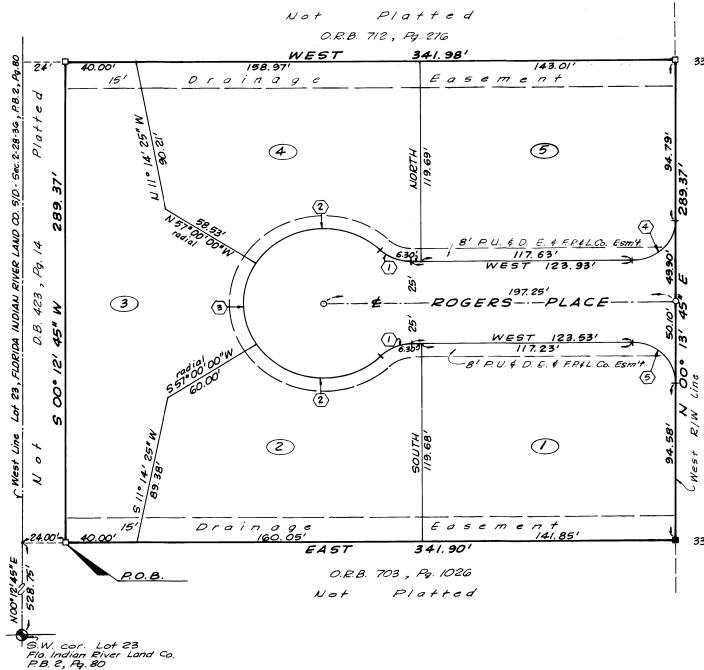


R O G E R S P L A C E

SECTION 2, TOWNSHIP 28, SOUTH, RANGE 36, EAST BREVARD COUNTY, FLORIDA

DESCRIPTION: (OFFICIAL RECORD BOOK 2348 , PAGE 921) That portion of the North 289.37 feet of the South 818.12 feet of Lot 23, Section 2, Township 28 South, Range 36 East, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, Platbook 2, Page 80, lying west of Lake Washington Road (also known as John Rhodes Boulevard); except the west 24 feet thereof, as described in Deed Book 346, Page 128, Public Records of Brevard County, Florida, being more particularly described as follows: Commence at the Southwest corner of aforesaid Lot 23; thence N.00°12'45"E. along the west line of aforesaid Lot 23, a distance of 528.75 feet to the north line of lands as described in O.R. Book 703, Page 1026 of the Brevard County Public Records; thence EAST along the north line of said O.R. Book 703, Page 1026, a distance of 24.00 feet to the POINT OF BEGINNING of the lands herein described; thence continue EAST along said north line of O.R. Book 703, Page 1026, a distance of 341.90 feet to the west Right-of-Way line of Lake Washington Road (also known as John Rhodes Boulevard); thence N.00°13'45"E. along the west Right-of-Way line of Lake Washington Road (also known as John Rhodes Boulevard), a distance of 289.37 feet to the south line of lands as described in O.R. Book 712, Page 276 of the Brevard County Public Records; thence WEST along said south line of O.R. Book 712, Page 276, a distance of 341.98 feet to the east line of lands as described in Deed Book 423, Page 14 of the Brevard County Public Records; thence S.00°12'45"W. along said east line of Deed Book 423, Page 14, a distance of 289.37 feet to the POINT OF BEGINNING. Containing; 2.27 acres, more or less.



- GENERAL NOTES
- 1) THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE NORTH LINE OF O.R. BOOK 703, PAGE 1026, BEING WEST.
 - 2) UNLESS OTHERWISE SHOWN, THERE IS HEREBY RESERVED A 75 FT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR AND SIDE LOT LINES ABUTTING STREET RIGHTS-OF-WAY.
 - 3) ○ INDICATES P.C. SET
 - 4) □ INDICATES P.R.M. SET
 - 5) ■ INDICATES P.R.M. FOUND
 - 6) ACCESS FOR LOTS 1 & 5 IS TO BE VIA ROGERS PLACE.

Curve Data Chart

	Δ	R	Arc	Tan	Chord
①	44°08'46"	25.00'	19.26'	10.14'	18.79'
②	101°08'46"	44.68'	78.89'	54.34'	69.02'
③	66°00'00"	44.68'	51.47'	29.02'	48.67'
④	89°46'16"	25.00'	39.17'	24.90'	35.28'
⑤	30°13'45"	25.00'	39.37'	25.10'	35.43'

FOR MORTGAGEE JOINDER IN DEDICATION SEE OFFICIAL RECORD BOOK 2354, PAGE 888

**PLAT BOOK 29
AND PAGE 11**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner..... in fee simple of the lands described in ROGERS PLACE 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.

I, IN WITNESS WHEREOF, the undersigned hereunto set..... hand..... and seal..... on 2/12/82.

George Blue
GEORGE BLUE

Signed and sealed in the presence of:

William J. Giffen
Robert J. Mahony

STATE OF Florida..... COUNTY OF Brevard.....

THIS IS TO CERTIFY, That on February 12, 1982..... before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.

GEORGE BLUE

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be.....
I, William J. Giffen, Notary Public, do hereby certify that the foregoing dedication and severally acknowledged the execution thereof to be.....
My Commission Expires April 1, 1984.

SEAL

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

William J. Giffen
William J. Giffen
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on.....DECEMBER 21, 1981..... 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 thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida, dated Feb 11, 1982.

Charles R. VanArman
Charles R. VanArman
Registration No. 341

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, lanes, pathways, open spaces, and other rights of way, easements and areas dedicated to public use in this plat.

John D. ...
John D. ...
Chairman of the Board

...
...
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on FEBRUARY 23, 1982 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

John D. ...
John D. ...
Chairman of the Board

...
...
Clerk of the Board

Approved: *...*
County Engineer

CERTIFICATE OF APPROVAL
BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on FEBRUARY 23, 1982 the Zoning Commission of the above BREVARD... approved the foregoing plat.

...
...
Zoning Director

...
...
Planning 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 February 26, 1982 at 3:25 P.M. File No. 621541.

...
...
Clerk of the Circuit Court
in and for Brevard County, Fla.

Drawn By: E.C.H.
Checked By: T.A.H.

PREPARED BY
OUTLAW ENGINEERING ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
1225 NORTH HARBOUR CITY BLVD.
MELBOURNE, FLORIDA 32901