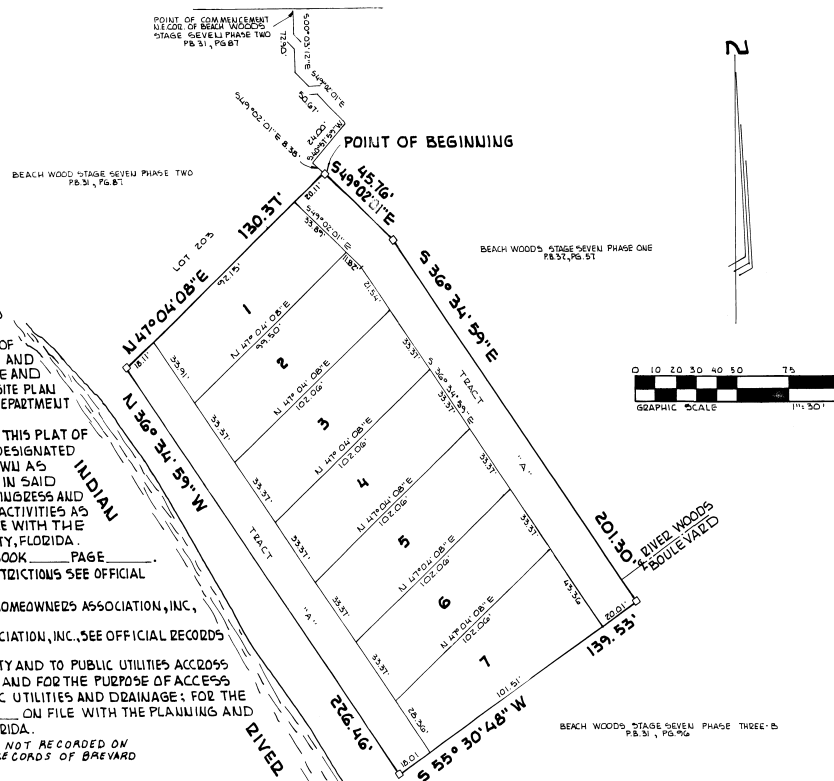


REPLAT OF A PORTION OF BEACH WOODS STAGE SEVEN PHASE TWO

A RESUBDIVISION OF A PORTION OF PART FIRST OF PLAT OF FARMLANDS AT AVERILL, P.B. 1, PG. 61 AND
A RESUBDIVISION OF A PORTION OF BEACH WOODS STAGE SEVEN PHASE TWO P.B. 31, PG. 87

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, PAGE 61, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND A RESUBDIVISION OF A PORTION OF BEACH WOODS STAGE SEVEN PHASE TWO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 87, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID BEACH WOODS STAGE SEVEN PHASE TWO; THENCE 500°03'12"E, ALONG THE EAST LINE OF SAID BEACH WOODS STAGE SEVEN PHASE TWO, FOR A DISTANCE OF 72.90 FEET; THENCE 549°02'01"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 50.61 FEET; THENCE 540°57'59"W, ALONG SAID EAST LINE, FOR A DISTANCE OF 24.00 FEET; THENCE 549°02'01"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 8.38 FEET, TO THE POINT OF BEGINNING; THENCE 549°02'01"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 45.76 FEET; THENCE 536°34'59"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 201.30 FEET, TO THE SOUTH LINE OF SAID BEACH WOODS STAGE SEVEN PHASE TWO; THENCE 955°30'48"W, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 139.53 FEET TO THE WEST LINE OF SAID BEACH WOODS STAGE SEVEN PHASE TWO; THENCE N 36°34'59"W, ALONG SAID WEST LINE, FOR A DISTANCE OF 226.46 FEET TO THE SOUTH LINE OF LOT 203 OF SAID BEACH WOODS STAGE SEVEN PHASE TWO; THENCE N 47°04'08"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 130.31 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.7521 ACRES MORE OR LESS.



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 ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY, FLORIDA.
2. BEACH WOODS OF BREVARD COUNTY INC. IN RECORDING THIS PLAT OF REPLAT OF A PORTION 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 REPLAT OF A PORTION OF BEACH WOODS STAGE SEVEN PHASE TWO FOR INGRESS AND EGRESS AND FOR RECREATION AND OTHER RELATED ACTIVITIES AS DELINEATED AND DESCRIBED BY SITE PLAN ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY, FLORIDA.
3. FOR DEED OF RESTRICTIONS SEE OFFICIAL RECORDS BOOK PAGE _____
4. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK 2839 PAGE 238.
5. FOR ARTICLES OF INCORPORATION OF BEACH WOODS HOMEOWNERS ASSOCIATION, INC., SEE OFFICIAL RECORDS BOOK 2832 PAGE 233.
6. FOR BYLAWS OF BEACH WOODS HOMEOWNERS ASSOCIATION, INC., SEE OFFICIAL RECORDS BOOK 2832 PAGE 211.
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 ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY, FLORIDA.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

For Joiner see ORB 3010 Pg 490

PREPARED BY:
STOTTLED STAGG & ASSOCIATES
ARCHITECTS ENGINEERS PLANNERS INC.
8660 ASTRONAUT BOULEVARD
CAPE CANAVERAL FLA. 32920
407-783-1320

PLAT BOOK 36 PAGE 27

SHEET 1 OF 1
SECTION 20 TWP 28 S, RANGE 38 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described in
REPLAT OF A PORTION OF BEACH WOODS STAGE SEVEN PHASE TWO
hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all:

_____ easements shown hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, I have caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto on
By Thomas E. Wasdin President
THOMAS E. WADIN

Attest:
Signed and sealed in the presence of BEACH WOODS OF BREVARD COUNTY, INC.
P.O. BOX 202
MELB, FL, 32951

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on JUNE 25, 1989
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THOMAS E. WADIN and _____ 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 thereto 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.

Mark & Braun
NOTARY PUBLIC

My Commission Expires on _____
SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 7, 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 that permanent reference monuments have been placed as shown herein as required by Chapters 177 & 472 Florida Statutes; and that said plat is correct in accordance with the laws of the State of Florida, Dated JUNE 7, 1989.
Registration No. 4301
DAVID ROY

CERTIFICATE OF APPROVAL

BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
SEAL
MAYOR.
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 _____ 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 JULY 18, 1989, 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 JULY 17, 1989, the Zoning Commission of the County 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 every way with all the requirements of Chapter 177 Florida Statutes, and was filed for record on August 8, 1989 at 2:53 PM. File No. 88-17.
R. C. Winstead, Jr.,
Clerk of the Circuit Court,
in and for Brevard County, Florida.