

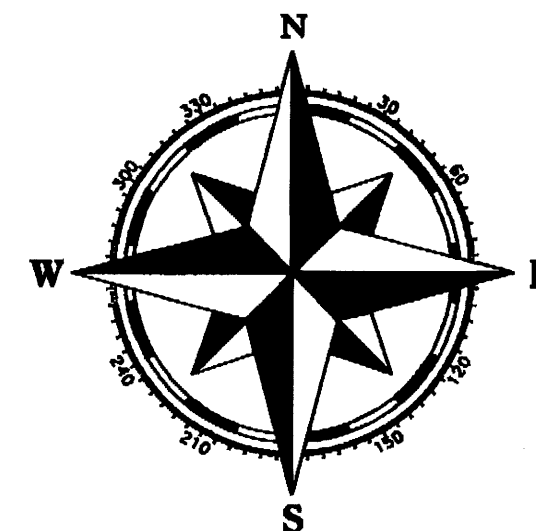
VICINITY MAP (NOT TO SCALE)

CASA ESPERANZA

SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST
THE CITY OF CAPE CANAVERAL, BREVARD COUNTY, FLORIDA

A REPLAT OF OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3954, PAGE 1389
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

THE EAST 16.66 FEET OF LOT 7, ALL OF LOT 8, AND THE WEST 25 FEET OF THE NORTH 124.17 FEET
OF VACATED MAGNOLIA AVENUE LYING IN BLOCK 58, AVON-BY-THE-SEA, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



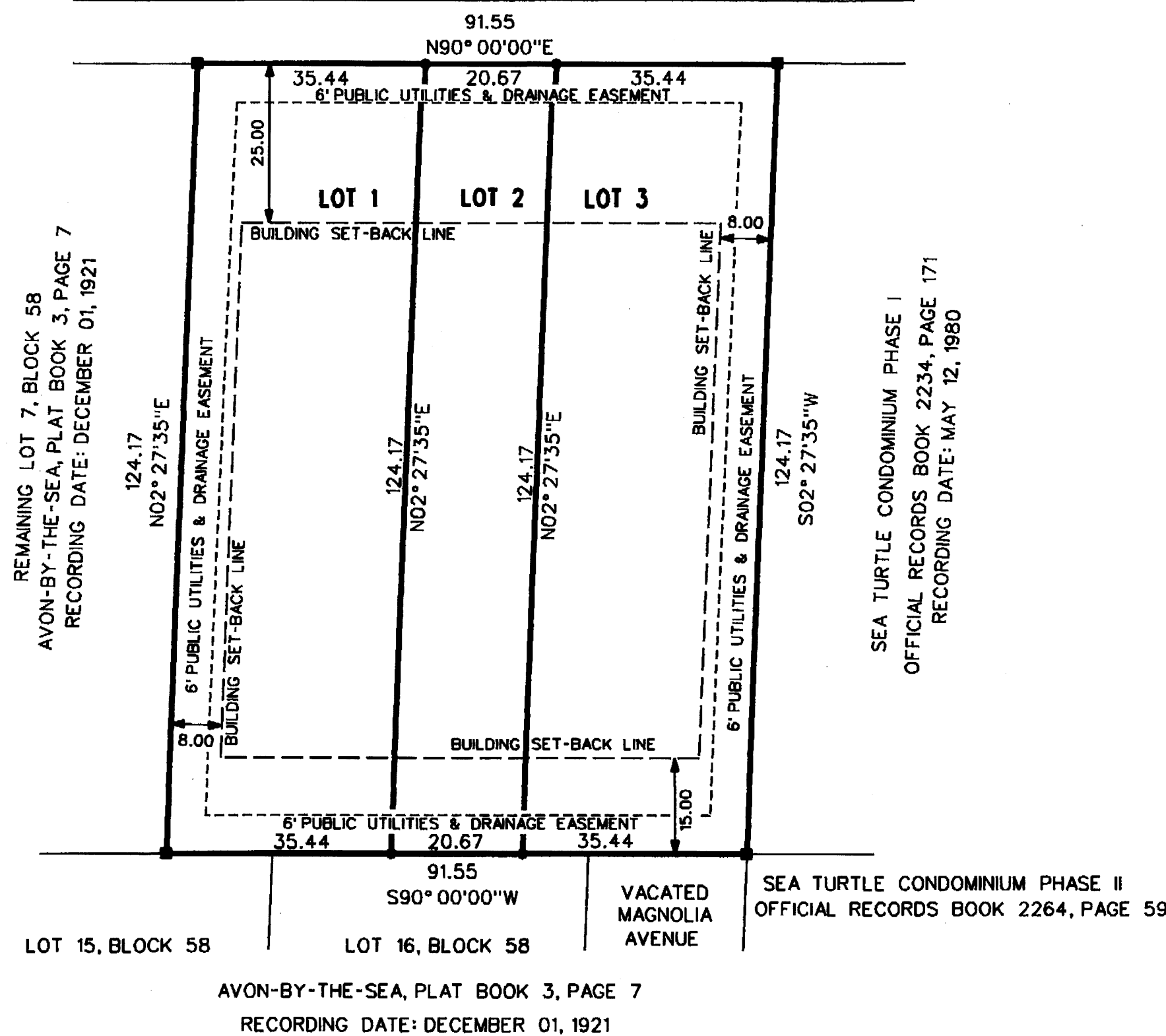
GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

FILLMORE AVENUE

(48 FOOT PUBLIC RIGHT-OF-WAY)

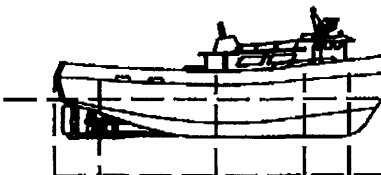


SURVEYOR'S NOTES :

- BEARINGS DEPICTED ARE BASED ON ASSUMED DATUM AND REFER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FILLMORE AVENUE BEARING N90°00'00"E.
- 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 5216 PAGE 9948
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 6.00 FOOT EASEMENT ALONG ALL FRONT, REAR AND SIDE LOT LINES NOT COINCIDENT WITH STRUCTURE 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.
- THE PURPOSE OF ALL AREAS DEDICATED ARE THOSE EXPRESSLY ALLOWED IN THE R-2 ZONING DISTRICT OF THE CITY OF CAPE CANAVERAL, FLORIDA AT THE TIME OF THIS RECORDING.
- BUILDING SET-BACK LINES AND DIMENSIONS DEPICTED HEREON REFER TO THE CURRENT MINIMUM DISTANCES ALLOWED BY THE CITY OF CAPE CANAVERAL, FLORIDA LAND DEVELOPMENT CODE AT THE TIME OF THIS RECORDING.

LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
LOT 1	4397.0 SQUARE FEET	0.101 ACRES
LOT 2	2565.3 SQUARE FEET	0.059 ACRES
LOT 3	4397.0 SQUARE FEET	0.101 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* 763-1174
FAX *321* 763-1050

06.119P

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
CASA ESPERANZA
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: THE OWNERS OF CASA ESPERANZA, and that the public, BREVARD COUNTY and 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: TRIPPLE J INVESTMENTS, LLC has caused these presents to be signed and attested to by the officer named below
By James E. Morgan, Jr. Managing Member
Attest:
Signed and sealed in the presence of: [Signature]
Signed and sealed in the presence of: [Signature]

TRIPPLE J INVESTMENTS, LLC
P.O. BOX 301
CAPE CANAVERAL, FL 32920
STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on September 21, 2007
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
JAMES E. MORGAN, JR.
Managing Member
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 hereunto set my hand and seal on the above
[Signature]
NOTARY PUBLIC
My Commission Expires March 17, 2009

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF CAPE CANAVERAL
THIS IS TO CERTIFY, that on 2nd Oct 2007 the foregoing plat was approved by the City Council of the City of Cape Canaveral, Brevard County, Florida.
Rocky Randels
ROCKY RANDELS, MAYOR
ATTEST:
[Signature]
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 9.20.07 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(19), 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
[Signature]
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 09.25.2007 at 3:04:28 PM
File No. 2007-31220
Scott Ellis by [Signature]
Clerk of the Circuit Court
in and for Brevard County, FL