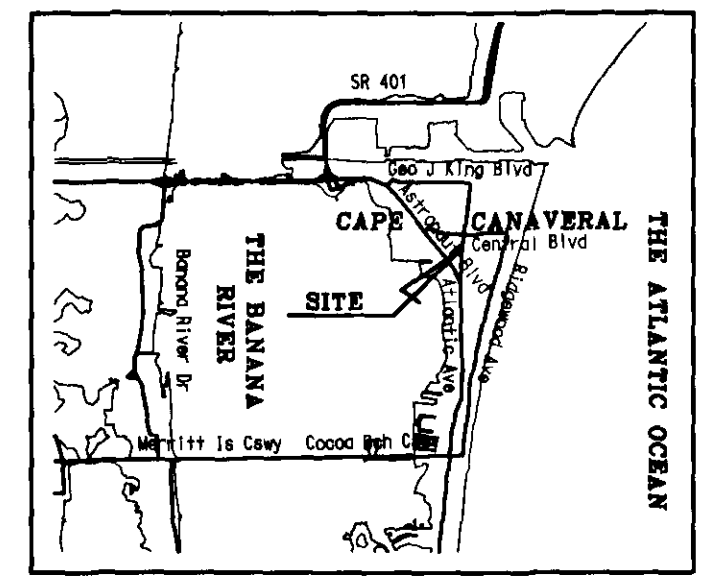


SUNRISE VILLAS TOWNHOMES

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST
BREVARD COUNTY, FLORIDA



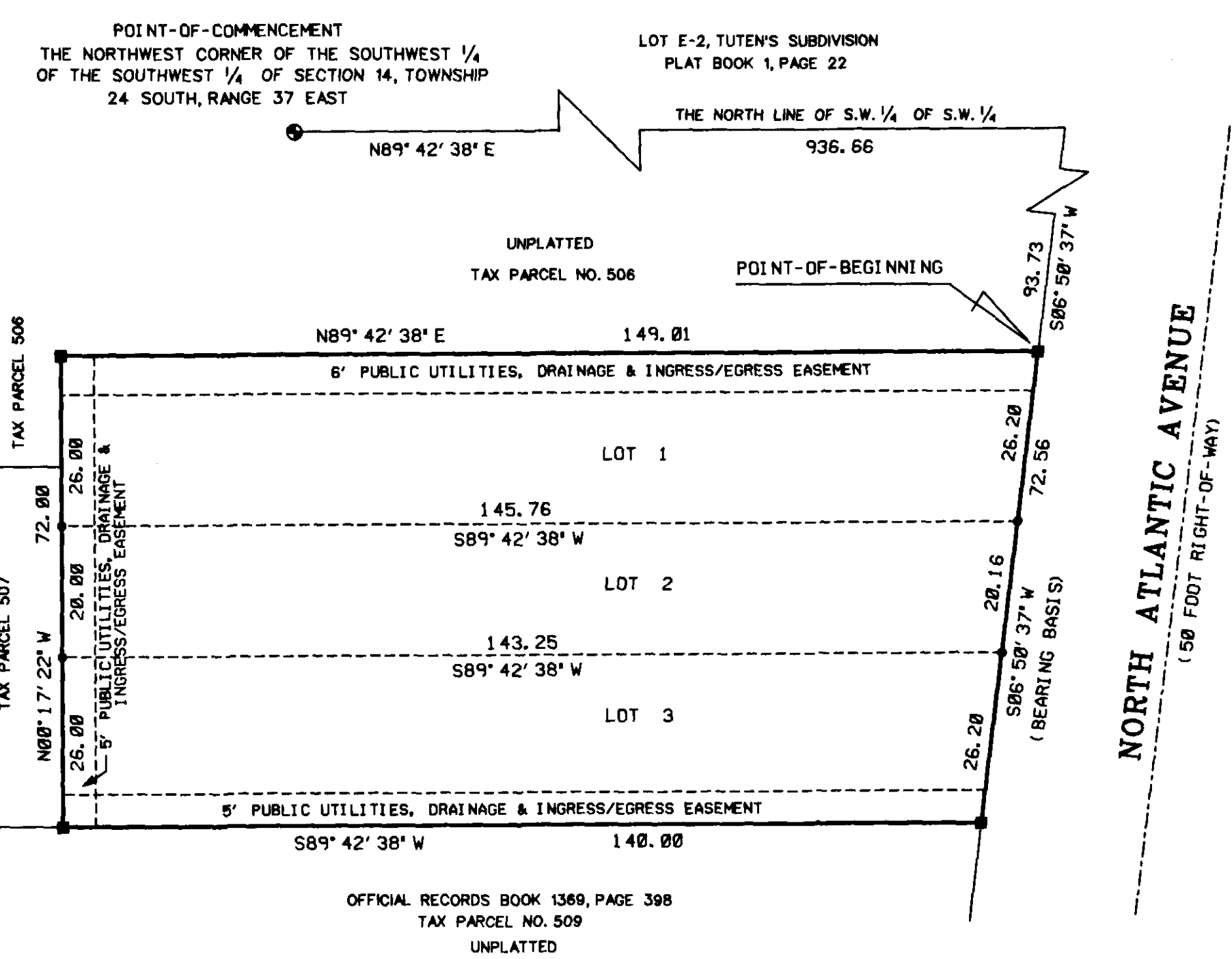
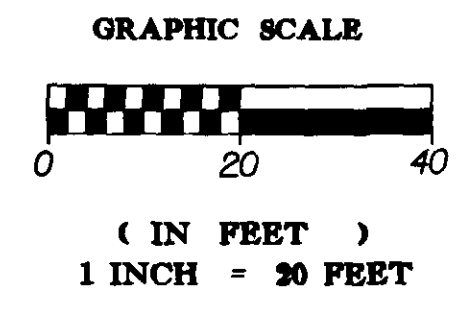
VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 37 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14; THENCE N 89° 42' 38" E, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 936.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ATLANTIC AVENUE (A FIFTY FOOT RIGHT-OF-WAY AS PRESENTLY LOCATED); THENCE S 06° 50' 37" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 93.73 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUE S 06° 50' 37" W, ALONG SAID LINE, A DISTANCE OF 72.56 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1369, PAGE 398; THENCE S 89° 42' 38" W, ALONG SAID NORTH LINE, A DISTANCE OF 140.00 FEET; THENCE N 00° 17' 22" W, A DISTANCE OF 72.00 FEET; THENCE N 89° 42' 38" E, A DISTANCE OF 149.01 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.239 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.



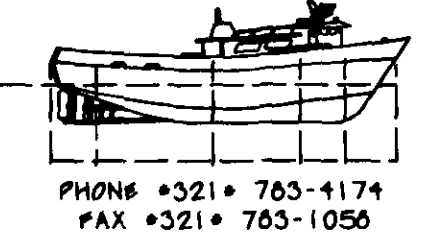
SURVEYOR'S NOTES :

- BEARINGS DEPICTED HEREON REFER TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TWP. 24 S., RGE. 37 E. BEARING N 89° 42' 38" E.
- INDICATES PERMANENT REFERENCE MONUMENT, STAMPED 'LS 2787'
- INDICATES PERMANENT CONTROL POINT (#5 REBAR WITH CAP), STAMPED 'LS 2787'
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- FOR RESTRICTIONS SEE OFFICIAL RECORDS BOOK _____ PAGE _____
- FOR JOINDER SEE OFFICIAL RECORDS BOOK 5302, PAGE 598.
- UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN FEET AND TENTHS OF FEET.
- A 5.00 FOOT EASEMENT ALONG THE NORTH SIDE OF LOT 1 AND THE SOUTH SIDE OF LOT 3 IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
- A 5.00 FOOT EASEMENT ALONG ALL REAR LOT LINES IS HEREBY RESERVED FOR PUBLIC FOR PUBLIC UTILITIES, DRAINAGE AND INGRESS/EGRESS.
- ALL OTHER CITY OF CAPE CANAVERAL ORDINANCES MUST BE COMPLIED WITH.
- THE TERM 'PUBLIC UTILITIES' INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, SOUTHERN BELL TELEPHONE COMPANY AND CABLE TELEVISION SERVICES.

LOT NO.	AREA (SQUARE FEET)	AREA (ACRES)
1	3, 832. 0	0. 088
2	2, 890. 1	0. 066
3	3, 682. 3	0. 085
TOTAL (S)	10, 404. 4	0. 239

EXISTING ZONING: (SUBJECT AND SURROUNDING PARCELS) R-2

WM. V. POWELL
LAND SURVEYING
0010 N. ATLANTIC AVE. SUITE 12
P.O. BOX 542
CAPE CANAVERAL, FLORIDA 32920
HYDROGRAPHIC, TOPOGRAPHIC &
BOUNDARY SERVICES



DEDICATION

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

hereby grants to the public for the perpetual use of the public an easement for the installation and maintenance of utilities and drainage. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas be privately owned and maintained for the benefit of:
SUNRISE VILLAS TOWNHOMES HOMEOWNERS ASSOCIATION, and that the public and Brevard County have no right or interest therein, however Brevard County has the right to access for inspection.

IN WITNESS WHEREOF: MOPIN, INC.
has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on
By James E. Morgan
JAMES E. MORGAN President

Attest:
Signed and sealed in the presence of Joyce Stubing
Tasha Archer

MOPIN, INC.
413 LINCOLN AVE.
CAPE CANAVERAL, FL 32920
STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 5/19/04
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
JAMES E. MORGAN and JAMES E. MORGAN
respectively President and Secretary/Treasurer

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.
Ann M. Davis
NOTARY PUBLIC
My Commission Expires _____
FORM # 1000-1
MY COMMISSION # DD 21018
EXPIRES: May 17, 2007
Brevard County Notary Public Seal

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF CAPE CANAVERAL

THIS IS TO CERTIFY, that on 10th May 2004 the foregoing plat was approved by the City Council of the City of Cape Canaveral, Brevard County, Florida.

Rocky Randels
ROCKY RANDELS, MAYOR
ATTEST: Susan Stills
SUSAN STILL, City Clerk

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, does hereby certify that on _____ he/she completed the survey of the lands as shown on the foregoing plat; that said plat is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that said Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091(9), F.S., have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Part 1, Florida Statutes, as amended.

WM. V. POWELL
Company Name: LAND SURVEYING
Address: P.O. BOX 542
CAPE CANAVERAL, FL 32920
License No. 2787
State of Florida
Surveyor of record, P.L.S.
Wm. Powell

CERTIFICATE OF CITY CONTRACTED SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1, Florida Statutes.

David Roy Jones 5/19/04
DAVID ROY JONES, P.L.S. 4301, CITY CONTRACTED SURVEYOR
in and for The City of Cape Canaveral, Brevard County, Florida

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.

Chairman of the Board
ATTEST:
Clerk of the Board

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 21, 2004 at 5:07 PM
File No. 2004-160-75-7
Joyce Stubing
Clerk of the Circuit Court
in and for Brevard County, FL

