

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in
PORT VIEW TOWNHOMES
 hereby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and an easement for the installation and maintenance of utilities. No other easements are dedicated or granted to the public, except as shown shown on this plat, it being the intention of the undersigned that all easements and common areas be privately owned and maintained for the benefit of PORT VIEW TOWNHOMES, and that the public and Brevard County have no right or interest therein, however Brevard County and the City of Cape Canaveral have the right to access for inspection.

IN WITNESS WHEREOF, the undersigned hereunto set hand and seal on OCT 14, 2000

James W. Murphy
 JAMES W. MURPHY OWNER IN FEE SIMPLE

Signed and sealed in the presence of:
Monie Reed
Cathy Dawson

STATE OF FLORIDA, COUNTY OF BREVARD
 THIS IS TO CERTIFY that on OCTOBER 14, 2000 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

JAMES W. MURPHY

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.

Susan L. Chapman
 SUSAN L. CHAPMAN
 NOTARY PUBLIC
 My Commission Expires _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF CAPE CANAVERAL

THIS IS TO CERTIFY that on October 3, 2000 the foregoing plat was approved by the City Council of the City of Cape Canaveral, Brevard County, Florida.

Rocky Randels
 ROCKY RANDELS, MAYOR
 ATTEST: *Sandy Smith*
 SANDY SMITH, City Clerk

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, does hereby certify that on _____ he/she completed the survey of the lands as shown on the foregoing plat that said plat is a true and correct representation of a survey made under my responsible direction and supervision that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments according to Sec. 177.09(1), F.S., have been placed as required by law and, further, that the survey date complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

BEACH MAPPING AND SURVEYING
 Company Name: W.M.V. POWELL
 Corporation No: L.B. 4119
 Address: P.O. BOX 542
CAPE CANAVERAL, FL 32920

CERTIFICATE OF CITY CONTRACTOR SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.
 DAVID ROY JONES, P.L.S. 4301, County Surveyor
 in and for The City of Cape Canaveral, Brevard County, Florida

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accept of easements dedicated to the public.

ATTEST: _____
 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 OCTOBER 17, 2000 at 3:30 pm
 File No. 2000194038
Sandy Chambers
 Clerk of the Circuit Court
 in and for Brevard County, FL

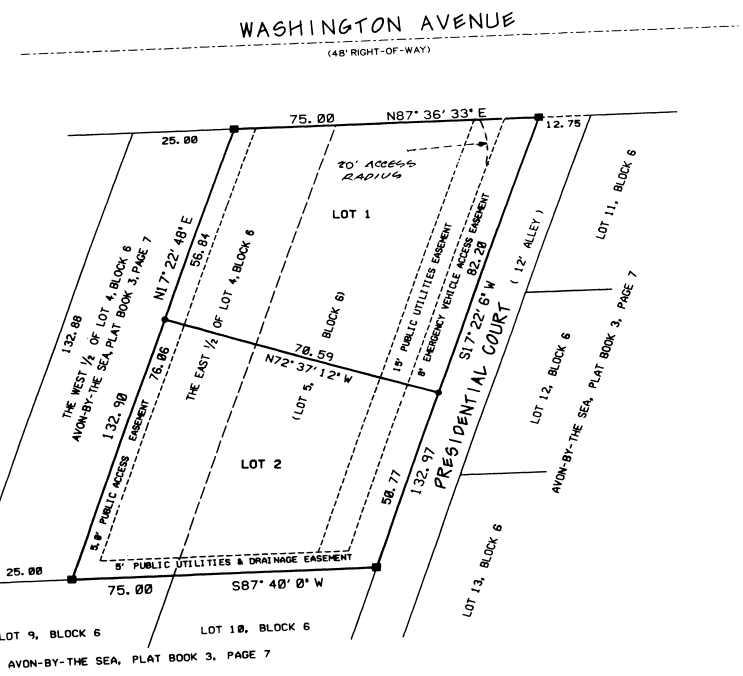
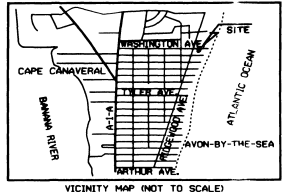
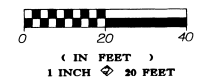
PORT VIEW TOWNHOMES

A REPLAT OF A PORTION OF BLOCK 6, AVON-BY-THE-SEA A TOWNHOME SUBDIVISION LYING IN THE CITY OF CAPE CANAVERAL SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION :

THE EAST ONE-HALF OF LOT 4 AND ALL OF LOT 5, BLOCK 6, AVON-BY-THE-SEA AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

GRAPHIC SCALE



LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
1	4987.7	0.113
2	4477.0	0.102
TOTAL(S)	9364.7	0.215

SURVEYOR'S NOTES :

- BEARINGS DEPICTED HEREON REFER TO FLORIDA STATE PLANE TRANSVERSE MERCATOR STANDARD CONICAL PROJECTIONS, FLORIDA EAST ZONE, DERIVED FROM FLORIDA DEPARTMENT OF NATURAL RESOURCES CONTROL MONUMENTS '78-88-A04' & '78-88-A05' WITH THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE BEING N 87° 36' 33" E.
- INDICATES PERMANENT REFERENCE MONUMENT, STAMPED "LB 4119".
- INDICATES PERMANENT CONTROL POINT ("# REBAR WITH CAP"), STAMPED "LB 4119".
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR RESTRICTIONS SEE OFFICIAL RECORDS BOOK _____ PAGE _____.
- FOR JOINER SEE OFFICIAL RECORDS BOOK _____ PAGE _____.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 5.00 FOOT EASEMENT ALONG THE SOUTHERLY LINE OF LOT 2 IS HEREBY RESERVED FOR PUBLIC UTILITIES AND DRAINAGE.
- AN 8.00 FOOT EMERGENCY VEHICLE EASEMENT AND A 15.00 FOOT PUBLIC UTILITIES EASEMENT ARE HEREBY RESERVED ALONG THE EASTERLY LINE OF LOTS 1 & 2.
- ALL OTHER CITY OF CAPE CANAVERAL ORDINANCES MUST BE COMPLIED WITH.
- THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND CABLE TELEVISION SERVICES.

BEACH MAPPING AND SURVEYING

99 GEORGE KING BLVD, SUITE 3
 P.O. BOX 542
 CAPE CANAVERAL, FLORIDA 32920
 HYDROGRAPHIC, TOPOGRAPHIC & BOUNDARY SURVEYING
 PHONE #321-783-4174
 FAX #321-783-1050

