

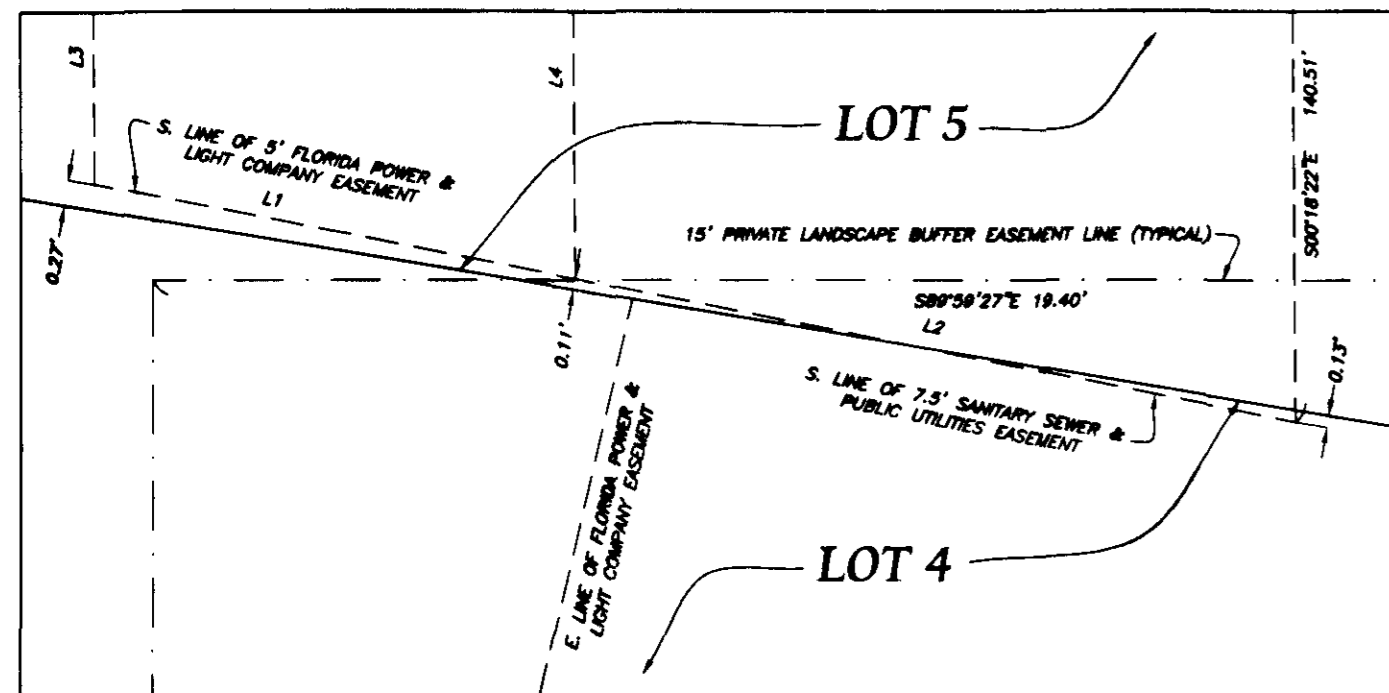
# KAYA BEACH TOWNHOMES

BEING A RE-PLAT OF LOTS 1, 2, 3, 4 & 5 OF OCEAN ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 18 LYING IN SECTION 26, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

All of Lots 1, 2, 3, 4, and 5, OCEAN ESTATES according to the plat thereof as recorded in Plat Book 44, Page 18 of the Public Records of Brevard County, Florida, also being a portion of Section 26, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 5; thence S89°58'15"W, along the South line of said Lot 5, a distance of 90.80 feet, to the Southwest corner of said Lot 5; thence N00°01'46"W, along the West line of Lots 5, 4, and 3, a distance of 138.88 feet, to the most westerly corner of said Lot 3; thence S89°59'27"E, along the westerly line of said Lot 3, a distance of 19.33 feet; thence N00°18'22"E, along the West line of Lots 3, 2, and 1, a distance of 138.90 feet, to the Northwest corner of said Lot 1; thence S89°57'20"E, along the North line of said Lot 1, a distance of 117.58 feet, to the Northeast corner of said Lot 1; thence S39°20'44"E, along the easterly line of said Lot 1, a distance of 12.69 feet; thence S11°15'51"W, along the East line of said Lots 1, 2, 3, 4, and 5, a distance of 273.08 feet, to the POINT OF BEGINNING; Containing 0.69 acres, more or less.



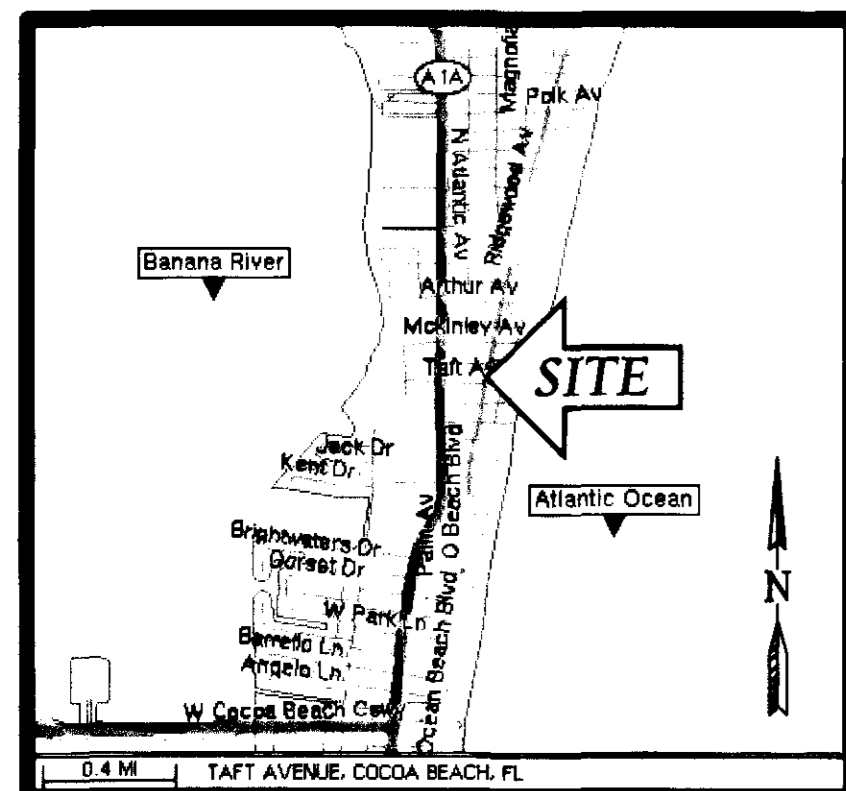
EASEMENT DETAIL  
SCALE: 1"=2'

**EASEMENT LEGEND:**

- ☐ 10' FLORIDA POWER & LIGHT COMPANY EASEMENT (P.B. 44, PG. 18)
- ☐ 7.5' SANITARY SEWER & PUBLIC UTILITIES EASEMENT (P.B. 44, PG. 18)
- ☐ 5' FLORIDA POWER & LIGHT COMPANY GUY WIRE & ANCHOR EASEMENT (P.B. 44, PG. 18)
- ☐ 5' FLORIDA POWER & LIGHT COMPANY EASEMENT (P.B. 44, PG. 18)
- ☐ DRAINAGE EASEMENT IS DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND OR THE OWNERS IN FEE SIMPLE AS SHOWN IN THE DEDICATION HEREON.

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S89°57'20"E, ALONG THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT AVENUE, AS SHOWN IN PLAT BOOK 44, PAGE 18.
2. DRIVEWAY ACCESS TO LOTS 1 THROUGH 10, INCLUSIVE, WILL BE FROM RIDGEWOOD AVENUE, A PUBLIC RIGHT OF WAY.
3. FOR THE PURPOSE OF THIS PLAT, THE TERM "PUBLIC UTILITIES" INCLUDES, BUT IS NOT LIMITED TO, FLORIDA POWER & LIGHT COMPANY; BREVARD COUNTY UTILITIES DEPARTMENT; BELLSOUTH; N.U.I.; CABLE TELEVISION SERVICES; THE CITY OF COCOA UTILITIES DEPARTMENT; AND THE CITY OF COCOA BEACH.
4. ALL UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
5. ALL LOT CORNERS HAVE BEEN MONUMENTED WITH 5/8" DIAMETER IRON RODS WITH YELLOW PLASTIC CAPS STAMPED "ALLEN ENG LB 266," UNLESS OTHERWISE NOTED.
6. THE LANDSCAPE BUFFER EASEMENT SHOWN IS DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION AND OR THE OWNERS IN FEE SIMPLE AS SHOWN IN THE DEDICATION HEREON.



LOCATION MAP  
Not To Scale

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S78°44'09"E	5.10'
L2	N78°44'09"W	7.66'
L3	N00°18'22"W	13.99'
L4	N00°18'22"W	14.03'
L5	N89°59'27"W	5.00'

LOT 1, BLOCK 95

LOT 2, BLOCK 95

AVON BY THE SEA  
PLAT BOOK 3, PAGE 7

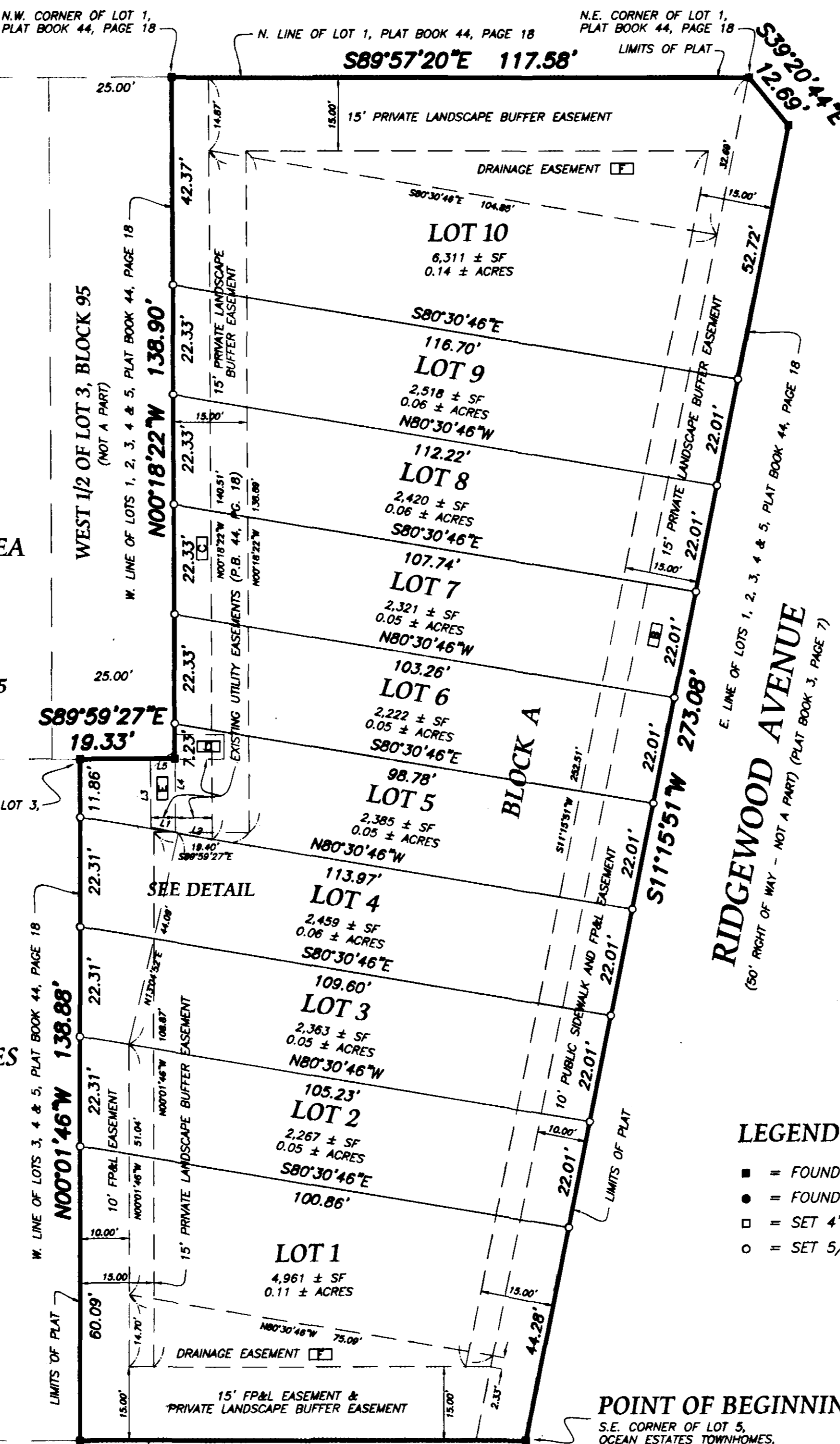
LOT 5, BLOCK 95

OCEAN ESTATES  
PLAT BOOK 44, PAGE 18

LOT 6

**ROOSEVELT AVENUE**

(48' RIGHT OF WAY - NOT A PART) (PLAT BOOK 3, PAGE 7)



POINT OF BEGINNING  
S.E. CORNER OF LOT 5,  
OCEAN ESTATES TOWNHOMES,  
PLAT BOOK 44, PAGE 18

**TAFT AVENUE**

(48' RIGHT OF WAY - NOT A PART) (PLAT BOOK 3, PAGE 7)

FOR JOINDERS IN DEDICATION REFER TO OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FOR COVENANTS & RESTRICTIONS REFER TO OFFICIAL RECORDS BOOK 441, PAGE 548

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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in

**KAYA BEACH TOWNHOMES**

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements and other easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals on July 2, 2003

*George Kaya* (SEAL) George Kaya  
*Elizabeth R. Kaya* (SEAL) Elizabeth R. Kaya  
*Gary Kaya* (SEAL) Gary Kaya

Signed and sealed in the presence of:

*Douglas Samson*  
Notary Public

STATE OF FLORIDA COUNTY OF BREVARD  
THIS IS TO CERTIFY, that on July 2, 2003, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared GEORGE KAYA, ELIZABETH R. KAYA and GARY KAYA

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

*Douglas Samson*  
NOTARY PUBLIC

My Commission Expires 5-22-06

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

I HEREBY CERTIFY, that on July 2, 2003, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST: *Jackie Cole* Chairman of the Board  
*Scott Ellisby Charles Fuller* Clerk of the Board Deputy Clerk

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on March 18, 2003, he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, Part 1, Florida Statutes.

Dated July 2, 2003  
*Robert M. Salmon* For: Allen Engineering, Inc.  
Professional Surveyor & Mapper 106 Dixie Lane  
Florida Registration Number 4262 Cocoa Beach, FL 32931  
Certification of Authorization Number LB 266

**CERTIFICATE OF COUNTY 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.

*Susan Jackson* (SEAL) 9/2/03  
County Surveyor  
in and for Brevard County, FL

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**

I HEREBY CERTIFY, that the Board of County Commissioners hereby accept all easements dedicated to the public.

ATTEST: *Jackie Cole* Chairman of the Board  
*Scott Ellisby Charles Fuller* Clerk of the Board Deputy Clerk

**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, Part 1, Florida Statutes, and was filed for record on 12/9/03 at 1:51 PM

File No. 2003370013  
*Scott Ellisby Charles Fuller*  
Clerk of the Circuit Court Deputy Clerk  
in and for Brevard County, FL

PREPARED BY:  
**ALLEN Engineering, Inc.**  
SURVEYORS - MAPPERS  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931  
TELEPHONE: (813)768-7445 - FAX: (813)768-6002  
WEBSITE: www.alleneng.net - EMAIL: info@alleneng.net  
CERTIFICATE OF AUTHORIZATION #18286