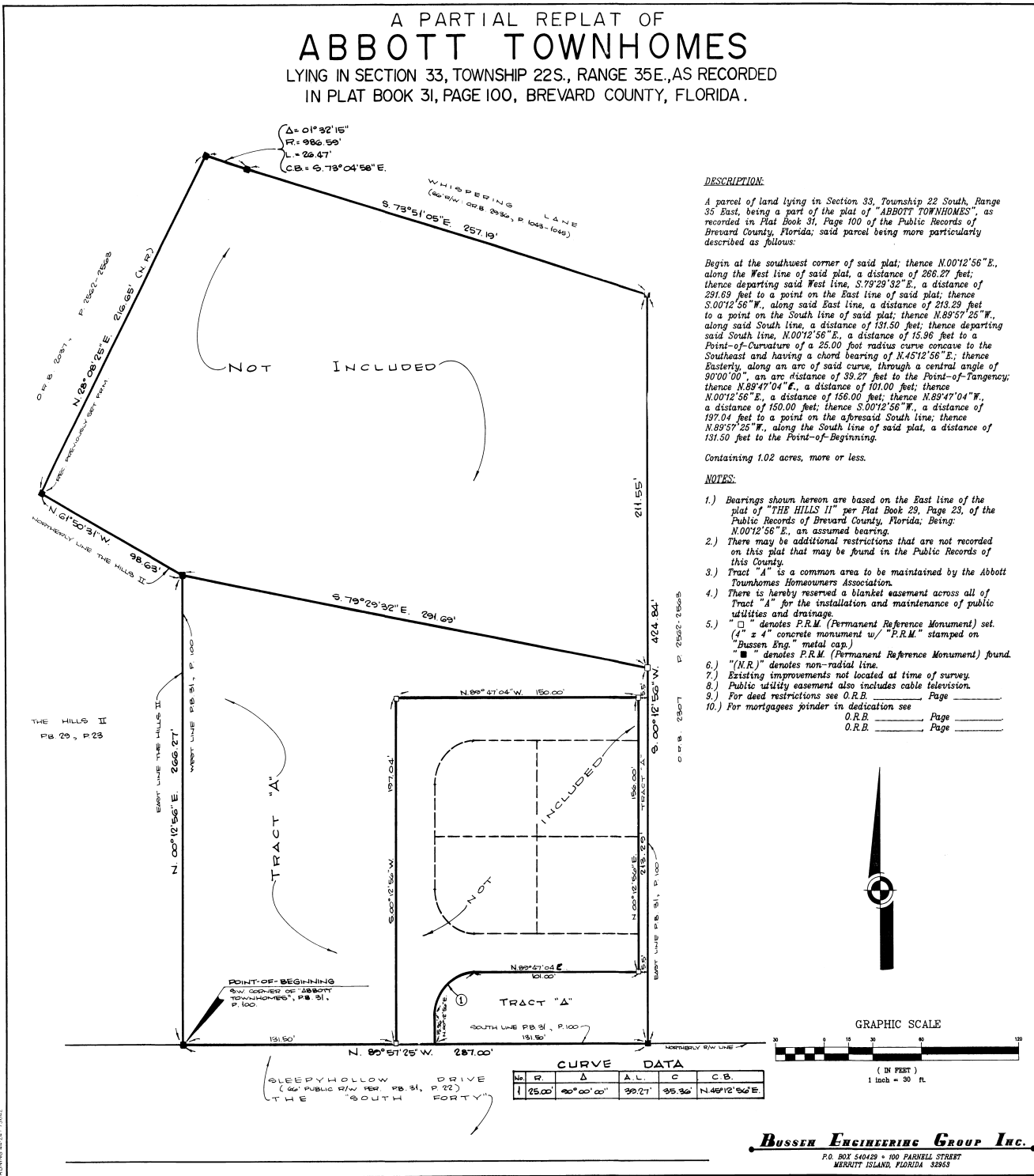


A PARTIAL REPLAT OF
ABBOTT TOWNHOMES
 LYING IN SECTION 33, TOWNSHIP 22S., RANGE 35E., AS RECORDED
 IN PLAT BOOK 31, PAGE 100, BREVARD COUNTY, FLORIDA.



DESCRIPTION:

A parcel of land lying in Section 33, Township 22 South, Range 35 East, being a part of the plat of "ABBOTT TOWNHOMES", as recorded in Plat Book 31, Page 100 of the Public Records of Brevard County, Florida; said parcel being more particularly described as follows:

Begin at the southwest corner of said plat; thence N.00°12'56"E., along the West line of said plat, a distance of 268.27 feet; thence departing said West line, S.79°29'32"E., a distance of 291.69 feet to a point on the East line of said plat; thence S.00°12'56"W., along said East line, a distance of 213.29 feet to a point on the South line of said plat; thence N.89°57'25"W., along said South line, a distance of 131.50 feet; thence departing said South line, N.00°12'56"E., a distance of 15.96 feet to a Point-of-Curvature of a 25.00 foot radius curve concave to the Southeast and having a chord bearing of N.45°12'56"E.; thence Easterly along an arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to the Point-of-Tangency; thence N.89°47'04"E., a distance of 101.00 feet; thence N.00°12'56"E., a distance of 156.00 feet; thence N.89°47'04"W., a distance of 150.00 feet; thence S.00°12'56"W., a distance of 197.04 feet to a point on the aforesaid South line; thence N.89°57'25"W., along the South line of said plat, a distance of 131.50 feet to the Point-of-Beginning.

Containing 1.02 acres, more or less.

NOTES:

- Bearings shown hereon are based on the East line of the plat of "THE HILLS II" per Plat Book 29, Page 23, of the Public Records of Brevard County, Florida; Being: N.00°12'56"E., an assumed bearing.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- Tract "A" is a common area to be maintained by the Abbott Townhomes Homeowners Association.
- There is hereby reserved a blanket easement across all of Tract "A" for the installation and maintenance of public utilities and drainage.
- denotes P.R.M. (Permanent Reference Monument) set. (4" x 4" concrete monument w/ "P.R.M." stamped on "Bussen Eng." metal cap).
 ■ denotes P.R.M. (Permanent Reference Monument) found.
- "(N.R.)" denotes non-radial line.
- Existing improvements not located at time of survey.
- Public utility easement also includes cable television.
- For deed restrictions see O.R.B. Page _____
- For mortgagees joinder in dedication see _____ Page _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION AND INDIVIDUALS NAMED BELOW AND ON SHEET 2 OF 2, BEING THE OWNER IN THE SEVERALTY OF THE LANDS DESCRIBED IN "A PARTIAL REPLAT OF ABBOTT TOWNHOMES" HEREBY DEDICATED TO THE PUBLIC FOR THE PERMANENT USE OF THE PUBLIC, AN EASEMENT GRANTING ACCESS TO ADJACENT VEHICLES AND AN EASEMENT FOR THE MAINTENANCE OF UTILITIES. NO OTHER EASEMENTS ARE DEDICATED OR GRANTED TO THE PUBLIC, IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL UTILITIES, OTHER EASEMENTS AND COMMON AREAS BE PRIVATELY OWNED AND MAINTAINED AND THAT THE PUBLIC AND BREVARD COUNTY HAVE NO RIGHTS OR INTEREST THEREIN.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on
 this 14th day of August, 1989
 By: Walter A. Czerwik President
 Attest:
 Signed and sealed in the presence of:
John C. Coker
1341 GARDEN ST.
TITUSVILLE, FL 32796

STATE OF FLORIDA COUNTY OF BREVARD
 THIS IS TO CERTIFY, that on 8/15/89 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Walter A. Czerwik
 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, and 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.
Walter A. Czerwik
 NOTARY PUBLIC
 Notary Public, State of Florida
 Commission Expires Feb. 18, 1992
 My Commission Expires _____

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on August 15, 1989, 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 that all permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida.
Walter A. Czerwik Registration No. 4684

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 accept all easements dedicated to the public by the above dedication.
Walter A. Czerwik
 Chairman of the Board
 ATTEST: R. C. Winstead, Jr.
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on August 15, 1989, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Walter A. Czerwik
 Chairman of the Board
 ATTEST: R. C. Winstead, Jr.
 Clerk of the Board
Walter A. Czerwik
 Approved
 County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
 THIS IS TO CERTIFY, that on August 14, 1989, the Zoning Commission of Brevard County approved the foregoing plat.
Walter A. Czerwik
 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 November 7, 1989 at 2:34 PM. File No. 1989-144
R. C. Winstead, Jr.
 Clerk of the Circuit Court
 in and for Brevard County, Florida