

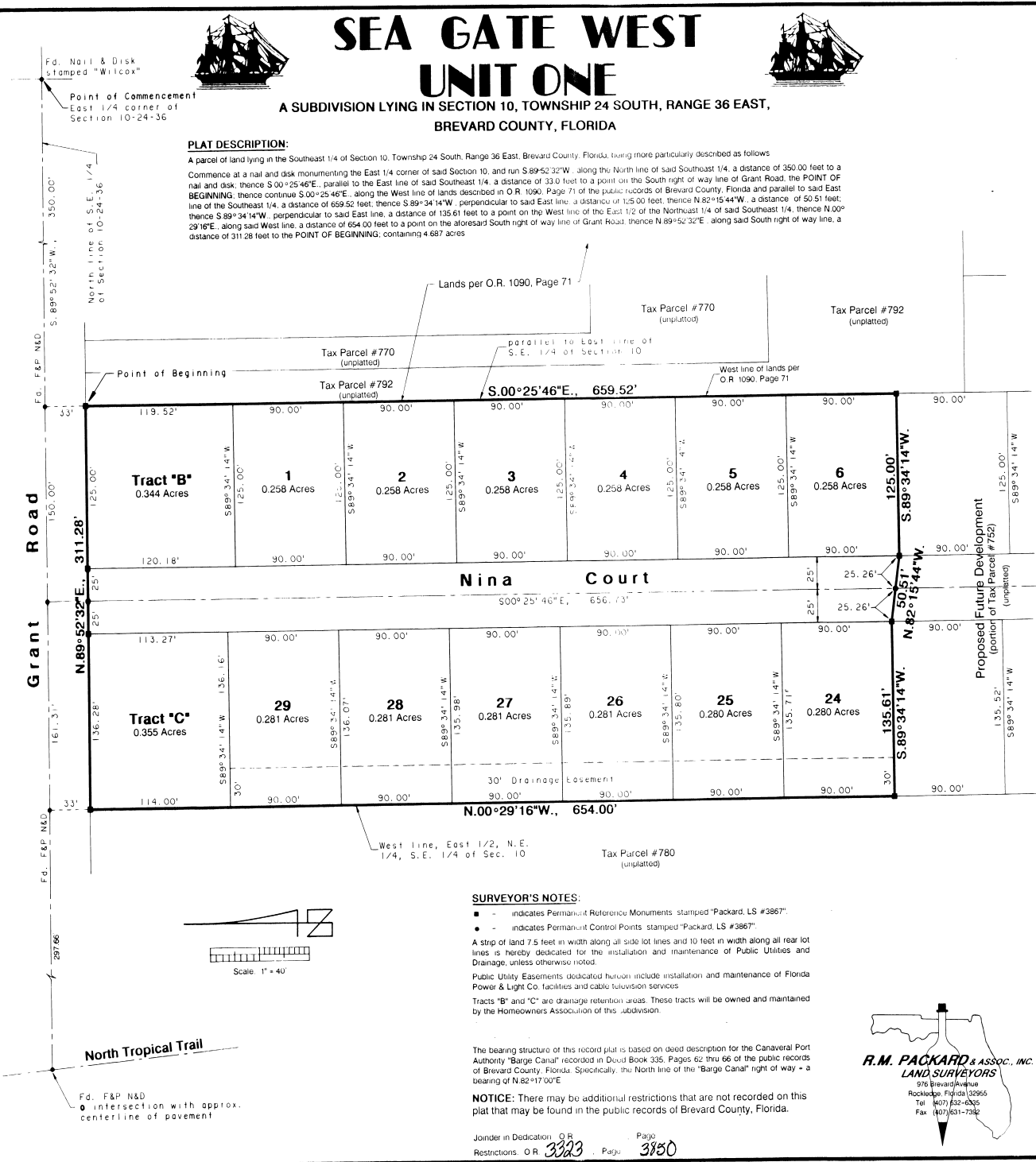
39-58

SEA GATE WEST UNIT ONE

A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

PLAT DESCRIPTION:

A parcel of land lying in the Southeast 1/4 of Section 10, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:
Commence at a nail and disk monumenting the East 1/4 corner of said Section 10, and run S 89° 52' 32" W., along the North line of said Southeast 1/4, a distance of 350.00 feet to a nail and disk, thence S 00° 25' 46" E., parallel to the East line of said Southeast 1/4, a distance of 33.0 feet to a point on the South right of way line of Grant Road, the POINT OF BEGINNING, thence continue S 00° 25' 46" E., along the West line of lands described in O.R. 1090, Page 71 of the public records of Brevard County, Florida and parallel to said East line of the Southeast 1/4, a distance of 459.52 feet, thence S 89° 34' 14" W., perpendicular to said East line, a distance of 135.61 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of said Southeast 1/4, thence N 00° 29' 16" E., along said West line, a distance of 654.00 feet to a point on the aforesaid South right of way line of Grant Road, thence N 89° 52' 32" E., along said South right of way line, a distance of 311.28 feet to the POINT OF BEGINNING, containing 4.687 acres



SURVEYOR'S NOTES:

- - indicates Permanent Reference Monuments stamped "Packard, LS #3867".
 - - indicates Permanent Control Points stamped "Packard, LS #3867".
- A strip of land 7.5 feet in width along all side lot lines and 10 feet in width along all rear lot lines is hereby dedicated for the installation and maintenance of Public Utilities and Drainage, unless otherwise noted.
- Public Utility Easements dedicated herein include installation and maintenance of Florida Power & Light Co. facilities and cable television services.
- Tracts "B" and "C" are drainage retention areas. These tracts will be owned and maintained by the Homeowners Association of this subdivision.

The bearing structure of this record plat is based on deed description for the Canaveral Port Authority "Barge Canal" recorded in Deed Book 335, Pages 62 thru 66 of the public records of Brevard County, Florida. Specifically, the North line of the "Barge Canal" right of way - a bearing of N 82° 17' 00" E.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Brevard County, Florida.

Joiner in Dedication: O.R. 3323 Page: 3850
Restrictions: O.R. 3323 Page: 3850



PLAT BOOK 39 PAGE 58
SHEET 1 OF 1
SECTION 10, TWP. 24 S., RANGE 36 E.

KNOW ALL MEN BY THESE PRESENTS, that the corporation named below, being the owner in fee simple of the lands described in:

SEA GATE WEST, UNIT ONE

dedicates said lands and plat for the use and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces, other rights of way and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below, its corporate seal to be affixed hereto on June 25, 1993.

ACN Company, A Florida Corporation

By: *Sara R. Notary*
Sara R. Notary, President

Attest: *Albert C. Notary*
Albert C. Notary, Vice-President

Signed and sealed in the presence of:
Agnesia S. Morit Susan C. Elder

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on June 25, 1993 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

Sara R. Notary and Albert C. Notary
 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 Declaration and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Declaration act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this date:
Susan C. Elder

NOTARY PUBLIC My Comm. Expires: July 25, 1995
 My Commission Expires: July 25, 1995

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 25, 1993 he completed the survey of the lands described in the foregoing plat; that said plat is a correct representation of the lands therein described; and plotted; that permanent monuments have been placed as shown thereon as required by Sections #177 and #412, Florida Statutes; and that said land is located in Brevard County, Florida.

Dated June 25, 1993
Robert W. Packard
Robert W. Packard, P.L.S.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Chairman of the Board:
 ATTEST: *Sandy Crawford*
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 7/20/93 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board:
 ATTEST: *Sandy Crawford*
 Clerk of the Board

Approved: _____
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 6/21/93 the Zoning Commission of the above Commission approved the foregoing plat.

Richard Enos
 Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing Declaration and the plat and the same comply in form with all the requirements of the laws of the State of Florida and was filed for record on 6/21/93 at 2:03 PM.

Sandy Crawford
 Clerk of the County Clerk
 in and for Brevard County, Florida