

HIGH PINES SUBDIVISION

PLAT BOOK 13
PAGE 44
DOCKET NUMBER
660215

DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL BY THESE PRESENTS, THAT TALL PINES ASSOCIATES, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE SAID LANDS DESCRIBED AND PLATTED HEREIN, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

ALL STREETS AND RIGHTS-OF-WAY 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 HIGH PINES SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGH PINES SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

THE UTILITY EASEMENTS AND ROAD RIGHTS-OF-WAY AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION SERVICES BY ANY UTILITY PROVIDER 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.

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGH PINES SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCE TRACTS/ EASEMENTS. THE 5-FOOT WIDE DRAINAGE AND UTILITY EASEMENTS SHOWN ALONG THE FRONT OF EACH LOT ARE DEDICATED SUBJECT TO THE RIGHT OF EACH LOT OWNER TO HAVE A DRIVEWAY FOR LOT ACCESS.

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.

TRACT "A" IS RESERVED FOR FUTURE RIGHT-OF-WAY AND WILL BE SOLD TO INDIAN RIVER COUNTY, FLORIDA. TRACT "B" IS A STORMWATER MANAGEMENT TRACT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGH PINES SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.

TRACT "C" IS DEDICATED TO THE HIGH PINES SUBDIVISION PROPERTY OWNERS ASSOCIATION AS COMMON AREA. AN INGRESS AND EGRESS EASEMENT FOR EMERGENCY ACCESS TO HIGH PINES SUBDIVISION IS HEREBY GRANTED TO INDIAN RIVER COUNTY, FLORIDA, OVER THE SOUTH 30 FEET OF SAID TRACT "C".

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, WILLIAM H. BAKER AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 29 DAY OF AUGUST, 1990.

TALL PINES ASSOCIATES, INC., A FLORIDA CORPORATION

BY: William H. Baker

WILLIAM H. BAKER, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM H. BAKER TO ME WELL KNOWN TO BE THE PRESIDENT OF TALL PINES ASSOCIATES, INC., A FLORIDA CORPORATION AND ACKNOWLEDGED THAT HE HAS EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 29th DAY OF AUGUST, 1990

NOTARY PUBLIC Doreen E. Supina
STATE OF FLORIDA
MY COMMISSION EXPIRES: March 22, 1993

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON Sept. 4, 1990 THE FOREGOING PLAT WAS APPROVED AND THAT THE DEDICATIONS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

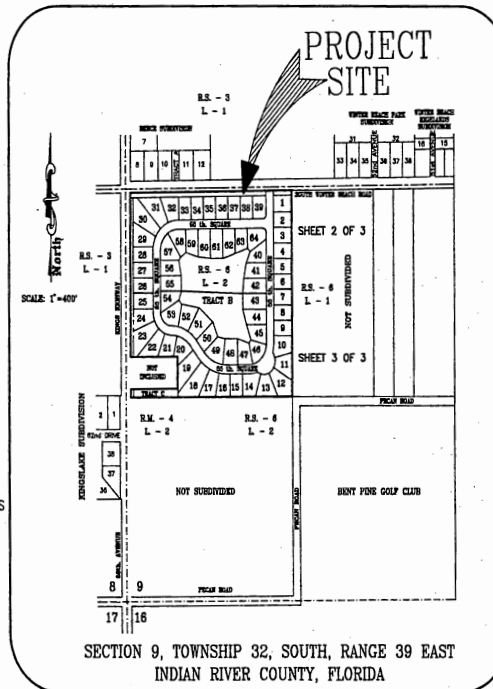
CHAIRMAN OF THE BOARD: George E. Egan
CLERK OF THE BOARD: Jeffrey K. Barton
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY: William H. Collins

CERTIFICATE OF APPROVAL

EXAMINED AND APPROVED: [Signature] DATE 9/4/90
COUNTY ADMINISTRATOR

THIS INSTRUMENT WAS PREPARED BY:
McQUEEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS
700 22nd PLACE, SUITE #201 VERO BEACH, FLORIDA 32906
PHONE: (407) 589-1322
DARRELL McQUEEN, P.E. DATE:

A SUBDIVISION OF TRACTS 13, 14, 15, AND 16 IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AS RECORDED IN THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



LOCATION SKETCH

LEGAL DESCRIPTION

ALL OF TRACTS 13, 14, 15 AND 16 IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND CONTAINS 38.13 ACRES MORE OR LESS AND LIES WHOLLY WITHIN INDIAN RIVER COUNTY, FLORIDA, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT ON THE WEST LINE OF THE AFOREMENTIONED TRACT 16, 55.11 FEET NORTH OF THE SOUTHWEST CORNER OF TRACT 16, THENCE CONTINUE NORTH 210.00 FEET, THENCE RUN EAST AND PARALLEL WITH THE SOUTH LINE OF TRACTS 15 AND 16, 420.00 FEET TO A POINT, THENCE RUN SOUTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT 16, 210.00 FEET TO A POINT, THENCE RUN WEST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 15 AND 16, 420.00 FEET TO THE POINT OF BEGINNING.



MORTGAGEE'S CONSENT

STATE OF FLORIDA
INDIAN RIVER COUNTY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 847, PAGE 2624 AND OFFICIAL RECORD BOOK 849, PAGE 2784, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID SUNBANK/TREASURE COAST, NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEENA H. SMITH, SENIOR VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 30 DAY OF August, 1990.
BY: Deena H. Smith
DEENA H. SMITH, SENIOR VICE-PRESIDENT
SUNBANK/TREASURE COAST
NATIONAL ASSOCIATION

SUNBANK/TREASURE COAST
NATIONAL ASSOCIATION
BEACH A-1-A OFFICE
1716 SOUTH A-1-A
VERO BEACH, FLORIDA

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEENA H. SMITH, TO ME WELL KNOWN TO BE THE SENIOR VICE-PRESIDENT OF SUNBANK/TREASURE COAST NA AND ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH INSTRUMENT ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 30 DAY OF August, 1990
NOTARY PUBLIC STATE OF FLORIDA Patricia E. Haggan
MY COMMISSION EXPIRES: September 25, 1993

TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DEDICATION; AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY §197.192, FLORIDA STATUTES; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AND INTEREST IN SUCH MORTGAGE, LIEN, OR ENCUMBRANCE (IF ANY) SHALL BE LISTED BELOW.

SUNBANK/TREASURE COAST NATIONAL ASSOCIATION
OFFICIAL RECORD BOOK 847, PAGE 2624, PUBLIC RECORDS OF INDIAN RIVER COUNTY
OFFICIAL RECORD BOOK 849, PAGE 2784, PUBLIC RECORDS OF INDIAN RIVER COUNTY
BY: Robin A. Lloyd
ROBIN A. LLOYD, SR.
A LICENSED FLORIDA ATTORNEY #174612

CERTIFICATION OF CLERK

I, JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 9 DAY OF SEPTEMBER 1990, AND RECORDED ON PAGE 44, PLAT BOOK 13, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY K. BARTON
CLERK OF THE CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

BY: Richard Woodack
DEPUTY CLERK

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 9/13/90 HE COMPLETED THE SURVEY OF THE LANDS AS 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 AND PERMANENT CONTROL POINTS WILL BE SET 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.

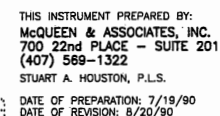
SIGNED: Stuart A. Houston DATE: 9/28/90

STUART A. HOUSTON
REGISTERED LAND SURVEYOR NO 4490
STATE OF FLORIDA

SHEET 1 of 3

A SUBDIVISION OF TRACTS 13, 14, 15, AND 16 IN THE SOUTH HALF
OF SECTION 9, TWP. 32 SOUTH, RGE. 39 E., INDIAN RIVER COUNTY,
FLORIDA; AS RECORDED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER
FARMS COMPANY, AS RECORDED IN PLATBOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

660215



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C 40	89°19'18.0"	140.00	218.25	N 44°39'53.0" E	196.81
C 42	89°19'18.0"	170.00	265.82	N 44°39'53.0" E	239.99
C 44	89°19'18.0"	140.00	311.79	N 44°39'53.0" E	281.16
C 43	55°33'13.9"	140.00	125.74	N 27°46'51.0" E	138.49
C 44	33°46' 4.1"	140.00	83.51	N 72°26'30.0" E	81.32
C 45	20°42' 27.3"	200.00	70.07	N 10° 3' 2.1" E	69.70
C 46	18°28'15.5"	200.00	64.48	N 37°19'23.5" E	64.21
C 47	21° 8' 53.9"	200.00	75.82	N 37° 5'58.2" E	75.46
C 48	21°37' 6.9"	200.00	73.46	N 37°58'30.0" E	73.46
C 49	89°21'44.5"	25.00	38.95	N 44°30'41.8" E	38.10
S 50	90°38'19.5"	25.00	39.55	S 45°21'18.2" E	37.55
C 51	8° 0' 34.4"	200.00	27.96	N 4° 0'31.2" E	25.94

9.) COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN O.R. BOOK 874, PG. 1020 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SHEET 2 OF 3

