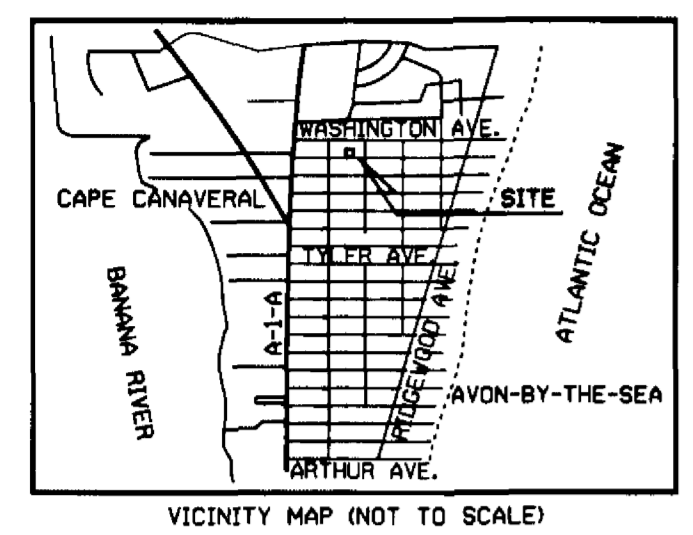


# ALL-SHORES TOWNHOMES

SECTION 23, TOWNSHIP 24 SOUTH, RANGE 37 EAST  
BREVARD COUNTY, FLORIDA

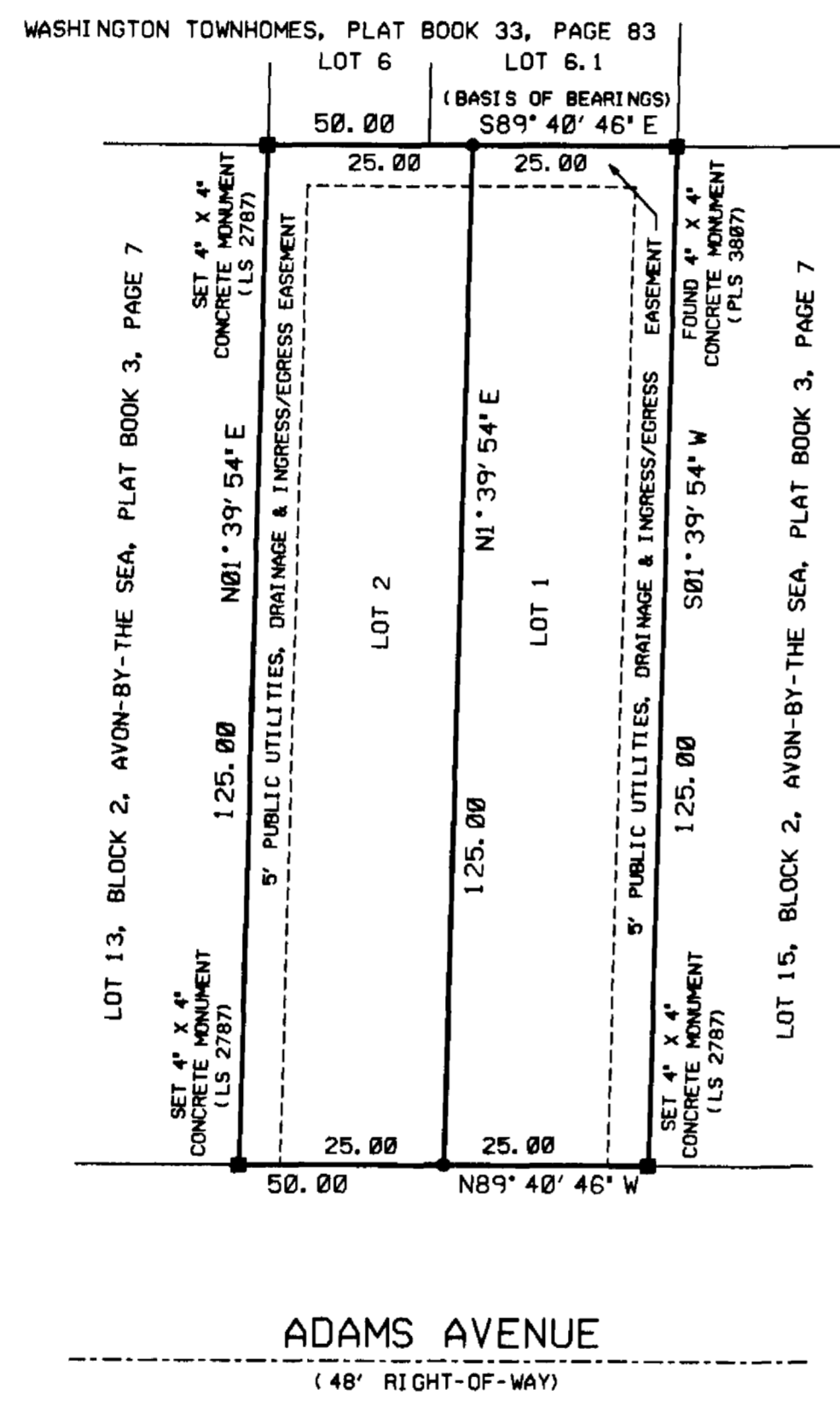
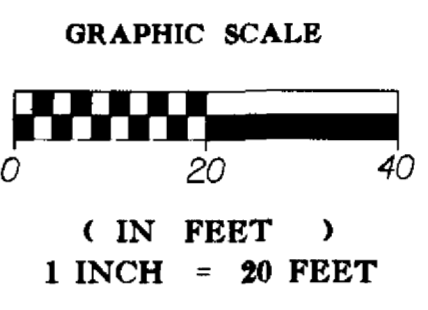
A REPLAT OF A PORTION OF BLOCK 2, AVON-BY-THE SEA  
A TOWNHOME SUBDIVISION LYING IN THE CITY OF CAPE CANAVERAL



VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION :

LOT 14, BLOCK 2, AVON-BY-THE SEA AS  
RECORDED IN PLAT BOOK 3, PAGE 7 OF THE PUBLIC  
RECORDS OF BREVARD COUNTY, FLORIDA.



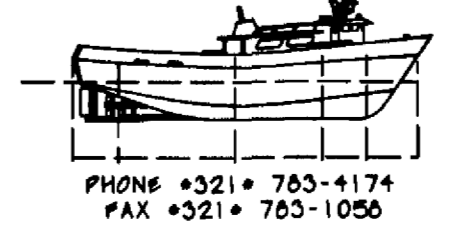
LOT NO.	AREA ( SQUARE FEET)	AREA ( ACRES)
1	3,124.1	0.072
2	3,124.1	0.072
TOTAL(S)	6,248.2	0.144

EXISTING ZONING: ( SUBJECT AND SURROUNDING PARCELS ) R-2

SURVEYOR'S NOTES :

- BEARINGS DEPICTED HEREON REFER TO THE SOUTH LINE OF WASHINGTON TOWNHOMES ( PLAT BOOK 33, PAGE 83 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA ) BEARING S89° 40' 46" 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 40154, PAGE 3562
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 5.00 FOOT EASEMENT ALONG THE EAST SIDE OF LOT 1 AND THE WEST SIDE OF LOT 2 IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
- A 5.00 FOOT EASEMENT ALONG ALL REAR LOT LINES IS HEREBY RESERVED FOR PUBLIC 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.

**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 #321-763-1056

JOB NO. : 02-077

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in ALL-SHORES TOWNHOMES 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 other easements and common areas be privately owned and maintained for the benefit of: ALL-SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, and that the public and Brevard County have no right or interest therein, however Brevard County has the right to access for inspection. IN WITNESS WHEREOF: ALL-SHORES CONST. & 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  
JAMES E. MORGAN President  
Attest: Susan Stills

Signed and sealed in the presence of John Staley  
ALL-SHORES CONSTRUCTION  
& SUPPLY CO., INC.  
413 LINCOLN AVE.  
CAPE CANAVERAL, FL 32920  
STATE OF FLORIDA, COUNTY OF BREVARD  
THIS IS TO CERTIFY, That on 12 June 2003 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JAMES E. MORGAN and VIRGINIA G. MORGAN respectively President and Secretary/Treasurer 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.  
Susan L. Chapman  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_  
Susan L. Chapman  
Commission # CC 596698  
Expires March 23, 2004  
Protest Trust  
Atlantic Trading Co., Inc.

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

THIS IS TO CERTIFY, that on June 17, 2003 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 6-23-03 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.

WM. V. POWELL  
Company Name: LAND SURVEYING  
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  
DAVID ROY JONES, P.L.S. #301, 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 June 24, 2003 at 1:57 PM File No. 2003188465  
Scott Ellis  
Clerk of the Circuit Court  
in and for Brevard County, FL