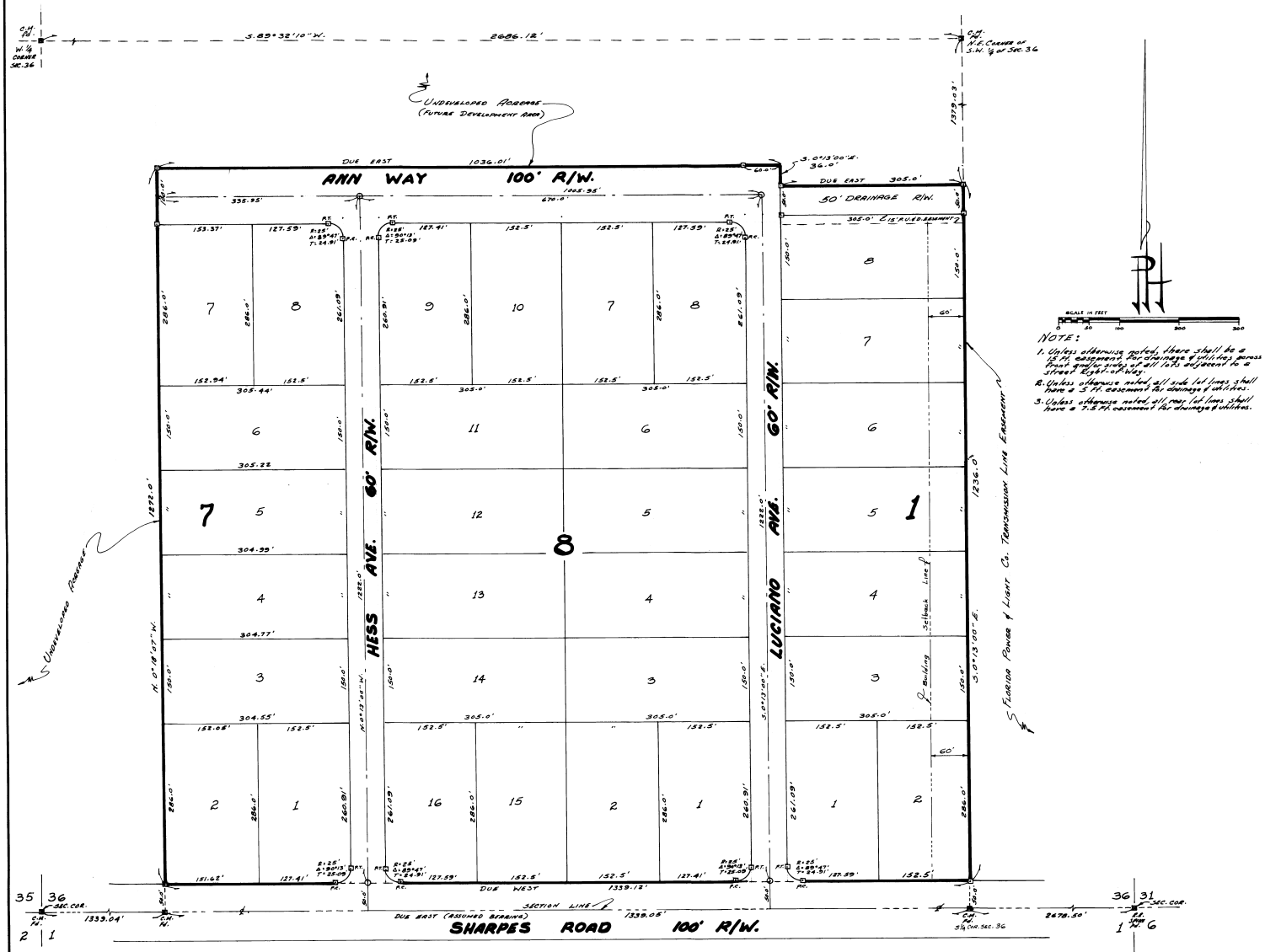
Sharpes Pine Acres Estates No 1.

A SUBDIVISION LOCATED IN THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 36, T.23.S., R.35.E., BREVARD COUNTY, FLORIDA.

DESCRIPTION

The South 1322.0 Ft., except the North 36.0 Ft. of the East 305.0 Ft. of the East 1/2 of the Southwest 1/4 of Section 36, T.23.S., R.35.E., Brevard County, Florida, and also excepting therefrom, the South 50.0 Ft. thereof, previously dedicated for a road Right-of-Way. Said tract containing 38.88 Acres, more or less.



NOTE:

1. Unless otherwise noted, there shall be a 10 Ft. easement for drainage & utilities across front and/or rear of all lots adjacent to a Street Right-of-Way.
2. Unless otherwise noted, all side lot lines shall have a 5 Ft. easement for drainage & utilities.
3. Unless otherwise noted, all rear lot lines shall have a 7.5 Ft. easement for drainage & utilities.

LEGEND -
⊡ - denotes P.R.M. (concrete monument)
O - denotes Permanent Control Point.

FOR JOINDER IN DEDICATION, SEE OFFICIAL RECORDS BOOK 1631, PAGE 725, & BOOK 1631, PAGE 726, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK 24 AND PAGE 75 963288

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described as Sharpes Pine Acres Estates No 1, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the Streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on 4-25-75

RAN, LTD., INC. A Florida Corporation

By Kirkland R. Hess II
KIRKLAND R. HESS, II President

Attest: Nicoli Luciano
NICOLI LUCIANO, SEC.-TREAS.

1300 PLUM AVE.
MERRITT ISLAND,
FLORIDA 32952

Signed and sealed in the presence of:
Ann Robinson
William Stevenson

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on 4-25-75 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared KIRKLAND R. HESS, II and NICOLI LUCIANO respectively President and SEC.-TREAS. 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 Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the foregoing dedication is the act and deed of said corporation.

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

NOTARY PUBLIC

My Commission Expires 11-26-76

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 16TH APRIL, 1974 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 Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated 4/24/75

Registration No. 1261

THIS IS TO CERTIFY, That the Board of County Commissioners, by its approval of this plat 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.

VICE Chairman of the Board

ATTEST: Curtis R. Barnes
By Thomas C. Cooper, D.C.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 22, 1975 the foregoing plat was approved by the Board of County Commissioners, Brevard County, Florida.

VICE Chairman of the Board.

Attest: Curtis R. Barnes
By Thomas C. Cooper, D.C.
Clerk of the Board.

Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY, That on 5-22-75 the Zoning Commission of the above COUNTY approved the foregoing plat.

Zoning Director James Ford Planning 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 7/02/29/1975 at 5:06 PM.

Curtis R. Barnes
By Thomas C. Cooper, D.C.
Clerk of the Circuit Court
In and for Brevard County, Fla.

DIETZGEN NO. 127 GRAPHTOR