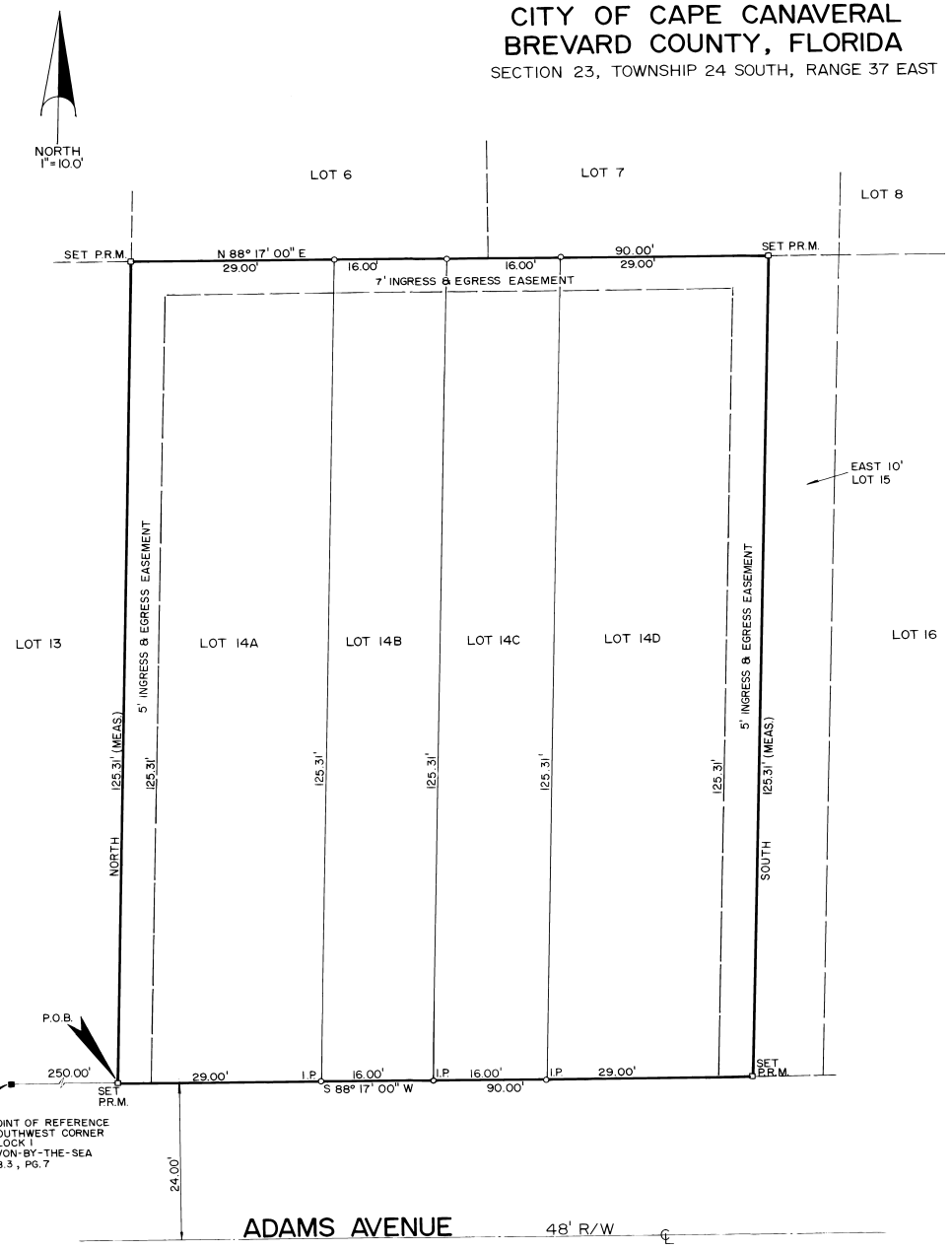
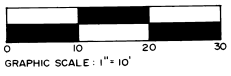
BREEZEWAY TOWNHOUSES

CITY OF CAPE CANAVERAL
BREVARD COUNTY, FLORIDA
SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST





LEGAL DESCRIPTION

A PARCEL OF LAND, LOT 14 AND THE WEST 40.00 FEET OF LOT 15 IN BLOCK 1 OF AVON-BY-THE-SEA, BEING THE SAME LANDS AS DESCRIBED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. ALL LANDS LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT A POINT ON THE SOUTHWEST CORNER OF BLOCK 1, AVON-BY-THE-SEA PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT BEING POINT OF REFERENCE, THENCE GO N 88° 17' 00" E, 250.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ADAMS AVENUE, SAID POINT BEING POINT-OF-BEGINNING OF THIS DESCRIPTION, THENCE GO NORTH, 125.31 FEET; THENCE GO N 88° 17' 00" E, 90.00 FEET; THENCE GO SOUTH, 125.31 FEET; THENCE GO S 88° 17' 00" W, 90.00 FEET TO THE POINT-OF-BEGINNING. CONTAINING 0.26 ACRES MORE OR LESS.

NOTE

□ - INDICATES PERMANENT REFERENCE MONUMENT

THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

for restrictions see OR Book 2596 pg 883
joinder see OR Book 2596 pg 882

PREPARED BY:
WCB SURVEYING
CAPE CANAVERAL, FL

PLAT BOOK 31
AND PAGE 59

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners...in fee simple of the lands described in BREEZEWAY TOWNHOUSES hereby dedicates said lands and plat 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 ... hand ... and seal ... on June 6, 1984

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on June 12, 1984, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

DONALD A. CALL

to me known to be the person... 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.

SEAL

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

NOTARY PUBLIC

My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on ... 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 June 6, 1984

Frank M. Garcia Registration No. 2549

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on November 6, 1984 the Cape Canaveral City Council approved the foregoing plat.

SEAL

Joyce Fetherolf MAYOR.

ATTEST: Janet S. Leven 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.

Chairman of the Board

ATTEST:

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.

Chairman of the Board.

Attest

Clerk of the Board.

Approved

County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 24 Oct 1984 the Zoning Commission of the above city approved the foregoing plat.

M. R. Randolph Vice Chairman

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 5-1-1985 at 11:19 AM File No. 25365

R. C. Winstead Jr. By: Anthony W. Mizzi D.C.

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