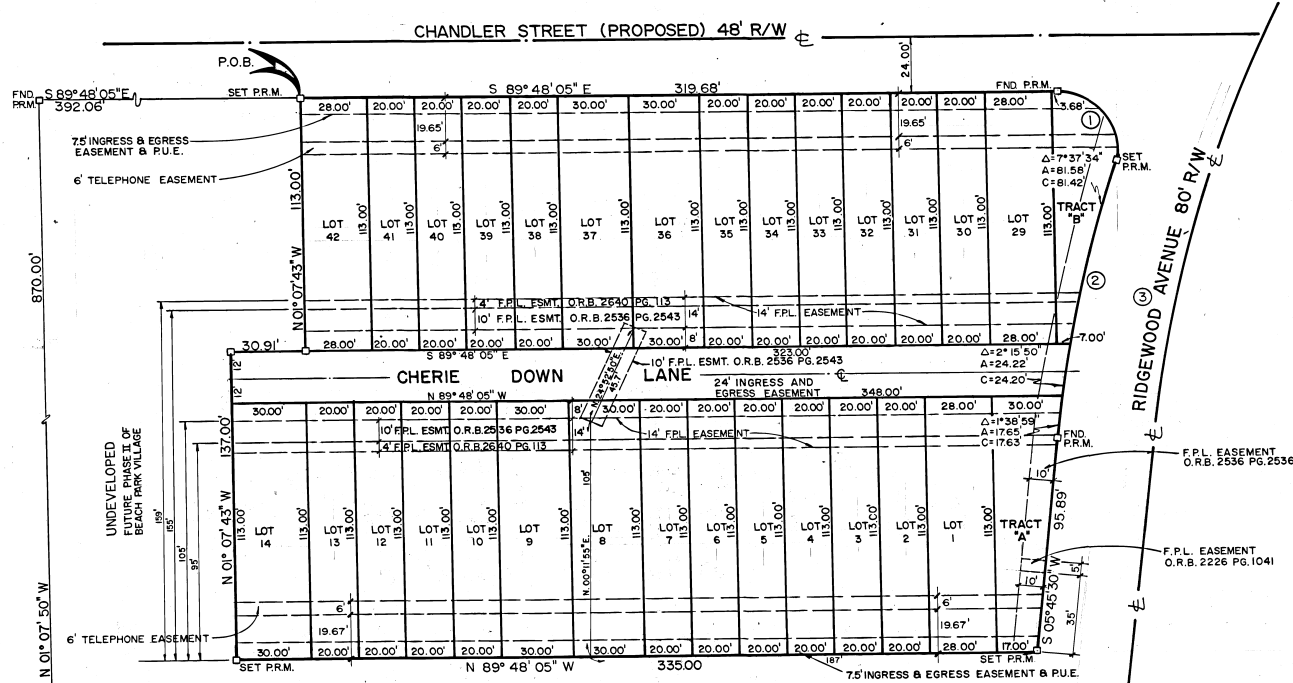


# BEACH PARK VILLAGE

CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST



CAPEVIEW ELEMENTARY SCHOOL  
TRACT 7 (PB 21, PG 80)

**LEGAL DESCRIPTION**

THE EAST HALF OF TRACT 10, REPLAT OF CHANDLER PARK, BEING THE SAME LANDS AS DESCRIBED IN PLAT BOOK 21, PAGE 80 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 SOUTHEAST CORNER OF SOUTHWEST 1/4 SEC. 14-24-37; THENCE N 01° 07' 50" W, 870.00 FEET; THENCE S 89° 48' 05" E, 392.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CHANDLER STREET, SAID POINT BEING THE POINT-OF-BEGINNING OF THIS DESCRIPTION, THENCE GO S 89° 48' 05" E, 319.68 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A CENTRAL ANGLE OF 107° 05' 58" AND A RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.60 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A CENTRAL ANGLE OF 11° 32' 23" AND A RADIUS OF 82.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.45 FEET; THENCE S 05° 45' 30" W, 95.89 FEET; THENCE N 89° 48' 05" W, 335.00 FEET; THENCE N 01° 07' 43" W, 137.00 FEET; THENCE S 89° 48' 05" E, A DISTANCE OF 30.91 FEET; THENCE N 01° 07' 43" W, A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING, CONTAINING 195 ACRES MORE OR LESS.

- - INDICATES PERMANENT REFERENCE MONUMENT.
- ALL ROAD AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE TOWNHOME OWNERS ASSOC.
- ALL INGRESS & EGRESS EASEMENTS ARE TO BE FOR PRIVATE USE ONLY.

CURVE DATA				
No	Δ	R	Δ	CHORD
①	107° 05' 58"	26.00'	48.60'	41.83'
②	11° 32' 23"	612.96'	123.45'	123.25'
③	12° 00' 00"	572.96'	120.00'	119.78'

FOR JOINER SEE O.R.B. 2711 PAGE 2695  
FOR RESTRICTIONS SEE O.R.B. 2711 PAGE 2486

PREPARED BY  
WCB SURVEYING, INC.  
CAPE CANAVERAL, FLORIDA

PLAT BOOK 32  
AND PAGE 89

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in BEACH PARK VILLAGE 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 JUNE 26, 1984.

Signed and sealed in the presence of:  
STATE OF FLORIDA... COUNTY OF... BREVARD  
THIS IS TO CERTIFY, That on... JUNE 26, 1984... before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
LEON M. NEWMAN

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
NOTARY PUBLIC  
My Commission Expires Oct. 26, 1986

**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 plotted; 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...  
Registration No. 2829

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on... the Cape Canaveral City Council 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.  
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.  
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... the Zoning Commission of the above approved the foregoing plat.  
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...  
Clerk of the Circuit Court in and for Brevard County, Fla.