

GEORGIANA GROVES

A SUBDIVISION OF A PORTION OF "MAP OF GEORGIANA", PLAT BOOK 1, PAGE 34,
OF THE PUBLIC RECORDS OF BREVARD CO., FLA.

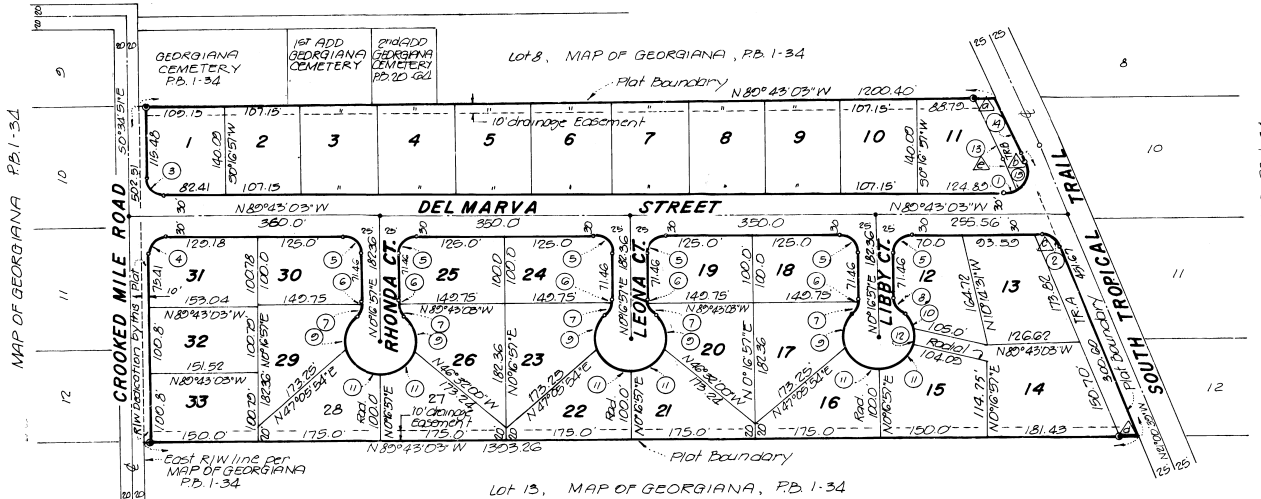


LEGAL:

January, 1979

Scale: 1"=100'

That part of Lots 10, 11 and 12 in MAP OF GEORGIANA, according to the plat thereof recorded in Plat Book 1 of Page 34 of the Public Records of Brevard County, Florida, lying East of CROOKED MILE ROAD and West of SOUTH TROPICAL TRAIL, said Parcel contains 4.985 acres of land more or less.



EASEMENT NOTES:

- A 15 Foot wide Easement is reserved along the front, rear and sides of all lots in this subdivision, unless noted otherwise. This easement is to be used for the installation and maintenance of Public Utility and drainage facilities.
- Should 2 lots be combined and used as one building site, the side or rear easement may revert to that owner, providing there are no facilities at the time of purchase.

Note:

Access to the following corner lots is restricted as follows:

- | | |
|---------------|---------------|
| Lots | Access |
| 1, 11, 13, 31 | Del Marva St. |
| 12, 14, 18 | Libby Ct. |
| 19, 24 | Leona Ct. |
| 25, 30 | Rhonda Ct. |

OWNER IN DEDICATION ARB 2217 PG. 656

LINE & ARC DATA			
ID	RADIUS	DELTA	ARC
1	35.0	37°53'42"	23.15
2	"	63°28'24"	21.57
3	25.00	80°08'12"	38.85
4	"	20°51'48"	30.65
5	"	90°00'00"	30.67
6	25.0	8°08'10"	3.55
7	"	40°08'07"	17.28
8	"	40°11'25"	21.08
9	50.0	61°24'43"	55.20
10	"	81°24'51"	27.41
11	"	76°46'58"	67.00
12	"	30°00'00"	26.18
13	205.40	6°18'23"	20.66
14	290.4	5°30'20"	28.10
15	35.00	73°25'54"	24.82

ACREAGE DATA			
LOT	SQ. FT.	LOT	SQ. FT.
1	15028.	18	15000.
2	"	19	"
3	"	20	15987.
4	"	21	15377.
5	"	22	"
6	"	23	15987.
7	"	24	15000.
8	"	25	"
9	"	26	15987.
10	15028.	27	15377.
11	16596.	28	"
12	15000.	29	15987.
13	17772.	30	15000.
14	24219.	31	15377.
15	18165.	32	15333.
16	15377.	33	15202.
17	15987.		

GENERAL NOTES

The Developers in recording this plat hereby dedicate Tracts 44B to the Public for Road right of way purposes for the widening of SOUTH TROPICAL TRAIL.

SURVEYOR'S NOTES:

- The bearings shown are based on an assumed meridian.
- ⊙ Indicates Permanent Control Monuments Set on
- Indicates Permanent Control Points Set on

CERTIFICATE OF ACCEPTANCE BY BOARD OF COUNTY COMMISSIONERS:

This is to certify that the Board of County Commissioners by its approval of this Plat hereby accepts all roads, streets, alleys, parks, thoroughfares, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for Public use on this Plat.

[Signature]
Chairman

[Signature]
CLERK OF CIRCUIT COURT

Prepared By: ALLEN ENGINEERING, INC.
COCOA BEACH, FLORIDA

PLAT BOOK AND PAGE 26 62

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner of the fee simple of the lands described in **GEORGIANA GROVES** hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Streets, alleys, thoroughfares, parks, canals, and drainage easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereto set *[Signature]* hand and seal on January 19, 1979

[Signature] _____
[Signature] _____

J.D. SHEPARD
118 HARRISON
COCOA, FLA.

Signed and sealed in the presence of:

[Signature] _____
[Signature] _____

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on January 19, 1979, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Ronald F. Waring
Avis P. Waring, his wife

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be TRULY free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
[Signature] _____
NOTARY PUBLIC
My Commission Expires August 2, 1981

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed P.E., Registered Land Surveyor, does hereby certify that on March 16, 1978 he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and plotted. That permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated January 2, 1979

[Signature] _____ Registration No. 2251
JOHN R. CARPENTER

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.

ATTEST: _____
MAYOR

CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEB. 23, 1979 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

[Signature] _____
Chairman of the Board.

Attest: *[Signature]* _____
Clerk of the Board.

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on February 16, 1979 the Zoning Commission of the above County approved the foregoing plat.

Zoning Director *[Signature]* Planning Director *[Signature]*

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on February 16, 1979 at 11:48 AM in _____

[Signature] _____
Clerk of the Circuit Court, Florida
in and for Brevard County, Florida