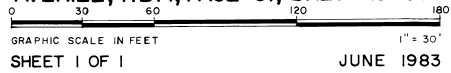


# BEACH WOODS STAGE SEVEN PHASE THREE-A

A RESUBDIVISION OF A PORTION OF PART FIRST OF PLAT OF FARMLANDS AT AVERILL, P.B. 1, PAGE 61, BREVARD COUNTY, FLORIDA



### LEGAL DESCRIPTION

A portion of Section 20, Township 28 South, Range 38 East, Brevard County, Florida, being a resubdivision of a portion of Block D and THIRD STREET of PART FIRST OF PLAT OF FARMLANDS AT AVERILL, according to the plat thereof as recorded in Plat Book 1 of Page 61 of the Public Records of Brevard County, Florida, being more particularly described as follows:  
 Begin at the southwest corner of BEACH WOODS STAGE FIVE PHASE ONE, according to the plat thereof as recorded in Plat Book 29 of Page 59 of the Public Records of Brevard County, Florida; thence S 89° 51' 54" W along the south line of said THIRD STREET for a distance of 310.00 feet; thence N 37° 39' 31" W for a distance of 26.34 feet; thence N 55° 30' 48" E for a distance of 190.00 feet; thence S 34° 29' 12" E for a distance of 86.96 feet; thence N 89° 51' 54" E for a distance of 25.84 feet; thence N 00° 08' 06" W for a distance of 134.00 feet; thence N 89° 51' 54" E for a distance of 32.00 feet; thence N 00° 08' 06" W for a distance of 94.00 feet; thence N 89° 51' 54" E for a distance of 24.00 feet; thence S 00° 08' 06" E for a distance of 82.13 feet; thence N 89° 51' 54" E for a distance of 94.00 feet to a point on the West line of said BEACH WOODS STAGE FIVE PHASE ONE; thence S 00° 08' 06" E along said West line for a distance of 126.23 feet to the Point of Beginning. Containing 2.126 acres, more or less.

### NOTE:

BEACH WOODS OF BREVARD COUNTY, INC. in recording this plat of BEACH WOODS STAGE SEVEN PHASE THREE-A has designated certain areas of land, known as Tracts "B", "C", for garage purposes, and Tract "D" for residential purposes, which will be subject to individual ownership. Ownership in Tracts "B", "C", "D" is limited to homeowners in all present and future STAGES of BEACH WOODS.

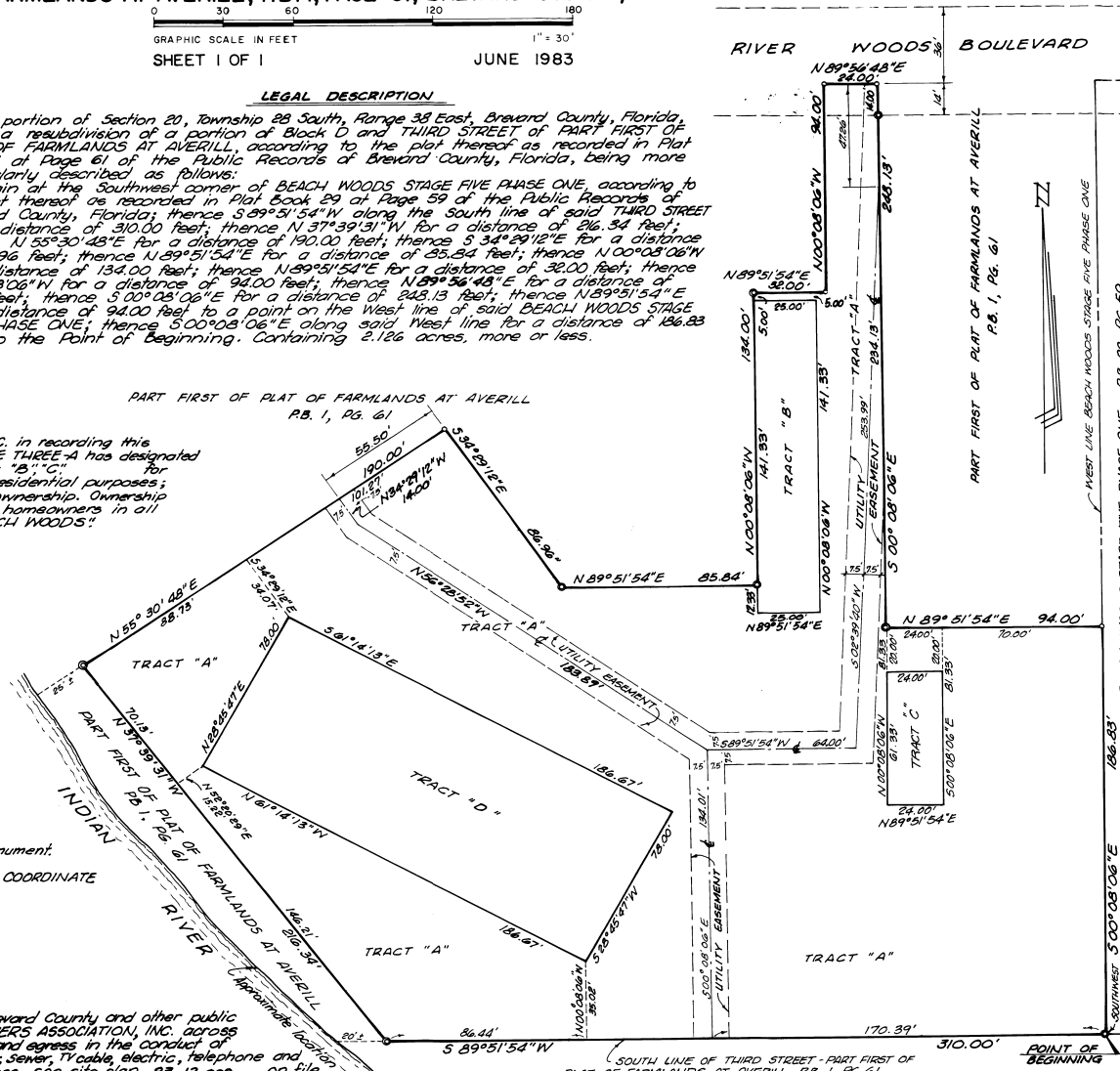
### SURVEYOR'S NOTES:

1. © denotes Permanent Reference Monument.
2. Bearings are based on the FLORIDA COORDINATE SYSTEM - EAST ZONE.

### NOTES:

1. An Easement is hereby granted to Brevard County and other public agencies and BEACH WOODS HOMEOWNERS ASSOCIATION, INC. across TRACT "A" for the purpose of ingress and egress in the conduct of installation and maintenance of water, sewer, TV cable, electric, telephone and other utilities; for the method of access, see site plan 83-12-009 on file with the Planning and Zoning Department of Brevard County, Florida.
2. BEACH WOODS OF BREVARD COUNTY, INC. in recording this plat of BEACH WOODS STAGE SEVEN PHASE THREE-A has designated certain areas of land for common property known as TRACT "A" intended for use by the homeowners in said BEACH WOODS STAGE SEVEN PHASE THREE-A for ingress and egress, and for recreation and other related activities as delineated and described by Site Plan 83-12-009 on file with the Planning and Zoning Department of Brevard County, Florida.
3. For Deed of Restrictions, see Official Records Book 2077, Page 1042.
4. For Declaration of Covenants, Conditions and Restrictions see Official Records Book 2035, Page 238.

Prepared by: STOTTLER STAGGS & ASSOCIATES  
 CAPE CANAVERAL, FLORIDA  
 Job No. 78072



PLAT BOOK 30  
 AND PAGE 16

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in BEACH WOODS STAGE SEVEN PHASE THREE-A

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the 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 2 DEC 83

By Thomas E. Wasdin  
 THOMAS E. WASDIN President

Signed and sealed in the presence of BEACH WOODS OF BREVARD  
Robert E. Miller COUNTY, INC.  
 RD. BOX 308  
 KALAMIELE, MELB. BCH., FL. 32951  
 STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on 2 DEC 83

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS E. WASDIN, President and

and respectively 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.

David A. DeGibson  
 DAVID A. DEGISSON  
 Notary Public  
 My Commission Expires 9-21-85

### CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MAY 19 1983 he has 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 plotted; that permanent reference monuments have been placed as shown thereon as required by Chapter 287 Florida Statutes; and that said plat is located in Brevard County, Florida, on 2 DEC 83.

David A. DeGibson  
 DAVID A. DEGISSON Registration No. 2412

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat.

ATTEST: \_\_\_\_\_ MAYOR, \_\_\_\_\_ 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

easements and areas dedicated for public use on this plat.  
Tom Steel  
 Chairman of the Board

ATTEST: A.C. Minnifield  
 Clerk of the Board of County Commissioners

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ approved the foregoing plat; was approved by the Board of County Commissioners, Brevard County, Florida.

Tom Steel  
 Chairman of the Board

ATTEST: A.C. Minnifield  
 Clerk of the Board of County Commissioners

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on \_\_\_\_\_ the \_\_\_\_\_ of the Zoning Commission of the \_\_\_\_\_ County, Florida, approved the foregoing plat.

A.C. Minnifield  
 Clerk of the Circuit Court in and for Brevard County, Fla.

I HEREBY CERTIFY, That I am a duly qualified and sworn Florida Statutes, and was duly sworn on \_\_\_\_\_ at \_\_\_\_\_, Florida, on \_\_\_\_\_, 1983.