

CITRUS RIVER GROVES

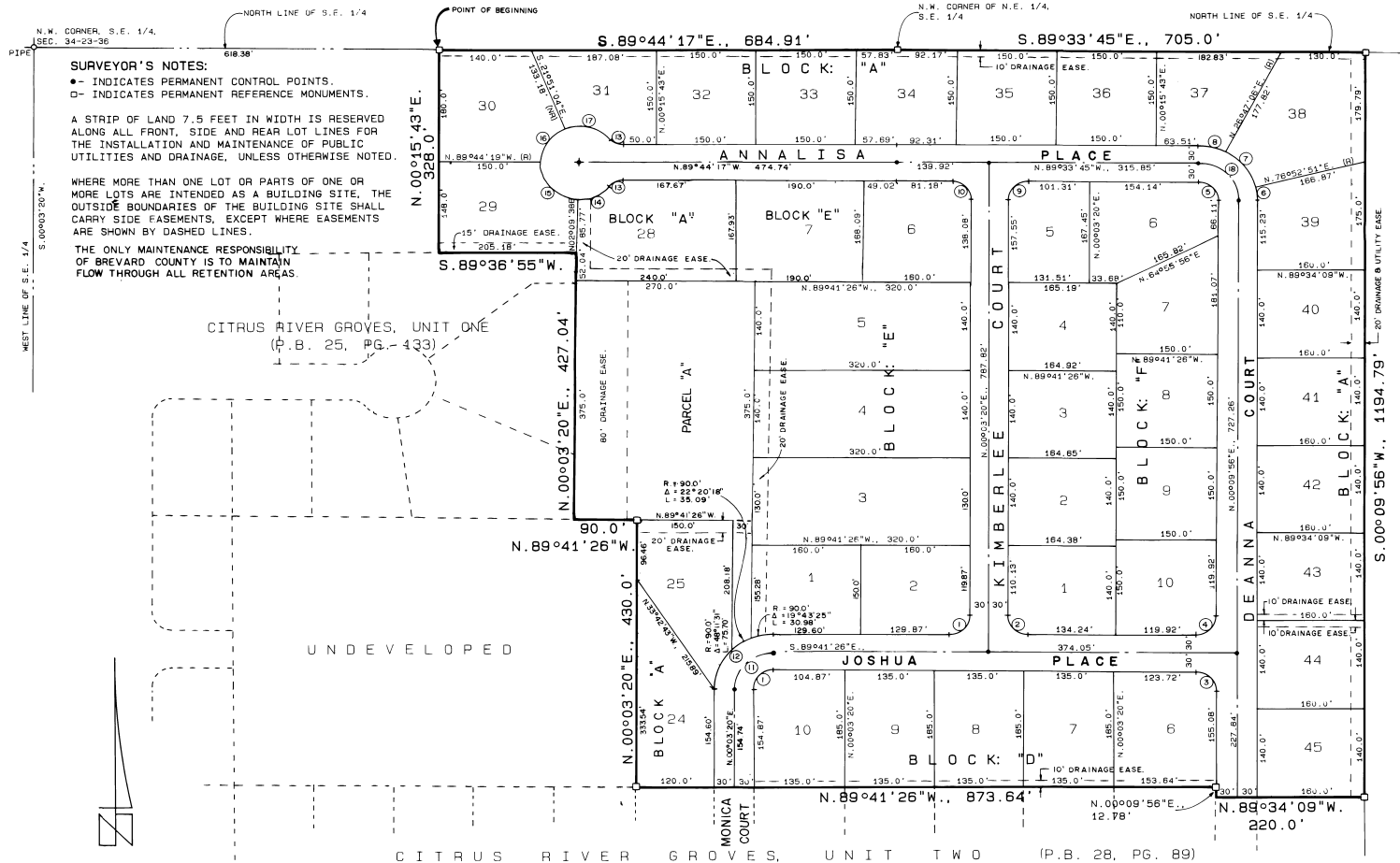
UNIT THREE

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, BREVARD COUNTY, FLORIDA, AND RUN S. 89°44'17"E., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 618.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°44'17"E., ALONG SAID NORTH LINE, A DISTANCE OF 684.91 FEET; THENCE S. 89°33'45"E., ALONG SAID NORTH LINE, A DISTANCE OF 705.0 FEET; THENCE S. 00°09'56"W., 1194.79 FEET TO THE NORTHEAST CORNER OF "CITRUS RIVER GROVES, UNIT TWO" AS RECORDED IN PLAT BOOK 28, PAGE 89 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N. 89°34'09"W., ALONG A NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 220.0 FEET; THENCE N. 00°03'20"E., ALONG A NORTH LINE, A DISTANCE OF 12.78 FEET; THENCE N. 89°41'26"W., ALONG A NORTH LINE A DISTANCE OF 873.64 FEET; THENCE N. 00°03'20"E., A DISTANCE OF 430.0 FEET; THENCE N. 89°41'26"W., A DISTANCE OF 90.0 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK "A" OF "CITRUS RIVER GROVES UNIT ONE", AS RECORDED IN PLAT BOOK 25, PAGE 133 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N. 00°03'20"E., ALONG AN EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 427.04 FEET TO THE NORTHEAST CORNER OF SAID "CITRUS RIVER GROVES, UNIT ONE"; THENCE S. 89°36'55"W., ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 205.18 FEET; THENCE N. 00°15'43"E., A DISTANCE OF 328.0 FEET TO THE POINT OF BEGINNING; CONTAINING 32.876 ACRES.

UNDEVELOPED



SURVEYOR'S NOTES:

- INDICATES PERMANENT CONTROL POINTS.
- INDICATES PERMANENT REFERENCE MONUMENTS.

A STRIP OF LAND 7.5 FEET IN WIDTH IS RESERVED ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.

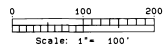
WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SIDE EASEMENTS, EXCEPT WHERE EASEMENTS ARE SHOWN BY DASHED LINES.

THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY IS TO MAINTAIN FLOW THROUGH ALL RETENTION AREAS.

CITRUS RIVER GROVES, UNIT ONE
(P.B. 25, PG. 433)

UNDEVELOPED

CITRUS RIVER GROVES, UNIT TWO (P.B. 28, PG. 89)



Restrictions recorded on 2511 pg 1027

CURVE DATA														
#1	R = 30.0'	D = 90°15'14"	L = 47.26'	T = 30.13'	#10	R = 30.0'	D = 89°37'05"	L = 46.92'	T = 29.80'	#19	R = 30.0'	D = 90°22'55"	L = 47.32'	T = 30.20'
#2	R = 30.0'	D = 89°44'46"	L = 46.98'	T = 29.87'	#11	R = 60.0'	D = 90°15'14"	L = 94.51'	T = 60.27'	#20	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#3	R = 30.0'	D = 89°51'22"	L = 47.05'	T = 29.92'	#12	R = 90.0'	D = 90°15'14"	L = 141.77'	T = 90.40'	#21	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#4	R = 30.0'	D = 90°08'38"	L = 47.20'	T = 30.08'	#13	R = 30.0'	D = 48°11'23"	L = 25.23'	T = 13.42'	#22	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#5	R = 30.0'	D = 89°43'41"	L = 46.98'	T = 29.86'	#14	R = 60.0'	D = 53°05'17"	L = 52.45'	T = 28.03'	#23	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#6	R = 90.0'	D = 13°17'05"	L = 20.87'	T = 10.48'	#15	R = 60.0'	D = 88°06'03"	L = 82.26'	T = 58.04'	#24	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#7	R = 90.0'	D = 50°05'45"	L = 78.69'	T = 42.06'	#16	R = 60.0'	D = 70°39'53"	L = 74.00'	T = 42.53'	#25	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#8	R = 90.0'	D = 26°20'51"	L = 41.39'	T = 21.07'	#17	R = 60.0'	D = 67°31'32"	L = 70.71'	T = 40.11'	#26	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'
#9	R = 30.0'	D = 90°22'55"	L = 47.32'	T = 30.20'	#18	R = 60.0'	D = 89°43'41"	L = 93.96'	T = 59.72'	#27	R = 30.0'	D = 89°41'26"	L = 873.64'	T = 220.0'

FREDLUND AND PACKARD
LAND SURVEYORS, INC.
CDDCA, FLORIDA

PLAT BOOK 30
AND PAGE 59

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in CITRUS RIVER GROVES, UNIT THREE hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set... hand and seal... on April 23, 1984.
Charles D. Crisafulli
ANNA CRISAFULLI

Signed and sealed in the presence of:
Richard M. Felt
Kathie E. Walker
NOTARY PUBLIC

STATE OF FLORIDA... COUNTY OF... BREVARD... THIS IS TO CERTIFY, That on April 23, 1984... before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared CHARLES D. CRISAFULLI ANNA CRISAFULLI

to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be 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.
Richard M. Felt
NOTARY PUBLIC
My Commission Expires September 2, 1985

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 207088-16, 1984... 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 April 23, 1984.
Robert H. Packard
ROBERT H. PACKARD, P.L.S. Registration No. 3867

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on... the... approved the foregoing plat.
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.
Sal M. Steele
Chairman of the Board
Attest: *R.C. Winstead* Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on MAY 10, 1984... the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Sal M. Steele
Chairman of the Board
Attest: *R.C. Winstead* Clerk of the Board
Approved: *Richard M. Felt* County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on MAY 9, 1984... the Zoning Commission of the County of Brevard, Florida, approved the foregoing plat.
James Felt
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 5-1-84 at 9:54 AM. File No. 894446
R.C. Winstead Clerk of the Circuit Court in and for Brevard County, Fla.