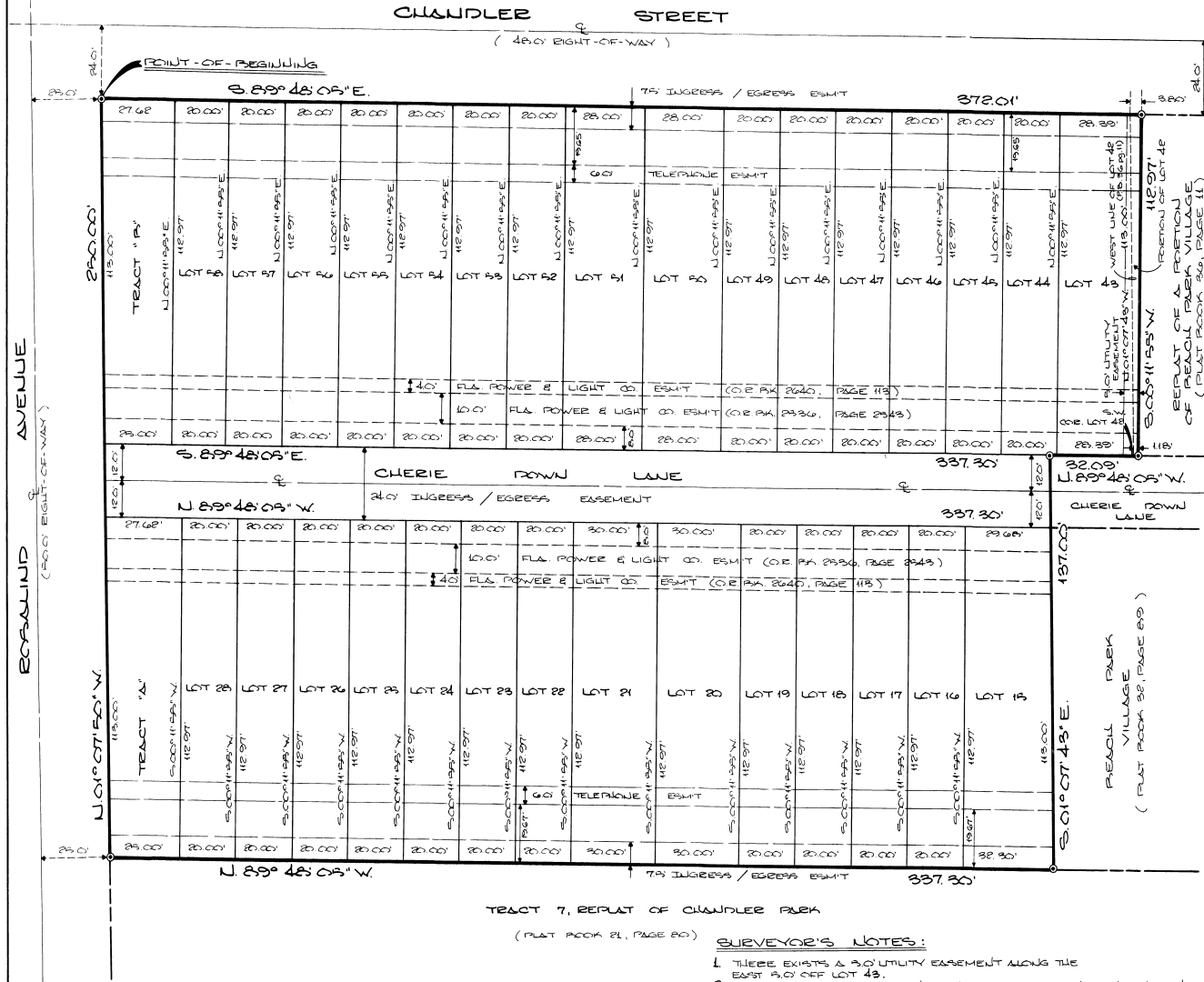


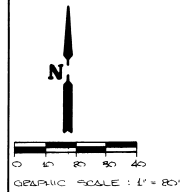
"FIRST ADDITION TO BEACH PARK VILLAGE"

PLANS & RESUBDIVISION OF TRACT 10 IN REPLAT OF CHANDLER PARK, PLAT BOOK 21, PAGE 80, LING IN SECTION 14, TOWNSHIP 24, SOUTH, RANGE 37, EAST, CITY OF CAPE CANAVERAL, FLORIDA.

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS WHICH ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE RECORDS OF THIS COUNTY.



ROSLIND AVENUE
(60' RIGHT-OF-WAY)



LEGAL DESCRIPTION:

PORTION OF TRACT 10 IN REPLAT OF CHANDLER PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 21 AT PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH A PORTION OF LOT 48 IN A REPLAT OF BEACH PARK VILLAGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 11 OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 10; RUN S. 89° 48' 09" E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER STREET, 372.01 FEET; THENCE RUN S. 00° 11' 55" W., 112.97 FEET TO THE NORTH LINE OF CHERIE DOWN LANE; THENCE RUN N. 89° 48' 09" W., ALONG SAID NORTH LINE FOR 32.09 FEET TO THE WEST LINE OF BEACH PARK VILLAGE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 89 OF SAID PUBLIC RECORDS; THENCE RUN S. 01° 07' 43" E. ALONG SAID WEST LINE FOR 187.00 FEET TO THE SOUTH LINE OF SAID TRACT 10; THENCE RUN N. 89° 48' 09" W., ALONG SAID SOUTH LINE FOR 397.30 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 10 AND THE EAST RIGHT-OF-WAY LINE OF ROSALIND AVENUE; THENCE RUN N. 01° 07' 43" W., ALONG SAID RIGHT-OF-WAY LINE FOR 20.00 FEET TO THE POINT-OF-BEGINNING, CONTAINING 20.82 ACRES.

FOR JOINER AND DEDICATION SEE OFFICIAL RECORDS BOOK 3068 PAGE 1693
FOR DEED RESTRICTIONS AND COVENANTS SEE OFFICIAL RECORDS BOOK 3068 PAGE 1694

SURVEYOR'S NOTES:

1. THERE EXISTS A 30' UTILITY EASEMENT ALONG THE EAST 50' OF LOT 48.
2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COABLE TELEVISION SERVICES.
3. 0 INDICATES PERMANENT REFERENCE MONUMENT.
4. ALL ROAD AND PRIMAVERIA EASEMENTS TO BE MAINTAINED BY THE TOWNSHIP OWNERS ASSOCIATION.
5. ALL INGRESS & EGRESS EASEMENTS ARE TO BE FOR PRIVATE LINE ONLY.
6. THE TOWNSHIP OWNERS ASSOC. AGREEMENT REQUIRES THE MAINTENANCE OF PRIMAVERIA AND DETENTION BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS INCLUDING TRACT 'A' & 'B' TO BE REFERRED TO THE ADJACENT LOT OWNERS.
7. THE 80' ROAD SHOWN HEREON IS A PRIVATE ROAD FOR THE EXCLUSIVE USE OF THE RESIDENCE OF "FIRST ADDITION TO BEACH PARK VILLAGE" AND THEIR GUEST, HOWEVER, A PERMANENT INGRESS-EGRESS EASEMENT IS HEREBY GRANTED TO ALL GOVERNMENT AGENCIES, PUBLIC UTILITIES AND EMERGENCY SERVICES VEHICLES OVER SAID ROAD.

JOHN R. Campbell & ASSOCIATES
MERRITT ISLAND, FLA.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in FIRST ADDITION TO BEACH PARK VILLAGE, 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 April 25, 1990

By Albert Keadsi President
Beach Park Enterprises, Inc.
Attest: Joan S. Lucas City Clerk
Signed and sealed in the presence of Joan S. Lucas

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on April 25, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Albert Keadsi and respectively he is 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 hereunto set my hand and seal on the above date.

Suzann L. Nelson
NOTARY PUBLIC
My Commission Expires 11/23/1991

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 3, 1989 she 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 Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated: April 3, 1989

Joan S. Lucas
CITY CLERK

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on May 15, 1990 the Cape Canaveral City Council approved the foregoing plat.

Ann H. Shuman MAYOR, PRO TEM
Joan S. Lucas 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.

ATTEST: _____ 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.

ATTEST: _____ Chairman of the Board
_____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on May 9, 1990 the Zoning Commission of the above _____ approved the foregoing plat.

K. J. Russell
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 27, 1990 at 12:47 PM, My No. 5738

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