

OCEAN VIEW TOWNHOMES

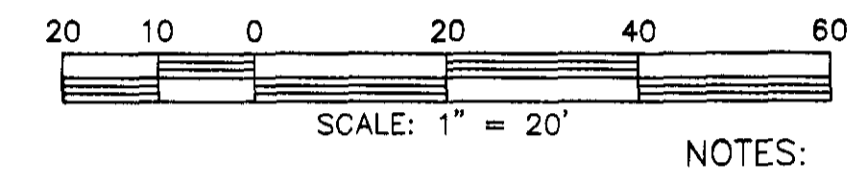
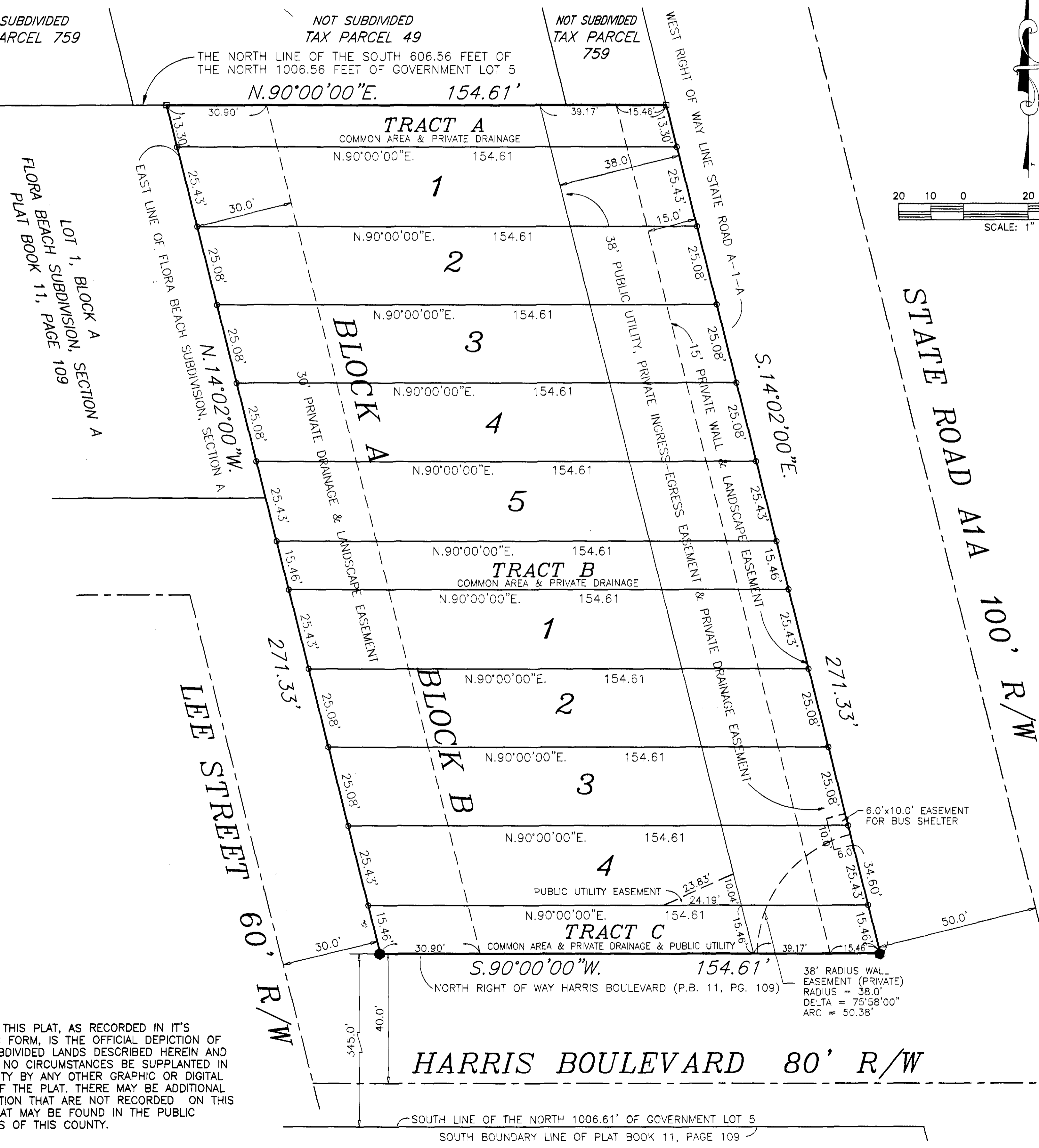
SECTION 24, TOWNSHIP 27 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA
LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH 606.56 FEET OF THE NORTH 1006.56 FEET OF GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 27 SOUTH, RANGE 37 EAST LYING NORTH OF HARRIS BOULEVARD AS SHOWN ON THE PLAT OF FLORA BEACH SUBDIVISION, SECTION A, ACCORDING TO THE PLAT THEREOF, RECORD IN PLAT BOOK 11, PAGE 109, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AND WEST OF THE WEST RIGHT OF WAY OF STATE ROAD A-1-A, LESS ANY PORTION THEREOF INCLUDED IN SAID FLORA BEACH SUBDIVISION, SECTION A, SAID PARCEL HAVING A FRONTAGE OF APPROXIMATELY 271.33' ON STATE ROAD A-1-A, TO A DEPTH OF APPROXIMATELY 154.61'. SAID PARCEL CONTAINS 0.934 ACRES MORE OR LESS.

NOT SUBDIVIDED
TAX PARCEL 759

NOT SUBDIVIDED
TAX PARCEL 49

NOT SUBDIVIDED
TAX PARCEL 759



NOTES:

- The bearings shown hereon are relative to the West right of way line of State Road A-1-A, being S.14°02'00"E., and may not be a true North Azimuth.
- All platted utility easements shall also be easements for the installation and/or maintenance of telephone, electrical, gas services and cable television services provided however, no such construction, installation, maintenance and/or operation of cable television services will interfere with the facilities and service of the electrical, telephone, gas or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages pursuant to CH. 177.091(28) F.S.
- Tracts "A", and "B" are Landscape, Private Drainage and Common Open Area. Tracts to be dedicated to and owned by the Homeowners Association, which will be responsible for all maintenance, in accordance with the appropriate permits and approvals.
- Tract "C" is a Landscape, Private Drainage and Common Open Area, that is dedicated to and owned by the Homeowners Association, which will be responsible for all maintenance associated with landscaping and private drainage. Tract "C" is also dedicated as a Public Utility Easement.
- The Wall Easement shown is for the benefit of the home owners of Flora Beach Subdivision.
- The Bus Easement shown is dedicated to Brevard County School Board for the installation and maintenance of a bus stop.
- For Declaration of Covenants and Restrictions see O.R.B. 5198, Page(s) 2423.

NOTE:

"All drainage easements as shown graphically or in notes are private. All storm pipes, storm structures, or associated storm appurtenances located within the limits of the drainage easement and/or private drainage tract are to be owned and maintained by the lot owners in the subdivision.

Brevard County has no responsibility regarding the maintenance, repair and/or restoration of said storm pipes, storm structures or associated storm appurtenances. Brevard County's only responsibility and/or maintenance regarding any storm pipes, storm structures or associated storm appurtenances will be limited to the public road right-of-way limits.

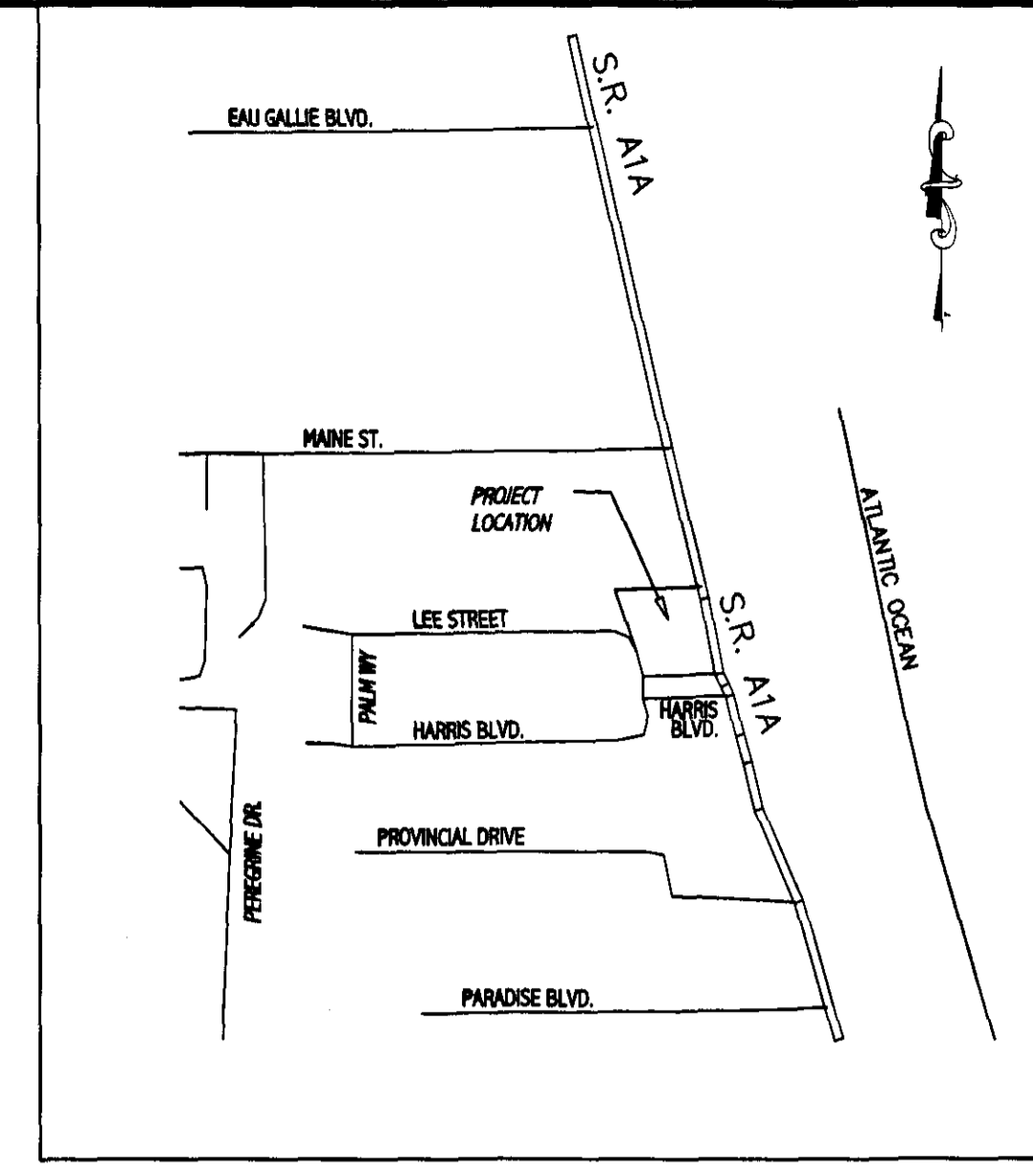
There is hereby reserved to Brevard County an easement for emergency access and emergency repair over said private drainage easements and private drainage tracts. All cost incurred by Brevard County associated with the repair of any storm pipes, storm structures or associated storm appurtenances within the private drainage easements shall be the responsibility of the lot owners in the subdivision."

- LEGEND
- INDICATES PERMANENT REFERENCE MONUMENT. A 4"x4" CONCRETE MONUMENT, WITH A DISK STAMPED "PRM PLS2351", ATTACHED WITH A PK NAIL.
 - INDICATES PERMANENT CONTROL POINT SET, A DISK STAMPED "PCP PLS2351", ATTACHED WITH A PK NAIL.
 - INDICATES INDIVIDUAL LOT AND TRACT CORNERS SET, A 5/8" REBAR, 18" LONG AND MARKED WITH A YELLOW CAP STAMPED "LB646"

● indicates Permanent Reference Monument, Point Set with a disk stamped "PRM PLS 2351" attached with a PK nail in the edge of the concrete sidewalk

Campbell SURVEYING AND MAPPING OF BREVARD, INC.
3525 N. COURTNEY PARKWAY - SUITE 1
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

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 FROM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



VICINITY MAP

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

OCEAN VIEW TOWNHOMES
hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates to the public the utility easement shown herein for the installation and maintenance of utilities. All other easements shown on this plat are private and are reserved to the owners of the subdivision. It is the intention of the undersigned that the private easements and common easements are to be privately owned and maintained by the Home Owners Association.

IN WITNESS WHEREOF Riverview Development & Construction Inc, a Florida Corporation, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on

By: **RAZA QURESHI, RIVERVIEW DEV. & CONSE**
President
Attest: **Noel Droop, NOEL DROOP, VICE PRESIDENT**

Signed and sealed in the presence of:
MICHAEL V. DESJARDIS
Clerk of the Board

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 4-18-03 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **RAZA QURESHI** and **NOEL DROOP** respectively, President and VICE PRESIDENT 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 hereto set my hand and seal on the above date.
Dorothy M. Jones
NOTARY PUBLIC
My Commission Expires 3-10-07

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 4-22-03 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: **Jackie Ables**, Chairman of the Board
Scott Ellis, Clerk of the Board

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered surveyor, does hereby certify that on March 6, 2003, 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 platted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all survey requirements of Chapter 177, Part 1 & 425.06 Florida Statutes; and that said land is located in Brevard County, Florida. Date: March 6, 2003

John R. Campbell
Registration No. 2351
3525 N. Courtney Parkway, Suite 1
Merritt Island, FL 32954
Phone (321) 453-5820

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 1 Florida Statutes.

Susan Jackson
County Surveyor
in and for Brevard County, FL 9/12/03

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.

ATTEST: **Jackie Ables**, Chairman of the Board
Scott Ellis, 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, Part 1, Florida Statute, and was duly recorded on 4-18-03 at 3:55 pm

File No. **2003-000000000**

Scott Ellis, Clerk of the Board
in and for Brevard County, FL