

BK: 2926 PG: 562

401538

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS, made this 5th day of November, 1984, by THE SHORES OF INDIAN RIVER, INC., a Florida corporation (hereinafter called "Owner").

WITNESSETH:

WHEREAS, Owner is the owner of certain real proeprty known as THE SHORES, a subdivision of property located in Indian River County as more particularly described in Plat Book 11, Page 61, Public Records of Indian River County, Florida; and

WHEREAS, that dedication contained on said Plat, the Owner dedicated for the private use and benefit of the owners and residents of THE SHORES, easements for drainage and utility purposes as set forth in the dedication contained on the plat of THE SHORES; and

WHEREAS, during the course of the construction and development of the subdivision improvements, it was discovered that certain additional drainage easements were necessary in order to effect a proper drainage plan.

NOW, THEREFORE, Owner does hereby declare, dedicate and grant, for the use and benefit of the owners and residents of THE SHORES, easements for drainage purposes as particularly described in Exhibits A, B, C and D attached hereto and made a part hereof. Said easements shall be perpetual, shall be private and shall constitute covenants running with the land.

The easements herein declared shall be subject to the same limitations and conditions as are other easements created by virtue of the dedication appearing on the plat. THE SHORES PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation, shall be responsible for the perpetual maintenance of the easements herein created.

IN WITNESS WHEREOF, THE SHORES OF INDIAN RIVER, INC., a Florida corporation, has caused this Declaration to be executed and its seal hereunto affixed the day and year first above written.

Signed, sealed and delivered in presence of:

Victoria L. Brown
Elizabeth C. Pinto

THE SHORES OF INDIAN RIVER, the INC., a Florida corporation

By Richard G. Schaub, Jr., its President

ACCEPTANCE BY
THE SHORES PROPERTY OWNERS ASSOCIATION, INC.

THE SHORES PROPERTY OWNERS ASSOCIATION, INC. does hereby approve the Declaration of Easements made herein and accepts and agrees to perform all maintenance required in connection with said drainage easements and drainage facilities.

Signed, sealed and delivered in presence of:

Victoria L. Brown
Elizabeth C. Pinto

THE SHORES PROPERTY OWNERS the ASSOCIATION, INC., a Florida non-profit corporation

By Richard G. Schaub, Jr., its President

sec 25.00
11/1/84

Return To: Steve L. Henderson Esq

BOOK ST. - NOV. 8 1984
FREDERICK COUNTY, MD
Ind. Riv. County - by J. L. Schaub, Jr.

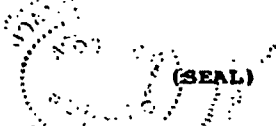
MOORE, HENDERSON & LLOYD P.A. VERO BEACH, FLORIDA

BOOK 0699 PAGE 0419

BK: 2926 PG: 563

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 5th day of November, 1984, by RICHARD G. SCHAUB, JR., as President of THE SHORES OF INDIAN RIVER, INC., a Florida corporation, on behalf of the corporation.

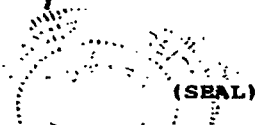


Joanne L. Piff
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 21, 1986

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 5th day of November, 1984, by RICHARD G. SCHAUB, JR., as President of THE SHORES PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation.



Joanne L. Piff
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 21, 1986

MORTGAGEE JOINDER

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION, a Florida corporation, the owner and holder of that certain mortgage recorded in Official Record Book 0671 at Page 0655, that certain Spreading Agreement recorded in Official Record Book 0678 at Page 0480, those certain receipts for Future Advance recorded in Official Record Book 0673 at Page 0060, Official Record Book 0678 at Page 0482 and Official Record Book 0686 at Page 1051, that certain mortgage recorded in Official Record Book 0689 at Page 2090 and that certain Collateral Assignment of Leases, Rents and Profits recorded in Official Record Book 0689 at Page 2100, all of the Public Records of Indian River County, Florida.

Witnesses:

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION

By

Wm. E. Braun
Sr. Vice President

Wm. E. Braun

STATE OF FLORIDA
COUNTY OF ~~INDIAN RIVER~~ ST. LUCIE

Before me, the undersigned authority, personally appeared Wm. E. Braun, known to me to be the Sr. Vice President of HARBOR FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America and who acknowledged before me that he did execute the foregoing Mortgagee Joinder and that the execution of said Mortgagee Joinder was the act and deed of said corporation and that the same was executed for the purposes herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5th day of December, 1984.

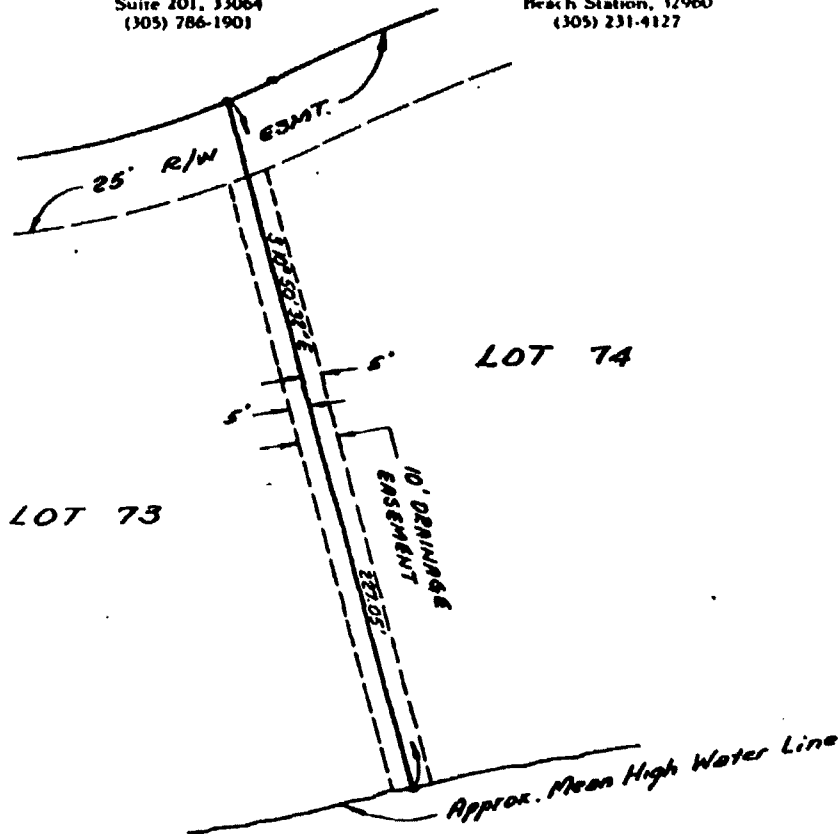


Wm. E. Braun
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires April 18, 1988

BK: 2926 PG: 564

EXHIBIT A


CCL CONSULTANTS, INC.
 ENGINEERS • SURVEYORS • PLANNERS
POMPANO BEACH OFFICE
 440 East Sample Road
 Suite 201, 33064
 (305) 786-1901
VERO BEACH OFFICE
 P.O. Box 4124
 Beach Station, 32960
 (305) 231-4127


SCALE: 1" = 40'

LEGAL DESCRIPTION

The Easterly 5.00 feet of Lot 73 together with the Westerly 5.00 feet of Lot 74, The Shores, according to the Plat thereof, as recorded in Plat Book 11 at Page 61A, Public Records, Indian River County, Florida.

Subject to existing easements, dedications, rights-of-way, restrictions and reservations of record.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARD SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

 PROFESSIONAL LAND SURVEYOR 2469 STATE OF FLORIDA
13 MARCEL J. FROHMAN, P.E.

REVISIONS	DATE	BY

DATE 6-15-84

DRAWN BY M.D.

CHECKED BY J.S.M.

FIELD BOOK

 SKETCH NO. 2208
 305 786-1901

BK: 2926 PG: 565

EXHIBIT B.

CCL CONSULTANTS, INC. ENGINEERS • SURVEYORS • PLANNERS		
POMPANO BEACH OFFICE 440 East Sample Road Suite 201, 33064 (305) 786-1901	VERO BEACH OFFICE P.O. Box 4124 Beach Station, 32960 (305) 231-4127	

SCALE: 1" = 40'

LEGAL DESCRIPTION

The Southerly 5.00 feet of Lot 32 together with the Northerly 5.00 feet of Lot 33, The Shores, according to the Plat thereof, as recorded in Plat Book 11 at Page 61A, Public Records, Indian River County, Florida.

Subject to existing easements, dedications, rights-of-way, restrictions and reservations of record.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARD SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

[Signature]

REVISIONS	DATE	BY	

DATE **6-15-88**

DRAWN BY **AAZ**

CHECKED BY **J.S.M.**

FIELD BOOK

PROFESSIONAL LAND SURVEYOR **2264**, STATE OF FLORIDA

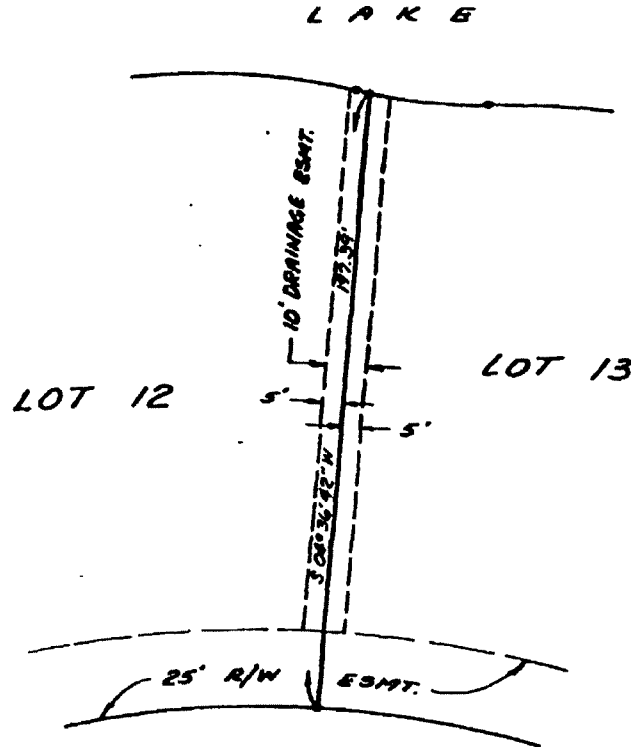
[Signature]

0699 Plat 0422
 2008

2208
 SKETCH NO

BK: 2926 PG: 566

EXHIBIT C


CCL CONSULTANTS, INC.
 ENGINEERS • SURVEYORS • PLANNERS
**POMPANO BEACH OFFICE**
 440 East Sample Road
 Suite 201, 33064
 (305) 786-1901
VERO BEACH OFFICE
 P.O. Box 4124
 Beach Station, 32960
 (305) 231-4127


SCALE: 1" = 40'

LEGAL DESCRIPTION

The Easterly 5.00 feet of Lot 12 together with the Westerly 5.00 feet of Lot 13, The Shores, according to the Plat thereof, as recorded in Plat Book 11 at Page 61A, Public Records, Indian River County, Florida.

Subject to existing easements, dedications, rights-of-way, restrictions and reservations of record.

NOTES:

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3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARD SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

 PROFESSIONAL LAND SURVEYOR, *[Signature]* STATE OF FLORIDA
 ISMAEL J. MONTEIRO, P.E.S.



REVISIONS	DATE	BY


DATE	DRAWN BY	CHECKED BY	FIELD BOOK
6-15-84	M.D.	I.S.M.	

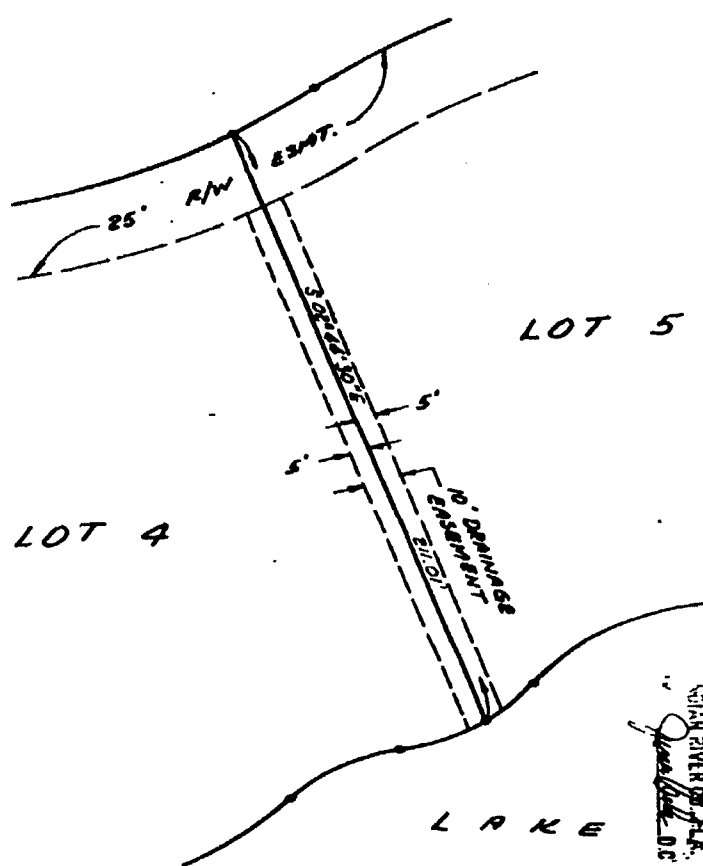
SKETCH NO. 2208

BK: 2926 PG: 567

EXHIBIT D

 CCL CONSULTANTS, INC. ENGINEERS • SURVEYORS • PLANNERS			
POMPANO BEACH OFFICE 440 East Sample Road Suite 201, 33064 (305) 786-1901		VERO BEACH OFFICE P.O. Box 4124 Beach Station, 32960 (305) 231-4127	


 SCALE - 1" = 40'



FILED FOR RECORD
 BOOK AND PAGE ABOVE
 RECORD VERIFIED
 1998 DEC 14 PM 4:55
 J. H. GILL, D.C.

LEGAL DESCRIPTION

The Easterly 5.00 feet of Lot 4 together with the Westerly 5.00 feet of Lot 5, The Shores, according to the Plat thereof, as recorded in Plat Book 11 at Page 61A, Public Records, Indian River County, Florida.

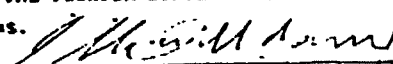
Subject to existing easements, dedications, rights-of-way, restrictions and reservations of record.

NOTES:

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CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARD SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.


 J. H. GILL, D.C.

REVISIONS	DATE	BY

PROFESSIONAL LAND SURVEYOR <u>2464</u> STATE OF FLORIDA <u>ISMAEL S. MONAMED, P.L.S.</u>			
DATE	DRAWN BY	CHECKED BY	FIELD BOOK
6-15-84	M.D.	I.S.M.	

2208
 SKETCH NO