26"	29.18'	28.77'	S55°07'30"E
LC58	50.00'	32°05'04"	28.00'	27.63'	S22°21'45"E
LC59	50.00'	48°15'19"	42.11'	40.88'	S17°48'26"W
LC60	25.00'	29°37'11"	12.92'	12.78'	N27°07'30"E
LC61	445.00'	2°34'08"	19.95'	19.95'	N00°23'09"E
LC62	445.00'	8°12'48"	63.79'	63.74'	N05°46'36"E
LC63	445.00'	8°12'48"	63.79'	63.74'	N13°59'24"E
LC64	445.00'	2°51'27"	22.19'	22.19'	N19°31'31"E
LC65	50.00'	1°47'42"	1.57'	1.57'	S37°46'00"E
LC66	1345.00'	1°28'19"	34.56'	34.56'	N84°42'13"W
LC67	1345.00'	2°17'31"	53.80'	53.80'	N82°49'18"W
LC68	1345.00'	2°17'31"	53.80'	53.80'	N80°31'47"W
LC69	1345.00'	2°17'31"	53.80'	53.80'	N78°14'15"W
LC70	1345.00'	2°17'31"	53.80'	53.80'	N75°56'45"W
LC71	1345.00'	1°06'52"	26.16'	26.16'	N74°14'33"W
LC72	155.00'	21°51'10"	59.12'	58.76'	S10°01'40"W
LC73	445.00'	21°51'10"	169.72'	168.70'	N10°01'40"E
LC74	25.00'	10°08'15"	39.33'	35.40'	N44°10'12"E
LC75	2035.00'	0°49'30"	29.30'	29.30'	N68°38'00"W
LC76	25.00'	13°12'49"	5.77'	5.75'	N05°42'30"E
LC77	155.00'	02°37'39"	7.11'	7.11'	N00°24'55"E



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SCALE: 1"=100'

ABBREVIATIONS:

A	ARC LENGTH
R	RADIUS
D	CENTRAL ANGLE
CH	CHORD LENGTH
CH BRG	CHORD BEARING
U.S.C.&G.S.	UNITED STATES COAST & GEODETIC SURVEY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
P.K.	PARKER KALON (BRAND NAME)
LB	LAND SURVEYING BUSINESS
PUD	PLANNED UNIT DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
N.R.	NON-RADIAL
PCP	PERMANENT CONTROL POINT

PLAT NOTES:

1. *Reserves D and E are hereby dedicated for stormwater retention areas and for the installation and maintenance of utilities. These areas will be owned and maintained by the developer, ~~his~~ its successors and/or assigns.*
2. *Reserves A, B, C, F, G, H, I and J are dedicated common open areas and for the installation and maintenance of drainage facilities and utilities. These areas will be owned and maintained by the developer, ~~his~~ its successors and/or assigns.*
3. *Public utility easements are hereby dedicated as follows:*
   1) *A 10' wide public utility easement within the lots adjacent to and contiguous with street right of ways.*
   2) *A 10' wide public utility easement along all rear lot lines.*
   3) *A 5' wide public utility easement along all interior side lot lines.*
4. *All roadways depicted hereon within the limits of the plat are private roads owned by the developer and/or its assigns, which shall be utilized for pedestrian and vehicular ingress and egress over, across, upon and through said roadways. It is the intent of the developer to assign ownership of these roadways to a community association of the homeowners upon their completion.*

SURVEYOR'S NOTES:

1. *The bearings shown are based on a computed line between U.S.C.&G.S. Monument "Tech" and Brevard County control point "Brev GPS 1010" bearing S61°18'29"W, NAD 83, Florida East Zone. This line was computed using published state plane coordinate values for the above reverenced control points.*
2. *The ingress/egress and utility easements shown are for the benefit of utility companies and agencies including but not limited to the following: City of Satellite Beach, Florida Power & Light Company, NUI, City of Cocoa Beach, City of Melbourne, BellSouth and the owners of the lots within this subdivision, said easements are to be owned and maintained by the owners of the lots within this subdivision.*
3. *All public utility easements may be used for the construction, installation, maintenance and operation of cable television services, provided however, no such activities shall interfere with the facilities of an electric, telephone, gas or other public utility. In the event a cable television company damages public utility facilities the cable company shall be solely responsible for the damages.*
4. *All lines contiguous to a curve are radial unless otherwise noted.*

LEGEND:

□ = SET 4"x4" CONCRETE MONUMENT W/ BRASS DISK STAMPED "PRM PLS 4262"

△ = SET MAG NAIL & DISK STAMPED "PCP PLS 4262"

FOR JOINDERS IN DEDICATION REFER TO OFFICIAL RECORDS BOOK 5470 PAGE 3883

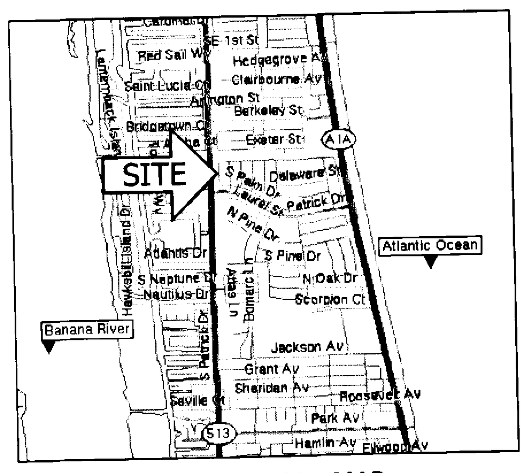
FOR COVENANTS & RESTRICTIONS REFER TO OFFICIAL RECORDS BOOK ____, PAGE ____

TRACT TABLE:

Parcel Name	Acres	Square Feet	Perimeter (ft)
RESERVE A	0.22	9740	978.01
RESERVE B	0.68	29798	2302.05
RESERVE C	0.31	13,679	467.98
RESERVE D	1.37	59757	998.26
RESERVE E	2.62	114257	1727.68
RESERVE F	0.12	5096	521.8
RESERVE G	0.11	4594	316.57
RESERVE H	0.08	3598	299.16
RESERVE I	0.08	3371	296.36
RESERVE J	0.08	3274	295.16

LINE TABLE

LINE	BEARING	LENGTH
BL1	S89°14'20"W	10.68'
BL2	S00°45'40"E	120.00'
BL3	S28°13'05"W	10.61'
BL4	N69°02'45"W	65.70'
BL5	S20°57'15"W	50.00'
BL6	N69°02'45"W	5.50'
BL7	S20°57'15"W	145.46'
CL1	N20°57'15"E	69.20'
CL2	N89°14'20"E	19.93'
LL1	S69°02'45"E	22.84'
LL2	S69°02'45"E	2.84'
LL3	S20°57'15"W	37.64'
LL4	N87°20'48"E	34.75'



LOCATION 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 CIRUMSTANCES 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.

DEDICATION

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

MONTECITO

hereby dedicates to the City of Satellite Beach for the perpetual use of the public an easement over and across the roads and streets shown on this plat for ingress and egress for emergency vehicles and hereby dedicates to the City of Melbourne, for their perpetual use an easement over and across said roads and streets for the maintenance of waterlines and associated facilities, and hereby dedicates to the City of Cocoa Beach, for their perpetual use an easement over and across said roads and streets for the maintenance of sewer lines and and associated facilities and hereby dedicates to public utility companies, for their perpetual use an easement over and across said roads and streets for the maintenance of utilities as described in the surveyor's notes, no other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets, roads, and other common areas be privately owned and maintained and that the public have no right and interest therein.

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 Robert M. Kush
Robert M. Kush, President
Phoenix Community Developers, Inc.
6767 N. Wickham Road
Melbourne, Florida 32940

Attest: Frank Prince, Secretary

Signed and sealed in the presence of: Kenneth R. Mitchell

STATE OF FLORIDA   COUNTY OF BREVARD

THIS IS TO CERTIFY, That on MAY 6, 2005 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Robert M. Kush and FRANK PRINCE respectively President and SECRETARY of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers 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.

Marilyn M Pruss
NOTARY PUBLIC
My Commission Expires JUNE 2, 2008

MARILYN M. PRUSS
MY COMMISSION # DD 325422
EXPIRES: June 2, 2008
Bonded Thru Notary Public Underwriters

CERTIFICATE OF APPROVAL BY CITY COUNCIL

I HEREBY CERTIFY, that on MAY 4, 2005 the foregoing plat was approved by the City Council of the City of Satellite Beach, Brevard County, Florida.

Mayor

ATTEST: Barbara Bogens

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on January 19, 2005, he completed the survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes. Dated 04/04, 2005

Robert M. Salmon, PSM
Professional Surveyor & Mapper
Florida Registration Number 4262

For: Allen Engineering, Inc.
106 Dixie Lane
Cocoa Beach, FL 32931
Certification of Authorization Number LB 266

CERTIFICATE OF REVIEWING SURVEYOR

I HEREBY CERTIFY, that I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part I, Florida Statutes.

John E. Stultz, PSM
Professional Surveyor & Mapper
Florida Registration # 6258

Surveyor reviewing for the City of Satellite Beach, Brevard County, FL

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY CITY OF SATELLITE BEACH

I HEREBY CERTIFY, that the City Council hereby accepts all easements dedicated to the public.

ATTEST: ____ Mayor ____

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 05-20-2005 at 10:27 AM

File No. 2005178620

Scott Ellis by Dianne Smith
Clerk of the Circuit Court in and for Brevard County, FL

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