

VICINITY MAP (NOT TO SCALE)

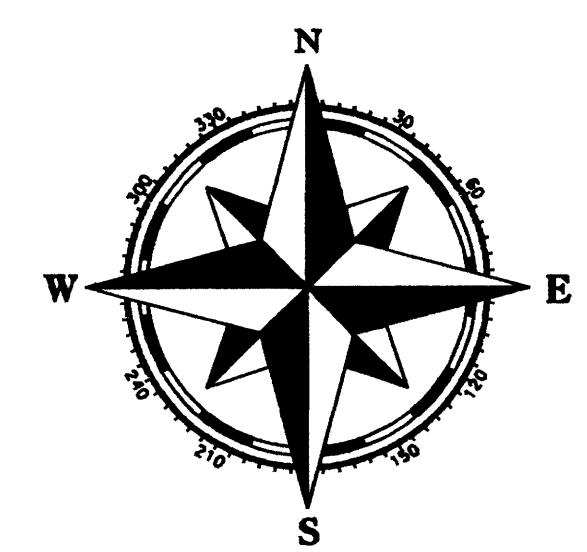
BEACH BREEZE

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

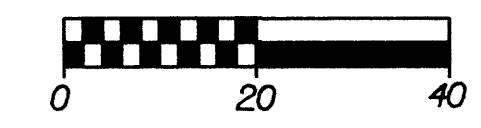
A REPLAT OF TRACT 6, REPLAT OF CHANDLER PARK

LEGAL DESCRIPTION:

TRACT 6, REPLAT OF CHANDLER PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 21, PAGE 80 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

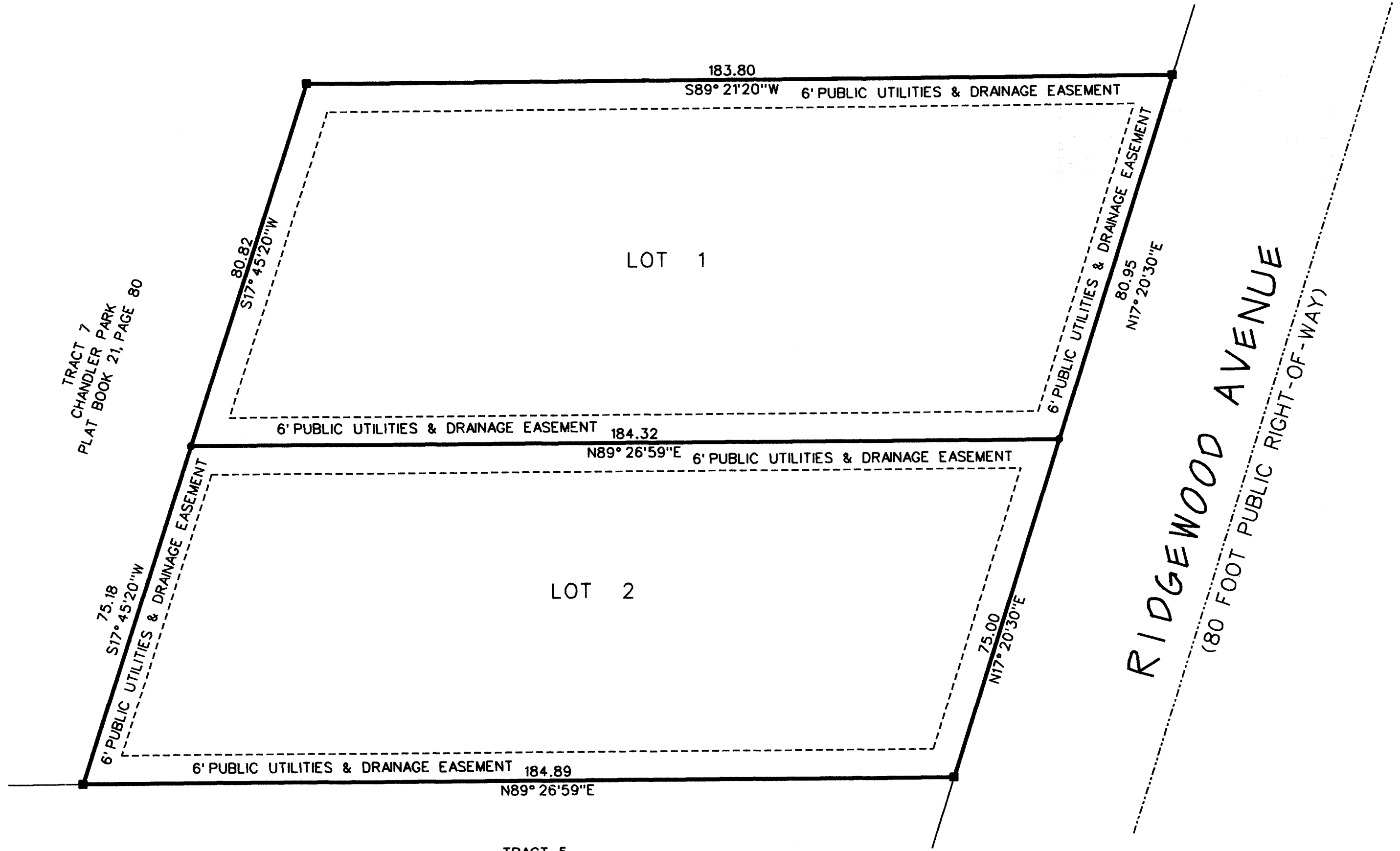


GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

TRACT 7
CHANDLER PARK
PLAT BOOK 21, PAGE 80



TRACT 5
CHANDLER PARK
PLAT BOOK 21, PAGE 80

RIDGEWOOD AVENUE
(80 FOOT PUBLIC RIGHT-OF-WAY)

SURVEYOR'S NOTES :

- BEARINGS DEPICTED ARE BASED ON PRIOR RECORD PLAT AND REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF RIDGEWOOD AVENUE BEARING N 17° 20' 30" E (REPLAT OF CHANDLER PARK, PLAT BOOK 21, PAGE 80).
- 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 PAGE
- FOR JOINDER SEE OFFICIAL RECORDS BOOK PAGE
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 6.00 FOOT EASEMENT ALONG ALL FRONT, SIDE AND REAR LOT LINES 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.

LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
LOT 1	14,147.3 SQUARE FEET	0.325 ACRES
LOT 2	13,175.5 SQUARE FEET	0.303 ACRES

WM. V. POWELL
LAND SURVEYING
6010 N. ATLANTIC AVE. SUITE 12
P.O. BOX 542
CAPE CANAVERAL, FLORIDA 32920
HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES

PHONE +321 • 763-4174
FAX +321 • 763-1050

BEACHBREEZE

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in BEACH BREEZE 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 BEACH BREEZE HOMEOWNERS ASSOCIATION, 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 28 June 07

Stacy L. Shoemaker
STACY L. SHOEMAKER OWNER IN FEE SIMPLE

Signed and sealed in the presence of:
M. Villa
Susan Stills

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 29 June 2007 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

STACY L. SHOEMAKER

to me known to be the person...described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be 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.

Notary Public
NOTARY PUBLIC
My Commission Expires 3/3/07

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

THIS IS TO CERTIFY, that on 15 May 2007 the foregoing plat was approved by the City Council of the City of Cape Canaveral, Brevard County, Florida.

Rocky Randels
ROCKY RANDELS, MAYOR
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 May 16, 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. 177.09(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.

Company Name: WM. V. POWELL LAND SURVEYING
Address: P.O. BOX 542
CAPE CANAVERAL, FL 32920
Surveyor of record, P.L.S. 2787
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, Contract 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.

ATTEST:
Chairman of the Board
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 7-6-2007 at 8:49 AM
File No. 2007-161190

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