

OCEAN ESTATES

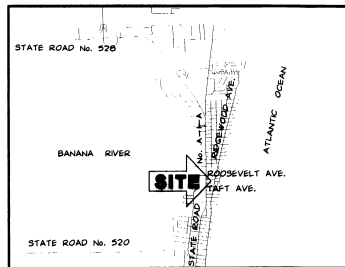
**A SUBDIVISION IN SECTION 26, TOWNSHIP 24 SOUTH, RANGE 37 EAST
 REPLAT OF THE EAST 1/2 OF LOT 3, A PORTION OF LOT 4 AND ALL OF LOTS 6 AND 7, BLOCK 95, AVON-BY-THE-SEA,
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 7
 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.**

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

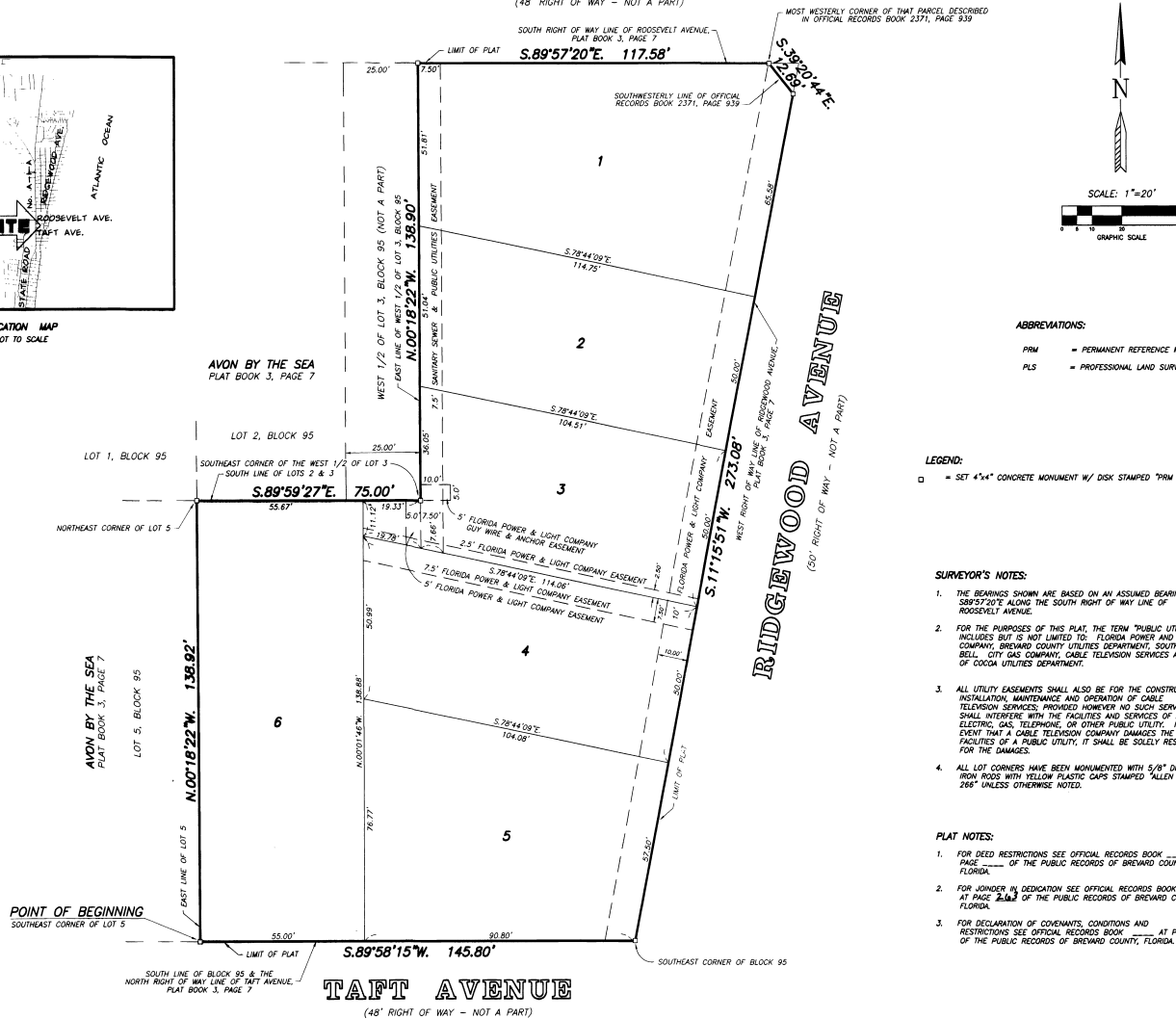
Begin at the Southeast corner of Lot 5, in said Block 95; thence N00°18'22" W along the East line of said Lot 5, a distance of 138.92 feet to the Northeast corner of said Lot 5; thence S89°59'27"E, along the South line of Lots 2 and 3, in said Block 95, for a distance of 75.00 feet to the Southeast corner of the West 1/2 of said Lot 3; thence N00°18'22"W, along the East line of the West 1/2 of said Lot 3, a distance of 138.90 feet to the North line of said Block 95; thence S89°57'20"E, along the North line of said Block 95, for a distance of 117.58 feet to the most Westerly corner of that parcel of land described in Official Records Book 2371, page 939 of said public records; thence S39°20'44"E, along the Southwesterly line of said parcel, for a distance of 12.69 feet to the West right of way line of Ridgewood Avenue, as shown on said plat; thence S11°15'51"W, along said West right of way line for 273.08 feet to the Southeast corner of said Block 95; thence S89°58'15"W, along the south line of said Block 95, for a distance of 145.80 feet to the point of beginning. Containing 0.87 acres, more or less.

ROOSEVELT AVENUE

(48' RIGHT OF WAY - NOT A PART)



LOCATION MAP
NOT TO SCALE



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
ALLEN Engineering, Inc.
 ENGINEERS - SURVEYORS
 100 OCEAN BLVD. (P.O. BOX 25191)
 COCOA BEACH, FLORIDA 32902-3191
 TELEPHONE: (407)763-7443 FAX: (407)763-1041

PLAT BOOK 44 PAGE 18
 SHEET 1 OF 1
 SECTION 26, TOWNSHIP 24 SOUTH,
 RANGE 37 EAST

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner...in fee simple of the lands described in
OCEAN ESTATES
 hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the easements shown to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set his hand and seal... on July 24, 1998
 Richard J. Carey
 303 S. 4th Street
 Cocoa Beach, FL 32931
 signed and sealed in the presence of:
 Patricia Smith GAY
 Notary Public

STATE OF FLORIDA, COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on July 24, 1998, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
 Richard J. Carey
 to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date
 Patricia Smith GAY
 Notary Public - Patricia Smith GAY
 Commission # CC 421538
 Bonded thru Atlantic Bonding Co., Inc.
 My Commission Expires November 17, 1998

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 7-28-98 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
 Valen Velt
 Chairman of the Board
 Clerk of the Board

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on October 13, 1998, he completed the survey of the lands shown on the foregoing plat and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, Part I, Florida Statutes.
 Dated July 24, 1998
 For: Allen Engineering, Inc.
 Robert M. Sofron
 Professional Surveyor & Mapper
 106 Dixie Lane
 Cocoa Beach, FL 32931
 Certification of Authorization Number LB 268

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part I, Florida Statutes.
 Susan Jackson BSM4637
 County Surveyor
 in and for Brevard County, FL

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all easements and areas dedicated for the use, on this plat.
 Valen Velt
 Chairman of the Board
 Clerk of the Board

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 8-4-98 at 8:28 AM.
 File No. 98150252
 Clerk of the Circuit Court
 in and for Brevard County, FL