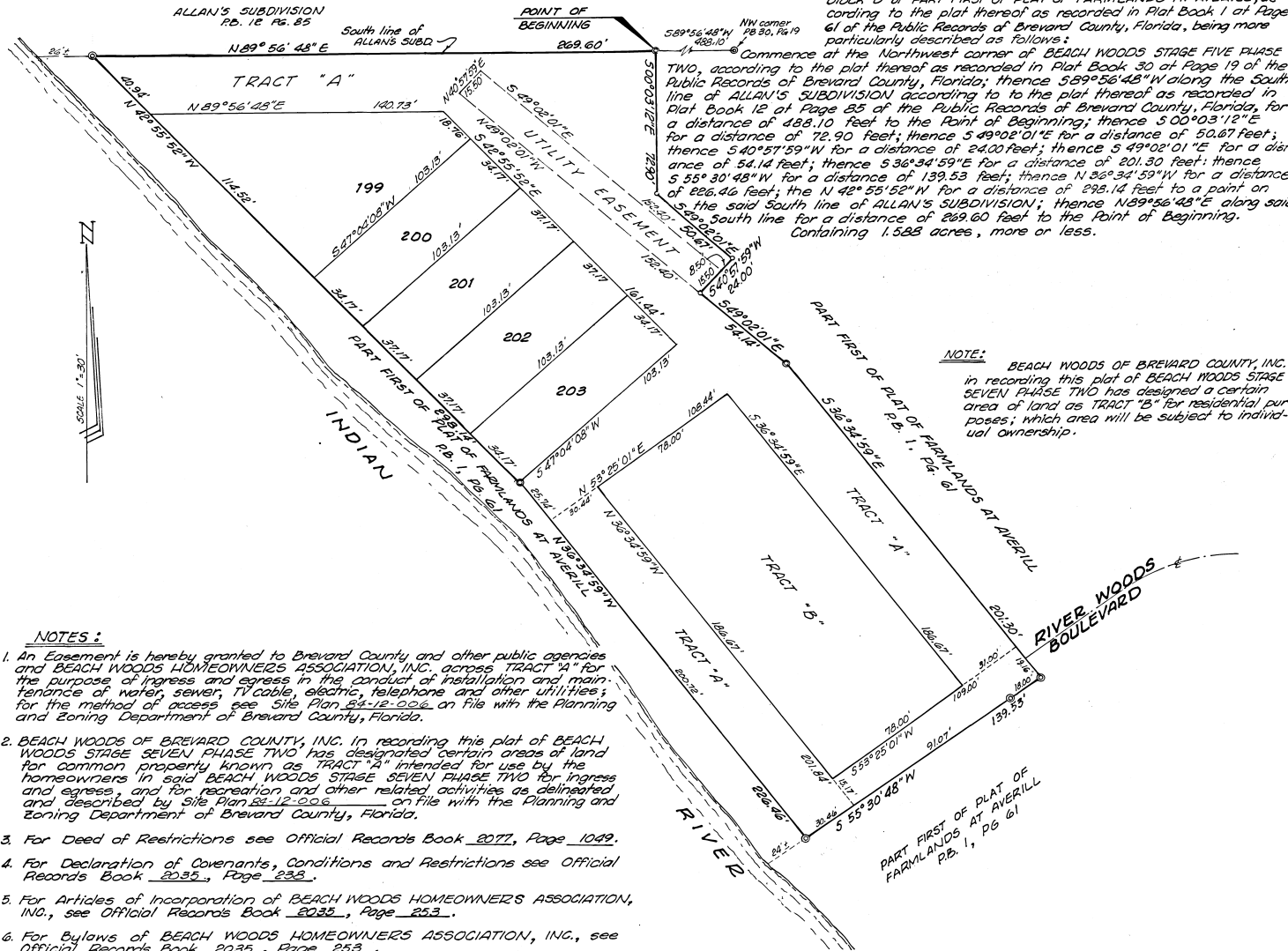


BEACH WOODS STAGE SEVEN PHASE TWO

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

GRAPHIC SCALE IN FEET
SHEET 1 OF 1
OCT 1984



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 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:

Commence at the Northwest corner of BEACH WOODS STAGE FIVE PHASE TWO, according to the plat thereof as recorded in Plat Book 30 at Page 19 of the Public Records of Brevard County, Florida; thence $58^{\circ}56'48''$ W along the South line of ALLAN'S SUBDIVISION according to the plat thereof as recorded in Plat Book 12 at Page 85 of the Public Records of Brevard County, Florida, for a distance of 188.10 feet to the Point of Beginning; thence $5^{\circ}00'12''$ E for a distance of 72.90 feet; thence $5^{\circ}02'01''$ E for a distance of 50.67 feet; thence $5^{\circ}40'59''$ W for a distance of 24.00 feet; thence $5^{\circ}49'02''$ E for a distance of 54.14 feet; thence $5^{\circ}36'34''$ E for a distance of 201.30 feet; thence $5^{\circ}30'48''$ W for a distance of 139.53 feet; thence $N 86^{\circ}34'59''$ W for a distance of 226.46 feet; the $N 48^{\circ}55'52''$ W for a distance of 228.14 feet to a point on the said South line of ALLAN'S SUBDIVISION; thence $N 89^{\circ}56'48''$ E along said South line for a distance of 269.60 feet to the Point of Beginning. Containing 1.528 acres, more or less.

NOTE: BEACH WOODS OF BREVARD COUNTY, INC. in recording this plat of BEACH WOODS STAGE SEVEN PHASE TWO has designed a certain area of land as TRACT "B" for residential purposes; which area will be subject to individual ownership.

- 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 84-12-026 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 TWO 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 TWO for ingress and egress, and for recreation and other related activities as delineated and described by Site Plan 84-12-026 on file with the Planning and Zoning Department of Brevard County, Florida.
 3. For Deed of Restrictions see Official Records Book 2077, Page 1049.
 4. For Declaration of Covenants, Conditions and Restrictions see Official Records Book 2035, Page 233.
 5. For Articles of Incorporation of BEACH WOODS HOMEOWNERS ASSOCIATION, INC., see Official Records Book 2035, Page 253.
 6. For Bylaws of BEACH WOODS HOMEOWNERS ASSOCIATION, INC., see Official Records Book 2035, Page 253.
 7. An Easement is hereby granted to Brevard County and to Public Utilities across TRACT "A" for the purpose of ingress and egress and for the purpose of access to the installation and maintenance of public utilities and drainage; for the methods of access see Site Plan 84-12-026 on file with the Planning and Zoning Department of Brevard County, Florida.
 8. For divider-in-Plat; see Official Records Book 1111, Page _____.

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

PLAT BOOK 31
AND PAGE 87

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the land described in BEACH WOODS STAGE SEVEN PHASE TWO 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, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on 13 MAR. 85

By Thomas E. Wadson
THOMAS E. WADSON President

Attest: Richard C. Pfeiffer
NOTARY PUBLIC

Signed and sealed in the presence of BEACH WOODS OF BREVARD COUNTY, INC. COUNTY, INC. PO. BOX 368 CAPE CANAVERAL, FLORIDA 32951
MELB. BCH, FL. 32951
Biden I. Miller STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY that on MARCH 13, 1985 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS E. WADSON and Richard C. Pfeiffer respectively, President and Notary Public 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.

Richard C. Pfeiffer
NOTARY PUBLIC
My Commission Expires 9/21/85

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MAY 19 1985 he completed the survey of the lands as shown in the foregoing plat; that said plat is in 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 13 MAR 85
Nancy G. Wadsworth Registration No. 2412
David A. Williams

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

Sue Schmitt
Chairman of the Board

ATTEST: Richard C. Pfeiffer
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MARCH 25, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Sue Schmitt
Chairman of the Board

ATTEST: Richard C. Pfeiffer
Clerk of the Board

Approved: Richard C. Pfeiffer
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on MARCH 24, 1985 the Zoning Commission of the above COUNTY approved the foregoing plat.

Chas. J. ...
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 the 177 Florida Statutes, and was filed for record on July 19, 1985 at 10:52 File No. 058001
R. C. Winstead, Jr. Clerk
Clerk of the Circuit Court in and for Brevard County, Fla.