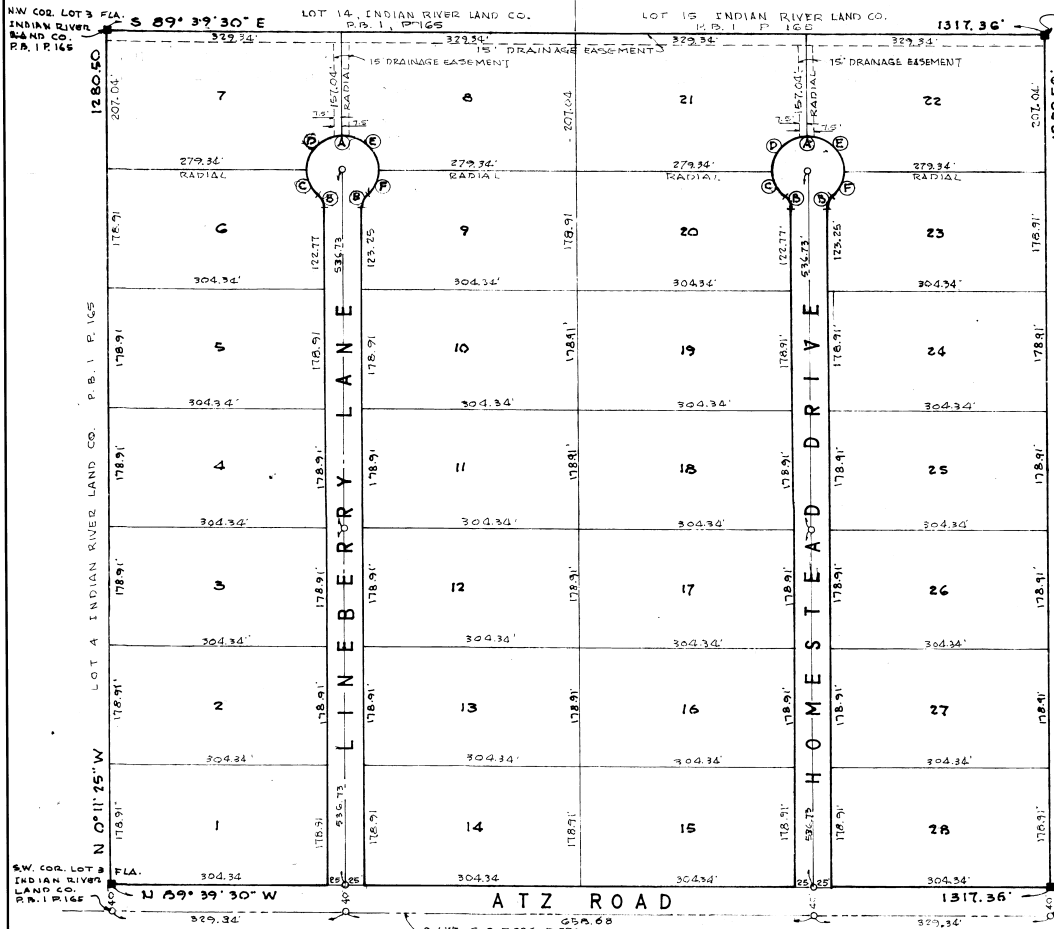
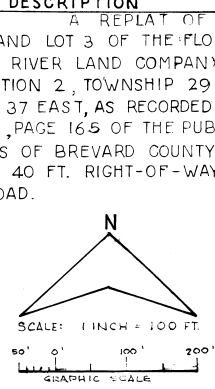


SUGAR PINES

A SUBDIVISION LOCATED IN THE TOWN OF MALABAR, FLORIDA
BREVARD COUNTY, FLORIDA



DESCRIPTION
A REPLAT OF
LOT 2 AND LOT 3 OF THE FLORIDA
INDIAN RIVER LAND COMPANY PLAT
OF SECTION 2, TOWNSHIP 29 SOUTH,
RANGE 37 EAST, AS RECORDED IN PLAT
BOOK 1, PAGE 165 OF THE PUBLIC
RECORDS OF BREVARD COUNTY FLORIDA,
LESS A 40 FT. RIGHT-OF-WAY ALONG
ATZ ROAD.



NOTES
MEASURING STRUCTURE IS ASSUMED AND IS FOR
COMPUTATION PURPOSES ONLY.
■ INDICATES PERMANENT REFERENCE MONUMENT
○ INDICATES PERMANENT CONTROL POINTS (PER
CHAPTER 177.09(1)(b), F.S.)
A STRIP OF LAND 10' WIDE ALONG THE SIDE
AND REAR LOT LINES SHALL BE RESERVED AS
A PERMANENT EASEMENT FOR THE INSTALL-
ATION AND MAINTENANCE OF PUBLIC UTILI-
TIES.

CURVE DATA

CURVE	R	Δ	Δ
A	50.00'	23° 37' 10"	23.00'
B	25.00'	48° 11' 25"	21.03'
C	50.00'	42° 20' 30"	34.31'
D	50.00'	89° 26' 05"	16.08'
E	50.00'	90° 51' 25"	79.00'
F	50.00'	41° 14' 30"	36.02'

KNOW ALL MEN BY THESE PRESENTS, THAT E.L. BRIGGS AND ELOISE B. BRIGGS, HIS WIFE THE OWNERS AND HOLDERS OF A CERTAIN MORTGAGE DATED 11/21/76 AND FILED IN O.R. BOOK 1387, PAGE 419, BREVARD COUNTY PUBLIC RECORDS, SAID MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREON, DO CONSENT AND JOIN IN THE RECORDING OF THIS PLAT IN WITNESS WHEREOF HAVE SET THEIR HANDS AND SEALS THIS 17 DAY OF APRIL 1976.

E.L. Briggs
E.L. BRIGGS
Marjorie S. Young
Marjorie S. Young
WITNESS

STATE OF Florida COUNTY OF Yamouca, THIS IS TO CERTIFY THAT ON THE 17 DAY OF APRIL, 1976, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED E.L. BRIGGS AND ELOISE B. BRIGGS, HIS WIFE, KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, THE EXECUTION THEREOF TO BE OF THEIR OWN FREE WILL AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 17 DAY OF APRIL, 1976.

Way Comm. exp. 4/16/76

KNOW ALL MEN BY THESE PRESENTS, THAT GUS JANULIS AND THEODORE JANULIS THE OWNERS AND HOLDERS OF A CERTAIN MORTGAGE DATED 24 March 1976 AND FILED IN O.R. BOOK 1447, PAGE 250, BREVARD COUNTY PUBLIC RECORDS, SAID MORTGAGE ENCUMBERING THE PROPERTY DESCRIBED HEREON, DO CONSENT AND JOIN IN THE RECORDING OF THIS PLAT IN WITNESS WHEREOF HAVE SET THEIR HANDS AND SEALS THIS 26 DAY OF MARCH 1976.

Gus Janulis
GUS JANULIS
Theodore Janulis
THEODORE JANULIS
James H. Young
James H. Young
WITNESS

STATE OF FLORIDA COUNTY OF Malabar, THIS IS TO CERTIFY THAT ON THE 26 DAY OF MARCH, 1976, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED GUS JANULIS AND THEODORE JANULIS, KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, THE EXECUTION THEREOF TO BE OF THEIR OWN FREE WILL AND DEED, IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 26 DAY OF MARCH 1976.

PLAT BOOK 24
AND PAGE 99

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
SUGAR PINES
herby 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 5-2-1976
By Thomas C. Reynolds SUGAR PINES DEVELOPMENT, INC. President
Attest: Barclay R. Reynolds Jr. 1123 RIVERMONT DR. MELBOURNE, FLA. 32955

Signed and sealed in the presence of:
Kenneth E. Swindler
James J. Swindler

STATE OF FLA. COUNTY OF Brevard
THIS IS TO CERTIFY, That on March 17, 1976 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Thomas C. Reynolds and Barclay R. Reynolds Jr. 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 Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers therunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Thomas C. Swindler
NOTARY PUBLIC
My Commission Expires February 28, 1978
Notary Public, State of Florida (in Large)
No. 12345 Expires Aug. 31, 1977
Bonded by American Fire & Casualty Co. 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 March 17, 1976 he examined the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and that permanent reference monuments have been placed on shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated March 17, 1976
James R. Adams Registration No. 12345

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on MARCH 17, 1976 the TOWN OF MALABAR, FLORIDA, approved the foregoing plat.
James R. Adams MAYOR
Attest: Barclay R. Reynolds Jr. CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on MARCH 17, 1976 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board. N/A
Attest: N/A
Clerk of the Board.
Approved. N/A
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on MARCH 17, 1976 the Zoning Commission of the above TOWN approved the foregoing plat.
Carl A. Smith N/A
Zoning Director (Planning Zoning Comm. Planning Director)

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined said foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on APRIL 5, 1976 at 11:30 A.M. File No. 55818
Way Comm. exp. 4/16/76
Clerk of the Circuit Court in and for Brevard County, Fla.