



# SEA GATE WEST UNIT TWO

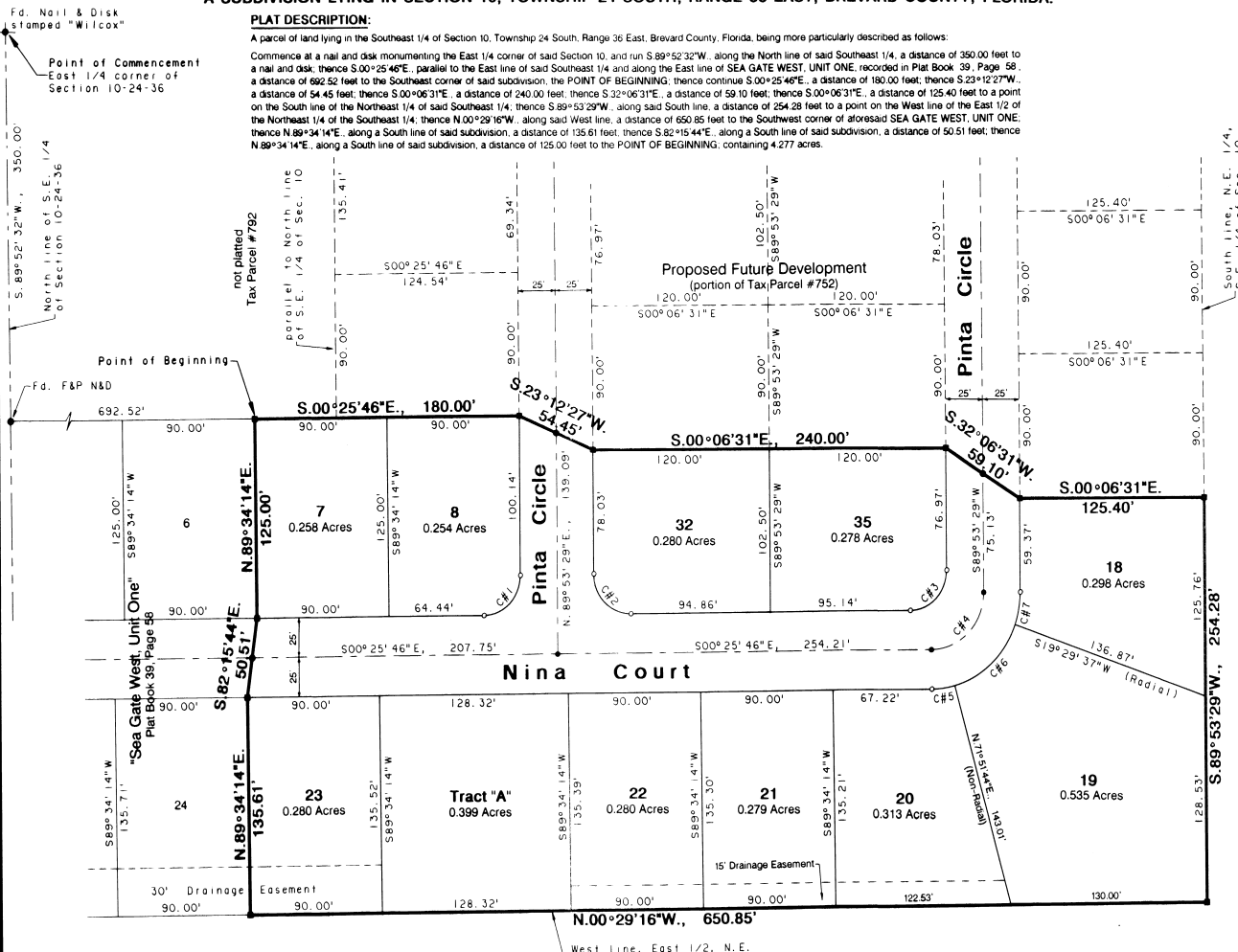


A SUBDIVISION LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

### 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, and along the East line of SEA GATE WEST, UNIT ONE, recorded in Plat Book 39, Page 58, a distance of 692.52 feet to the Southeast corner of said subdivision, the POINT OF BEGINNING, thence continue S 00°06'31"E., a distance of 180.00 feet, thence S 23°12'27"W., a distance of 54.45 feet, thence S 00°06'31"E., a distance of 240.00 feet, thence S 32°06'31"E., a distance of 59.10 feet, thence S 00°06'31"E., a distance of 125.40 feet to a point on the South line of the Northeast 1/4 of said Southeast 1/4, thence S 89°53'29"W., along said South line, a distance of 254.28 feet to a point on the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, thence N 00°29'16"W., along said West line, a distance of 650.85 feet to the Southwest corner of aforesaid SEA GATE WEST, UNIT ONE, thence N 89°34'14"E., along a South line of said subdivision, a distance of 135.61 feet, thence S 82°15'44"E., along a South line of said subdivision, a distance of 50.51 feet, thence N 89°34'14"E., along a South line of said subdivision, a distance of 125.00 feet to the POINT OF BEGINNING, containing 4.277 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 along all rear lot lines is hereby dedicated for the installation and maintenance of Public Utilities and Drainage, unless otherwise shown.
- Public Utility Easements dedicated hereon include installation and maintenance of Florida Power and Light Company facilities and cable television services.
- Tract "A" is a Drainage Retention Area, dedicated, owned and maintained by the Homeowners Association of this subdivision.
- Surface drainage flow within a drainage conveyance easement shall not be restricted by filling, structures, debris or fences which interfere with the functioning of the drainage system.
- The 15 foot wide and 30 foot wide Drainage Easements are dedicated to and to be maintained by the Homeowners Association of this subdivision.
- The bearing structure of this record plat is based on the 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.

Curve Data:

Curve #	Rad.	Del.	Arc	Tan	Chord
Curve #1	25.00'	89°40'45"	39.13'	24.86'	35.26'
Curve #2	25.00'	90°19'15"	39.41'	25.14'	35.45'
Curve #3	25.00'	89°40'45"	39.13'	24.86'	35.26'
Curve #4	36.00'	89°40'45"	56.35'	35.80'	50.77'
Curve #5	61.00'	11°09'31"	11.88'	5.96'	11.86'
Curve #6	61.00'	58°55'06"	62.73'	34.55'	60.00'
Curve #7	61.00'	19°36'08"	20.87'	10.54'	20.77'

Joiner in Dedication O.R. \_\_\_\_\_ Page \_\_\_\_\_  
Restrictions O.R. 3536 Page 2261

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 Two

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 and it's corporate seal to be affixed hereon on January 4, 1996

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 [Signatures]

### STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, that on January 4, 1996 before me, an official duly authorized to take acknowledgments 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 saw and 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 is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
[Signature]  
[Seal]

### 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 26, 1988 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapters #177 and #472, Florida Statutes; and that said land is located in Brevard County, Florida.

Dated: January 4, 1996  
[Signature]  
Robert M. Reckard, P.L.S. Registration No: #3867

### 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.

[Signature]  
Chairman of the Board

ATTEST: Sandy Crawford by [Signature]  
Clerk of the Board

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on 1-9-96 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

[Signature]  
Chairman of the Board

ATTEST: Sandy Crawford by [Signature]  
Clerk of the Board

### CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on 1-8-96 the zoning commission of the above county approved the foregoing plat.

[Signature]  
Planning and Zoning Director

### 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 1-8-96 at 10:21 am on January 8, 1996.

[Signature]  
Clerk of the Circuit Court

