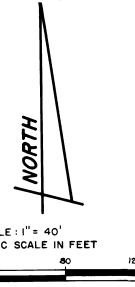


HIDDEN COVE TOWNHOUSES

CITY OF TITUSVILLE BREVARD COUNTY, FLORIDA

A RESUBDIVISION OF A PORTION OF LOTS 21, 22, AND 23, SECOND ADDITION TO INDIAN RIVER CITY, AS RECORDED IN PLAT BOOK 2, AT PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; TOGETHER WITH CERTAIN ADJACENT LANDS, ALL LYING IN SECTION 26, TOWNSHIP 22 SOUTH, RANGE 35 EAST.



LEGAL DESCRIPTION :

PARCEL ONE :

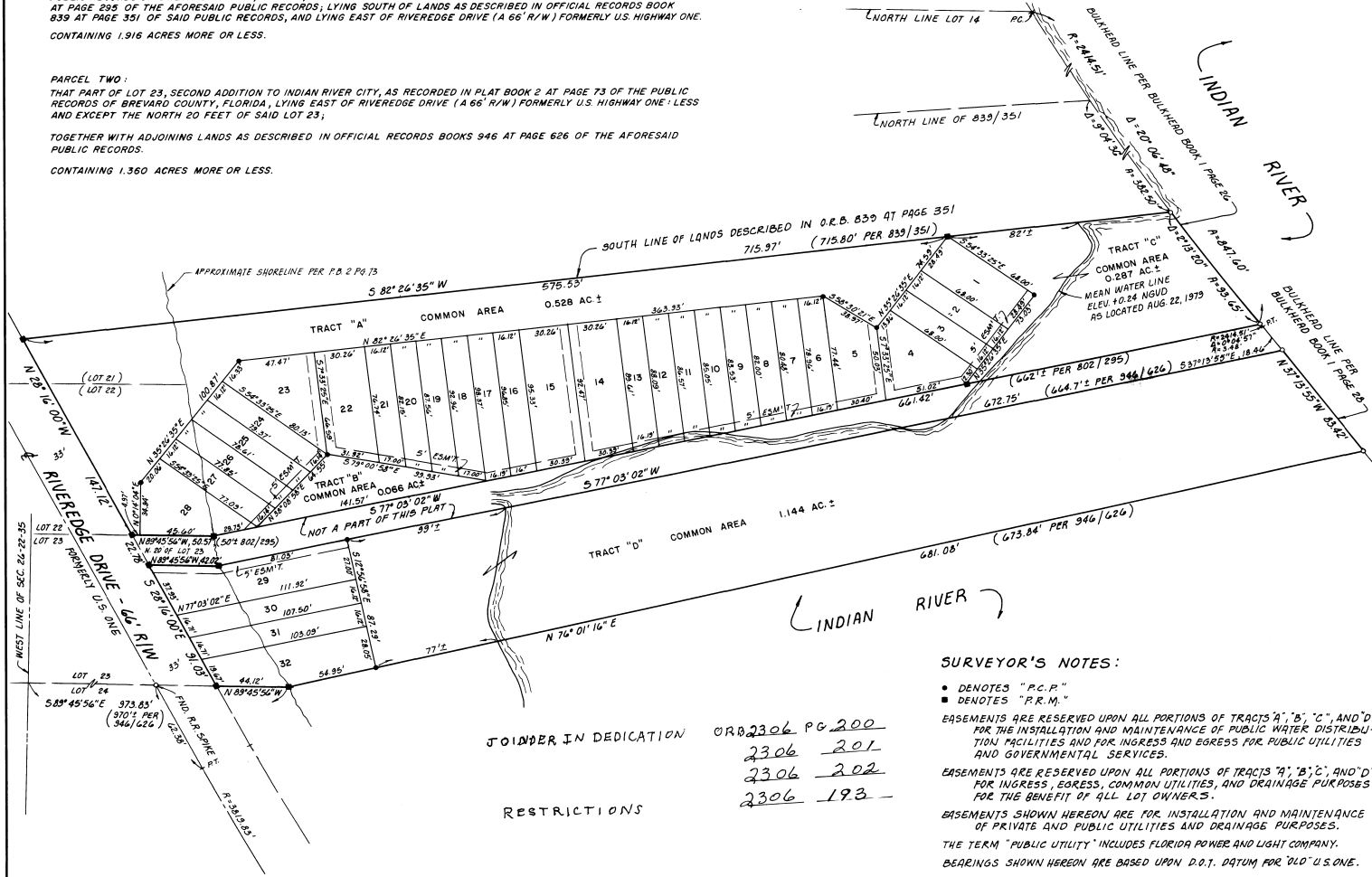
THAT PART OF LOTS 21 AND 22, SECOND ADDITION TO INDIAN RIVER CITY, AS RECORDED IN PLAT BOOK 2 AT PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AND ADJOINING LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 802 AT PAGE 228 OF THE AFORESAID PUBLIC RECORDS; LYING SOUTH OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 839 AT PAGE 351 OF SAID PUBLIC RECORDS, AND LYING EAST OF RIVEREDGE DRIVE (A 66' R/W) FORMERLY U.S. HIGHWAY ONE, CONTAINING 1.916 ACRES MORE OR LESS.

PARCEL TWO :

THAT PART OF LOT 23, SECOND ADDITION TO INDIAN RIVER CITY, AS RECORDED IN PLAT BOOK 2 AT PAGE 73 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF RIVEREDGE DRIVE (A 66' R/W) FORMERLY U.S. HIGHWAY ONE; LESS AND EXCEPT THE NORTH 20 FEET OF SAID LOT 23;

TOGETHER WITH ADJOINING LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOKS 946 AT PAGE 626 OF THE AFORESAID PUBLIC RECORDS.

CONTAINING 1.380 ACRES MORE OR LESS.



SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 839 AT PAGE 351
715.97' (715.80' PER 839/351)

SURVEYOR'S NOTES :

- DENOTES "P.C.P."
- DENOTES "P.R.M."

EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACTS "A", "B", "C", AND "D" FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC WATER DISTRIBUTION FACILITIES AND FOR INGRESS AND EGRESS FOR PUBLIC UTILITIES AND GOVERNMENTAL SERVICES.

EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACTS "A", "B", "C", AND "D" FOR INGRESS, EGRESS, COMMON UTILITIES, AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS.

EASEMENTS SHOWN HEREON ARE FOR INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES AND DRAINAGE PURPOSES.

THE TERM "PUBLIC UTILITY" INCLUDES FLORIDA POWER AND LIGHT COMPANY.

BEARINGS SHOWN HEREON ARE BASED UPON D.O.T. DATUM FOR "OLD" U.S. ONE.

JOINER IN DEDICATION

OR 2306 PG 200
2306 201
2306 202
2306 193

RESTRICTIONS

PLAT BOOK 28
AND PAGE 47

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Partnership named below, being the owner in fee simple of the lands described hereon to be known as HIDDEN COVE TOWNHOUSES

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 officer named below and its corporate seal to be affixed hereto on DECEMBER 24, 1980.

KIRK POINT DEVELOPMENT GROUP
350 N. WASHINGTON AVENUE
TITUSVILLE, FLORIDA 32780

R. W. Kirk
R. W. KIRK, ATTY. IN FACT

Signed and sealed in the presence of:
John Brown

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on DECEMBER 24, 1980
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
R. W. KIRK, ATTY. IN FACT

of the above named partnership incorporated under the laws of the State of FLORIDA, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be free and valid and as such officer thereunto duly authorized; and that the said Dedication is the act and deed of said partnership.

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

Jan P. Halley
NOTARY PUBLIC

My Commission Expires FEBRUARY 3, 1984

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on APRIL 9, 1979, 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: DECEMBER 24, 1980.

B. S. Ward Registration No. 2326

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

THIS IS TO CERTIFY, That on October 9, 1979, the City Council of the City of Titusville approved the foregoing plat.

William Dearborough, Jr. MAYOR
Margaret Cooper 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, lake pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Chairman of the Board
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
Clerk of the Board
Approved _____
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on _____, the Zoning Commission of the above approved the foregoing plat.

Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on June 11, 1981, at 3:53 PM, File No. 549103.

R. W. Kirk
Clerk of the Circuit Court in and for Brevard County, Fla.

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