

LAS VERDES TOWNHOMES TRACT "F", PHASE TWO

A RESUBDIVISION OF TRACT "C" AS SHOWN ON THE PLAT OF LAS VERDES TOWNHOMES TRACT "F" PHASE ONE AS RECORDED IN PLAT BOOK 44, PAGE 16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ALL LYING IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA. CONTAINING 17 LOTS AND 2.49 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THE BEARING SYSTEM SHOWN HEREON IS BASED ON A BEARING OF N.22°59'24"W., ALONG THE CENTERLINE OF SAWGRASS DRIVE AS SHOWN ON THE PLAT OF LA CITA SECTION FIVE.
- * INDICATES SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM PLS 4014" UNLESS NOTED OTHERWISE HEREON.
- * INDICATES SET PERMANENT CONTROL POINT NAIL AND DISC STAMPED "PCP PLS 4014".
- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES ADJACENT TO PUBLIC ROAD RIGHTS OF WAY.
- THE TERM "PUBLIC UTILITY" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND TELEVISION CABLE SERVICES.
- NO ACCESSORY STRUCTURES SHALL BE CLOSER THAN FIVE (5) FEET FROM ANY PROPERTY LINE OR CLOSER THAN TEN (10) FEET FROM ANY OTHER STRUCTURE. NO ACCESSORY STRUCTURES SHALL BE PERMITTED WITHIN ANY DRAINAGE/RETENTION EASEMENT.
- POOL ENCLOSURES SHALL MEET THE SAME FRONT AND SIDE REQUIREMENTS AS THE PRINCIPAL STRUCTURE AND SHALL BE NO CLOSER THAN FIVE (5) FEET FROM THE REAR LOT LINE. SWIMMING POOLS SHALL MEET THE SAME REQUIREMENTS AS POOL ENCLOSURES PLUS THREE (3) FEET AND SHALL BE NO CLOSER THAN FIVE (5) FEET FROM ANY STRUCTURES. NO POOL AND/OR POOL ENCLOSURE SHALL BE PERMITTED WITHIN ANY EASEMENTS.
- FOR DEED RESTRICTIONS SEE O.R.B. _____ PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

BUILDING SETBACKS:
 FRONT YARD SETBACK.....25- FEET
 REAR YARD SETBACK.....25- FEET
 SIDE CORNER SETBACK.....20- FEET
 MAXIMUM BUILDING HEIGHT.....45- FEET

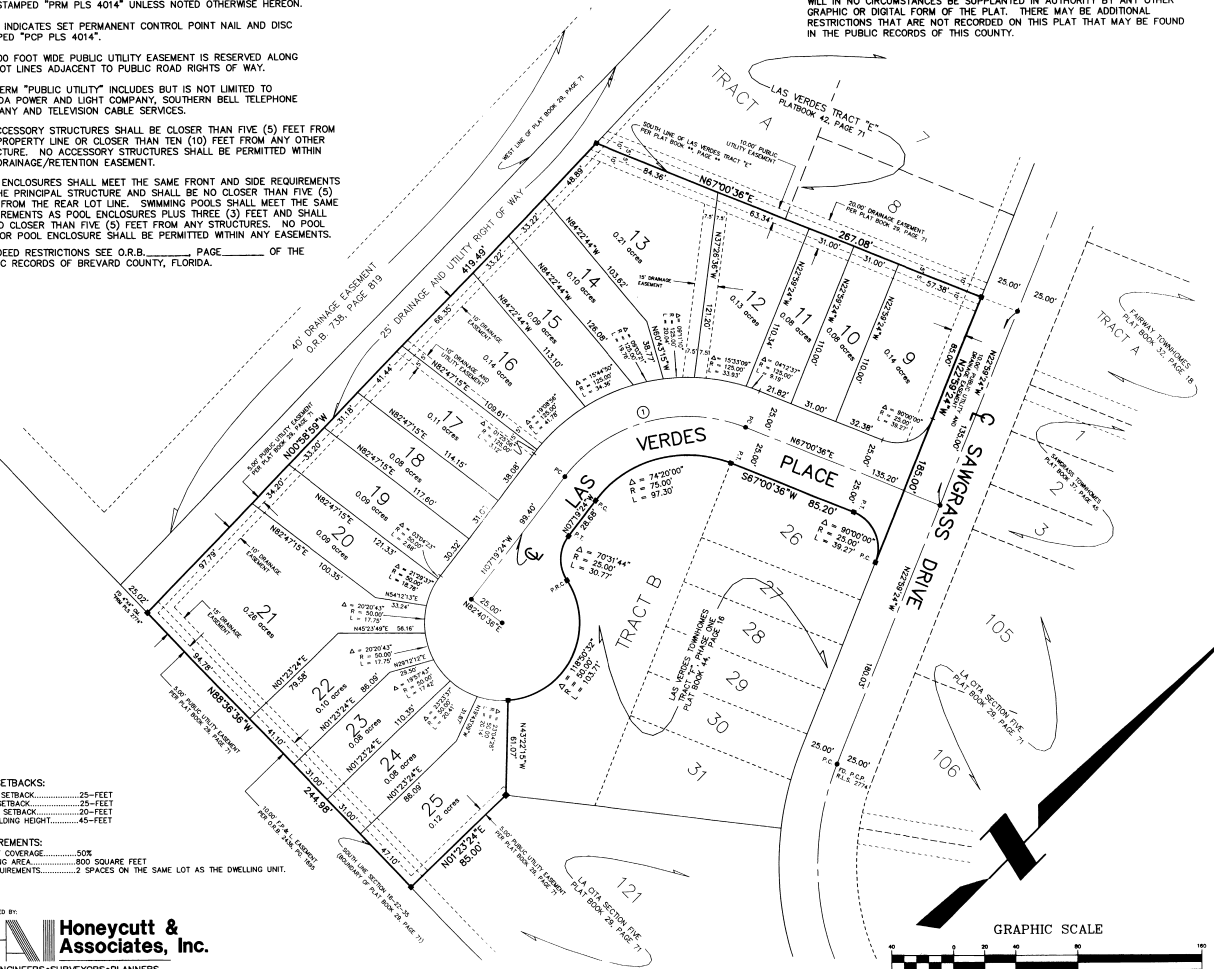
LOT REQUIREMENTS:
 MAXIMUM LOT COVERAGE.....50%
 MINIMUM LIVING AREA.....800 SQUARE FEET
 PARKING REQUIREMENTS.....2 SPACES ON THE SAME LOT AS THE DWELLING UNIT.

PREPARED BY:
Honeycutt & Associates, Inc.
 ENGINEERS-SURVEYORS-PLANNERS
 605 South Palm Avenue • Titusville, Florida 32796
 (407) 267-6233 Fax (407) 269-7847
 CERTIFICATE OF AUTHORIZATION NO. 08 8102

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	100.00	129.74	75.81	120.83	S29°50'36"W	74°20'00"

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.



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in:
LAS VERDES TOWNHOMES TRACT "F", PHASE TWO

herely dedicates said lands and plot for the uses and purposes therein expressed and dedicates all roads, streets, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, 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: Josiah D. Pirrotta
 JOSEPH D. PIROTTA, TRUSTEE
 3705 SAWGRASS DRIVE
 TITUSVILLE, FLORIDA 32796
 Signed and attested in the presence of:
James B. ...
...

CORPORATE ACKNOWLEDGEMENT CERTIFICATE
 STATE OF FLORIDA, COUNTY OF BREVARD
 The foregoing instrument was acknowledged before me this 6th day of March, 1999, by Josiah D. Pirrotta, (name of person acknowledged), a Trustee (name of capacity) of LAS VERDES TOWNHOMES TRACT "F", PHASE TWO (name of corporation), a corporation organized under the laws of the State of Florida, and personally known to me as a Notary Public (type of certification as to identity and domicile) and Notary Public (type of certification as to authority and jurisdiction) (Signature of Acknowledger)
Steve Ann Reynolds (Name of Acknowledger)
Notary Public, State of FL (Title or Rank)
C.C.G. 11883 (Serial Number)
 My Notary Seal (Seal Number) _____ SEAL

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on 1-9-99, he completed the survey of the lands as shown in the foregoing plat, that said plat is a true and correct representation of the lands therein described and that the same are the same as the reference monuments have been placed as shown on the plat, and that the same are located in Brevard County, Florida. DATED: 12-7-99
Dennis W. Wright (Signature)
 DENNIS W. WRIGHT (Registration No. 4014)

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, that on March 9, 1999, the Titusville City Council approved the foregoing plat.
Raymond Butler (Signature)
 MAYOR
 ATTEST:
Anna J. Romanelli (Signature)
 CITY CLERK

CERTIFICATE OF CITY SURVEYOR
 PLAT REVIEWED BY _____ P.L.S. No. _____
 WITH THE CITY OF TITUSVILLE, FLORIDA, FOR CONFORMITY TO CHAPTER 177 OF THE FLORIDA STATUTES.
 _____ DATE _____

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 the requirements of the Florida Statutes, and was filed for record on March 15, 1999 at 10:28 AM in Book 44 Page 77.
Sandy ...
 Clerk of the Circuit Court
 in and for Brevard County, Florida