

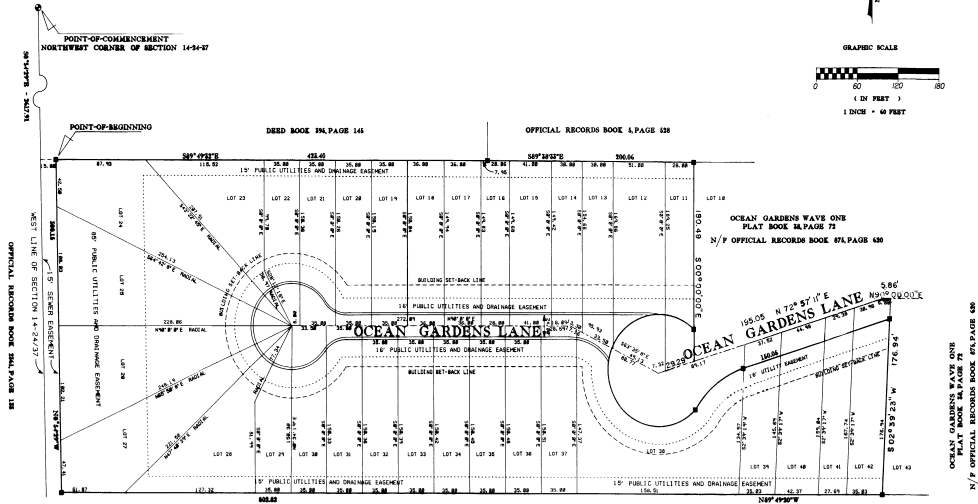
# OCEAN GARDENS WAVE TWO

AND REPLAT OF PART OF PRIVATE ROAD AS PLATED IN OCEAN GARDENS WAVE ONE, PLAT BOOK 38, PAGE 72, SECTION 14 TOWNSHIP 24 SOUTH RANGE 37 EAST CITY OF CAPE CANAVERAL, FLORIDA

### LEGAL DESCRIPTION :

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST, TALLHASSEE BASE MERIDIAN, CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 14; THENCE S 0° 54' 29" E, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 2617.91 FEET; THENCE S 89° 49' 32" E, A DISTANCE OF 15.00 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE S 89° 49' 32" E, A DISTANCE OF 423.40 FEET; THENCE S 89° 30' 33" E, A DISTANCE OF 200.05 FEET TO THE NORTHWEST CORNER OF LOT 10, OCEAN GARDENS WAVE ONE AS RECORDED IN PLAT 38, PAGE 72, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 0° 00' 00" E, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 150.49 FEET TO THE CENTERLINE OF OCEAN GARDENS LANE; THENCE N 72° 38' 44" E, ALONG SAID CENTERLINE, A DISTANCE OF 195.25 FEET; THENCE N 90° 00' 00" E, A DISTANCE OF 5.86 FEET; THENCE S 02° 39' 23" W, ALONG THE WEST LINE OF LOT 43, SAID PLAT OF OCEAN GARDENS WAVE ONE, A DISTANCE OF 175.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43; THENCE N 89° 49' 28" W, A DISTANCE OF 802.82 FEET; THENCE N 0° 54' 29" W, PARALLEL TO AND 15.00 FEET EAST OF THE WEST LINE OF SECTION 14, A DISTANCE OF 300.15 FEET TO THE POINT-OF-BEGINNING, CONTAINING 4.92 ACRES, MORE OR LESS.



OFFICIAL RECORDS BOOK 497, PAGE 354

- SURVEYOR'S NOTES :
1. ■ INDICATES PERMANENT REFERENCE MONUMENT.
  2. BEARINGS DEPICTED HEREON ARE BASED ON D. R. BOOK 1893, PAGE 145.
  3. 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.
  4. FOR RESTRICTIONS SEE D. R. BOOK 3246, PAGE 3683 .
  5. OCEAN GARDEN PLACE AND OCEAN GARDEN LANE ARE PRIVATE ROADWAYS TO BE OWNED AND MAINTAINED BY OCEAN GARDENS HOMEOWNER'S ASSOCIATION.
  6. AN EASEMENT 18 FEET EACH SIDE OF THE EXISTING CURBING TOGETHER WITH ALL EXISTING PAVED STREETS AND ISLANDS IS HEREBY RESERVED FOR DRAINAGE, PUBLIC UTILITIES AND FLORIDA POWER AND LIGHT COMPANY.

- LEGEND
- FOUND 4" X 4" CONCRETE MONUMENT
  - SET 4" X 4" CONCRETE MONUMENT
  - FOUND #4 REBAR
  - ▲ SET #4 REBAR
  - ◀ TRANSFORMER
  - DIRECTION OF FLOW
  - ⌒ NAVIGATION AID
  - FENCE
  - BENCH MARK
  - GUY WIRE
  - LIGHT POLE
  - ◆ POWER POLE
  - HAND HOLE
  - ⊙ STORM DRAIN HANDLE
  - CATWALK
  - SANITARY SEWER HANDLE
  - COMMUNICATION HANDLE
  - GATE VALVE
  - ELECTRIC HANDLE
  - ⊕ FIRE HYDRANT

**BEACH MAPPING AND SURVEYING**  
 707 BULLITT DRIVE  
 CAPE CANAVERAL, FLORIDA 32920  
 HYDROGRAPHIC, TOPOGRAPHIC & SOIL MEASUREMENTS  
 PHONE 407-783-1174  
 FAX 407-783-1006

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, in fee simple of the lands described in OCEAN GARDENS WAVE TWO hereby dedicates said lands and plat 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, home and seal on this 1st day of April 1994.

William Bennix, Trustee

Signed and sealed in the presence of:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF FLORIDA COUNTY OF BREVARD  
 THIS IS TO CERTIFY, That on this 1st day of April 1994, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
 William Bennix, Trustee  
 to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be free act and deed for the uses and purposes therein expressed.

SEAL

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

**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 07, 1994, 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: 4-8-1994  
 CEDWIN RAY, Surveyor Registration No. 3907

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
 THIS IS TO CERTIFY, That on May 3, 1994, the City Council of the City of Cape Canaveral approved the foregoing plat.  
 ATTEST: MAYOR, Paul M. ...  
 City Clerk, Scott G. Milon

**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.  
 ATTEST: Chairman of the Board  
 Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY, That on APRIL 13, 1994, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
 ATTEST: 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 APRIL 13, 1994, the Zoning Commission of the above City 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 as such on APRIL 22, 1994.  
 Sandy Brantley, Clerk  
 Clerk of the Circuit Court by Joseph Atchberg, Jr.  
 in and for Brevard County, Fla.