

# SAN TOMAS VILLAS PHASE II

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

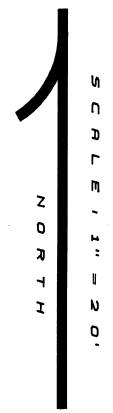
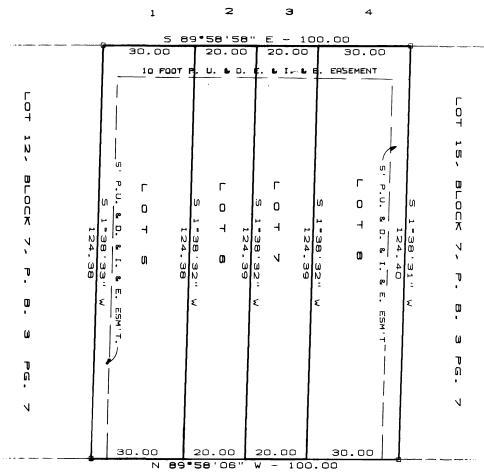
### LEGAL DESCRIPTION

A REPLAT OF LOTS 13 AND 14, BLOCK 7, AVON-BY-THE-SEA  
AS RECORDED IN PLAT BOOK 3, PAGE 7, PUBLIC RECORDS  
OF BREVARD COUNTY, FLORIDA



VICINITY MAP (N.T.S.)

SAN TOMAS VILLAS PLAT BOOK 36, PAGE 13



JEFFERSON AVENUE  
( 48 FOOT RIGHT-OF-WAY )

#### SURVEYOR'S NOTES

1.  $\square$  INDICATES PERMANENT REFERENCE MONUMENT.
2. BEARINGS BASED ON SAN TOMAS VILLAS PLAT BOOK 36 PAGE 13.
3. A 5 FOOT EASEMENT, WHERE SHOWN ALONG SIDE LOT LINES, AND A 10 FOOT EASEMENT ALONG REAR LOT LINES ARE RESERVED FOR MAINTENANCE AND/OR INSTALLATION OF PUBLIC UTILITIES AND FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT OWNERS.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF CABLE TELEVISION SERVICE.

FOR JOINDER SEE O.R. BOOK 3004 PAGE 3418  
FOR RESTRICTIONS SEE O.R. BOOK 3004 PAGE 3419

BEACH MAPPING AND SURVEYING  
707 MULLETT DRIVE  
SUITE 208  
CAPE CANAVERAL, FLORIDA 32920  
(407) 783-4174

#### DEDICATION

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

SAN TOMAS VILLAS PHASE II

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other right of way, easements shown hereon to the perpetual use of the public, and

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

By Thomas H. Quinn President  
Attest: Rosale A. Wolf  
ROSALIE A. WOLF Secretary  
Signed and sealed in the presence of Susan L. Nelson and Angel R. Taylor  
D & W CONSTRUCTION, INC.

STATE OF BREVARD COUNTY OF FLORIDA  
THIS IS TO CERTIFY, That on June 8, 1989 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS H. QUINN and ROSALIE WOLF respectively ARE President and VICE PRESIDENT 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.  
Philip R. Peterson  
NOTARY PUBLIC  
My Commission Expires: 07-01-89

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JANUARY 17, 1989 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated JANUARY 17, 1989.  
Edwin Hills  
V. EDWIN HILLS P.L.L.C. Registration No. 3807

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY

THIS IS TO CERTIFY, That on June 20, 1989 the CAPE CANAVERAL CITY COUNCIL approved the foregoing plat.  
John B. DeLoe Mayor  
Attest: Janet A. Lewis City Clerk

CERTIFICATE OF ACCEPTANCE OF DEDICATION  
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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 June 14, 1989 the Zoning Commission of the above ..... approved the foregoing plat.  
Kay Primmer Hassel  
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 June 30, 1989 at 2:21 PM. File No. 692330.  
R. C. Winstead  
Clerk of the Circuit Court  
and for Brevard County, Fla.