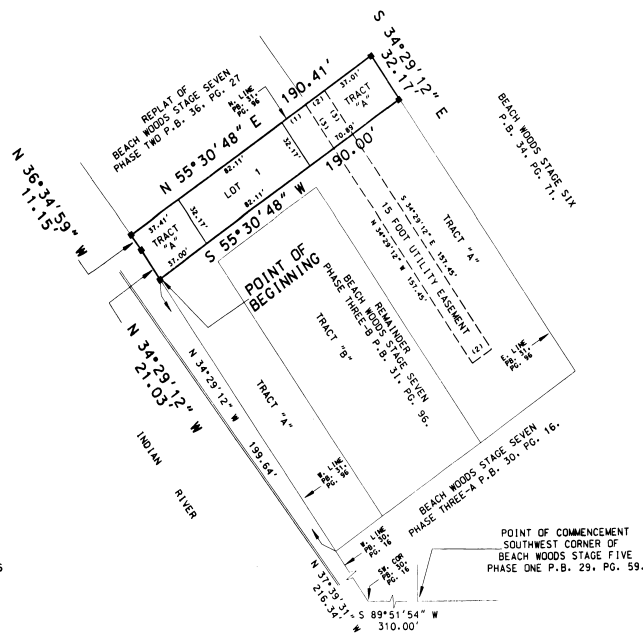
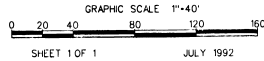


REPLAT OF A PORTION OF BEACH WOODS STAGE SEVEN PHASE THREE-B

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 THREE-B P.B. 31, PG. 96. SECTION 20, TOWNSHIP 28 SOUTH, RANGE 38 EAST BREVARD COUNTY, FLORIDA



TANGENT TABLE

No.	DISTANCE	BEARING
(1)	18.88'	N 55°30'48" E
(2)	15.00'	N 55°30'48" E
(3)	32.17'	S 34°29'12" E

SURVEYORS NOTES:

1. * DENOTES PERMANENT REFERENCE MONUMENT.
2. BEARINGS ARE BASED ON THE FLORIDA COORDINATE SYSTEM - EAST COAST, THEN SOUTH LINE OF BEACH WOODS STAGE SEVEN PHASE THREE-B, P.B. 30, PG. 16 AS S 89°51'54" W.

GENERAL NOTES:

1. AN EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY, FLORIDA 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 METHOD AND ACCESS SEE SITE PLAN 84-06-005 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 THREE-B, 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 THREE-B FOR INGRESS AND EGRESS AND FOR RECREATION AND OTHER RELATED ACTIVITIES AS DELINEATED AND DESCRIBED BY SITE PLAN 84-06-005 ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY, FLORIDA.
3. FOR DEED RESTRICTIONS SEE OFFICIAL RECORD BOOK 2077, PAGE 1049.
4. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SEE OFFICIAL RECORD BOOK 2077, PAGE 1050.
5. FOR ARTICLES OF INCORPORATION OF BEACH WOODS HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORD BOOK 2077, PAGE 1043.
6. FOR BYLAWS OF BEACH WOODS HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORD BOOK 2077, PAGE 1042.
7. FOR JOINER IN PLAT, SEE OFFICIAL RECORD BOOK 3220, PAGE 1773.
8. AN EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY, FLORIDA 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 84-06-005 ON FILE WITH THE PLANNING AND ZONING DEPARTMENT OF BREVARD COUNTY, FLORIDA.
9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

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 TRACT "A" OF BEACH WOODS STAGE SEVEN PHASE THREE-B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 96, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BEACH WOODS STAGE FIVE, PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 59 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 89°51'54" W, ALONG THE SOUTH LINE OF BEACH WOODS STAGE SEVEN, PHASE THREE-B ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR A DISTANCE OF 310.00 FEET, TO THE SOUTHWEST CORNER OF SAID PLAT BOOK 30, PAGE 16; THENCE N 37°39'31" W, ALONG THE WEST LINE OF SAID PLAT BOOK 30, PAGE 16, FOR A DISTANCE OF 216.34 FEET, TO THE SOUTHWEST CORNER OF SAID PLAT BOOK 31, PAGE 96; THENCE N 34°29'12" W, A DISTANCE OF 199.64 FEET, TO THE POINT OF BEGINNING; THENCE N 34°29'12" W, FOR A DISTANCE OF 21.03 FEET; THENCE N 36°34'59" W, FOR A DISTANCE OF 11.15 FEET, TO THE NORTHWEST CORNER OF SAID PLAT BOOK 31, PAGE 96; THENCE N 55°30'48" E, ALONG THE NORTH LINE OF SAID PLAT BOOK 31, PAGE 96, FOR A DISTANCE OF 190.41 FEET, TO THE NORTHEAST CORNER OF SAID PLAT BOOK 31, PAGE 96; THENCE S 34°29'12" E, ALONG THE EAST LINE OF SAID PLAT BOOK 31, PAGE 96, FOR A DISTANCE OF 32.17 FEET; THENCE S 55°30'48" W, PARALLEL WITH THE SAID NORTH LINE, FOR A DISTANCE OF 190.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.140 ACRES MORE OR LESS.

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 THREE-B** hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all

rights and interests 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 hereon:

By *Thomas E. Wasdin*
THOMAS E. WASDIN President
Attest: *James C. Jones*

Signed and sealed in the presence of **BEACH WOODS OF BREVARD COUNTY, INC.**
P.O. BOX 888
MELBOURNE BEACH, FLORIDA 32881

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **THOMAS E. WASDIN** and

respectively 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 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 hereunto set my hand and seal on the above date.
Suzanna Givens
NOTARY PUBLIC SUZANNA GIVENS
My Commission Expires 08/01/2000

PERSONALLY EXAMINED (FOR) (BY) (GENERAL AND 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 **JULY 19, 1992** 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 & 172 Florida Statutes; and that said land is located in Brevard County, Florida. Dated **JULY 27, 1992**
Daryl W. Jones Registration No. 4301

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 accepts all easements and other dedications of public use on this plat.
Thad Altman
Chairman of the Board
Attest: *R.C. Winstead*
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on **August 18, 1992** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Thad Altman
Chairman of the Board
Attest: *R.C. Winstead*
Clerk of the Board
Approved _____ County Registrar

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on **August 17, 1992** the Zoning Commission of Brevard County approved the foregoing plat.
James C. Jones
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 **August 8, 1992** at **11:23 AM** this day, **29/1/92**.
R.C. Winstead
Clerk of the Circuit Court
in and for Brevard County, Fla.