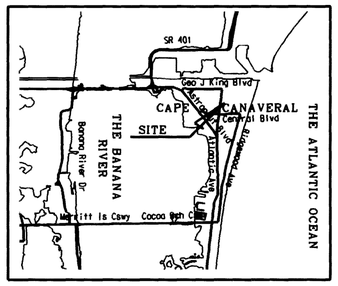
# SEA SHELL CAY TOWNHOMES

## SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST
## THE CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA




VICINITY MAP (NOT TO SCALE)

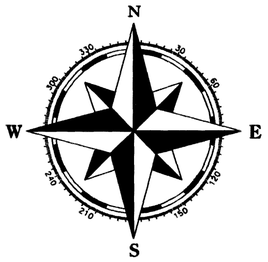
LEGAL DESCRIPTION;

A REPLAT OF LOT 1, HARBOR HEIGHTS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48 PAGE 31 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

THAT PORTION OF THE LANDS DESCRIBED IN DEED BOOK 261, PAGE 453, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF OLD STATE ROAD NO. 401, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 401 AND THE NORTH RIGHT-OF-WAY LINE OF HARBOR DRIVE AS RECORDED IN PLAT BOOK 13, PAGE 99, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°59'17" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE 98.31 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST; THENCE RUN ALONG SAID EAST LINE, NORTH 01°28'07" WEST, 148.50 FEET; THENCE RUN NORTH 89°59'17" WEST, 76.52 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE; THENCE RUN SOUTH 06°54'15" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE 149.52 FEET TO THE POINT-OF-BEGINNING.

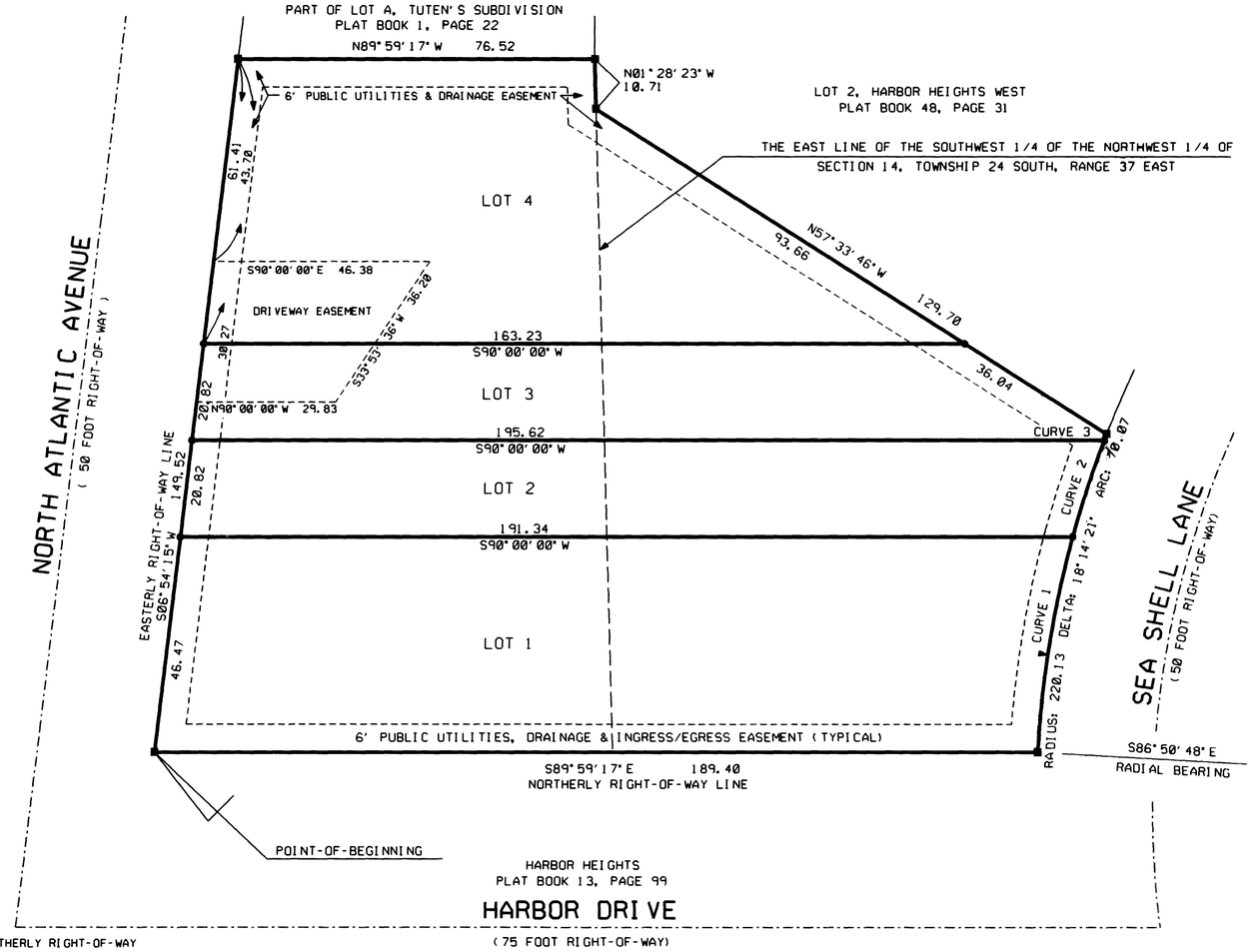



GRAPHIC SCALE

0 20 40

( IN FEET )
1 INCH = 20 FEET

| CURVE DATA: | | | | |
|---|---|---|---|---|
| CURVE NO. | RADIUS | DELTA | ARC | CHORD |
| NO. 1 | 220.13 | 12°12'04" | 46.88 | 46.79 |
| NO. 2 | 220.13 | 05°39'54" | 21.76 | 21.76 |
| NO. 3 | 220.13 | 00°22'23" | 1.43 | 1.43 |

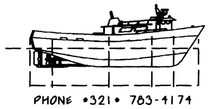



SURVEYOR'S NOTES :

1. BEARINGS DEPICTED ARE BASED ON ASSUMED DATUM AND REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF HARBOR DRIVE BEARING S 89°59'17" E (HARBOR HEIGHTS, PLAT BOOK 13, PAGE 99).
2. ■ INDICATES PERMANENT REFERENCE MONUMENT, STAMPED "LS 2787"
3. ● INDICATES PERMANENT CONTROL POINT ("5 REBAR WITH CAP), STAMPED "LS 2787"
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVDED 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.
5. FOR RESTRICTIONS SEE OFFICIAL RECORDS BOOK ---------, PAGE --------- .
6. FOR JOINDER SEE OFFICIAL RECORDS BOOK ---------, PAGE --------- .
7. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
8. A 6.00 FOOT EASEMENT ALONG THE SOUTH SIDE OF LOT 1 AND THE NORTH SIDE OF LOT 4 IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
9. A 6.00 FOOT EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
10. ALL OTHER CITY OF CAPE CANAVERAL ORDINANCES MUST BE COMPLIED WITH.
11. THE TERM "PUBLIC UTILITIES" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND CABLE TELEVISION SERVICES.
12. AN AFFIRMATIVE ACCESS EASEMENT AS SHOWN BY DASHED LINES ENCUMBERS A PORTION OF LOTS 3 AND 4 FOR THE EXCLUSIVE USE OF THE OWNERS OF SAID LOTS FOR INGRESS AND EGRESS. THIS EASEMENT SHALL REMAIN VACANT FOR ACCESS PURPOSES ONLY.
13. DRAINAGE SHALL NOT BE SHALL NOT BE IMPEDED ACROSS ANY PROPERTY LINE IN THIS SUBDIVISION.

| LOT NO. | AREA (SQUARE FEET) | AREA (ACRES) |
|---|---|---|
| LOT 1 | 8,744.9 SQUARE FEET | 0.201 ACRES |
| LOT 2 | 3,995.4 SQUARE FEET | 0.092 ACRES |
| LOT 3 | 3,734.1 SQUARE FEET | 0.086 ACRES |
| LOT 4 | 6,890.1 SQUARE FEET | 0.158 ACRES |


WM. V. POWELL
LAND SURVEYING
8010 N. ATLANTIC AVE. SUITE 12
P.O. BOX 542
CAPE CANAVERAL, FLORIDA 32920
HYDROGRAPHIC, TOPOGRAPHIC & BOUNDARY SERVICES



PHONE •321• 783-4174
FAX •321• 783-1056

SEA SHELL CAY


PLAT BOOK 56 PAGE 58

SHEET 1 OF 1

SECTION 14 TWP. 24 S., RANGE 37 E.

### DEDICATION

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

SEA SHELL CAY TOWNHOMES

hereby grants 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 and drainage. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas be privately owned and maintained for the benefit of: SEA SHELL CAY TOWNHOMES HOMEOWNERS ASSOCIATION, and that the public, BREVARD COUNTY and CITY OF CAPE CANAVERAL have no right or intrest therein, however BREVARD COUNTY and CITY OF CAPE CANAVERAL have the right to access for inspection purposes.

IN WITNESS WHEREOF: ALL SHORES CONSTRUCTION AND SUPPLY CO., INC. has caused these presents to be signed and attested to by THE officer named below and its corporate seal to be affixed hereto on

By: James E. Morgan, Jr. Pres.
JAMES E. MORGAN, JR., Vice President

Attest: Alice M. Peterson

Signed and sealed in the presence of: Karen McGee

ALL SHORES CONSTRUCTION AND SUPPLY, INC.
413 LINCOLN AVENUE
CAPE CANAVERAL, FL 32920

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, That on JANUARY 19, 2007 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JAMES E. MORGAN and JAMES E. MORGAN, JR. 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.

Alice M Peterson
NOTARY PUBLIC
My Commission Expires

DEPUTY CLERK
Scott Ellis
Brevard County

SEAL

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

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

Rocky Randels
ROCKY RANDELS, MAYOR

ATTEST: Susan Stills
SUSAN STILLS, 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 JANUARY 17, 2007 ---------- 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. 177.091(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.

Company Name: WM. V. POWELL LAND SURVEYING

Surveyor of record, P.L.S.

Address: P.O. BOX 542
CAPE CANAVERAL, FL 32920

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, P.L.S. 4301, CITY 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 JANUARY 19 2007 at TITUSVILLE.

File No. 2007016036

Scott Ellis By: Alice M Peterson
Clerk of the Circuit Court
in and for Brevard County, FL