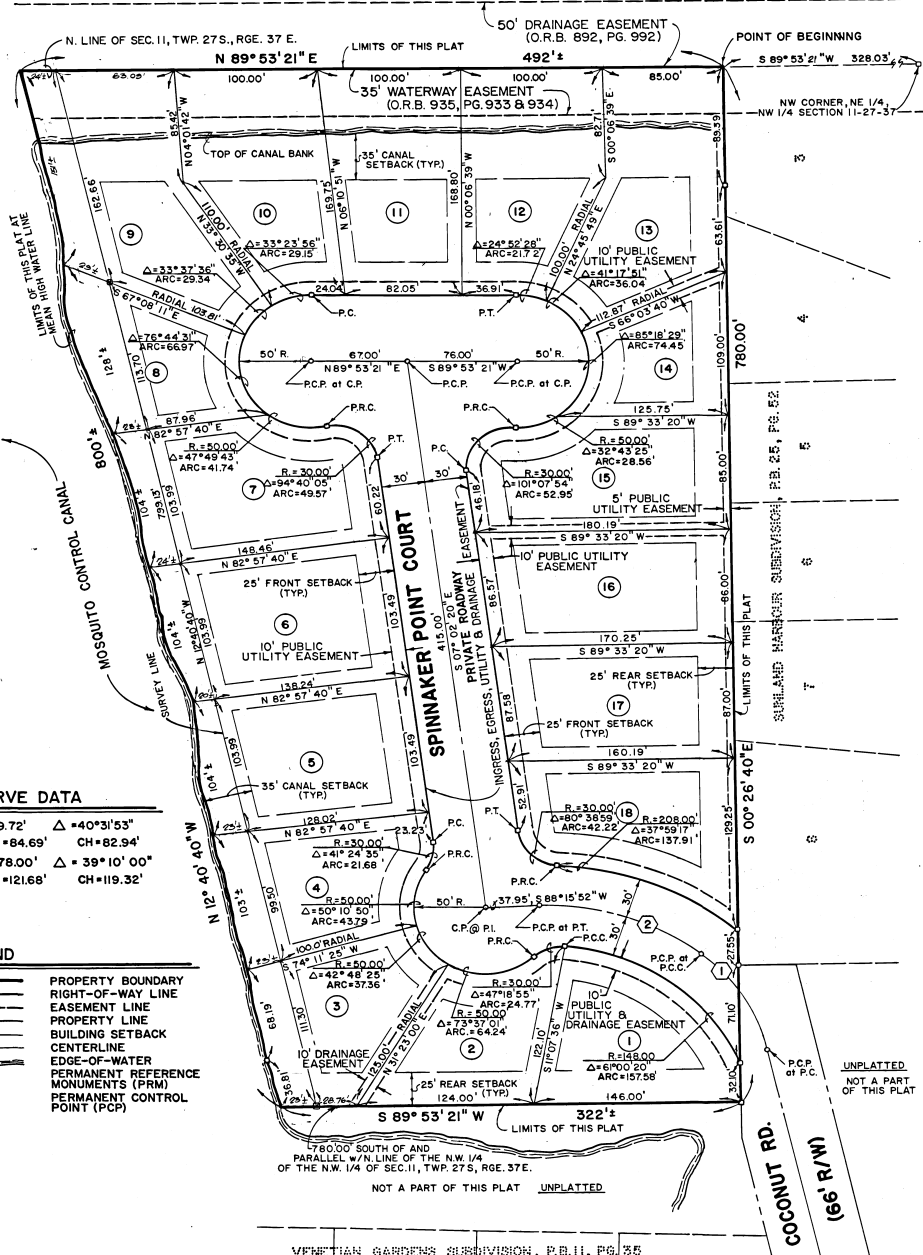


SPINNAKER POINT

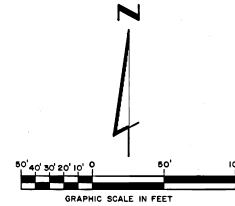
A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST, CITY OF INDIAN HARBOUR BEACH, BREVARD COUNTY, FLORIDA.



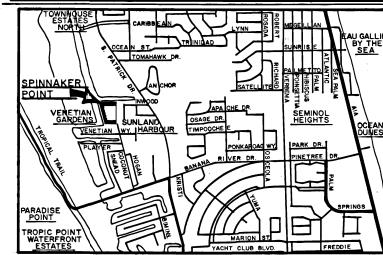
LEGAL DESCRIPTION

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 27 South, Range 37 East, containing 7.2863 acres, more or less, lying and being in the City of Indian Harbour Beach, Brevard County, Florida, described as follows:

BEGIN at the Northwest corner of Lot 3, SUNLAND HARBOUR, according to the Plat thereof, recorded in Plat Book 25 at Page 52, of the Public Records of Brevard County, Florida; thence run S. 00° 26' 40" E., along the West line of Lots 3, 4, 5, 6, 7, and 8 of SUNLAND HARBOUR, and along the West right-of-way line of Coconut Road, for 780.00 feet; thence run S. 89° 53' 21" W., 780.00 feet South and parallel with the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 11, for 322.00 feet, more or less to the mean high water line of the MOSQUITO CONTROL CANAL, thence meander Northerly, Northwesterly, along the mean high water line of said MOSQUITO CONTROL CANAL, for 800.00 feet, more or less to a point on the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 11; thence run N. 89° 53' 21" E., along the North line of said Northwest 1/4 of the Northwest 1/4 of said Section 11, for 492.00 feet, more or less, to the POINT OF BEGINNING, the North 35.00 feet thereof is subject to a waterway easement.



LOCATION MAP



Joinder OR 2694 pg 2388
Restrictions 2694 2379

PLAT BOOK 32
AND PAGE 64

DEDICATION

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

hereby dedicates said lands and plat for the uses and purposes therein expressed

canals and drainage easements shown hereon to the perpetual use of the public

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by SPINNAKER POINT, a joint venture.

By: *T.J. Davids*
T. J. DAVIDS, Trustee

Signed and sealed in the presence of: *William Howe*
Ch. Pence
Ch. Pence

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on September 25, 1988 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

T. J. Davids, trustee.

of the above named joint venture 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 act and deed as such officer thereunto duly authorized; that the official seal of said joint venture is duly affixed thereto; and that the said Dedication is the act and deed of said joint venture.

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

Sandra J. Patrick
NOTARY PUBLIC

My Commission Expires April 24, 1989

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on September 25, 1988 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 September 25, 1988

Gregory L. Darden, PLS
Registration No. 1908

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on April 22, 1986 the City of Indian Harbour Beach, Brevard County, Fl. approved the foregoing plat.

Richard H. Greig
MAYOR
City Clerk

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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

Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on September 25, 1988 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 September 25, 1988 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 find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on May 11, 1988

W. W. Woodard, Jr.
Clerk of the Circuit Court
in and for Brevard County, Fla.

PBS & J POST, BUCKLEY, SCHUH AND JERNIGAN, INC.
CONSULTING ENGINEERS AND PLANNERS
840 North Cocoa Blvd., Cocoa, FL 32922