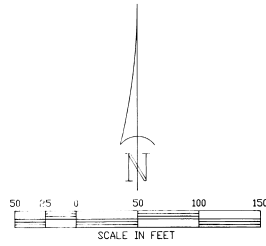


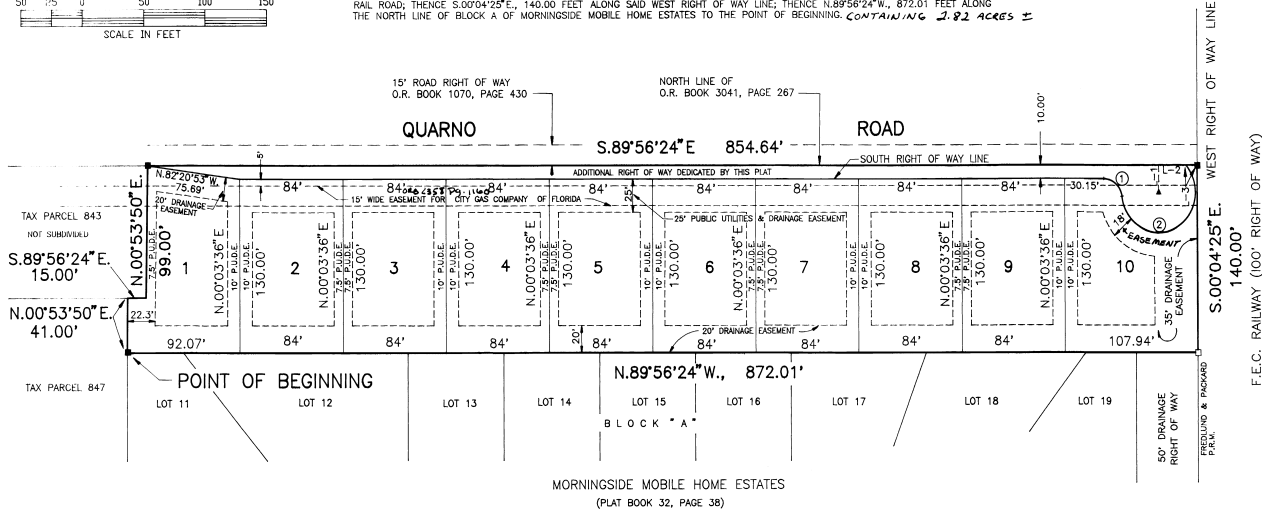
MORNINGSIDE MOBILE HOME ESTATES NORTH

A SUBDIVISION IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 35 EAST
BREVARD COUNTY, FLORIDA



LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK A, MORNINGSIDE MOBILE HOME ESTATES, PLAT BOOK 32, PAGE 38, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N.00°53'50"E., 41.00 FEET; THENCE RUN S.89°56'24"E., 15.00 FEET; THENCE RUN N.00°53'50"E., 99.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3041, PAGE 267; THENCE RUN S.89°56'24"E. ALONG SAID NORTH LINE & PARTLY ALONG THE SOUTH LINE OF A 15 FOOT RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 430, 854.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAIL ROAD; THENCE S.00°04'25"E., 140.00 FEET ALONG SAID WEST RIGHT OF WAY LINE; THENCE N.89°56'24"W., 872.01 FEET ALONG THE NORTH LINE OF BLOCK A OF MORNINGSIDE MOBILE HOME ESTATES TO THE POINT OF BEGINNING. CONTAINING 2.82 ACRES ±



GENERAL NOTES:

- A PUBLIC UTILITIES AND DRAINAGE EASEMENT IS RESERVED ALONG THE SIDE LOTS LINES AS SHOWN.
- A 20 FOOT DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE REAR OF ALL LOTS FOR DRAINAGE.
- A 25 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ALONG THE FRONT OF ALL LOTS FOR THE INSTALLATION AND MAINTENANCE ALL UTILITIES INCLUDING FLORIDA POWER AND LIGHT, UNLESS OTHERWISE NOTED.
- PUBLIC UTILITY EASEMENT INCLUDES FLORIDA POWER AND LIGHT, SOUTHERN BELL AND TV CABLE SERVICE. ALL OTHER EASEMENTS ARE AS SHOWN HEREON.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK PAGE(S) OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYORS NOTES:

- THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE NORTH LINE OF MORNINGSIDE MOBILE HOME ESTATES, BEING N.89°56'24"W., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 38 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND MAY NOT BE ON A TRUE NORTH AZIMUTH.
- INDICATES PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT SET WITH DISK STAMPED "PRM PLS 2351".
- INDICATES A 4"x4" CONCRETE MONUMENT FOUND WITH MARKING AS SHOWN.
- INDICATES PERMANENT CONTROL POINT SET, A DISK STAMPED "PCP PLS 2351".
- P.U.D.E. DENOTES PUBLIC UTILITIES & DRAINAGE EASEMENT

CURVE DATA:

- RADIUS = 15.00'
DELTA = 81°08'40"
ARC = 21.23'
- RADIUS = 30.00'
DELTA = 207°55'15"
ARC = 108.87'

LINE TABLE

- L-1: N.00°03'36"E., 18.00'
L-2: S.89°56'24"E., 24.00'
L-3: S.89°56'24"E., 9.01'

PLAT BOOK 41 PAGE 51
SHEET 1 OF 1
SECTION 25 TWP. 23 S., RANGE 35 E.

DEDICATION

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

Morningside Mobile Home Estates North

herby dedicates said lands and plat for the users and purposes therein expressed and dedicated 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, has caused these presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on

By Robert P. Brozman, Jr., Robert P. Brozman, Jr., President

Attest: Amie Louise Campbell, Amie Louise Campbell, Secretary

Signed and sealed in the presence of Mobile Land Development

Anna R. Campbell, Anna R. Campbell, Notary Public

STATE OF Florida COUNTY OF Brevard

THIS IS TO CERTIFY, That on

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Robert P. Brozman, Jr. and Robert P. Brozman, Sr., respectively President and of the above named corporation incorporated under the laws of the State of Florida

and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers therunto 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.

Amie Louise Campbell, Amie Louise Campbell, Notary Public

My Commission Expires May 22, 1995

STATE OF FLORIDA COUNTY OF BREVARD

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on March 25, 1995

he completed the survey of the lands shown in the foregoing plat that said plat is a correct representation of the lands therein described and platting that 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.

Anna R. Campbell, Anna R. Campbell, Registered Professional Surveyor

My Commission Expires May 22, 1995

CITY OF PALM BAY

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY That on

approved the foregoing plat

ATTEST: Lois Campbell, Lois Campbell, City Clerk

CITY OF PALM BAY

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE 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 in this plat.

Manuel H. Hege, Manuel H. Hege, Chairman of the Board

ATTEST: Lois Campbell, Lois Campbell, 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.

Manuel H. Hege, Manuel H. Hege, Chairman of the Board

ATTEST: Lois Campbell, Lois Campbell, 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.

Richard Eason, Richard Eason, Planning and Zoning Director

CERTIFICATE OF THE CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all requirements of Chapter 177, Florida Statutes, and was filed and recorded on

May 26, 1995 at 4:35 P.M. File No. 803689

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

Lois Campbell, Lois Campbell, Clerk



3535 N. COURTNEY PARKWAY - SUITE 1
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820