

BEACH WOODS, STAGE NINE, PHASE ONE

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLK E, LOTS 3, 4 AND 5, BLK F AND VALLEY ROAD, PART FIRST OF PLAT OF FARMLANDS AT AVERILL, PLAT BOOK 1, PAGE 61, BREVARD COUNTY, FLORIDA
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA

LOT 3 ALLEN'S SUBDIVISION PLAT BOOK 12 PAGE 85
S89°57'29"E 219.04'

POINT OF COMMENCEMENT AND POINT OF BEGINNING

3.00' OFFSET
4"x4" CONCRETE MONUMENT FOUND
PRM PLS 2412

15' PRIVATE ACCESS EASEMENT IN FAVOR OF BEACH WOODS HOMEOWNERS ASSOCIATION

WEST RIGHT OF WAY LINE

EAST LINE
COMMON AREA TRACT "A"
BEACH WOODS STAGE THREE PHASE ONE
PLAT BOOK 26 PAGE 4

SOUTH LINE OF ALLEN'S SUBDIVISION PB 12, PG 85

4"x4" CONCRETE MONUMENT FOUND WITH RUSTED PLATE NO ID

SURVEYOR'S NOTES:

1. BEARINGS BASED ON ASSUMED DATUM, THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (64' R/W) PER DESCRIPTION AS PROVIDED BY THE CLIENT, AS S 23°28'24" E.
2. □ DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 6700 PLS 4301".
3. ○ DENOTES SET 5/8" IRON ROD AND CAP STAMPED "LB 6700 PLS 4301".
4. FOUND CORNERS NOTED ON MAP.
5. ① DENOTES LOT NUMBER.
6. FOR DEED RESTRICTIONS SEE OFFICIAL RECORDS BOOK . PAGE
7. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK 5428 . PAGE 5469
8. FOR ARTICLES OF INCORPORATION OF BEACH WOODS HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK . PAGE
9. FOR BYLAWS OF BEACH WOODS HOMEOWNERS ASSOCIATION, INC. SEE OFFICIAL RECORDS BOOK . PAGE
10. AN EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY AND TO PUBLIC UTILITIES ACROSS TRACT A AND TRACT B, FOR THE PURPOSE OF INGRESS AND EGRESS, AND FOR THE PURPOSE OF ACCESS TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
11. TRACT A IS COMMON PROPERTY, INTENDED FOR THE USE OF THE HOMEOWNERS IN SAID BEACH WOODS STAGE NINE, PHASE ONE, FOR INGRESS AND EGRESS, RECREATION, DRAINAGE, LANDSCAPING AND OTHER RELATED ACTIVITIES.
12. TRACT B/OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS IN SAID BEACH WOODS STAGE NINE, PHASE ONE.
13. NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN THE APPROPRIATE ZONING SETBACK FROM THE PROPERTY LINES AND WITHIN THE 100 FOOT SET BACK FROM THE CENTERLINE OF A-1-A.
14. THERE WILL BE ONLY ONE VEHICULAR ACCESS POINT, FROM RIVER WOODS BOULEVARD TO THE PROPERTY, ALONG RICKS WAY, BETWEEN BLOCK A, LOTS 1 THROUGH 6 AND BLOCK C, LOTS 1 THROUGH 6. NO OTHER ACCESS POINTS WILL BE ALLOWED.
15. TRACT A AND TRACT B ARE COMMON PROPERTY, TO BE OWNED AND MAINTAINED BY THE BEACH WOODS HOMEOWNERS ASSOCIATION, INC.
16. VALLEY ROAD IS NOTED AS PRIVATE ROAD PER PLAT.
17. ALL DRAINAGE IS PRIVATE.
18. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
19. 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.
20. FOR JOINDER AND CONSENT TO DEDICATION SEE ORB 5476 . PG. 5473
21. □ DENOTES SET PK NAIL & DISK STAMPED "PRM LB 6700 PLS 4301". ORB 5127105
22. All utility easements shall also be, for the construction, installation, maintenance and operation of cable television services.

COMMON AREA TRACT "A"
BEACH WOODS STAGE THREE PHASE ONE
PLAT BOOK 26 PAGE 4

N00°08'54"E 352.80'

PORTION OF LOT 2 BLOCK E, PART FIRST OF PLAT OF FARMLANDS AT AVERILL PB 1, PG 61

PORTION OF VALLEY ROAD (PRIVATE), PART FIRST OF PLAT OF FARMLANDS AT AVERILL PB 1, PG 61

PORTION OF LOT 3 BLOCK F, PART FIRST OF PLAT OF FARMLANDS AT AVERILL PB 1, PG 61

PORTION OF LOT 4 BLOCK F, PART FIRST OF PLAT OF FARMLANDS AT AVERILL PB 1, PG 61

FOUND PK NAIL & DISK PCP PLS 2412

4"x4" CONCRETE MONUMENT FOUND
PRM PLS 2412

R=34.91' A=17.16'
CA=28°09'50" CH=16.99
CHB=S52°40'11"W

S23°12'40"E 20.83'
NE CORNER OF TRACT A BEACH WOODS STAGE TWO PHASE ONE PB 25 PG 153

FOUND PK NAIL & DISK PCP PLS 2412

51.12'
S23°28'24"E

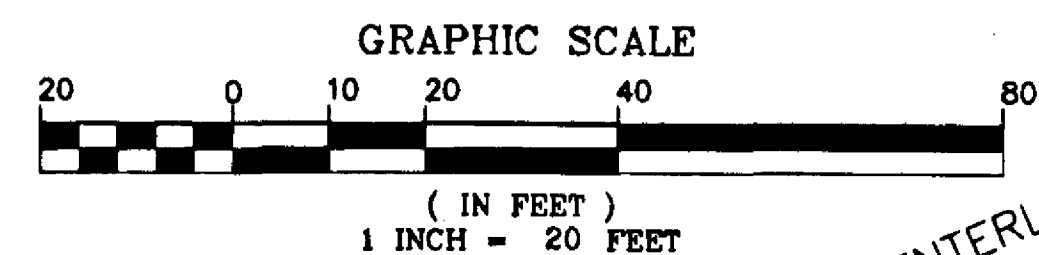
TRACT A BEACH WOODS STAGE TWO PHASE ONE PB 25 PG 153

RIVER WOODS BOULEVARD
50' PRIVATE ACCESS EASEMENT

R=158.35'
A=39.93'
CA=14°26'51"
CH=39.82'
CHB=S59°30'57"W



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LB 6700



CENTERLINE ACCESS EASEMENT
CENTERLINE SEWER EASEMENT
S 66°31'36"W 455.24'

RADIUS = 99.00'
CENTRAL ANGLE=24°29'18"
ARC = 42.31'

NORTH LINE OF BEACH WOODS STAGE TWO, PHASE ONE PB 25 PG 153

FOUND PK NAIL & DISK PCP PLS 2412

RADIUS = 101.00'
CENTRAL ANGLE=24°29'18"
ARC = 43.17

R=89.11' A=38.05' CA=24°27'55" CH=37.76' CHB=S78°58'19"W

15' SANITARY SEWER EASEMENT DEDICATED TO BREVARD COUNTY

PORTION OF LOT 3 BLOCK E, PART FIRST OF PLAT OF FARMLANDS AT AVERILL PB 1, PG 61

FOUND PK NAIL & DISK PCP PLS 2412

PORTION OF LOT 5 BLOCK F, PART FIRST OF PLAT OF FARMLANDS AT AVERILL PB 1, PG 61

FOUND PK NAIL & DISK PCP PLS 2412

FOUND PK N&D PCP PLS 2412

S 66°31'36"W 166.52'

S66°48'11"W 58.36'

S66°44'22"W 73.94'

S66°44'22"W 201.00'

S66°44'22"W 59.85'

N 23°15'38"W 34.32'

N 10°30'05"E 47.51'

N 23°28'24"W 142.58'

CHB=S79°00'14"W

CH=47.08'

CA=24°24'07"

R=111.39' A=47.45'

CHB=S59°31'19"W

CA=14°27'35"

A=39.93'

R=158.22'

CH=39.82'

CA=28°09'50"

CH=16.99

CHB=S52°40'11"W

S23°12'40"E 20.83'

S23°28'24"E 241.05'

S23°28'24"E 241.05'

S89°57'29"E 219.04'

N00°08'54"E 352.80'