

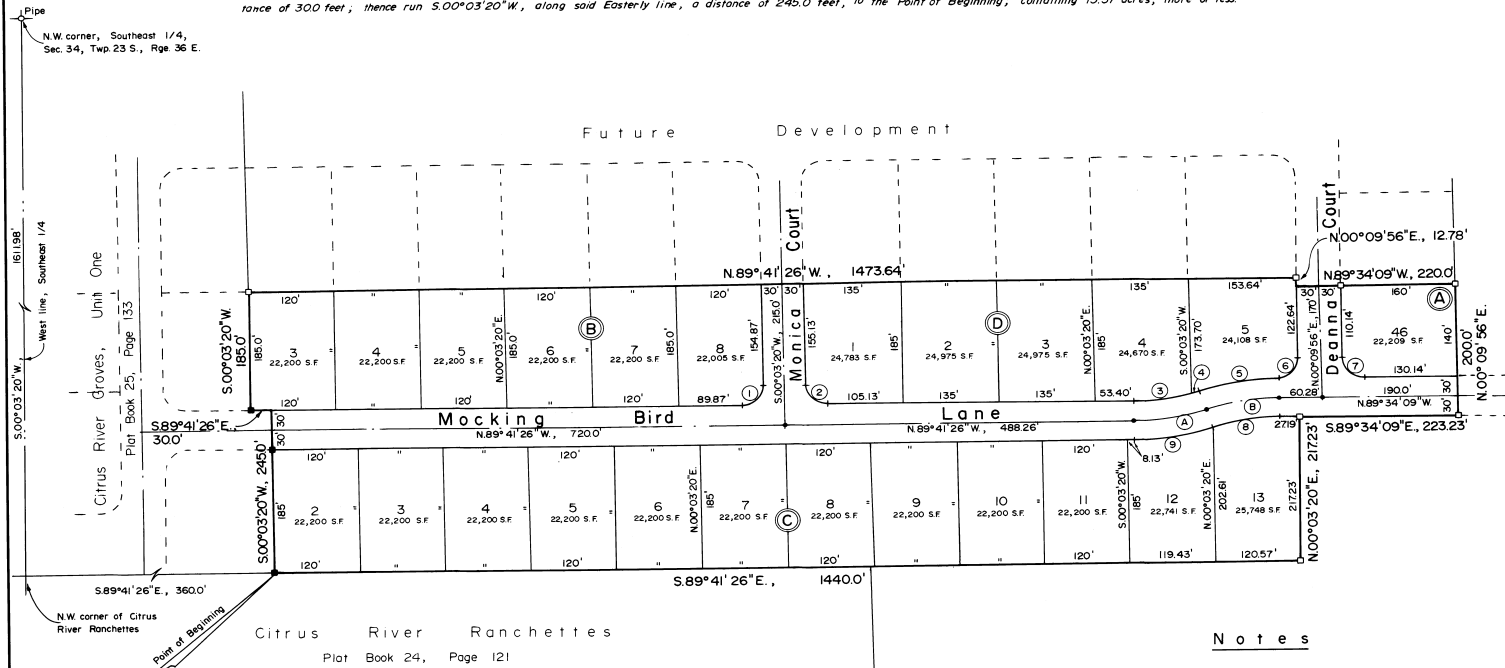
CITRUS RIVER GROVES

UNIT TWO

A SUBDIVISION IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION

Commence at the Northwest corner of the Southeast 1/4 of Section 34, Township 23 South, Range 36 East, and run $S00^{\circ}03'20''W$, along the West line of the said Southeast 1/4, a distance of 1611.98 feet to a point on the South line of CITRUS RIVER GROVES, UNIT ONE, as recorded in Plat Book 25, Page 133, of the Public Records of Brevard County, Florida, said corner being the Northwest corner of CITRUS RIVER RANCHETTES, as recorded in Plat Book 24, Page 121, of said Public Records; thence run $S89^{\circ}41'26''E$, along said South line and along the North line of said CITRUS RIVER RANCHETTES, a distance of 360.0 feet, to the Southeast corner of said CITRUS RIVER GROVES, UNIT ONE, the Point of Beginning; thence continue $S89^{\circ}41'26''E$, along said North line, a distance of 1440.0 feet; thence run $N00^{\circ}03'20''E$, parallel to said West line of the Southeast 1/4, a distance of 2172.3 feet; thence run $S89^{\circ}34'09''E$, 223.23 feet; said North line, a distance of 1440.0 feet; thence run $N89^{\circ}34'09''W$, 220.0 feet; thence run $N00^{\circ}09'56''E$, 12.78 feet; thence run $N89^{\circ}41'26''W$, 1473.64 feet, to a point on the Easterly line of said CITRUS RIVER GROVES, UNIT ONE; thence run $S00^{\circ}03'20''W$, along said Easterly line, a distance of 185.0 feet; thence run $S89^{\circ}41'26''E$, along said Easterly line, a distance of 300 feet; thence run $S00^{\circ}03'20''W$, along said Easterly line, a distance of 245.0 feet, to the Point of Beginning; containing 15.37 acres, more or less.



Notes

- - Indicates permanent reference monuments set.
- - Indicates concrete monuments found.
- - Indicates permanent control points.
- A strip of land 7.5 feet in width shall be reserved along all front, side and rear lot lines for the installation and maintenance of public utilities and drainage, unless otherwise noted.
- Drainage easements are as shown.

Curve Data					
No.	Delta	Rad.	Arc	Chord	Tan.
A	17°59'45"	330.0'	103.65'	103.22'	52.25'
B	18°07'02"	330.0'	104.35'	103.91'	52.61'
1	90°15'14"	30.0'	47.26'	42.52'	30.13'
2	89°44'46"	30.0'	46.99'	42.33'	29.87'
3	15°46'27"	300.0'	82.59'	82.33'	41.56'
4	02°13'18"	300.0'	11.63'	11.63'	5.82'
5	18°07'02"	360.0'	113.83'	113.36'	57.40'
6	90°15'55"	300.0'	47.26'	42.52'	30.14'
7	89°44'05"	300.0'	46.99'	42.33'	29.86'
8	18°07'02"	300.0'	94.86'	94.47'	47.83'
9	17°59'45"	360.0'	113.07'	112.61'	57.01'

FREDLUND and PACKARD
LAND SURVEYORS, INC.
Cocoa, Florida

PLAT BOOK 28
AND PAGE 89

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in Citrus River Groves, Unit Two hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto on OCT. 20, 1981.
By: Charles D. Crisafulli, President
Attest: Anna Crisafulli, Secretary
Signed and sealed in the presence of: William J. Puffball, Yvette S. Walker

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on OCT. 20, 1981 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Charles D. Crisafulli and Anna Crisafulli respectively, President and Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Robert M. Packard
NOTARY PUBLIC
My Commission Expires Sept. 2, 1981.

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on November 10, 1977, 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 platted; that permanent reference monuments have been placed as shown thereby as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated October 16, 1981.
Robert M. Packard Registration No. 3687

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the _____ approved the foregoing plat.
ATTEST: _____ MAYOR.
CITY CLERK.

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.
Tim M. Stale
Chairman of the Board
ATTEST: Robert K. Shanshan, Jr.
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on OCT. 22, 1981 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Tim M. Stale
Chairman of the Board
ATTEST: Robert K. Shanshan, Jr.
Clerk of the Board
Approved: _____
City Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on October 22, 1981 the Zoning Commission of the County of Brevard, Florida, approved the foregoing plat.
Tom Tol
Planning and Zoning Director

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 November 23, 1981 at 11:05 P.M. File No. 897560.
W. E. Winters
Clerk of the Circuit Court in and for Brevard County, Fla.