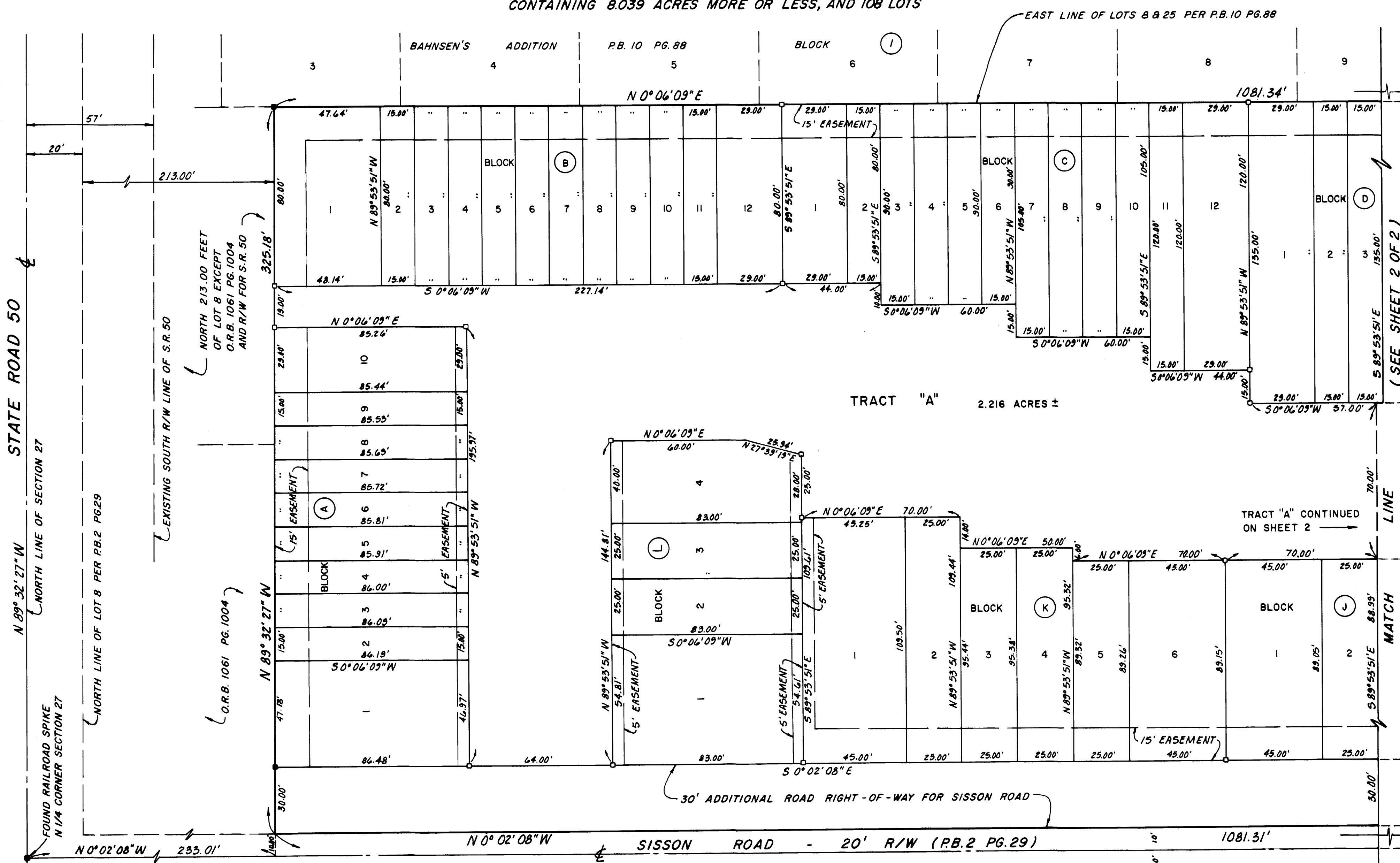


PINETREE GARDENS

CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF LOTS 8 AND 25, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 35 EAST,
TITUSVILLE FRUIT AND FARM LANDS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2
AT PAGE 29, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH
213.00 FEET OF THE AFORESAID LOT 8

CONTAINING 8.039 ACRES MORE OR LESS, AND 108 LOTS



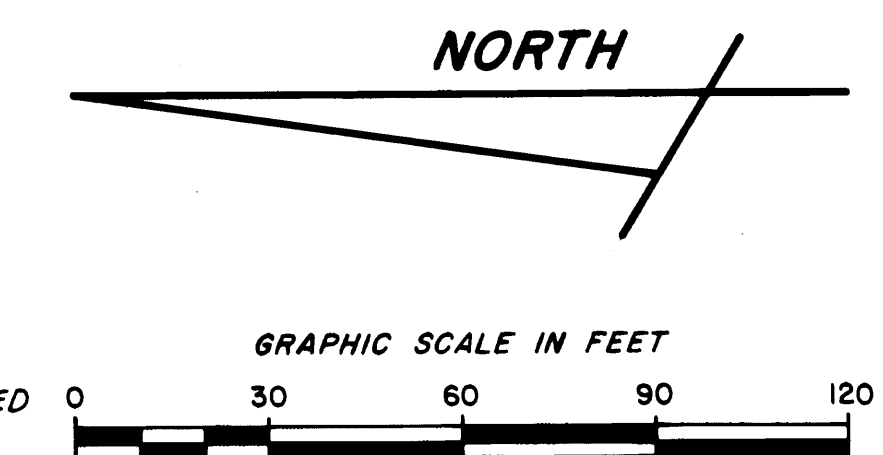
SURVEYOR'S NOTES:

- TRACT "A" IS NOT DEDICATED TO THE PUBLIC; HOWEVER EASEMENTS ARE RESERVED UPON ALL PORTIONS OF SAID TRACT "A" FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER DISTRIBUTION FACILITIES AND FOR INGRESS AND EGRESS FOR PUBLIC UTILITIES AND GOVERNMENTAL SERVICES.
- EASEMENTS SHOWN HEREON ARE FOR INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND DRAINAGE PURPOSES.
- EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACT A, FOR INGRESS, EGRESS, COMMON UTILITIES, AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS.
- BEARINGS SHOWN HEREON ARE BASED UPON THE FLORIDA CO-ORDINATE SYSTEM EAST ZONE.
- DENOTES "P.C.P." TO BE SET IN ACCORDANCE WITH CH. 177.
■ DENOTES "P.R.M." SET.
- THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

FOR DEED RESTRICTIONS SEE ORB 2272 PAGE 2075

FOR JOINDER IN DEDICATION SEE ORB 2272 PAGE 2073

DEDICATION NOTE: "BY ADOPTING AND RECORDING OF THIS PLAT OF SUBDIVISION, THE CORPORATION BELOW HAS DEDICATED TO THE GENERAL PUBLIC THAT PORTION OF THE SUBDIVISION DESIGNATED AS 30' ADDITIONAL RIGHT-OF-WAY FOR SISSON ROAD, AND HAS DEDICATED TO THE PUBLIC UTILITY COMPANIES DESIRING TO USE OR ARE USING SAME THOSE PORTIONS OF THE PLAT DESIGNATED AS PUBLIC EASEMENTS, BOTH ON THE PLAT AND IN THE SURVEYOR'S NOTES. HOWEVER, IT IS NOT THE INTENT OF THE UNDERSIGNED CORPORATION, BY ADOPTING AND RECORDING THIS PLAT, TO DEDICATE TO THE GENERAL PUBLIC THE USE OF THE AREA OF THE SUBDIVISION DESIGNATED HEREIN AS TRACT "A", EXCEPT AS OTHERWISE PROVIDED IN THE SURVEYOR'S NOTES. RATHER, SUCH AREA IS INTENDED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PINETREE GARDENS HOMEOWNERS' ASSOCIATION, INC. FOR PARKING AND OTHER RELATED ACTIVITIES, AND TO THAT END TRACT "A" IS HEREBY DEDICATED TO THE USE OF PINETREE GARDENS HOMEOWNERS' ASSOCIATION, INC. ON BEHALF OF THE HOMEOWNERS IN PINETREE GARDENS AS MORE FULLY SET FORTH IN THE DECLARATION OF RESTRICTIONS OF REAL ESTATE APPLICABLE TO PINETREE GARDENS."



prepared by: **LOYS WARD AND COMPANY**
TITUSVILLE, FLORIDA

PLAT BOOK 27
AND PAGE 48

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described hereon to be known as PINETREE GARDENS.

hereby dedicates said lands and plat for the uses and purposes therein expressed (SEE DEDICATION NOTE HEREON)

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 hereon this 12th day of September, 1980.
By: *[Signature]* GARCON DEVELOPMENT, INC.
3910 SOUTH WASHINGTON AVE.
SUITE 109
TITUSVILLE, FLORIDA 32780
Signed and sealed in the presence of: *[Signatures]*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on SEPTEMBER 12, 1980
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
JOHN GARAY
President and SECRETARY

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 will and deed as such officers thereunto 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.

[Signature]
NOTARY PUBLIC
My Commission Expires FEBRUARY 3, 1984

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JUNE 21, 1980, he completed a survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that government 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 SEPTEMBER 12, 1980.
[Signature] Registration No. 2396

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on Tuesday, March 25, 1980, the City Council of the City of Titusville, Florida, approved the foregoing plat.

ATTEST: *[Signature]* MAYOR.
[Signature] CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners 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.

Chairman of the Board

ATTEST: Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board.

Attest: Clerk of the Board.

Approved: County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on the foregoing plat was approved by the Planning and Zoning Commission of Brevard County, Florida.

Chairman of the Board.

CERTIFICATE OF CLERK

I HEREBY CERTIFY that I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on December 22, 1980, at 9:03 AM. File No. 193-225

[Signature]
Clerk of the Circuit Court
In and for Brevard County, Florida

