

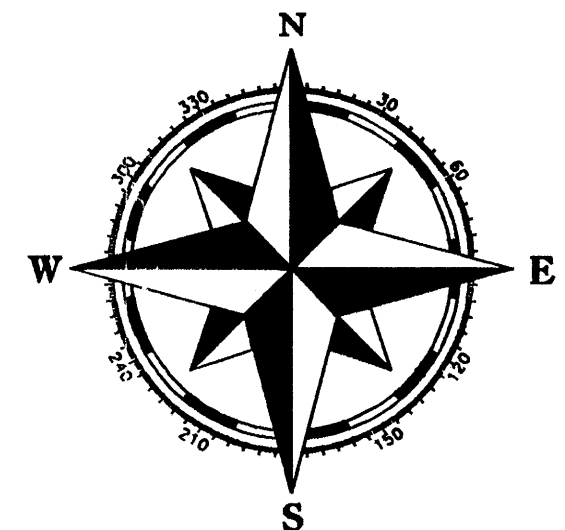
VICINITY MAP (NOT TO SCALE)

VILLA CIELO

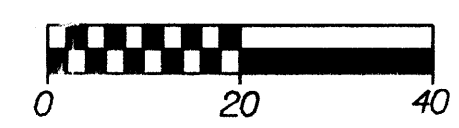
A TOWNHOME SUBDIVISION LYING IN:
SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST
THE CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A REPLAT OF LOTS 7 AND 8, BLOCK 15, AVON BY-THE-SEA AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



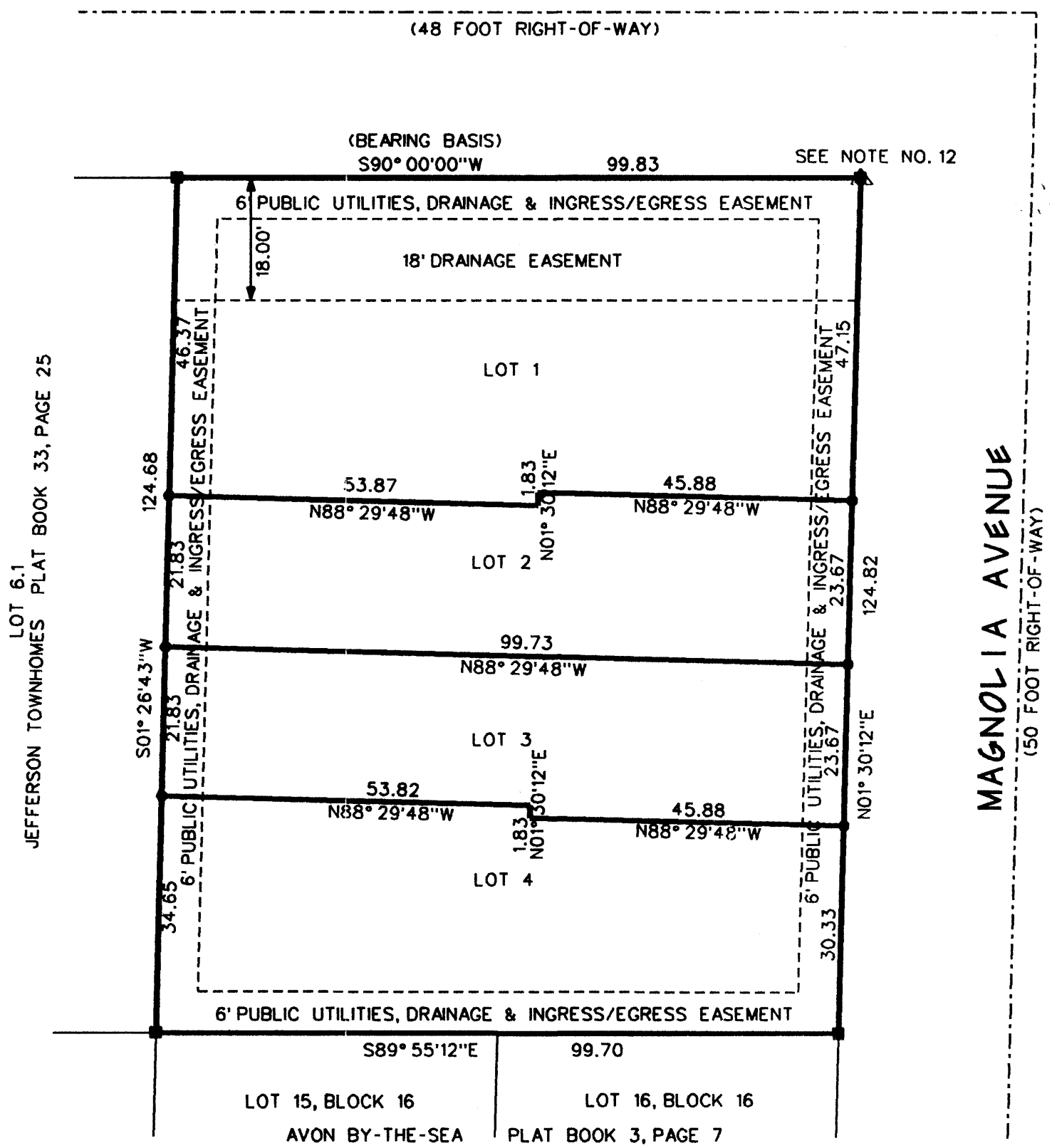
GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

JEFFERSON AVENUE

(48 FOOT RIGHT-OF-WAY)



LOT 6.1
JEFFERSON TOWNHOMES PLAT BOOK 33, PAGE 25

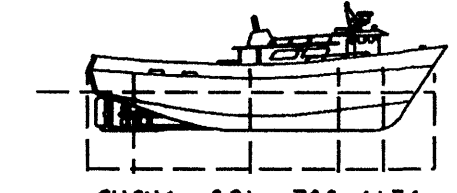
MAGNOLIA AVENUE
(50 FOOT RIGHT-OF-WAY)

SURVEYOR'S NOTES :

- BEARINGS DEPICTED ARE BASED ON ASSUMED DATUM AND REFER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF JEFFERSON AVENUE BEARING S 90° 00' 00" W, PLAT BOOK 33, PAGE 251.
- 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 5811, PAGE 788.
- FOR JOINDER SEE OFFICIAL RECORDS BOOK 5811, PAGE 788.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 6.00 FOOT EASEMENT ALONG THE NORTH SIDE OF LOT 1 AND THE SOUTH SIDE OF LOT 4 IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
- A 6.00 FOOT EASEMENT ALONG ALL FRONT 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.
- CONTROL MONUMENT HAS HAD CONCRETE SIDEWALK BUILT ON TOP, SET NAIL & DISK ABOVE.

LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
LOT 1	4, 677. 7 SQUARE FEET	0. 107 ACRES
LOT 2	2, 261. 8 SQUARE FEET	0. 052 ACRES
LOT 3	2, 261. 3 SQUARE FEET	0. 052 ACRES
LOT 4	3, 240. 8 SQUARE FEET	0. 074 ACRES

WM. V. POWELL
LAND SURVEYING
0010 N. ATLANTIC AVE., SUITE 12
P.O. BOX 512
CAPE CANAVERAL, FLORIDA 32920
HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES



PHONE *321* 763-1174
FAX *321* 763-1050

05.121.DGN

DEDICATION

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

hereby grants to the public for the perpetual use of the public 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 easements and common areas be privately owned and maintained by and for the benefit of VILLA CIELO HOMEOWNERS ASSOCIATION, (Lots 1,2,3 and 4, Villa Cielo) and that the public, BREVARD COUNTY, and THE CITY OF CAPE CANAVERAL have no right or interest therein, however BREVARD COUNTY and CITY OF CAPE CANAVERAL have the right to access for inspection purposes.

IN WITNESS WHEREOF: VILLA CIELO DEVELOPMENT, 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 PETER F. KEANE President

Attest: JOHN P. BUTLER, III Vice President

Signed and sealed in the presence of: Mia Goforth

VILLA CIELO DEVELOPMENT, INC., A FLORIDA CORPORATION
210 HARDEE LANE
ROCKLEDGE, FL 32955

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on September 11, 2007

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
PETER F. KEANE & JOHN P. BUTLER, III
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.

Mia Goforth
NOTARY PUBLIC
My Commission Expires



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

THIS IS TO CERTIFY, that on 21st Aug 2007 the foregoing plat was approved by the City Council of the City of Cape Canaveral, Brevard County, Florida.

Roxy Randle
ROXY RANDE, 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 9.08.07 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 512
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
DAVID ROY JONES, P.L.S., 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

9-14-2007 at 11:59 AM
File No. 2007220254

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