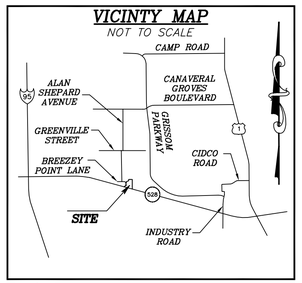
SUMMER BREEZE PLANTATION PHASE TWO

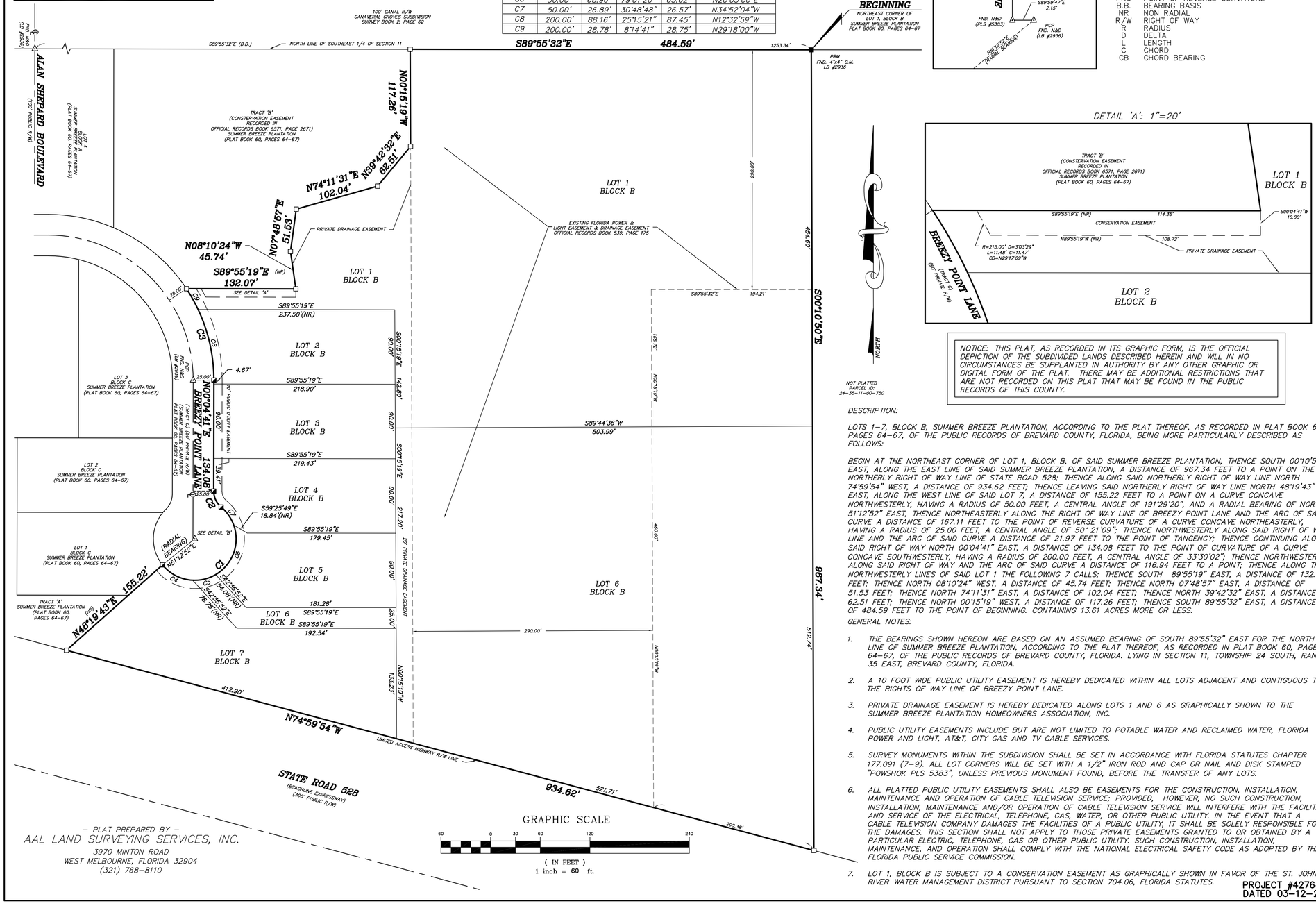
BEING A REPLAT OF LOTS 1–7, BLOCK B,
SUMMER BREEZE PLANTATION (PLAT BOOK 60, PAGES 64–67)
LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 35 EAST,
CITY OF COCOA, BREVARD COUNTY, FLORIDA

VICINTY MAP
NOT TO SCALE

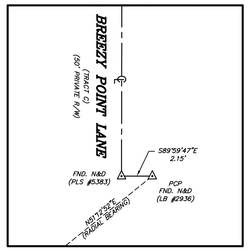


SEE SUMMER BREEZE PLANTATION HOMEOWNERS ASSOCIATION INC COVENANTS AND RESTRICTIONS RECORDED IN IN ORB 8326, PAGE 2201.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	50.00'	167.11'	191°29'20"	99.50'	N45°28'12"E
C2	25.00'	21.97'	50°21'09"	21.27'	S25°05'53"E
C3	200.00'	116.94'	33°30'02"	115.28'	N16°40'20"W
C4	50.00'	42.18'	48°20'07"	40.94'	S62°57'11"E
C5	50.00'	29.08'	33°19'05"	28.67'	N76°13'13"E
C6	50.00'	68.96'	79°01'20"	63.62'	N20°03'00"E
C7	50.00'	26.89'	30°48'48"	26.57'	N34°52'04"W
C8	200.00'	88.16'	25°15'21"	87.45'	N12°32'59"W
C9	200.00'	28.78'	8°14'41"	28.75'	N29°18'00"W



DETAIL 'B': 1"=5'



DETAIL 'A': 1"=20'

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.

NOT PLATTED PARCEL ID: 24-35-11-00-750

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LEGEND

NAD	NORTH AMERICAN DATUM
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
LB	LICENSED BUSINESS
■	4"x4" CONCRETE MONUMENT FOUND STAMPED AS NOTED
□	SET 5/8" IRON ROD AND CAP STAMPED "POWSHOK PRM PLS 5383"
◪	SET NAIL AND DISK STAMPED "POWSHOK PRM PLS 5383"
△	NAIL AND DISK MONUMENT FOUND STAMPED AS NOTED UNLESS NOTED OTHERWISE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
FND.	FOUND
FLPRN	FLORIDA PERMANENT REFERENCE NETWORK
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
B.B.	BEARING BASIS
NR	NON RADIAL
R/W	RIGHT OF WAY
R	RADIUS
D	DELTA
L	LENGTH
C	CHORD
CB	CHORD BEARING

DESCRIPTION:

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°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°59'54" WEST, A DISTANCE OF 934.62 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE NORTH 48°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°29'20", AND A RADIAL BEARING OF NORTH 51°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°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°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°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°55'19" EAST, A DISTANCE OF 132.07 FEET; THENCE NORTH 08°10'24" WEST, A DISTANCE OF 45.74 FEET; THENCE NORTH 07°48'57" EAST, A DISTANCE OF 51.53 FEET; THENCE NORTH 74°11'31" EAST, A DISTANCE OF 102.04 FEET; THENCE NORTH 39°42'32" EAST, A DISTANCE 62.51 FEET; THENCE NORTH 00°15'19" WEST, A DISTANCE OF 117.26 FEET; THENCE SOUTH 89°55'32" EAST, A DISTANCE OF 484.59 FEET TO THE POINT OF BEGINNING. CONTAINING 13.61 ACRES MORE OR LESS.

GENERAL NOTES:

1. *THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°55'32" EAST FOR THE NORTH LINE OF 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. LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.*
2. *A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED WITHIN ALL LOTS ADJACENT AND CONTIGUOUS TO THE RIGHTS OF WAY LINE OF BREEZY POINT LANE.*
3. *PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG LOTS 1 AND 6 AS GRAPHICALLY SHOWN TO THE SUMMER BREEZE PLANTATION HOMEOWNERS ASSOCIATION, INC.*
4. *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.*
5. *SURVEY MONUMENTS WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7–9). ALL LOT CORNERS WILL BE SET WITH A 1/2" IRON ROD AND CAP OR NAIL AND DISK STAMPED "POWSHOK PLS 5383", UNLESS PREVIOUS MONUMENT FOUND, BEFORE THE TRANSFER OF ANY LOTS.*
6. *ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND/OR OPERATION OF CABLE TELEVISION SERVICE WILL INTERFERE WITH THE FACILITIES AND SERVICE OF THE ELECTRICAL, TELEPHONE, GAS, WATER, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.*
7. *LOT 1, BLOCK B IS SUBJECT TO A CONSERVATION EASEMENT AS GRAPHICALLY SHOWN IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.*

PROJECT #42764
DATED 03–12–21

– PLAT PREPARED BY –
AAL LAND SURVEYING SERVICES, INC.
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768–8110

PLAT BOOK_____ PAGE_____
SHEET 1 OF 1
SECTION 11 TOWNSHIP. 24 S., RANGE 35 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Individual named below, being the owner in fee simple of the lands described in

SUMMER BREEZE PLANTATION PHASE TWO

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements, and other public rights–of–way shown hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below.

BY _____
Hamid Hafizi

Hamid Hafizi
779 E. Merritt Island Causeway
Merritt Island, FL 32953

Signed and sealed in the presence of:

_____
_____
(Print name)

_____
_____
(Print name)

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, that on _____, 2021 before me, by means of ☒ physical presence or ☐ on–line notarization, an owner duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Hamid Hafizi 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 as such owner thereunto duly authorized; and that the said Dedication is the act and deed of said owner
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

_____
_____
(Print name)
NOTARY PUBLIC
County and State aforesaid

My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on April 14, 2020 he completed the survey of the lands shown in 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, and that said land is located in the City of Cocoa, Brevard County, Florida.

_____ Registration No. 5383
Andrew W. Powshok
AAL Land Surveying Services, Inc.
3970 Minton Road
W. Melbourne, Florida 32904
LB – 0006623
Certificate of Authorization Number

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

_____
Reviewing Surveyor for the City of Cocoa
J. Barry Cabaniss, PLS #4524

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY That on _____ the CITY COUNCIL OF THE CITY OF COCOA approved the foregoing plat

_____
Mayor

ATTEST:
_____
City 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, Florida Statutes, and was filed for record on _____ at _____, File No. _____

_____
Clerk of the Circuit Court
in and for Brevard County, Fla.