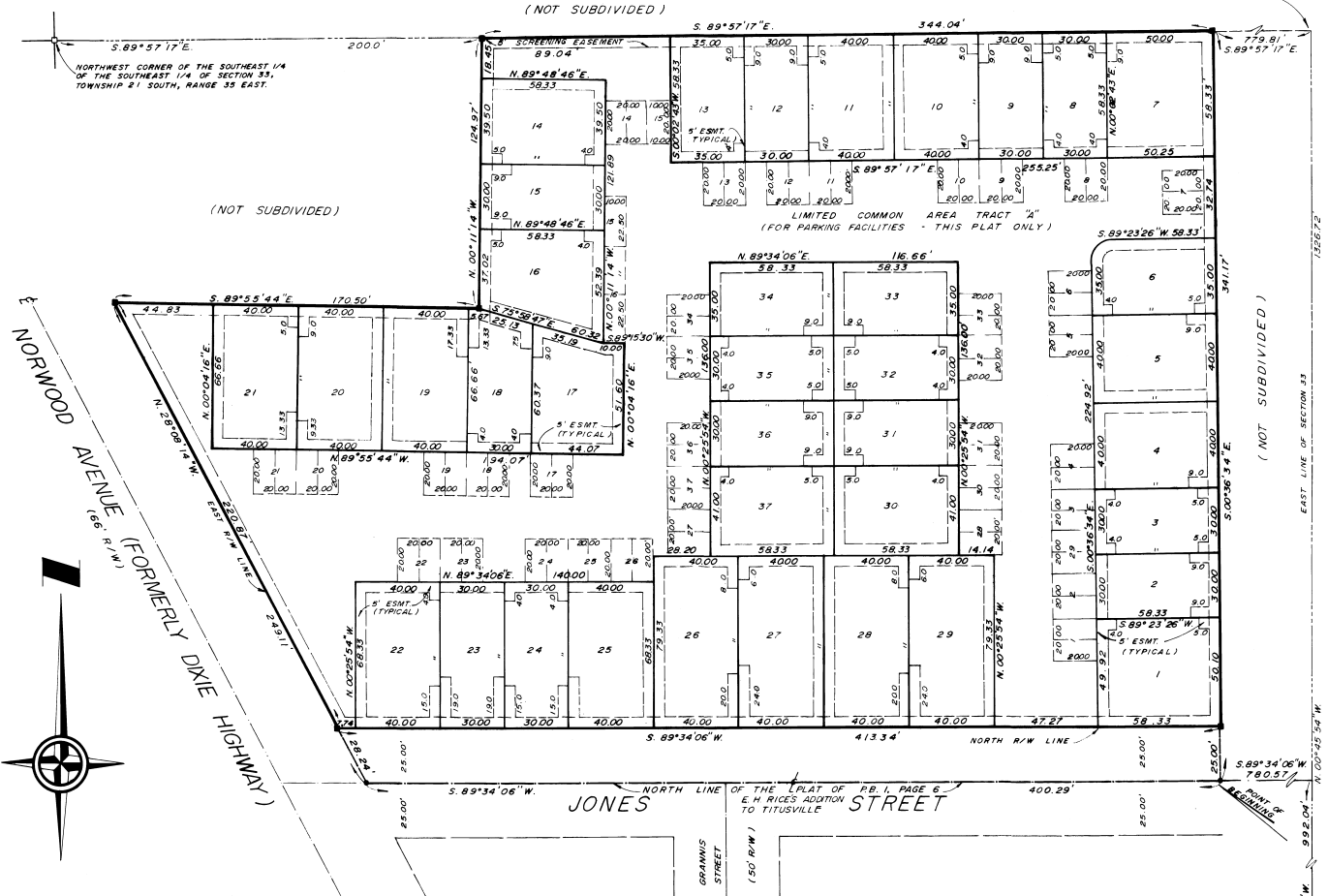


SHADY PINE TOWNHOUSES
 CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA
 Part of the S.E. 1/4 of the S.E. 1/4
 Section 33, Township 21 South, Range 35 East

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, TOWNSHIP 21 SOUTH, RANGE 35 EAST, THENCE N.00°45'34"W. ALONG THE EAST LINE OF THE SAID SECTION 33, A DISTANCE OF 992.04 FEET TO THE NORTHEAST CORNER OF THE PLAT OF E. M. RICE'S ADDITION TO TITUSVILLE, AS RECORDED IN PLAT BOOK 1, PAGE 6 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S.89°34'06"W. ALONG THE NORTH LINE OF THE SAID PLAT OF E. M. RICE'S ADDITION TO TITUSVILLE, 780.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°34'06"W. ALONG THE SAID NORTH LINE OF THE PLAT OF E. M. RICE'S ADDITION TO TITUSVILLE, 400.29 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF NORWOOD AVENUE (FORMERLY DIXIE HIGHWAY), THENCE N.28°08'14"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 249.11 FEET, THENCE S.89°55'44"E, 170.50 FEET, THENCE N.00°11'14"W, 124.97 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S.89°57'17"E, ALONG THE SAID NORTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 344.04 FEET, THENCE S.00°36'34"E, 341.17 FEET TO THE POINT OF BEGINNING, CONTAINING 3.08 ACRES, MORE OR LESS.

NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 35 EAST.



SURVEYOR'S NOTES:

- EASEMENTS ARE RESERVED UPON ALL PORTIONS OF TRACTS "A", "B" AND "C" FOR PUBLIC UTILITY AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL LOT OWNERS OF SHADY PINE TOWNHOUSES.
- THE 5 FT. EASEMENTS BEING A PORTION OF THE LOTS SHOWN HEREON ARE FOR INGRESS, EGRESS AND UTILITY SERVICE PURPOSES.
- THE 10'x20' PARCEL SHOWN AS A PART OF TRACT "B" IS RESERVED FOR THE EXCLUSIVE USE OF THE LOT WITH CORRESPONDING NUMERICAL DESIGNATION.
- REFERENCE BEARINGS ARE BASED ON THE FLORIDA COORDINATE SYSTEM.

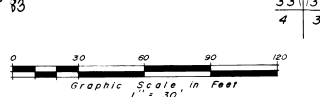
LEGEND

- DENOTES PERMANENT REFERENCE MONUMENT SET
- DENOTES PERMANENT CONTROL POINT SET

PREPARED BY:
FRANK M. GARCIA
 LAND SURVEYOR
 MERRITT ISLAND, FLORIDA

*found in Official Records 200997.95
 Restrictions in " 2011 " 83*

SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 35 EAST



PLAT BOOK 30
 AND PAGE 40

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in **SHADY PINE TOWNHOUSES**

hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, he caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on July 23, 1980
 By: Annabelle Abalaquim
 President

Attest: QUINTER TOWN, INC.
 Signed and sealed in the presence of: Michael J. Lawson

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, That on JULY 23, 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared BERNADETTE MALABUIN and Annabelle Abalaquim respectively, President and Michael J. Lawson respectively 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, full 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 hereto set my hand and seal on the above date.
John M. Garcia
 NOTARY PUBLIC STATE OF FLORIDA
 AT LARGE
 My Commission Expires 11-6-82

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned is a licensed and registered land surveyor, does hereby certify that he completed a survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and platted; that the next reference monuments have been placed as shown; that the same are required by Chapter 177, Florida Statutes; and that said plat is filed in Brevard County, Florida. Dated July 16, 1980
Frank M. Garcia Registration No. 28881

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, That on October 28, 1980 the City Council of the City of Titusville, Florida approved the foregoing plat.
 ATTEST: Paul R. Comstock MAYOR
 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.
 ATTEST: _____ 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.
 ATTEST: _____ Chairman of the Board
 _____ Clerk of the Board
 _____ 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 MARCH 28, 1984 at 2:30PM File No. 811783
R.C. Winstead, Jr. By Quinter Town, Inc.
 Clerk of the Circuit Court in and for Brevard County, Fla.