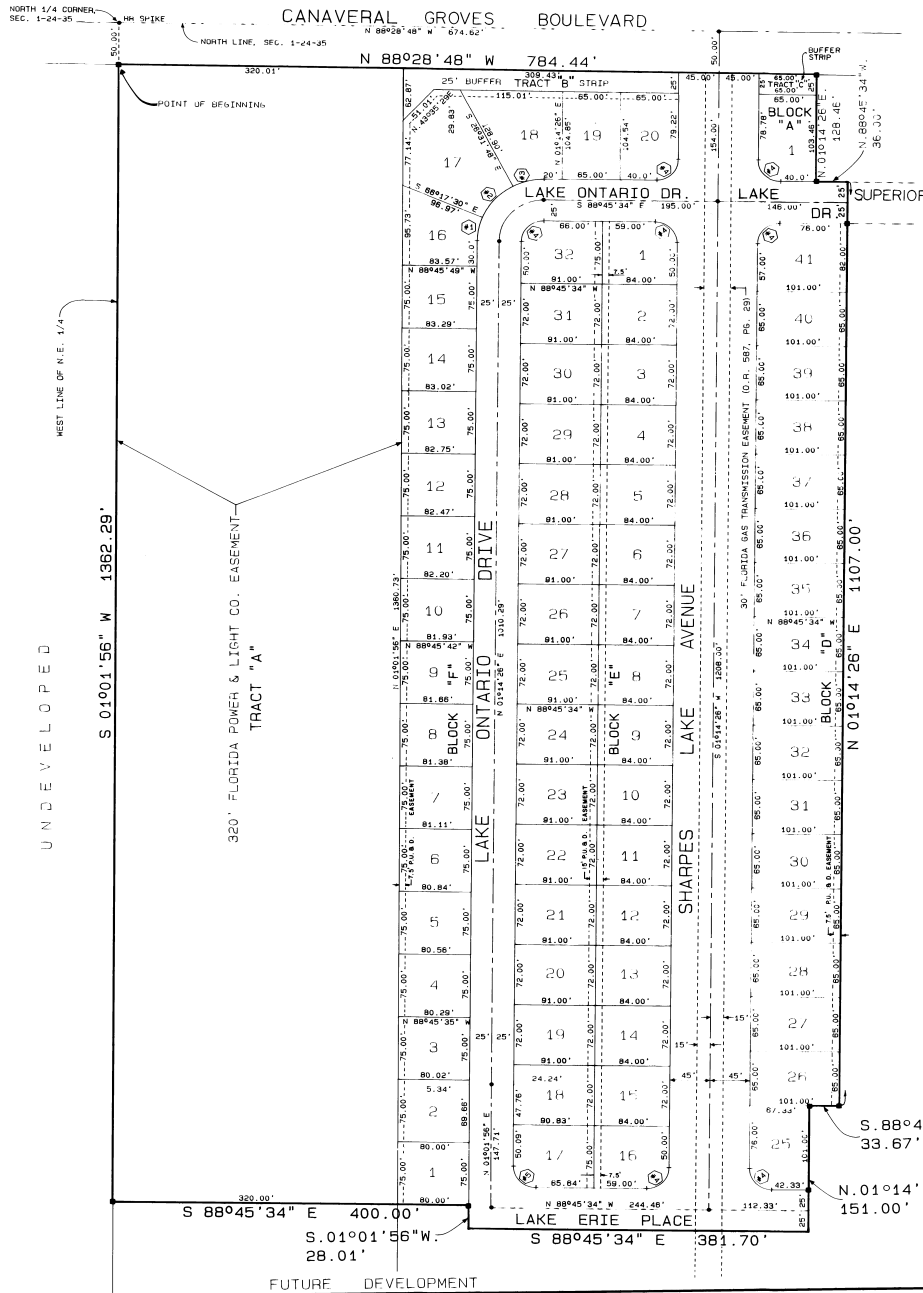


SUN LAKE ESTATES

UNIT ONE

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.



DESCRIPTION:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AND RUN S. 01°01'56" W., ALONG THE WEST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CANAVERAL GROVES BOULEVARD, THE POINT OF BEGINNING; THENCE CONTINUE S. 01°01'56" W., ALONG SAID WEST LINE, A DISTANCE OF 1362.29 FEET; THENCE S. 88°45'34" E., A DISTANCE OF 400.00 FEET; THENCE S. 01°01'56" W., PARALLEL WITH SAID WEST LINE, A DISTANCE OF 28.01 FEET; THENCE S. 88°45'34" E., A DISTANCE OF 361.70 FEET; THENCE N. 01°14'26" E., A DISTANCE OF 151.00 FEET; THENCE S. 88°45'34" E., A DISTANCE OF 33.67 FEET; THENCE N. 01°14'26" E., 111.00 FEET; THENCE N. 88°45'34" W., 36.00 FEET; THENCE N. 01°14'26" E., 111.00 FEET TO A POINT ON THE ABOVE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 784.44 FEET TO THE POINT OF BEGINNING, CONTAINING 25.587 ACRES.

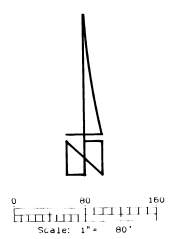
BEING TO & 30 FOOT FLORIDA GAS TRANSMISSION EASEMENT PER O.R. 587, PARAP. 29 AND SUBJECT TO A 320 FOOT FLORIDA POWER AND LIGHT CO. EASEMENT OVER AND ABOVE THE WEST 320 FEET OF THE ABOVE DESCRIBED PROPERTY.

CURVE DATA:

- #1 R. = 75.00' D. = 22°28'04" L. = 29.41' T. = 14.90'
- #2 R. = 75.00' D. = 39°45'42" L. = 52.05' T. = 27.12'
- #3 R. = 75.00' D. = 67°31'56" L. = 88.40' T. = 50.14'
- #4 R. = 25.00' D. = 90°00'00" L. = 39.27' T. = 25.00'
- #5 R. = 25.00' D. = 89°47'30" L. = 39.18' T. = 24.91'

SURVEYOR'S NOTES:

- 1.) A STRIP OF LAND 15 FEET IN WIDTH OR 7.5 FEET EITHER SIDE OF SPECIFIED LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.
- 2.) A STRIP OF LAND 7.5 FEET IN WIDTH IS RESERVED ALONG ALL SIDE, REAR AND FRONT LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.
- 3.) ■ - INDICATES PERMANENT REFERENCE MONUMENTS.
- 4.) ● - INDICATES PERMANENT CONTROL POINTS.
- 5.) THE BEARING STRUCTURE IS BASED ON A MAP OF "CANAVERAL GROVES SUBDIVISION" LYING IN SECTION 1-24-35 PREPARED BY BISCAYNE ENGINEERING CO. AND RECORDED IN SURVEY BOOK 2, PAGE 58.
- 6.) TRACTS A, B, C, ARE RESERVED BY THE DEVELOPER.
- 7.) AN EASEMENT IS HEREBY GRANTED TO BREVARD COUNTY OVER TRACTS B & C FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE, THE ONLY RESPONSIBILITY OF BREVARD COUNTY IS TO MAINTAIN FLOW.



S. 88°45'34" E. 33.67'
N. 01°14'26" E. 151.00'

Prepared by:
FREDLUND AND PACKARD LAND SURVEYORS, INC.
GODDARD, FLORIDA

IN ASSOCIATION WITH:
BUSSEN ENGINEERING GROUP, INC.
HERNATT ISLAND, FLORIDA

Soilder in OFFL
REAS Book 2565 pg 2427

PREPARED BY:
FREDLUND AND PACKARD LAND SURVEYORS, INC.
GODDARD, FLORIDA

PLAT BOOK 31
AND PAGE 26

DEDICATION

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

SUN LAKE ESTATES, UNIT ONE

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 by the officers named below and its corporate seal to be affixed hereto on DECEMBER 17, 1984

By THAD TERRY President
Attest: OLLIE KING, Vice-Pres. 600 NORTH U.S., #1
GODDARD, FLA.

Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, That on DECEMBER 17, 1984 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared THAD TERRY and OLLIE KING 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 thereto 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.

Edmond
NOTARY PUBLIC
My Commission Expires September 2, 1985

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned is a licensed and registered land surveyor, and has hereby 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 permanent reference monuments have been placed as shown therein; that the survey was made in accordance with the provisions of the Statutes of the State of Florida, and that said land is located in Brevard County, Florida. Dated December 17, 1984 Registration No. 3887

Edmond
SURVEYOR

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

ATTEST: _____ 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: R.C. Winstead Jr. Clerk of the Board
Anthony W. Mayo Chairman of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on DEC. 20, 1984 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: R.C. Winstead Jr. Clerk of the Board
Anthony W. Mayo Chairman of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on DEC. 13, 1984 the Zoning Commission of the above approved the foregoing plat.

Attest: Anthony W. Mayo Planning and Zoning 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 12-28-1984 at 4:17 PM. File No. 977885.

R.C. Winstead Jr. Clerk of the Circuit Court in and for Brevard County, Fla.