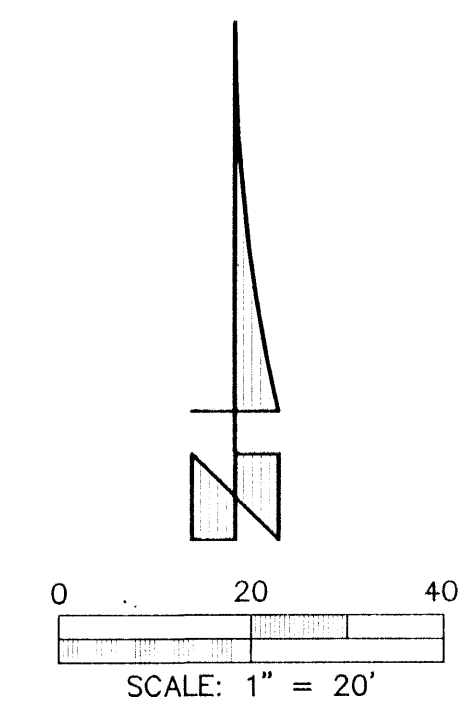
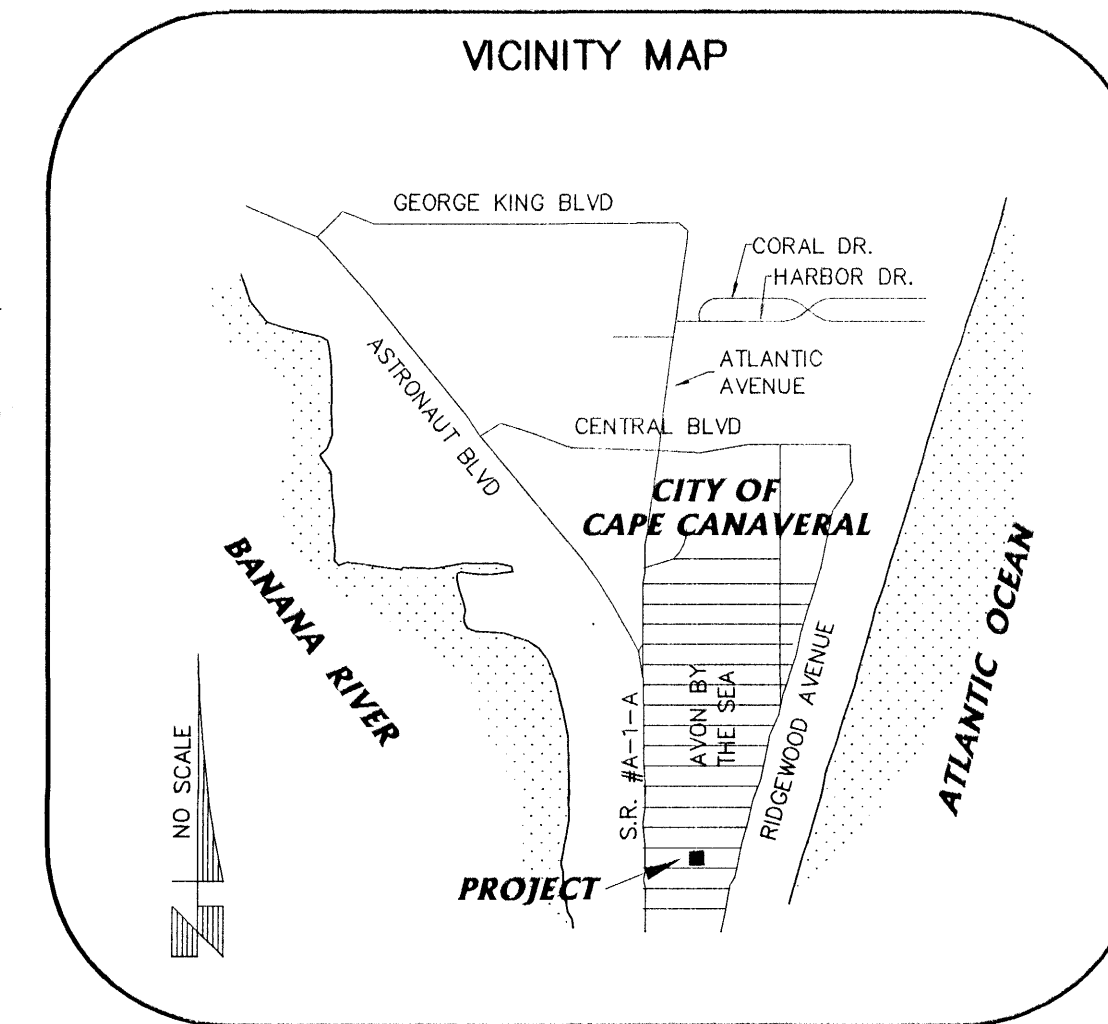
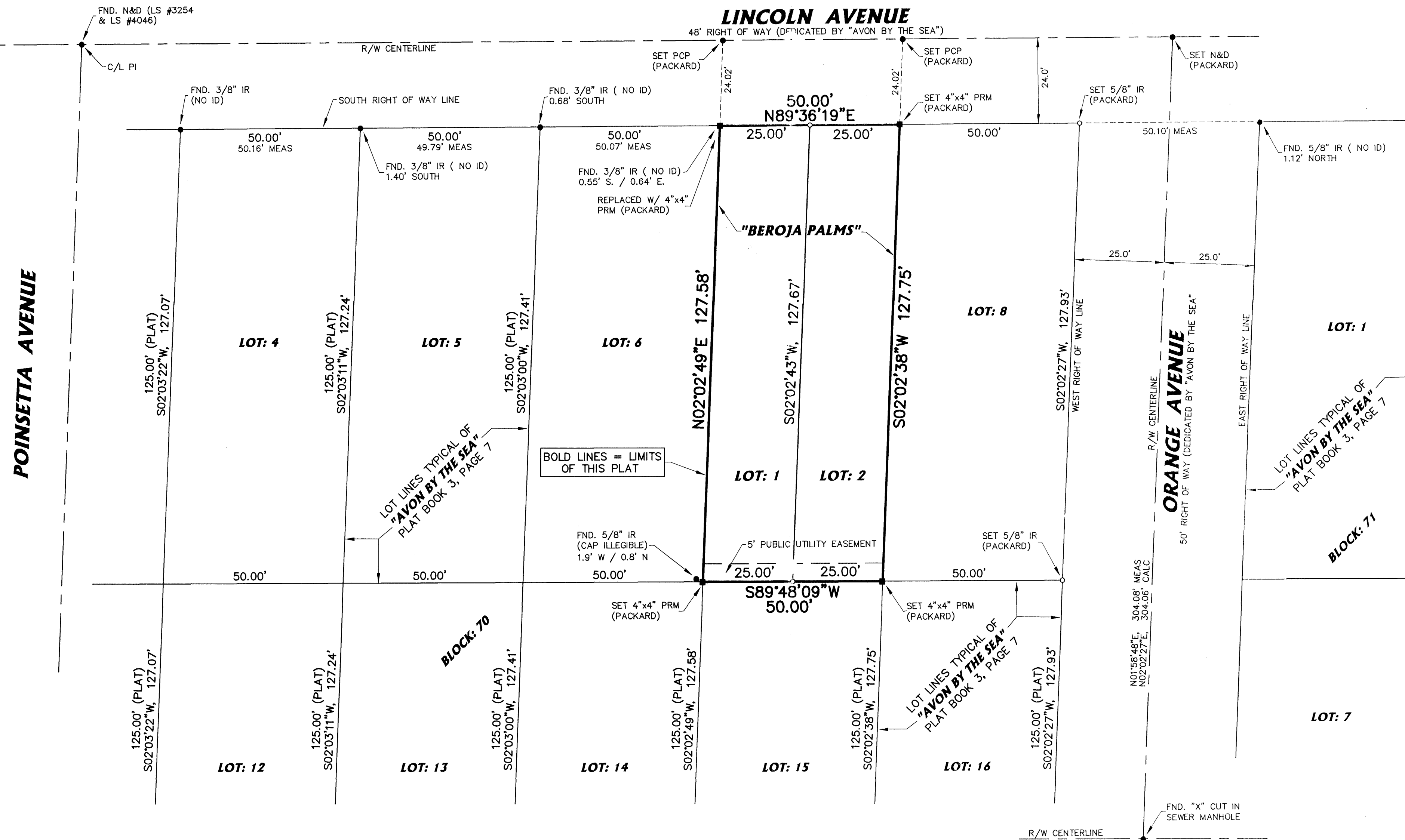


# BEROJA PALMS

A SUBDIVISION LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST, CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA BEING A "REPLAT" OF LOT 7, BLOCK 70 OF "AVON BY THE SEA", RECORDED IN PLAT BOOK 3, PAGE 7

## PLAT DESCRIPTION:

LOTS 7, BLOCK 70 OF "AVON BY THE SEA", RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



### SURVEYOR'S NOTES:

- - INDICATES 4"x4" CONCRETE PERMANENT REFERENCE MONUMENTS SET STAMPED "PRM / PACKARD / LS #3867".
  - - INDICATES METAL DISK PERMANENT CONTROL POINTS SET STAMPED "PCP / PACKARD / LS #3867".
  - - INDICATES 5/8" IRON RODS WITH RED PLASTIC CAP STAMPED "PACKARD / LS #3867" SET AT LOT CORNERS.
- 1.) THE RIGHTS OF WAY OF LINCOLN AVENUE AND ORANGE AVENUE WERE DEDICATED BY THE PLAT OF "AVON BY THE SEA" RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - 2.) THE BEARING STRUCTURE OF THIS PLAT IS BASED ON AN ASSUMED MERIDIAN FOR COMPUTATIONAL PURPOSES. SPECIFICALLY, THE SOUTH RIGHT OF WAY LINE OF LINCOLN AVENUE = A BEARING OF N.89°36'19"E.
  - 3.) ALL PLATTED PUBLIC UTILITY EASEMENTS DEPICTED HEREON SHALL ALSO BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
  - 4.) THE BOUNDARY LIMITS DEPICTED WERE DETERMINED BY A FIELD SURVEY OF EXISTING MONUMENTATION FOR THAT "BLOCK" BOUNDED BY LINCOLN AVENUE (ON THE NORTH), OCEAN BOULEVARD (TO THE EAST), JOHNSON AVENUE (TO THE SOUTH), AND NORTH ATLANTIC BOULEVARD (ON THE WEST). THE BEARINGS (ANGLES) AND DIMENSIONS WERE DETERMINED BY A PRORATION OF EXISTING MONUMENTATION OF THE ABOVE DESCRIBED "BLOCK".

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 PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### LEGEND OF ABBREVIATIONS:

- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- LS = LAND SURVEYOR
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- PG. = PAGE

### RESTRICTIONS / COVENANTS / JOINDERS:

- O.R. 5660 PAGE 7212
- O.R. 5660 PAGE 7213

**r.m. packard**  
surveying & mapping

1013 Rockledge Drive  
Rockledge, Florida 32955  
Tel.: (321) 432-6335

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

### BEROJA PALMS

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL ROADS, STREETS, THOROUGHFARES AND UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF CAPE CANAVERAL, FLORIDA (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE UNDERSIGNED HERETO SET HIS HAND AND SEAL:

DATE: 6-12-06  
BY: Robert Griffith  
217 LINCOLN AVENUE  
CAPE CANAVERAL, FL 32920

SIGNED AND SEALED IN THE PRESENCE OF:

Jane Ford  
Laura Ford  
CHEYL M. LANG

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON 6-12-06 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

ROBERT GRIFFITH

TO ME, KNOWN TO BE THE INDIVIDUAL 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 SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: CHEYL M. LANG

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON AUGUST 1, 2005, HE 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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF CAPE CANAVERAL, FLORIDA FOR THE REQUIRED IMPROVEMENTS AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATED: 6-12-06

ROBERT M. PACKARD, PSM  
REGISTERED FLORIDA SURVEYOR & MAPPER #3867  
FOR: R.M. PACKARD & ASSOC., INC.  
1013 ROCKLEDGE DRIVE  
ROCKLEDGE, FLORIDA 32955  
TEL.: (321) 632-6335  
FLORIDA CORPORATE CERTIFICATE #6849

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON 16 June 2006 THE CITY COUNCIL OF THE CITY OF CAPE CANAVERAL, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: Rocky Randle  
ATTEST: Susan Stills  
CITY CLERK: Susan Stills

### CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF CAPE CANAVERAL

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 R. JONES, PLS  
REGISTERED FLORIDA SURVEYOR & MAPPER #4301  
CONTRACT SURVEYOR IN AND FOR THE CITY OF CAPE CANAVERAL, FLORIDA

### 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 STATUTES AND WAS FILED FOR RECORD ON:

June 16, 2006 AT 2:27 P.M. FILE NO.: CFM 2006 826 32  
Scott Ellis, Clerk by Judy Ross, DC  
CLERK OF CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA