

LONG POINT TOWNHOUSES

A SUBDIVISION LYING IN SECT. 23, TWP. 24 S., RGE. 37 E.
CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA

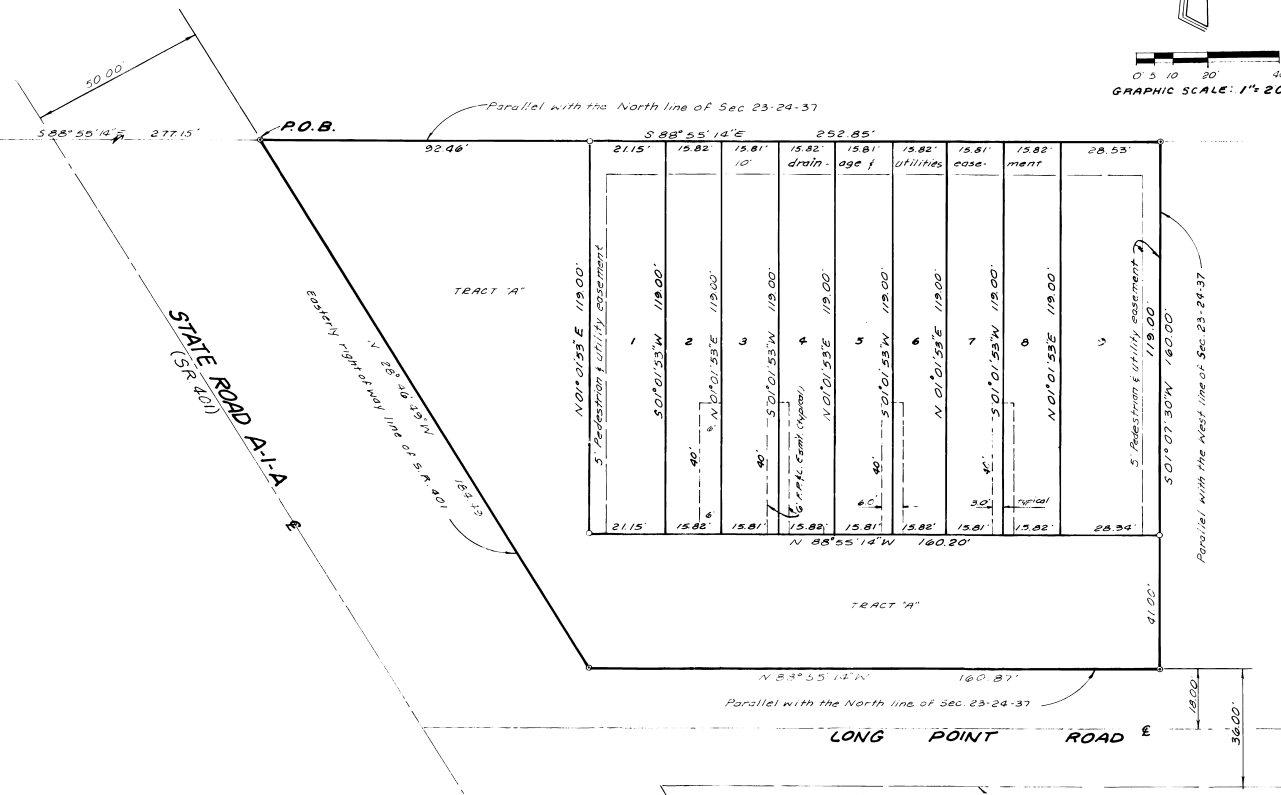
N.W. Corner Sec. 23-24-37



West line of Section 23, Township 24 South, Range 37 East
50° 07' 30" W 356.00'

LEGAL DESCRIPTION

Commence at the Northwest Corner of Section 23, Township 24 South, Range 37 East, Tallahassee Meridian; and run 50° 07' 30" W along the West line of said Section 23 a distance of 356.00 Feet; thence run 58° 55' 14" E and parallel with the North line of said Section 23 a distance of 277.15 Feet to the Point-of-Beginning; thence continue S88° 55' 14" E and parallel with the North line of said Section 23 a distance of 252.85 Feet; thence run 50° 07' 30" W and parallel with the West line of said Section 23 a distance of 160.00 Feet to a point lying on the North right of way line of LONG POINT ROAD; thence run N 88° 55' 14" W along said right of way line, said line being parallel with said Section 23, a distance of 160.87 Feet to a point lying on the Easterly right of way line of STATE ROAD 401; thence run N 28° 46' 49" W along the said right of way line a distance of 184.49 Feet to the Point-of-Beginning.



Surveyor's Notes:

1. The bearings shown are based on an assumed North Meridian.
2. * Indicates Permanent Reference Monument.
3. @ Indicates Permanent Control Point.

PREPARED BY
ALLEN ENGINEERING INC.
SURVEYORS-ENGINEERS
106 DIXIE LANE
COCOA BEACH, FLORIDA

AUGUST 1984

Plat Notes:

1. Tract "A" is a common area to be used ingress and egress for all lot owners of this subdivision.
 2. An easement is granted to the City of CAPE CANAVERAL and other public agencies and utilities across Tract "A" for the purpose of ingress during emergencies and for purpose of maintenance and/or installation of utilities and for such other purposes as the City of CAPE CANAVERAL may require at its sole discretion.
 3. A 50' easement where shown, is reserved for ingress and egress for the benefit of all lot owners of this subdivision and for the installation and maintenance of public utilities.
 4. A 10.0' easement is reserved along the back of all lots for drainage, water and sewer service and any other utilities required by the City of CAPE CANAVERAL or other public agencies.
 5. A 5.0' easement, where shown, is reserved for the purpose of maintenance and installation of electric service.
- See restrictions see OR Book 2592 pg. 1275
See joinder see OR Book 2592 pg. 1284

ORDER NO. 831031

PLAT BOOK 31
AND PAGE 58

DEDICATION

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

"LONG POINT TOWNHOUSES"

hereby dedicates said lands, and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and SPACE COAST BUILD INC., 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 November 26, 1984.

By Frank Morrell, Jr.
FRANK MORRELL, JR. President
Attest:

Signed and sealed in the presence of:
SPACE COAST BUILDERS, INC. Wesley A. Pauer

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on November 26, 1984
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

FRANK MORRELL, JR. and
respectively President and
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 therunto 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.
Gloria J. McLeary
NOTARY PUBLIC GLORIA J. McLEARY
My Commission Expires AUGUST 25, 1985

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on November 2, 1984 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 November 26, 1984
Ray K. Campbell Registration No. 2351

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 20, 1984 the Cape Canaveral City Council

approved the foregoing plat.
Attest: Virginia D. Williams MAYOR, SEAL
Janet S. Lasser 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.
Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on November 14, 1984 the Zoning Commission of the above approved the foregoing plat.
R. C. Russell 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 all the requirements of Chapter 177, Florida Statutes, and was filed for record on April 17, 1985 at 12:13 P.M. in file # 211-36
R. C. Wintstead
Clerk of the Circuit Court in and for Brevard County, Fla.
W. J. ...