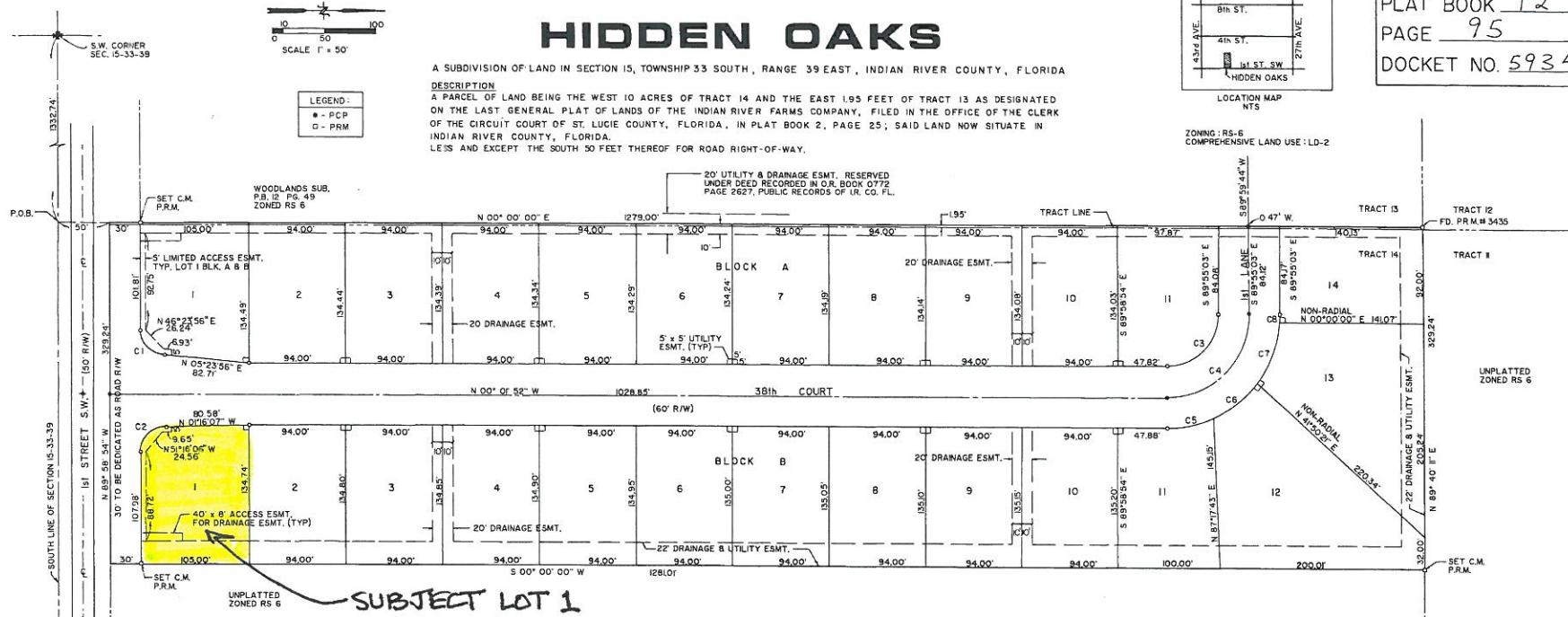


HIDDEN OAKS

A SUBDIVISION OF LAND IN SECTION 15, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
DESCRIPTION
A PARCEL OF LAND BEING THE WEST 10 ACRES OF TRACT 14 AND THE EAST 1.95 FEET OF TRACT 13 AS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW SITUATE IN INDIAN RIVER COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PLAT BOOK 12
PAGE 95
DOCKET NO. 593466



CURVE	RADIUS	DELTA	ARC	CHORD	CH BEARING
C1	25.00'	84°36'58"	36.92'	33.60'	N 47° 42' 39" E
C2	25.00'	88°42'46"	38.71'	34.96'	N 45° 37' 10" W
C3	50.00'	89°53'12"	78.44'	70.64'	N 44° 58' 28" W
C4	80.00'	89°53'12"	125.50'	113.02'	N 44° 58' 30" W
C5	110.00'	24°17'01"	46.62'	46.27'	N 12° 10' 23" W
C6	110.00'	28°38'52"	55.00'	54.43'	N 38° 38' 20" W
C7	110.00'	32°52'31"	63.12'	62.23'	N 69° 24' 05" W
C8	110.00'	04° 04' 47"	7.83'	7.83'	N 87° 52' 07" W

NOTES:
1. NOTICE: NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF TITLE
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, BYRON T. COOKSEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREDIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN JAMES P. YOUNG, AS TRUSTEE, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.02, FLORIDA STATUTES, AS AMENDED, AND THAT I FIND THERE ARE NO MORTGAGES, ENCUMBRANCES, OR LENS.
Byron T. Cooksey April 5, 1989
DATE
BYRON T. COOKSEY
ATTORNEY AT LAW

CERTIFICATE OF CLERK
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "HIDDEN OAKS" A SUBDIVISION, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD 10th DAY OF APRIL 1989, AND RECORDED IN PLAT BOOK 12 PAGE(S) 95.
IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.
DEPUTY CLERK
Jeffrey K. Barton
CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY

CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES P. YOUNG AS TRUSTEE, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, BEING IN INDIAN RIVER COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY:
ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA, FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.
- UTILITY EASEMENTS:
THE UTILITIES EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES BY ANY UTILITY PROVIDER AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.
- DRAINAGE AND STORMWATER MANAGEMENT EASEMENTS:
THE DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS OR EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER COUNTY.
- LIMITED ACCESS EASEMENTS:
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 5th DAY OF April, 1989.

BY: James P. Young, as Trustee
JAMES P. YOUNG, AS TRUSTEE

WITNESSED BY: Christopher H. Marine
CHRISTOPHER H. MARINE

WITNESSED BY: Carol Lobasso
CAROL LOBASSO

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS DAY OF 4-4-89, 1989, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND AT THAT TIME THE BOARD ALSO ACCEPTED THE DEDICATIONS SHOWN ON SAID PLAT.

Henry C. Wheeler
CHAIRMAN OF THE BOARD
ATTEST: William L. Caldwell
CLERK OF THE BOARD
APPROVED AS TO
LEGAL SUFFICIENCY: William L. Caldwell
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL
BY COUNTY ADMINISTRATOR

James P. Young
EXAMINED AND APPROVED DATE 4/6/89

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON April 4th, 1989, HE COMPLETED THE SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

John R. Morgan, II
DATE 4/1/89
JOHN R. MORGAN, II
REGISTRATION NO. 3520
STATE OF FLORIDA

REVISED: 3-9-89

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 817, PAGE 1413.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF April, 1989, BEFORE ME, PERSONALLY APPEARED JAMES P. YOUNG, AS TRUSTEE TO ME PERSONALLY KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

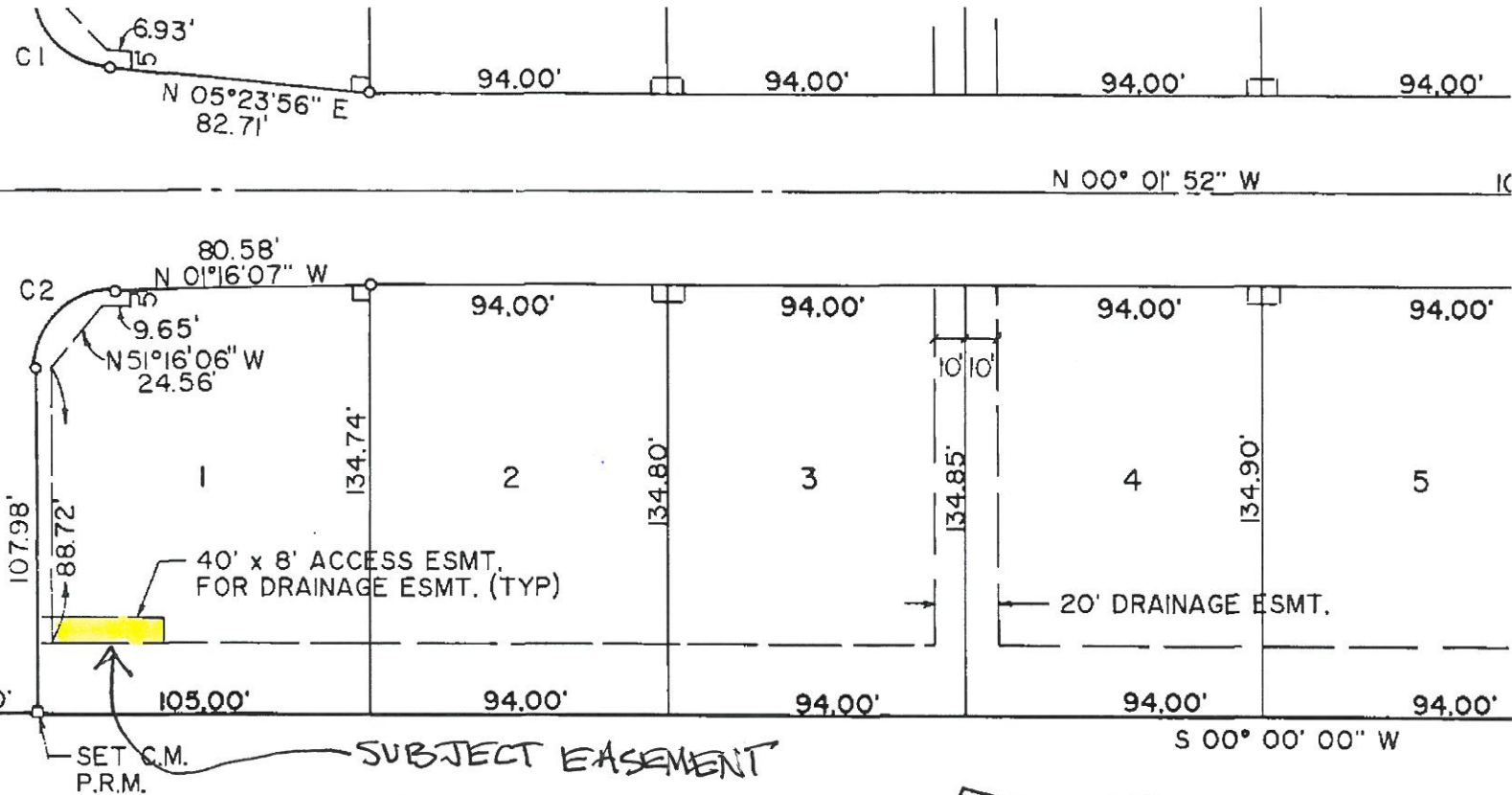
Carol Lobasso
NOTARY PUBLIC
STATE OF FLORIDA - LARGE
MY COMMISSION EXPIRES: 2/18/91



THIS INSTRUMENT PREPARED BY
JOHN R. MORGAN, II
4616 20 TH STREET
VERO BEACH, FLORIDA 32960
JANUARY 16, 1989

1st STREET S.W. — (50' R/W.

N 89° 58' 54" W 329.1
TO BE DEDICATED AS ROAD R/W



UNPLATTED
ZONED RS 6



CURVE	RADIUS	DELTA	ARC	CHORD	CH. BEARING
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C4	80.00'	89°53' 12"	125.50'	113.02'	N 44° 58' 30" W

CERTIFICA

STATE O
COUNTY



BLOCK B

LOT 2

$$\text{FIN.FLR.} = 24.72'$$
