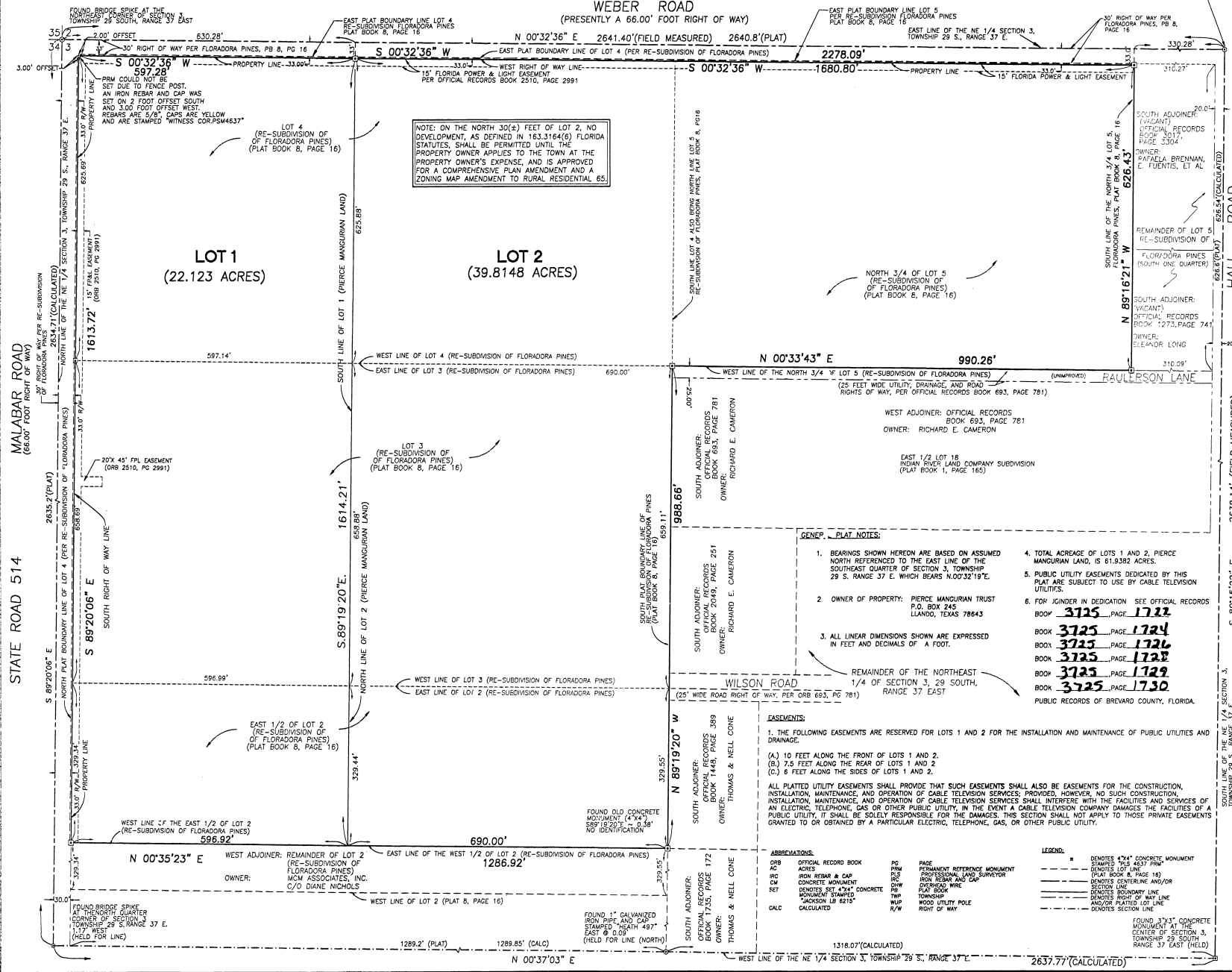
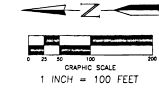


# PIERCE MANGURIAN SUBDIVISION

A REPLAT OF A PORTION OF THE RE-SUBDIVISION OF FLORADORA PINES  
 PLAT BOOK 8, PAGE 18, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA  
 TOWN OF MALABAR, BREVARD COUNTY, FLORIDA  
 SECTION 3, TOWNSHIP 29 SOUTH, RANGE 37 EAST

LEGAL DESCRIPTION: THE EAST 1/2 OF LOT 2, ALL OF LOTS 3 AND 4, THE NORTH 3/4 OF LOT 5, RESUBDIVISION OF FLORADORA PINES,  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 16, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
 LESS AND EXCEPT THE EAST 3.00 FEET AND NORTH 3.00 FEET FOR ROAD RIGHT OF WAY.



NOTE: ON THE NORTH 30(±) FEET OF LOT 2, NO DEVELOPMENT, AS DEFINED IN 163.316(4)(f) FLORIDA STATUTES, SHALL BE PERMITTED UNTIL THE PROPERTY OWNER APPLIES TO THE TOWN AT THE PROPERTY OWNER'S EXPENSE, AND IS APPROVED FOR A COMPREHENSIVE PLAN AMENDMENT AND A ZONING MAP AMENDMENT TO RURAL RESIDENTIAL 65.

- GEN. PLAT NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED NORTH REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 S., RANGE 37 E., WHICH BEARS N 00°32'19" E.
  - OWNER OF PROPERTY: PIERCE MANGURIAN TRUST P.O. BOX 245 LLANDO, TEXAS 78643
  - ALL LINEAR DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS OF A FOOT.
  - TOTAL ACRES OF LOTS 1 AND 2, PIERCE MANGURIAN LAND, IS 61.9382 ACRES.
  - PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT ARE SUBJECT TO USE BY CABLE TELEVISION UTILITIES.
  - FOR KINDER IN DEDICATION SEE OFFICIAL RECORDS BOOK 3725, PAGE 1722
  - BOOK 3725, PAGE 1724  
BOOK 3725, PAGE 1726  
BOOK 3725, PAGE 1728  
BOOK 3725, PAGE 1729  
BOOK 3725, PAGE 1730  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

- EASEMENTS:**
- THE FOLLOWING EASEMENTS ARE RESERVED FOR LOTS 1 AND 2 FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE:
    - (A) 10 FEET ALONG THE FRONT OF LOTS 1 AND 2.
    - (B) 7.5 FEET ALONG THE REAR OF LOTS 1 AND 2.
    - (C) 6 FEET ALONG THE SIDES OF LOTS 1 AND 2.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

ABBREVIATION	DESCRIPTION	PAGE	REFERENCE
DRB	OFFICIAL RECORD BOOK	PG	PLAT
AC	ACRES	PM	PERMANENT REFERENCE MONUMENT
IRC	IRON REBAR & CAP	PS	PROFESSIONAL LAND SURVEYOR
CM	CONCRETE MONUMENT	PL	PLAT
SET	DEMONSTRATED SET 4"x4" CONCRETE MONUMENT	PL	PLAT
TR	TRIP	PL	PLAT
CALC	CALCULATED	PL	PLAT

SHEET 1 OF 1  
 SECTION 3, TWP. 29 S., RANGE 37 E.

**INDICATION**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner in fee simple of the lands described in  
**PIERCE MANGURIAN SUBDIVISION**  
 hereby dedicates said lands and plat for the use and purposes therein expressed and additional to roads, streets, ditches, thoroughfares, parks, drainage easements, utility easements, lines, pathways, open spaces and other rights of way, easements shown hereon to the beneficial use of the public, and  
 IN WITNESS WHEREOF, the undersigned do hereby set his hand and seal on this  
 11th day of  
*Pierce Mangurian*  
 PIERCE MANGURIAN  
 P.O. BOX 245, LLANDO, TEXAS 78643

Attest:  
 I signed and sealed in the presence of  
 STATE OF FLORIDA COUNTY OF BREVARD  
 This is to certify, that on October 10, 1997  
 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared, **PIERCE MANGURIAN** to me known to be the person described in and who executed the foregoing Declaration and averred that he executed the same to be the free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
 My Commission Expires: 12/01/2000  
**Michelle J. Mackay** SEAL  
 My Commission Expires: 12/01/2000

**CERTIFICATE OF SURVEYOR**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a Licensed and Registered Land Surveyor, does hereby certify that on OCTOBER 3, 1997 I did compare the survey of the lands on which the foregoing plat is a correct representation of the lands therein described and that sufficient reference monuments have been placed as shown thereon as required by Chapters 177 & 172 Florida Statutes; and that said plat is in accordance with the laws of the State of Florida. Dated OCTOBER 3, 1997.  
 SIGNATURE OF SURVEYOR: *[Signature]* Registration No. 4637

**CERTIFICATE OF APPROVAL BY TOWN COUNCIL OF THE TOWN OF MALABAR, BREVARD COUNTY, FLORIDA**  
 THIS IS TO CERTIFY, that on SEPTEMBER 3, 1997 the foregoing plat was approved by the TOWN COUNCIL OF THE TOWN OF MALABAR, Brevard County, Florida.  
 TOWN ENGINEER: *[Signature]*

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING BOARD**  
 THIS IS TO CERTIFY, that on SEPTEMBER 21, 1997 Planning and Zoning Board of the Town of Malabar approved the foregoing plat.  
 Chairman, Planning and Zoning Board: *[Signature]*

**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 NOV 17 1997 at 2:35 PM. File No. 97194996  
 Clerk of Circuit Court: *[Signature]*  
 In and for Brevard County, Florida.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**JACKSON LAND SURVEYING INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LB 6215  
 114 SIXTH AVENUE, SUITE 3  
 INDIANLAND, FLORIDA 32903  
 POST OFFICE BOX 3  
 MELBOURNE, FLORIDA 32902  
 PHONE 727-2019  
 FAX (407) 727-2009  
 PROJECT/DWG NUMBER: 9687M-5  
 ACAD BLOCK NO.  
 PLAT BOOK # 33