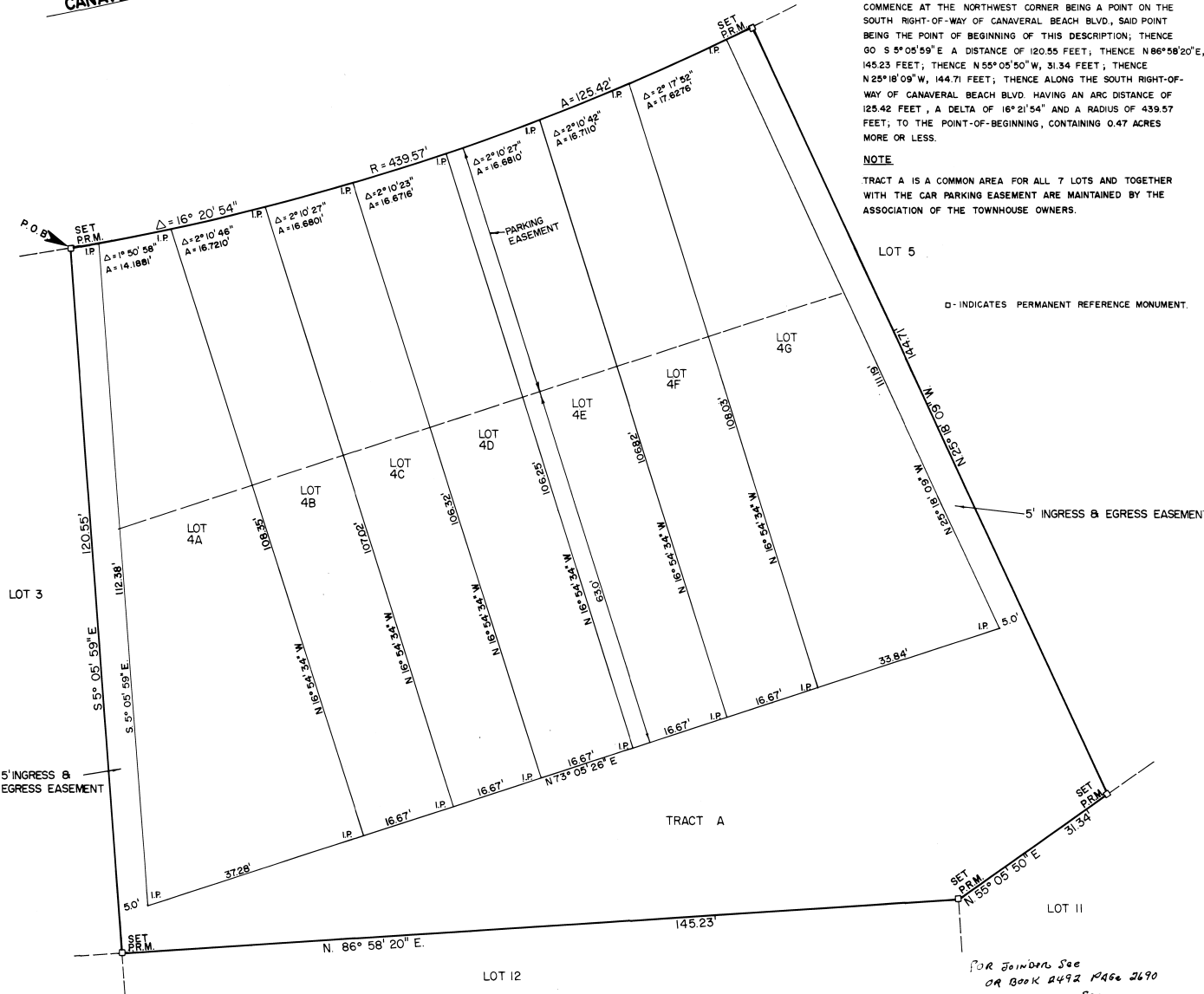


# OCEAN BREEZE TOWNHOUSES

CITY OF CAPE CANAVERAL  
BREVARD COUNTY, FLORIDA  
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST



CANAVERAL BEACH BLVD.  
80' RIGHT-OF-WAY



### LEGAL DESCRIPTION

A PARCEL OF LAND, LOT 4, BLOCK 4, CAPE CANAVERAL BEACH GARDENS, UNIT No. 2, BEING THE SAME LANDS AS DESCRIBED IN PLAT BOOK 17, PAGE 82 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ALL LANDS LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF CANAVERAL BEACH BLVD., SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE GO S 5° 05' 59" E A DISTANCE OF 120.55 FEET; THENCE N 86° 58' 20" E, 145.23 FEET; THENCE N 55° 05' 50" W, 31.34 FEET; THENCE N 25° 18' 09" W, 144.71 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF CANAVERAL BEACH BLVD. HAVING AN ARC DISTANCE OF 125.42 FEET, A DELTA OF 16° 21' 54" AND A RADIUS OF 439.57 FEET; TO THE POINT-OF-BEGINNING, CONTAINING 0.47 ACRES MORE OR LESS.

### NOTE

TRACT A IS A COMMON AREA FOR ALL 7 LOTS AND TOGETHER WITH THE CAR PARKING EASEMENT ARE MAINTAINED BY THE ASSOCIATION OF THE TOWNHOUSE OWNERS.

PLAT BOOK 30  
AND PAGE 39

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in OCEAN BREEZE TOWNHOUSES... hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set... hand... and seal... on JAN. 6, 1984.

Robert J. Schuenger  
Debra A. Schuenger

Signed and sealed in the presence of:

Debra A. Schuenger

Debra A. Schuenger

STATE OF Florida COUNTY OF Brevard  
THIS IS TO CERTIFY, That on Jan. 6, 1984, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Robert J. Schuenger + Debra A. Schuenger

to me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be... free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Debra A. Schuenger  
NOTARY PUBLIC

My Commission Expires 10-28-80

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on DEC. 14, 1983, he 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 platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated: DEC. 14, 1983.

Registration No. 2699

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on January 17, 1984, the City Council of the City of Cape Canaveral 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 roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Attest: Chairman of the Board  
Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Attest: Chairman of the Board  
Clerk of the Board  
County Engineer

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on the Zoning Commission of the above approved the foregoing plat.

### 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 3-6-84 at 3:37 P.M. File No. 860150  
R.C. Womack, Jr.  
Clerk of the Circuit Court in and for Brevard County, Fla.

FOR JOINTS See  
OR BOOK 2492 PAGE 2690  
FOR RESTRICTIONS See  
OR BOOK 2492 PAGE 2691