

* Please see Plat Affidavit recorded in O.R. Book 7288 Page 1388.

SUMMER BREEZE PLANTATION

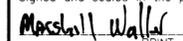
A SUBDIVISION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

COMMENCING AT AN IRON PIN, BEING THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, STATE OF FLORIDA; THENCE S 89°55'32" E, ALONG THE CENTERLINE OF SAID SECTION 11, A DISTANCE OF 162.19 FEET TO A REBAR WITH CAP RLS 4319, BEING THE POINT OF INTERSECTION OF SAID CENTERLINE AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 528, BEELINE EXPRESSWAY, AND THE POINT-OF-BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE S 89°55'32" E, ALONG SAID CENTERLINE, A DISTANCE OF 3624.25 FEET TO A REBAR WITH CAP PACKARD; THENCE S 00°10'50" E, A DISTANCE OF 967.34 FEET TO A REBAR WITH CAP PACKARD, BEING THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD 528; THENCE N 74°59'54" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3755.28 FEET TO THE POINT-OF-BEGINNING. CONTAINING 40.24 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHTS-OF-WAY OF RECORD.

PLAT BOOK 60 PAGE 64
SHEET 1 OF 4
SECTION 11 TWP. 24 S., RANGE 35 E.

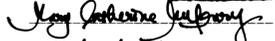
DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That Hamid Hafzi, being the owner in fee simple of the lands described in this Plat of **SUMMER BREEZE PLANTATION** hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates to the City of Cocoa for the perpetual use of the public an easement over and across the private roads and private street shown on this plat for ingress and egress for emergency and law enforcement vehicles and hereby dedicates to private/public utility companies for their perpetual use an easement over and across said roads and streets for the maintenance of utilities as described in the plat notes. Except as otherwise shown on this plat, no other easements are dedicated or granted to the public. It being the intention of the undersigned that all streets, roads, and other easements and common areas are privately owned and maintained and that the public and the City of Cocoa have no rights and interest therein.

IN WITNESS WHEREOF, has caused these presents to be signed by the individual named below.

By 
Hamid Hafzi
779 E. Merritt Island Causeway,
Merritt Island, FL 32953
Signed and sealed in the presence of:
 PRINT  SIGNATURE
 PRINT  SIGNATURE

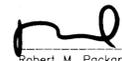
STATE OF FLORIDA
COUNTY OF BREVARD
THIS IS TO CERTIFY, That on September 30, 2014 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Hamid Hafzi, to me known to be the individual who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed.

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

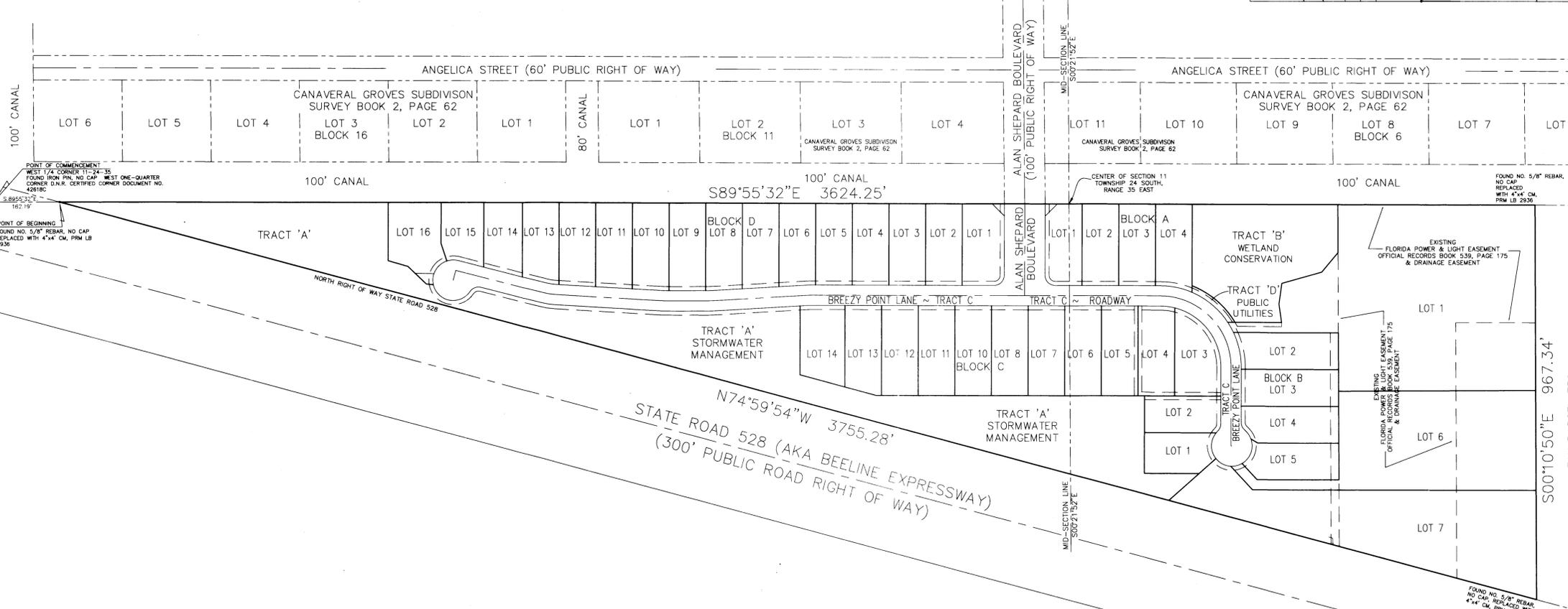
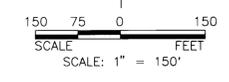
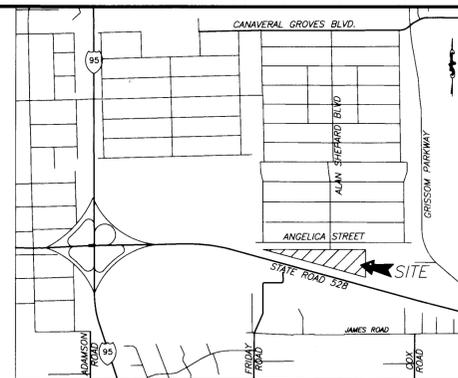
NOTARY PUBLIC 
My Commission Expires 01/03/2016

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, that on SEPTEMBER 23, 2014 the City Council of the City of Cocoa, Florida approved the foregoing plat.
 Henry U. Parrish III, Mayor
 Joan Clark, City Clerk

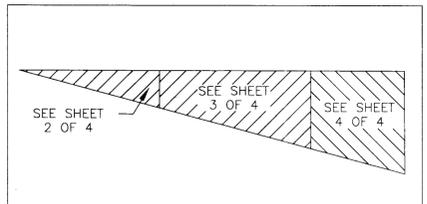
CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered surveyor, does hereby certify that on August 20, 2014, he completed the boundary survey of the lands as shown in the foregoing plat; that said plat was made under my responsible direction and supervision and is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all survey requirements of Chapter 177, Part 1 & 472, Florida Statutes; and that said land is located in Brevard County, Florida.
 9/8/14
BRIAN K. HEFNER Registration No. PL 6370
700 North Wickham Road, Suite 107 Certificate of Authorization
Melbourne, Florida, 32935 #LB2936
Phone (321) 241-6909

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.
 10/3/14
Robert M. Packard, PSM
Registration No. 3867, State of Florida

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 10/14/2014 at 11:35 a.m.
 Scott Ellis by Eva Walls, D.C.
Clerk of Circuit Court
in and for Brevard County, FL



- PLAT NOTES:**
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS AND TRACTS ADJACENT AND CONTIGUOUS TO THE RIGHTS OF WAY LINE OF BREEZY POINT LANE AND ALAN SHEPARD BOULEVARD
 - PRIVATE DRAINAGE EASEMENTS ARE HEREBY DEDICATED ALONG THE SIDE AND REAR OF CERTAIN LOTS AS SHOWN.
 - PUBLIC UTILITY EASEMENTS INCLUDE BUT ARE NOT LIMITED TO POTABLE WATER AND RECLAIMED WATER, FLORIDA POWER AND LIGHT, AT&T, CITY GAS AND TV CABLE SERVICES.
 - TRACT 'A' IS FOR STORM WATER RETENTION AND IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - TRACT 'B' IS A CONSERVATION TRACT RECORDED IN OFFICIAL RECORDS BOOK 6571, PAGE 2671 OF THE PUBLIC RECORDS OF BREVARD COUNTY. THIS TRACT IS FOR WETLAND CONSERVATION. TRACT 'B' IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - TRACT 'C' (ALAN SHEPARD BOULEVARD AND BREEZY POINT LANE) ARE PRIVATE RIGHT OF WAY TO BE USED FOR INGRESS, EGRESS, UTILITY EASEMENT FOR POTABLE WATER AND RECLAIMED WATER, PUBLIC UTILITY AND PRIVATE DRAINAGE. TRACT 'C' IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - TRACT 'D' IS FOR PUBLIC UTILITIES AND IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - UPON THE RECORDATION OF THIS PLAT, TRACT 'B', AND A PORTION OF LOT 1, BLOCK B, ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
 - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR INSTALLATION AND/OR MAINTENANCE OF TELEPHONE, ELECTRIC, GAS SERVICES, AND CABLE TELEVISION SERVICES PROVIDED, CITY OF COCOA UTILITIES FOR POTABLE WATER AND RECLAIMED WATER, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND/OR OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF THE ELECTRICAL, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO CH. 177.094(20) F.S.
 - BEARINGS REFERENCED THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 528, BEING S.74°59'54"E.
 - FOR JOINDERS IN DEDICATION SEE OFFICIAL RECORDS BOOK _____, PAGES _____, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



SHEET KEY MAP N.T.S.

ABBREVIATIONS:

C/L	CENTERLINE
CM	CONCRETE MONUMENT
PCP	PERMINATE CONTROL POINT PERMINATE
PRM	REFERENCE MONUMENTS
PLS	PROFESSIONAL LAND SURVEYOR
LS	LAND SURVEYOR
LB	LICENSED BUSINESS AND NUMBER
P.B.	PLAT BOOK
PGS.	PAGES
(M)	MEASURED
(D)	DEED
SB	SETBACK
R/W	RIGHT OF WAY
D	CENTRAL ANGLE
A	LENGTH
R	RADIUS
C	CURVE
CB	CHORD BEARING
CH	CHORD DISTANCE
O.R.B.	OFFICIAL RECORD BOOK
N.R.	NON-RADIAL
RAD	RADIAL
PUE	PUBLIC UTILITY EASEMENT

LEGEND

- C/L CENTERLINE
- INDICATES 4"x4" CONCRETE MONUMENT, A PERMANENT REFERENCE MONUMENT WITH METAL DISK STAMPED: PRM / LB 2936
- ⊙ INDICATES PERMANENT CONTROL POINT NAIL & METAL DISK STAMPED: PCP / LB 2936

NOTES:

- SEE SHEETS 2, 3 AND 4 FOR CONTINUATION OF LOTS.

TRACT	AREA	USE OF TRACT	OWNER / MAINTENANCE
TRACT A	7.26 ACRES	STORMWATER MANAGEMENT	SUMMER BREEZE HOMEOWNER ASSOCIATION
TRACT B	1.86 ACRES	WETLAND CONSERVATION	SUMMER BREEZE HOMEOWNER ASSOCIATION
TRACT C	3.27 ACRES	ROADWAY	SUMMER BREEZE HOMEOWNER ASSOCIATION
TRACT D	0.04 ACRES	PUBLIC UTILITIES	SUMMER BREEZE HOMEOWNER ASSOCIATION

THERE ARE ADDITIONAL SURVEYORS NOTES AND MORE FULLY DIMENSIONED DATA SHOWN ON SHEETS 2, 3 AND 4.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY.

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 THIS PLAT.

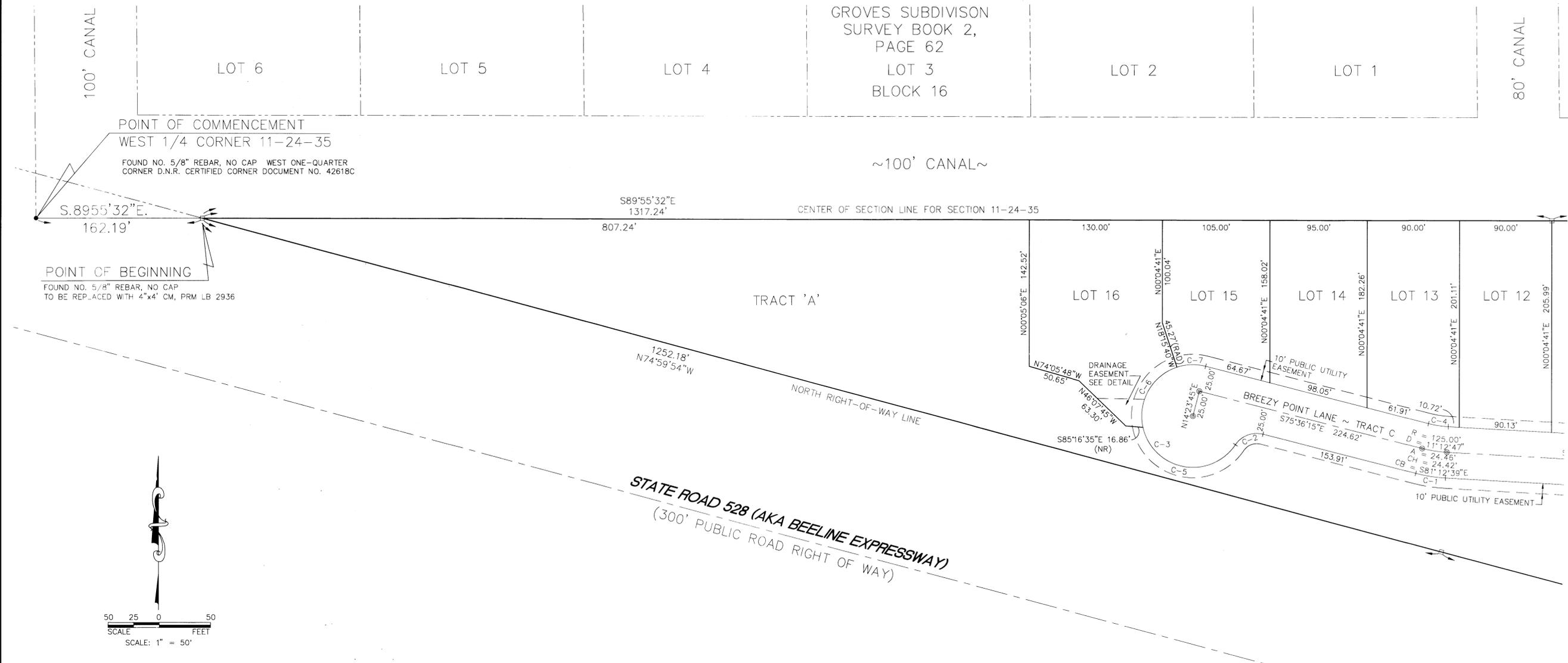
CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS-SURVEYORS-PLANNERS
700 N. Wickham Road, Suite 107, Melbourne, FL 32935
PHONE: (321)241-6909 FAX: (321)241-6910
Certificate Of Authorization: LB2936
www.carnahan-proctor.com

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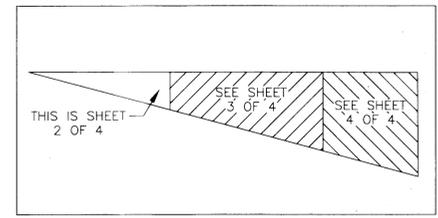
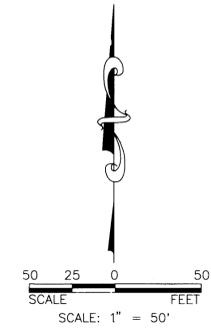
A SUBDIVISION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST,
CITY OF COCOA, BREVARD COUNTY, FLORIDA

PLAT BOOK 60 PAGE 65

SHEET 2 OF 4
SECTION 11 TWP. 24 S., RANGE 35 E.



MATCHLINE SEE SHEET 3



CURVE	DELTA	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	11°12'47"	29.36'	150.00'	29.31'	S81°12'39"E
C-2	70°31'44"	30.77'	25.00'	28.87'	S69°07'53"W
C-3	250°31'44"	218.63'	50.00'	81.65'	S20°52'07"E
C-4	11°12'47"	19.57'	100.00'	19.54'	S81°12'39"E
C-5	133°28'12"	116.47'	50.00'	91.87'	S79°23'53"E
C-6	84°24'07"	73.65'	50.00'	67.17'	S29°32'16"W
C-7	32°39'24"	28.50'	50.00'	28.11'	S88°04'02"W
C-8	31°42'36"	27.67'	50.00'	27.32'	S03°11'31"W

ABBREVIATIONS:

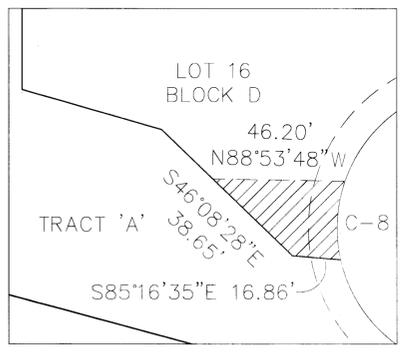
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- P.B. PLAT BOOK
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- M MEASURED
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LEGEND

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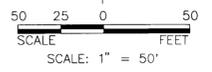
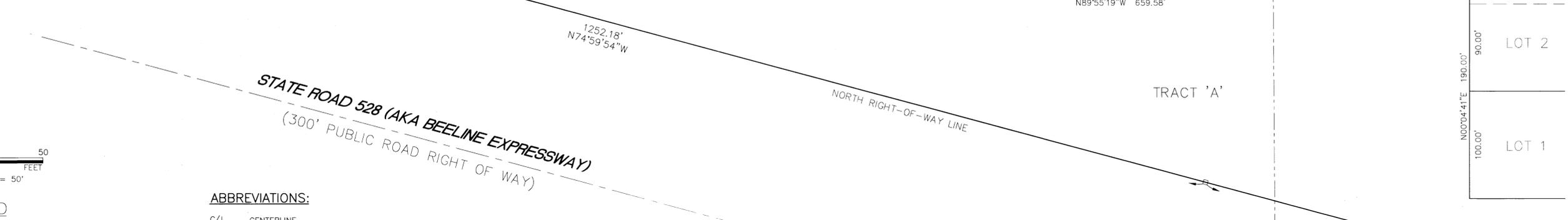
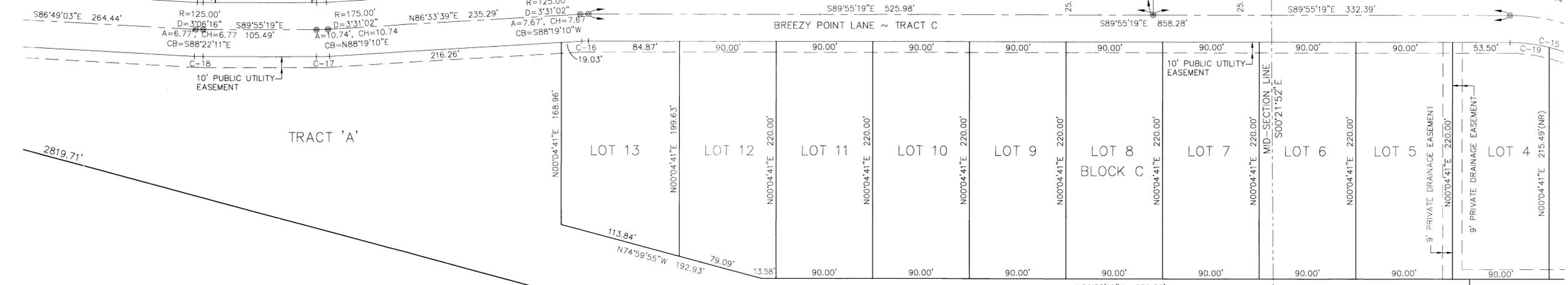
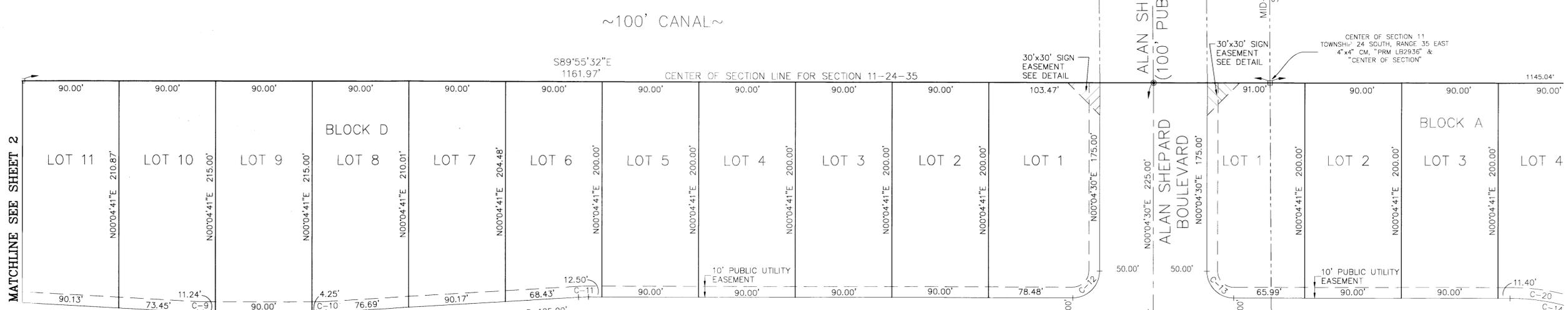
NOTES:

1. SEE SHEET 1 OF 4 FOR ADDITIONAL BOUNDARY INFORMATION, LEGAL DESCRIPTION AND ADDITIONAL NOTES.
2. SEE SHEETS 3 AND 4 FOR CONTINUATION OF LOTS.
3. SEE SHEET 1 OF 4 FOR TRACT TABLE.



SUMMER BREEZE PLANTATION

A SUBDIVISION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST,
CITY OF COCOA, BREVARD COUNTY, FLORIDA



LEGEND

C/L CENTERLINE

- INDICATES 4"x4" CONCRETE MONUMENT, A PERMANENT REFERENCE MONUMENT WITH METAL DISK STAMPED: PRM / LB 2936
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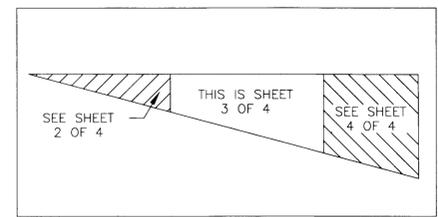
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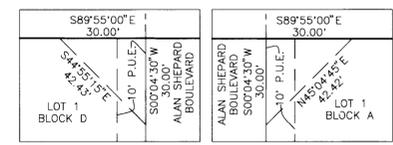
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- N.R. NON-RADIAL
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- PUE PUBLIC UTILITY EASEMENT

CURVE TABLE					
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-9	3°06'16"	5.42'	100.00'	5.42'	S88°22'11"E
C-10	3°31'02"	9.21'	150.00'	9.21'	N88°19'10"E
C-11	3°31'02"	9.21'	150.00'	9.21'	S88°19'10"W
C-12	90°00'11"	39.27'	25.00'	35.36'	N45°04'35"E
C-13	89°59'49"	39.27'	25.00'	35.35'	S44°55'25"E
C-14	90°00'00"	31.16'	200.00'	282.84'	N44°55'19"W
C-15	90°00'00"	235.62'	150.00'	212.13'	N44°55'19"W
C-16	3°31'02"	6.14'	100.00'	6.14'	S88°19'10"W
C-17	3°31'02"	12.28'	200.00'	12.28'	N88°19'10"E
C-18	3°06'16"	8.13'	150.00'	8.13'	S88°22'11"E
C-19	14°05'00"	36.87'	150.00'	36.78'	N82°52'49"W
C-20	23°08'25"	80.77'	200.00'	80.23'	N78°21'06"W



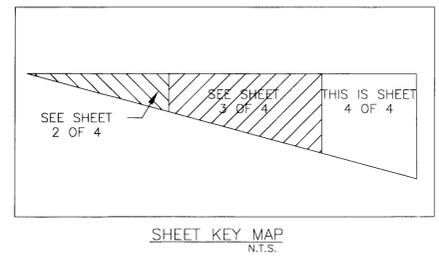
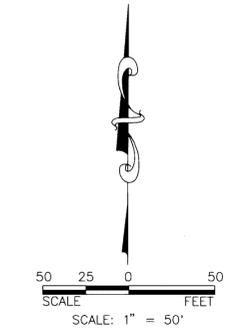
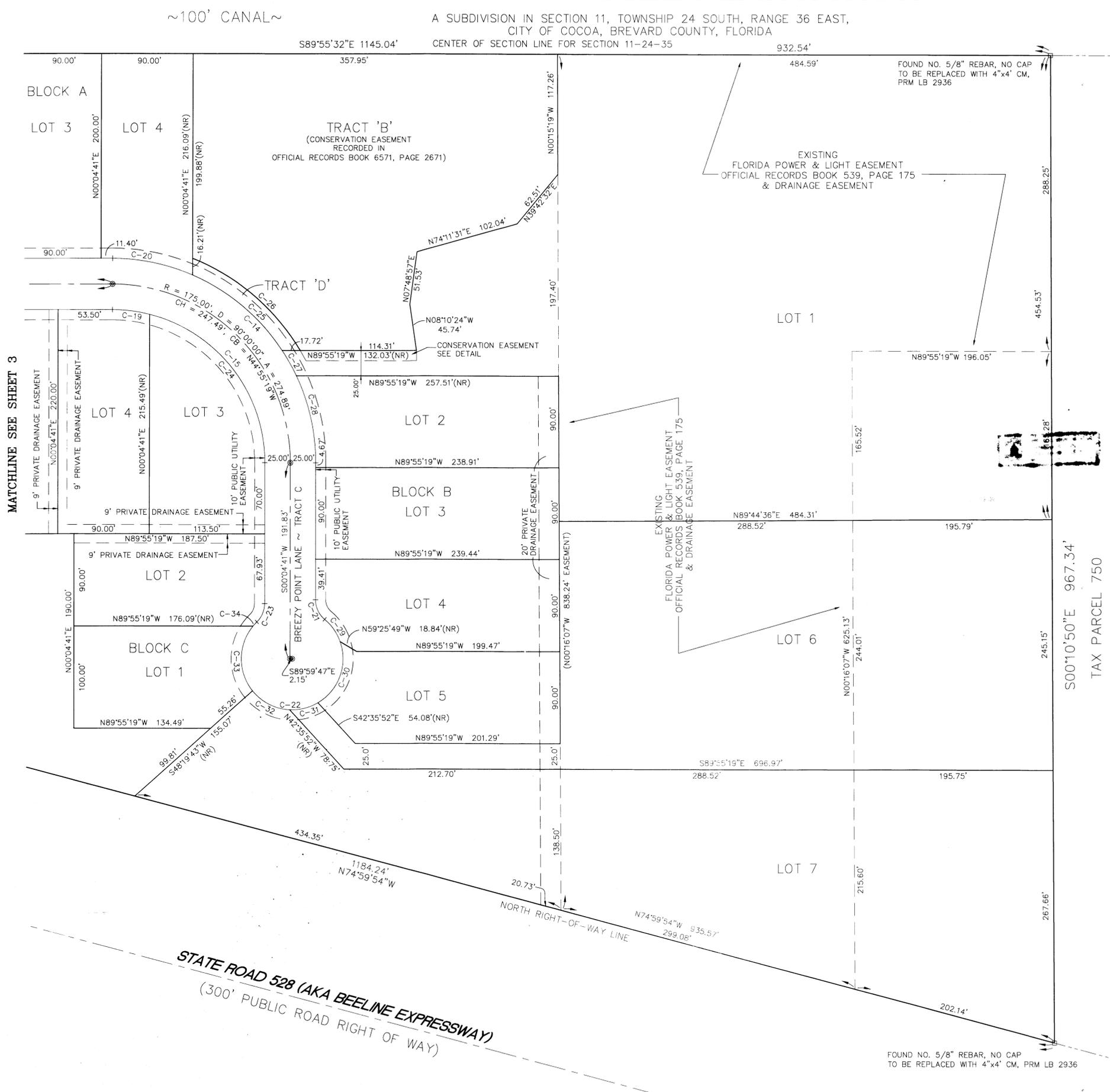
SHEET KEY MAP
N.T.S.



DETAIL @ SIGN EASEMENTS
SCALE: 1" = 30'

SUMMER BREEZE PLANTATION

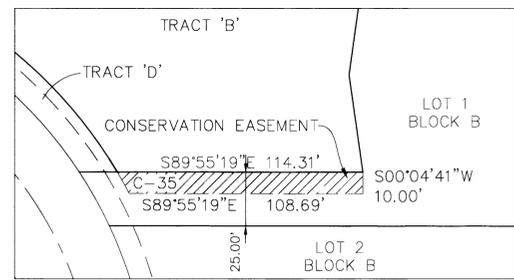
A SUBDIVISION IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 36 EAST,
CITY OF COCOA, BREVARD COUNTY, FLORIDA
CENTER OF SECTION LINE FOR SECTION 11-24-35



LEGEND

- C/L CENTERLINE
- INDICATES 4"x4" CONCRETE MONUMENT, A PERMANENT REFERENCE MONUMENT WITH METAL DISK STAMPED: PRM / LB 2936
- ⊙ INDICATES PERMANENT CONTROL POINT NAIL & METAL DISK STAMPED: PCP / LB 2936

- NOTES:**
- SEE SHEET 1 OF 4 FOR ADDITIONAL BOUNDARY INFORMATION, LEGAL DESCRIPTION AND ADDITIONAL NOTES.
 - SEE SHEETS 2 AND 3 FOR CONTINUATION OF LOTS.
 - SEE SHEET 1 OF 4 FOR TRACT TABLE.



CURVE	DELTA	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-19	14°05'00"	36.87'	150.00'	36.78'	N82°52'49"W
C-20	23°08'25"	80.77'	200.00'	80.23'	N78°21'06"W
C-21	50°21'09"	21.97'	25.00'	21.27'	S25°05'53"E
C-22	276°18'13"	241.12'	50.00'	66.72'	N87°52'39"E
C-23	45°57'05"	20.05'	25.00'	19.52'	N23°03'13"E
C-24	75°55'00"	198.75'	150.00'	184.53'	N37°52'49"W
C-25	33°22'43"	116.51'	200.00'	114.87'	N50°05'32"W
C-26	37°40'56"	141.40'	215.00'	138.87'	N49°38'18"W
C-27	8°13'31"	28.71'	200.00'	28.69'	N29°17'25"W
C-28	25°15'21"	88.16'	200.00'	87.45'	N12°32'59"W
C-29	30°48'48"	26.89'	50.00'	26.57'	N34°52'04"W
C-30	79°01'20"	68.96'	50.00'	63.62'	N20°03'00"E
C-31	33°19'05"	29.08'	50.00'	28.67'	N76°13'13"E
C-32	48°20'07"	42.18'	50.00'	40.94'	S62°57'11"E
C-33	78°24'15"	68.42'	50.00'	63.21'	S00°25'00"W
C-34	6°24'38"	5.59'	50.00'	5.59'	S42°49'26"W
C-35	3°03'27"	11.47'	215.00'	11.47'	N29°16'07"W

ABBREVIATIONS:

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RAD RADIAL
PUE PUBLIC UTILITY EASEMENT

FOUND NO. 5/8" REBAR, NO CAP TO BE REPLACED WITH 4"x4" CM, PRM LB 2936

CARNAHAN · PROCTOR · CROSS, INC.
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