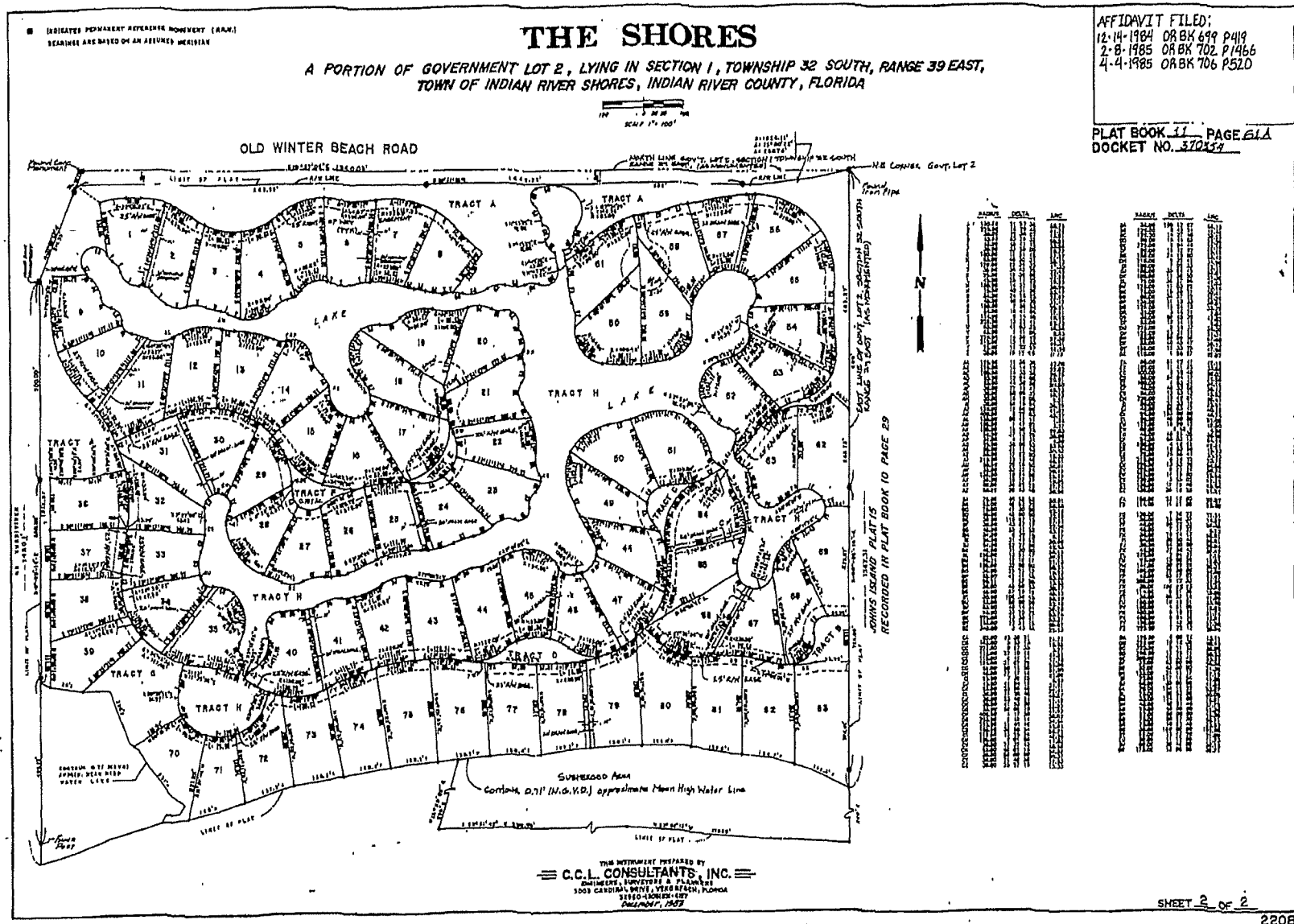


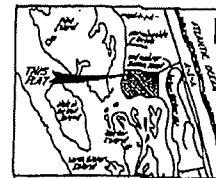


THE SHORES

A PORTION OF GOVERNMENT LOT 2, LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST,
TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA

AFFIDAVIT FILED:
12-14-1984 OR BK 699 P419
2-8-1985 OR BK 702 P466
4-4-1985 OR BK 706 P520

PLAT BOOK 11 PAGE 61
DOCKET NO. 370 254



LOCATION SKETCH
(SEE PAGE 61)

EVIDENCE OF APPROVAL

FRED E. GIERHARDT, Mayor of the Town of Indian River Shores, a municipal corporation of the State of Florida, does hereby certify that this plat has been approved by official action of its governing body, the Town Council. In evidence whereof, I have hereunto set my hand and Mayor, and the seal of said Town, this 20 day of December, 1985.

By: Fred E. Gierhardt
FRED E. GIERHARDT, MAYOR

CERTIFICATE OF RECORDING

State of Florida } I, FRED WRIGHT, as Clerk of the
County of Indian River } Circuit Court of Indian River County,
Florida, do hereby certify that this plat of
The Shores, has been approved by the appropriate governing
bodies required by Chapter 177, Florida Statutes, and other
applicable laws, and I do hereby certify my acceptance of this
plat and do record this in Plat Book 11, Page 61 in the records
of my office this 20 day of December, 1985.

FRED WRIGHT
CLERK of the Circuit Court of
Indian River County, Florida

By: Steve L. Henderson
STEVE L. HENDERSON
Attorney at Law

TITLE CERTIFICATION

I, STEVE L. HENDERSON, a Licensed Florida Attorney at Law with actual
title this opinion, to the Town Council of the Town of Indian River
Shores, Indian River County, Florida, that apparent record title to
the land as described and shown on the accompanying plat of The
Shores is in the name of The Shores of Indian River, Inc., a
Florida Corporation. Harbor Federal Savings and Loan Associa-
tion, a Florida Corporation is the holder of a mortgage as recorded in
O.R. Book 671, Page 445 of the Public Records of Indian
River County, Florida.

By: Steve L. Henderson
STEVE L. HENDERSON
Attorney at Law

DEDICATION

Know all men by these presents,
State of Florida } that The Shores of Indian River, Inc.,
County of Indian River } a Florida Corporation, the single owner
of the land described and platted herein,
being in the Town of Indian River Shores, Indian River
County, Florida, have caused said land to be surveyed and plat-
ted as shown hereon and does hereby dedicate as follows:

- 1) All Rights-of-Way easements shown on this plat are
hereby declared to be and shall remain private. They are
dedicated for the use and benefit of the owners and residents
of this subdivision for ingress, egress, drainage and utility
purposes and shall be the perpetual maintenance obligation
of the Shores Property Owners Association, Inc. a Florida non-profit corporation.
All public authorities, including but not limited to police, fire
and ambulance, shall have the right to use the Right-of-Way easements
in the course of performing their respective duties. The Town
Council of Indian River Shores and the Board of County Commis-
sioners of Indian River County, Florida, shall have no responsibility,
duty, or liability whatsoever regarding such Rights-of-Way easements.
- 2) The Right-of-Way easements and tracts as shown are also dedicated
perpetually for the construction and maintenance of utilities by any
utility provider in compliance with such ordinances and regulations
as may be adopted from time to time by the Town Council of Indian
River Shores and the Board of County Commissioners of Indian River
County, Florida.
- 3) The drainage easements as shown are dedicated perpetually for
the construction and maintenance of drainage facilities and shall
be the perpetual obligation of "The Shores Property Owners Asso-
ciation, Inc., a Florida non-profit corporation," Indian River County, Florida.
- 4) Tracts A, B, C, D, E, F, G, H as shown are also dedicated
perpetually for the exclusive use and enjoyment of the owners
of the lots in this subdivision and shall be the perpetual maintenance
obligation of "The Shores Property Owners Association, Inc., a Florida non-profit corporation,"
Indian River County, Florida. All public authorities including
but not limited to police, fire and ambulance shall have the right
to use these tracts in the course of performing their respective
duties. The Town Council of Indian River Shores and the Board of
County Commissioners of Indian River County, Florida, shall have
no responsibility, duty or liability whatsoever regarding
these tracts.

IN WITNESS WHEREOF THE above named corporation has
caused these presents to be signed by its President and its
corporate seal to be affixed hereto by and with the
authority of its Board of Directors this 20 day of December, 1985

THE SHORES OF INDIAN RIVER, INC., a Florida Corporation

By: Richard G. Schuch, Jr.
Richard G. Schuch, Jr., President

ACKNOWLEDGEMENT

State of Florida } I, hereby certify that on this day personally
County of Indian River } appeared before me, an officer duly authorized
to administer oaths and take acknowledgments,
Richard G. Schuch, Jr., President of The Shores of Indian River, Inc.,
a Florida Corporation to me well known to be the officer described
herein and who executed the foregoing instrument and acknowledged
the execution thereof to be his free act and deed as such officer for
the purposes herein described.

Witness: My hand and official seal this 20 day of December, 1985.
My commission expires: July 6, 1987
Notary Public State of Florida

MORTGAGEE'S CONSENT

State of Florida } The undersigned hereby certifies that it
County of Indian River } is the holder of a mortgage, lien, or other
claim or interest upon the property described
hereon and does hereby join in platting and consent to the dedication of the land
described in said dedication by the owner thereof and agrees that the
mortgage, lien, or other claim or interest which is recorded in Official
Record Book 672, at page 445 of the public records of Indian
River County, Florida, shall be subordinated to the dedication shown
hereon.

IN WITNESS WHEREOF, the said corporation has caused these
presents to be signed by its President and attested to by its Senior
Vice President and its corporate seal to be affixed hereon by and
with the authority of its Board of Directors this 20 day of December,
1985.

Harbor Federal Savings & Loan Association,
a Florida Corporation

By: Michael J. Brown
Michael J. Brown, President

Attest: William E. Brown
William E. Brown, Senior Vice President

ACKNOWLEDGEMENT

State of Florida } I, hereby certify that on this day person-
County of Indian River } ally appeared before me an officer duly
authorized to administer oaths and take
acknowledgments, Michael J. Brown and William E. Brown, President
and Senior Vice President respectively of Harbor Federal Savings & Loan
Association, a Florida Corporation to me well known to be the officers herein
described and who executed the foregoing instrument and acknowledged the
execution thereof to be their free act and deed as such officers for the
purposes herein described.

Witness: My hand and official seal this 20 day of December, 1985.

Richard G. Schuch
Richard G. Schuch, Jr., President
Notary Public State of Florida

LEGAL DESCRIPTION

Commencing at the Northeast corner of Govt. Lot 2, Section 1, Township 32
South, Range 39 East, Indian River County, Florida, thence northerly on the East line
of Govt. Lot 2, a distance of 552.51 feet to the intersection of the Indian River,
thence northerly on a projection of the East line of Govt. Lot 2, a distance
of 260.00 feet more or less to the North line of the Eastern boundary canal
as described in a deed obtained from the trustees of the Internal Improve-
ment Fund of the State of Florida and filed in O.R. Book 153, Page 202, on
March 1, 1968, in the public records of Indian River County, Florida, thence
run N 85° 20' 10" W along aforesaid boundary canal Right-of-Way a distance
of 570.00 feet to a point on said North Right-of-Way, thence run
S 88° 57' 00" E a distance of 500.00 feet to the West Right-of-Way of
said area I.R.C.S. thence run N 45° 10' 00" E a distance of 200.00 feet to
the South boundary of Govt. Lot 2, and the Southeastern shore of the
Indian River thence meander westerly along the aforesaid South westerly
shore of said river to a point which is 200.00 feet West of the East line
of Govt. Lot 2, thence run North and parallel to the East line of Govt.
Lot 2, a distance of 1430.00 feet to a point which is 200.00 feet South
of the North line of Govt. Lot 2, thence N 85° 10' 00" E for 283.00 feet,
thence S 08° 57' 00" E along a line 35.00 feet South of and parallel with
the North boundary of said Govt. Lot 2 for 193.00 feet to a Point of
Commence, thence Northerly along a circular curve to the left having
a radius of 100.00 feet a central angle of 15° 00' 00" for an arc distance
of 260.70 feet to the Point of Beginning.

containing 70.0 Acres, more or less.

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 20, 1985, he completed the survey of the lands as
shown in the foregoing plat, that said plat is a correct presentation of
the lands herein described and platted as subdivided, that permanent
reference measurements have been placed as shown hereon as required
by Chapter 177, Florida Statutes and the Indian River County Sub-
division and Platting Ordinance, and that said land is located in
Indian River County, Florida.

Dated: December 20, 1985 Registration No. 3000

By: Richard G. Schuch
RICHARD G. SCHUCH

SHEET 1 of 2

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