

CERTIFICATE OF TITLE

SHERMAN N. SMITH JR., AN ATTORNEY AT LAW LICENSED IN FLORIDA, DOES HEREWITH SUBMIT THIS, HIS TITLE OPINION, TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, THAT APPARENT RECORD TITLE TO THE LAND DESCRIBED ON THIS PLAT IS IN THE NAME OF THE OWNERS STATED IN THE DEDICATION. THE ONLY MORTGAGES ON THE PROPERTY ARE THE MORTGAGES DESCRIBED IN THE DEDICATION. THIS 4TH DAY OF MARCH, 1975.

Sherman N. Smith Jr.
SHERMAN N. SMITH JR.

SURVEYORS CERTIFICATE

I, MARVIN E. CARTER, A LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF FLORIDA, IN GOOD STANDING WITH THE FLORIDA STATE BOARD OF ENGINEERS EXAMINERS, DO HEREBY CERTIFY THAT THE SUBDIVISION OF LANDS MADE BY THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THE PLAT IS TRUE AND IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED; THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS. IN WITNESS WHEREOF, I AFFIX MY SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL AS THE LAND SURVEYOR, THIS 28TH DAY OF FEBRUARY, 1975.

Marvin E. Carter
MARVIN E. CARTER REGISTERED LAND SURVEYOR N#214

CERTIFICATE OF APPROVAL

I, JACK G. JENNINGS, AS ADMINISTRATOR OF THE ROAD AND BRIDGE DEPARTMENT OF INDIAN RIVER COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY OFFICIAL ACTION OF ITS GOVERNING BODY, THE BOARD OF COUNTY COMMISSIONERS OF THAT COUNTY. IN EVIDENCE THEREOF, I HAVE HEREUNTO SET MY HAND AS ADMINISTRATOR AND THE SEAL OF SAID BOARD, THIS 6TH DAY OF MARCH, 1975.

Jack G. Jennings
JACK G. JENNINGS, ADMINISTRATOR

SEARS COVE

THAT PART OF THE NORTH 330 FEET OF THE SOUTH HALF OF GOVERNMENT LOTS 1 AND 2 WHICH LIES EAST OF STATE ROAD A-1-A IN SECTION 21, TWP. 33 SOUTH, RGE. 40 EAST, EXCEPT, HOWEVER, THE NORTH 150 FEET THEREOF; AND THAT PART OF GOVERNMENT LOT 1 IN SECTION 22, TWP. 33 SOUTH, RGE. 40 EAST, WHICH LIES BETWEEN AN EXTENSION EAST OF THE NORTH AND SOUTH LINES OF THE ABOVE DESCRIBED PROPERTY TO THE ATLANTIC OCEAN; ALL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

NOTES: ① BEARINGS SHOWN BASED ON COASTAL CONSTRUCTION SETBACK LINE DATUM
② THE PRIVATE STREETS AND EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC AND WILL NOT BE A PART OF THE SYSTEM OF PUBLIC ROADS OF INDIAN RIVER COUNTY, FLORIDA, AND THEY WILL NOT BE IMPROVED OR MAINTAINED BY THE COUNTY UNTIL THERE IS A FORMAL ACCEPTANCE OF THESE STREETS AND/OR EASEMENTS, OR ANY PART THEREOF BY THE COUNTY.

CERTIFICATE OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, RALPH HARRIS, AS CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY FIND THAT THIS PLAT OF "SEARS COVE" HAS BEEN APPROVED BY THE APPROPRIATE GOVERNING BODIES REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND OTHER APPLICABLE LAWS, AND I DO HEREWITH CERTIFY MY ACCEPTANCE OF THIS PLAT AND DO RECORD THIS PLAT IN PLAT BOOK 9, PAGE 8, IN THE RECORDS OF MY OFFICE, THIS 22ND DAY OF MARCH, 1975.

RALPH HARRIS
CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA

By *Anne B. Stinson*
DEPUTY CLERK

CERTIFICATE OF DEDICATION

JOSEPHINE STURGIS AND JACK D. STURGIS, HER HUSBAND; JACK C. REDISH AND MARY S. REDISH, HIS WIFE; JACK A. STURGIS AND CAROL PAIGE STURGIS, HIS WIFE; AND CHARLES STURGIS AND JUDITH GAYLE STURGIS, HIS WIFE; THE ONLY OWNERS AND DEVELOPERS OF THE LANDS HEREBY SUBDIVIDED, HEREBY APPLY FOR APPROVAL OF THIS PLAT OF THE SUBDIVISION OF "SEARS COVE"; THE ONLY MORTGAGES ON THE LAND ENCOMPASSED IN THIS PLAT ARE MORTGAGES GIVEN BY JACK C. REDISH AND MARY S. REDISH, HIS WIFE, JACK A. STURGIS AND CAROL PAIGE STURGIS, HIS WIFE, AND CHARLES STURGIS, UNMARRIED, TO THE INDIAN RIVER CITRUS BANK, A FLORIDA CORPORATION, WHOSE NAME IS NOW FIRST CITRUS BANK OF INDIAN RIVER COUNTY, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, IN OFFICIAL RECORD BOOK 447, PAGE 716. NO OTHERS HAVE ANY INTEREST IN THE LANDS SUBDIVIDED. THE OWNERS HAVE CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THIS PLAT AS PROVIDED BY CHAPTER 177, FLORIDA STATUTES, AND OTHER APPLICABLE LAWS, AND THEY DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY SHOWN THEREON DESIGNATED STATE ROAD A-1-A, A PART OF WHICH IS DEDICATED AS AN ADDITION TO THAT STATE ROAD. THE OWNERS DO HEREBY FURTHER DEDICATE: (1) THE 12.5 FOOT UTILITY EASEMENT SHOWN ON THE PLAT FOR AN EASEMENT FOR PLACING FACILITIES FOR UTILITIES; (2) THE 5 FOOT WALKWAY EASEMENT SHOWN ON THE PLAT FOR A PEDESTRIAN WALKWAY, AND (3) THE 30 FOOT PRIVATE ROAD SHOWN ON THE PLAT AS AN EASEMENT FOR PRIVATE ROAD, EACH FOR THE BENEFIT ONLY OF THE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT, TOGETHER WITH SUCH OWNERS' TENANTS, SERVANTS, VISITORS AND LICENSEES IN COMMON WITH ALL OTHERS HAVING LIKE RIGHT.

THE HOLDERS OF EACH OF THE ABOVE DESCRIBED MORTGAGES DO HEREBY JOIN IN THIS DEDICATION. DATED THIS 5TH DAY OF MARCH, 1975.

WITNESSES
Jack D. Sturgis
WITNESSES
Josephine Sturgis
Jack C. Redish
WITNESSES
Mary S. Redish
Jack A. Sturgis
WITNESSES
Carol Paige Sturgis
Charles Sturgis
Ruth K. Sears

ACKNOWLEDGEMENT

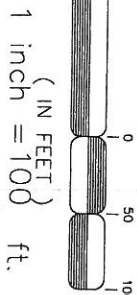
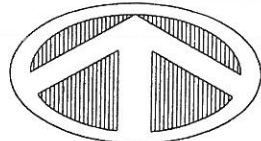
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 5TH DAY OF MARCH, 1975, BY JOSEPHINE STURGIS AND JACK D. STURGIS, HER HUSBAND; JACK C. REDISH AND MARY S. REDISH, HIS WIFE; JACK A. STURGIS AND CAROL PAIGE STURGIS, HIS WIFE; CHARLES STURGIS AND JUDITH GAYLE STURGIS, HIS WIFE, RUTH K. SEARS, A SINGLE ADULT, AND BY ROBERT J. MACWILLIAM AS VICE PRESIDENT OF FIRST CITRUS BANK OF INDIAN RIVER COUNTY, A FLORIDA CORPORATION, ON BEHALF OF THAT CORPORATION.

Barbara A. Johnson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: April 14, 1977

SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

EXHIBIT "A"



GRAPHIC SCALE

SUBJECT EASEMENT

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

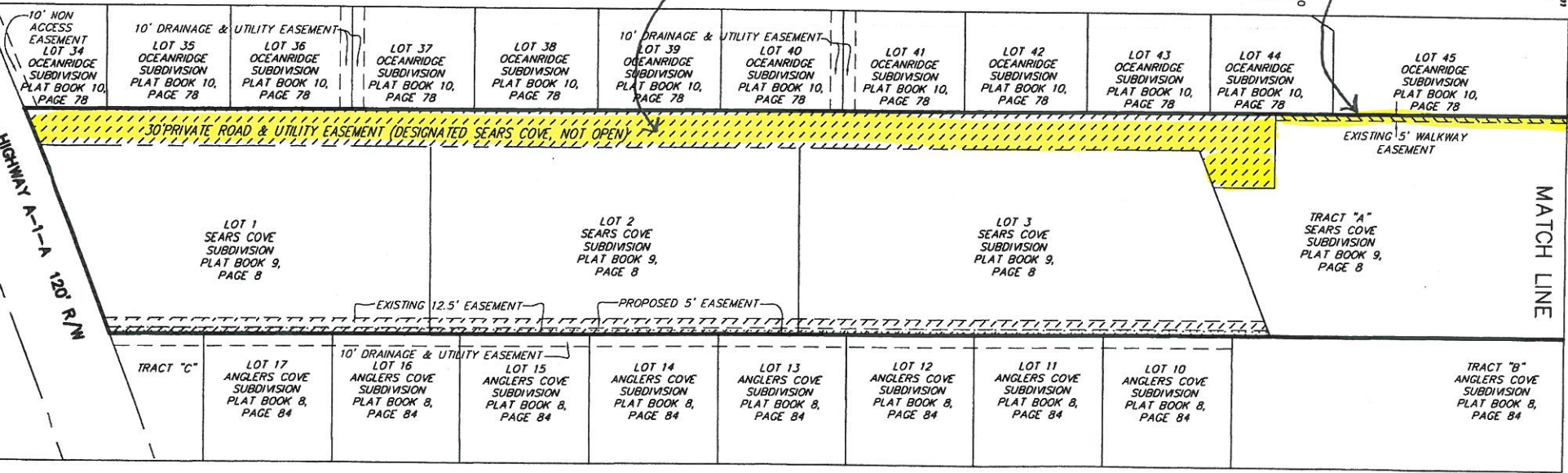
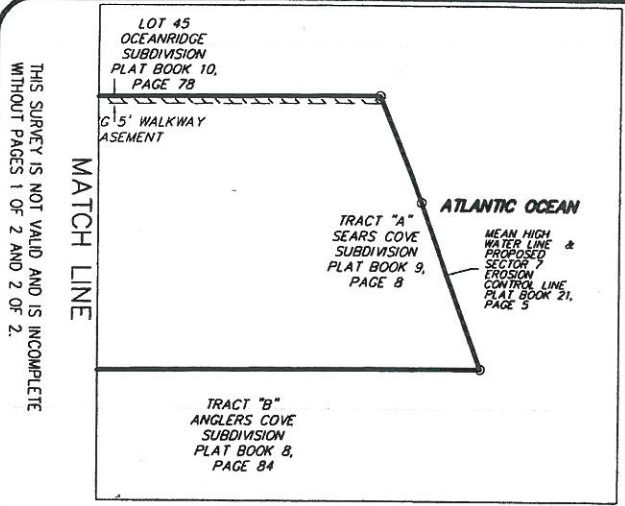
PROJ. NO. 16-039-EASE

Legend & Abbreviations:
(symbols not scaleable for size)

- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LB - LAND SURVEYING BUSINESS
- C - CENTERLINE
- (M) - MEASURED VALUE
- (P) - PLAT VALUE
- P.B. - PLAT BOOK
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- (OA) - OVERALL
- CR - COUNTY ROAD

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR:
EASEMENT ABANDONMENT, RIGHT
OF WAY ABANDONMENT AND
EASEMENT CREATION

MERIDIAN
LAND SURVEYORS
117 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 32960, LB#69015
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: MLS.LB69015@GMAIL.COM



THIS SURVEY IS NOT VALID AND IS INCOMPLETE WITHOUT PAGES 1 OF 2 AND 2 OF 2.