

# WESTCOR LAND TITLE INSURANCE COMPANY

## PLAT CERTIFICATION LETTER

431

**Liberty Title Company**  
**720 West Ave.**  
**Cocoa, FL 32927**

**ATTENTION: Cheryl Cole**

**FILE NO. Summer Breeze**

Pursuant to Chapter 177, FLORIDA STATUTES, PLEASE BE ADVISED we have searched the Public Records of **Brevard County, Florida** as to the legal description attached as Exhibit "A" from **April 28, 1987**, through **March 10, 2021**, and certify that the owner of record is **Hamid Hafizi**, by virtue of that Warranty Deed recorded in Official Records Book 4435, Page 2379, Public Records of Brevard County, Florida. Additionally, liens and/or encumbrances of record against the property are as follows:

1. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 8326, Page 2201.
2. Right-of-Way Agreements to Florida Power and Light Company recorded in Official Records Book 539, Page 170, and Official Records Book 539, Page 175. (Lots 1, 6 and 7)
3. All matters as shown on plat of Summer Breeze Plantation according to the plat thereof as recorded in Plat Book 60, Page 64. (NOTE: There is a Conservation Easement recorded in Official Records Book 6571, Page 2671, which does not encompass any part of Lot 1, B. However, there is a 10 foot wide portion of Lot 1, Block B, shown on said plat which abuts the recorded easement, and Lot 1 is subject to the Conservation shown on the plat.)
4. Riparian rights and littoral rights, if any, incident to the land. (Lot 1)

NOTE: All recording references in this form shall refer to the public records of Brevard County, Florida, unless otherwise noted.

The Ad Valorem Real Estate Taxes for the year **2020** are paid under the following Tax Numbers: 2462117, 2462118, 2462119, 2462120, 2462121, 2462122, and 2462123.

Westcor has provided this search to the customer for its use only and disclaims liability to any other party who may choose to rely upon same. This search is not a title insurance policy. If the customer intends to obtain title insurance, then a request for title insurance should be made in lieu of this search.

This report is not title insurance. Pursuant to Section 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

The maximum liability for a certification by an abstractor or title company pursuant to this subsection shall be the amount paid for the certification.

IN WITNESS WHEREOF, has caused this certificate to be signed by an authorized signatory this 25th day of March 2021.

**Westcor Land Title Insurance Company**

Telephone #(866) 200-3366

Dated: **March 25, 2021**

## **Exhibit A**

**LOTS 1-7, BLOCK B, SUMMER BREEZE PLANTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGES 64-67, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK B, OF SAID SUMMER BREEZE PLANTATION, THENCE SOUTH 00 DEGREES 10'50" EAST, ALONG THE EAST LINE OF SAID SUMMER BREEZE PLANTATION, A DISTANCE OF 967.34 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 528; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 74 DEGREES 59'54" WEST, A DISTANCE OF 934.62 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE NORTH 48 DEGREES 19'43" EAST, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 155.22 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 191 DEGREES 29'20", AND A RADIAL BEARING OF NORTH 51 DEGREES 12'52" EAST, THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY LINE OF BREEZY POINT LANE AND THE ARC OF SAID CURVE A DISTANCE OF 167.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 50 DEGREES 21'09"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 21.97 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 00 DEGREES 04'41" EAST, A DISTANCE OF 134.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 33 DEGREES 30'02"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 116.94 FEET TO A POINT; THENCE ALONG THE NORTHWESTERLY LINES OF SAID LOT 1 THE FOLLOWING 7 CALLS; THENCE SOUTH 89 DEGREES 55'19" EAST, A DISTANCE OF 132.07 FEET; THENCE NORTH 08 DEGREES 10'24" WEST, A DISTANCE OF 45.74 FEET; THENCE NORTH 07 DEGREES 48'57" EAST, A DISTANCE OF 51.53 FEET; THENCE NORTH 74 DEGREES 11'31" EAST, A DISTANCE OF 102.04 FEET; THENCE NORTH 39 DEGREES 42'32" EAST, A DISTANCE 62.51 FEET; THENCE NORTH 00 DEGREES 15'19" WEST, A DISTANCE OF 117.26 FEET; THENCE SOUTH 89 DEGREES 55'32" EAST, A DISTANCE OF 484.59 FEET TO THE POINT OF BEGINNING.**