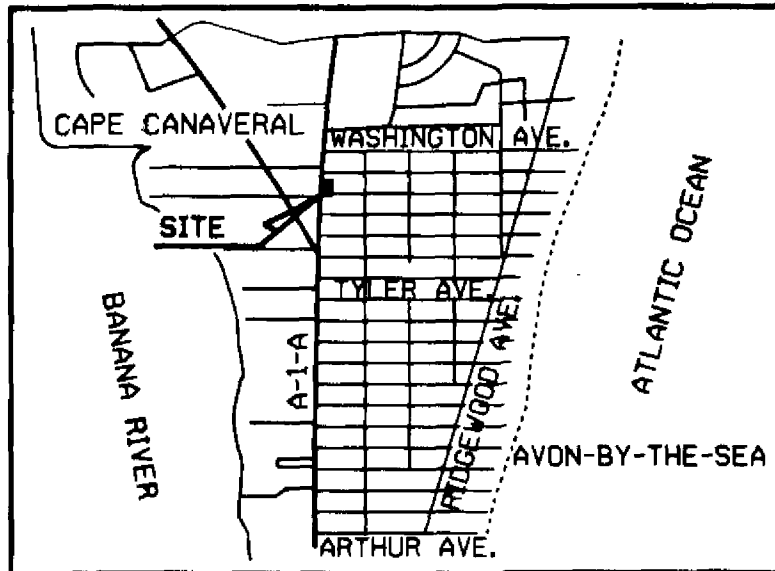


# JEFFERSON VILLAS PHASE II

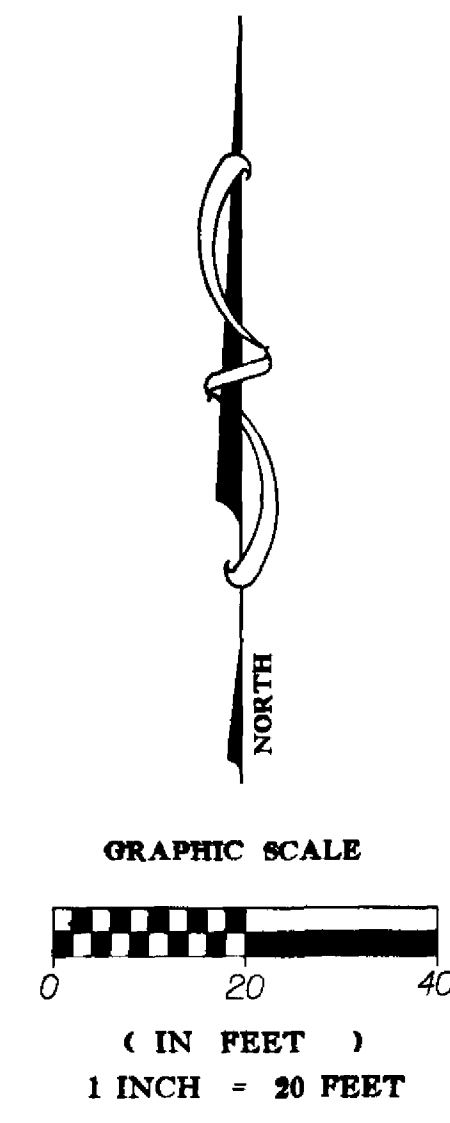
SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST  
BREVARD COUNTY, FLORIDA  
A REPLAT OF A PORTION OF BLOCK 7, AVON-BY-THE-SEA  
A TOWNHOME SUBDIVISION LYING IN THE CITY OF CAPE CANAVERAL  
BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION :

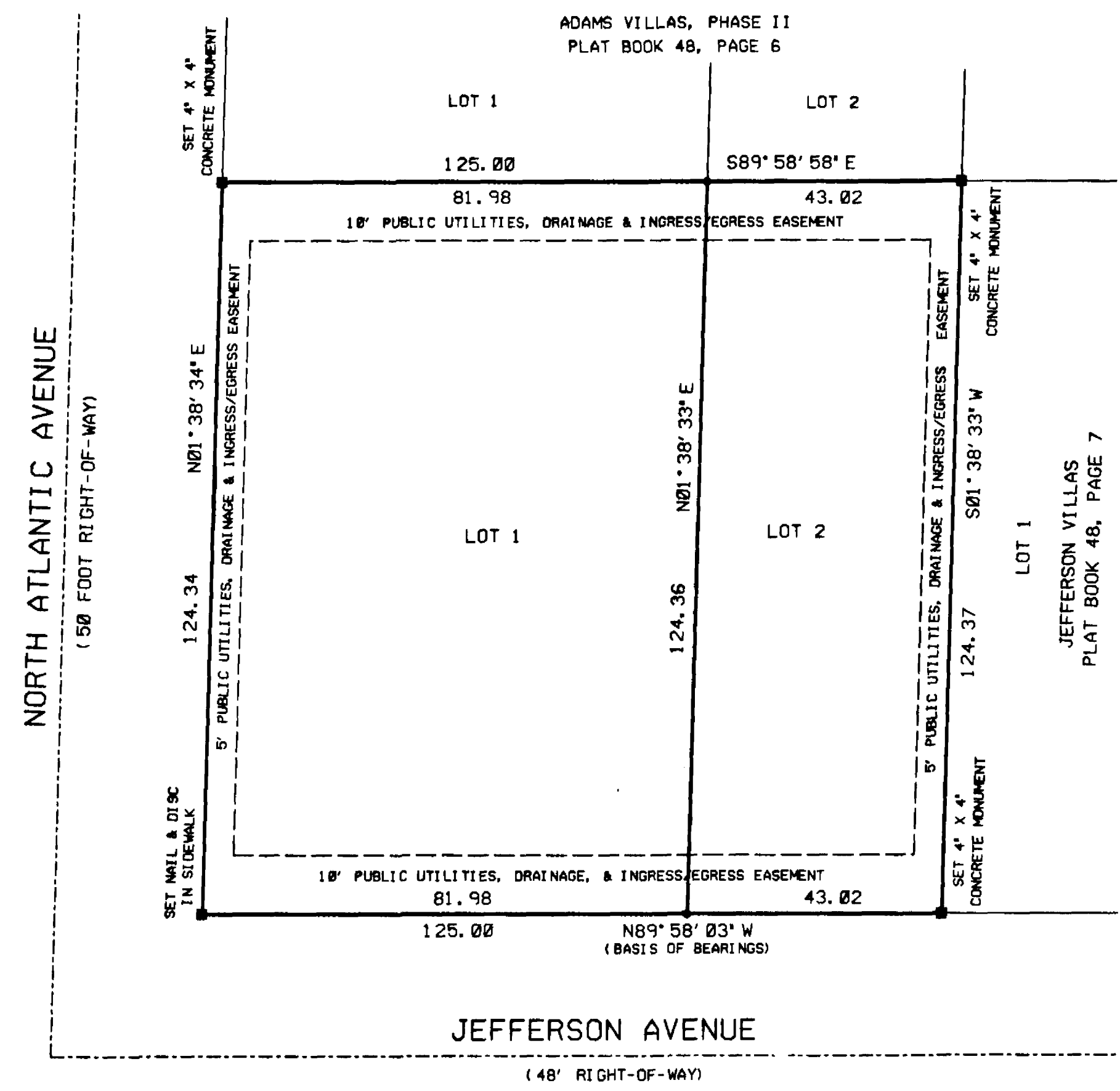
LOTS 9 AND 10 AND THE WEST 25 FEET OF LOT 11, BLOCK 7,  
AVON-BY-THE-SEA ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC  
RECORDS OF BREVARD COUNTY, FLORIDA.



VICINITY MAP (NOT TO SCALE)



LOT NO.	AREA ( SQUARE FEET )	AREA ( ACRES )
1	10190.4	0.234
2	5347.2	0.123
TOTAL(S)	15537.6	0.357



SURVEYOR'S NOTES :

- BEARINGS DEPICTED HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE BEING N 89° 58' 03" W.
- INDICATES PERMANENT REFERENCE MONUMENT, STAMPED "LS 2787"
- INDICATES PERMANENT CONTROL POINT (\*5 REBAR WITH CAP), STAMPED "LS 2787"
- 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.
- FOR RESTRICTIONS SEE OFFICIAL RECORDS BOOK 47162, PAGE 2916.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 5.00 FOOT EASEMENT ALONG THE WESTERLY LINE OF LOT 1 AND THE EASTERLY LINE OF LOT 2 IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
- A 10.00 FOOT EASEMENT ALONG THE FRONT AND REAR LINE OF LOTS 1 AND 2 IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
- 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.

**WM. V. POWELL  
LAND SURVEYING**  
173 N. ORLANDO AVE., SUITE 3  
COCOA BEACH, FLORIDA 32931  
E-MAIL: DSAGHMAPPING@AOL.COM  
HYDROGRAPHIC, TOPOGRAPHIC &  
BOUNDARY SERVICES

PHONE #321-763-4174  
FAX #321-763-1050

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in  
**JEFFERSON VILLAS PHASE II**  
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 JEFFERSON VILLAS, PHASE II, and that the public and Brevard County Has 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 Nov. 21, 2002  
*Rosalie Ann Wolf, Trustee*  
ROSALIE ANN WOLF, TRUSTEE OWNER IN FEE SIMPLE  
Signed and sealed in the presence of:  
*Susan L. Still*  
STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on Nov. 21, 2002, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
ROSALIE ANN WOLF, TRUSTEE  
to me known to be the person...described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be her 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. Still*  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_  
Susan L. Stillman  
Commission # CC 596698  
Expires March 25, 2005  
Notary Public  
Atlantic Beach, Fla.

**CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF CAPE CANAVERAL**  
THIS IS TO CERTIFY, that on 19th Nov 2002 the foregoing plat was approved by the City Council of the City of Cape Canaveral, Brevard County, Florida.  
*Rocky Rands*  
ATTEST: *Juan Still*  
SUSAN STILL, 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 FEBRUARY 20, 2001 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(9), F.S., have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.  
WM. V. POWELL  
Company Name: LAND SURVEYING  
Address: P.O. BOX 542  
CAPE CANAVERAL, FL 32920  
WM. V. POWELL  
Surveyor of record, P.L.S.  
License No. 2787  
State of Florida

**CERTIFICATE OF CITY CONTRACTED 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*  
DAVID ROY JONES, P.L.S. 4301, Contracted 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 all easements dedicated to the public.  
\_\_\_\_\_  
Chairman of the Board  
ATTEST: \_\_\_\_\_  
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 12-16-02 at 12:57 p.m.  
File No. 2002318346  
*Scott Ellis*  
Clerk of the Circuit Court  
in and for Brevard County, FL