

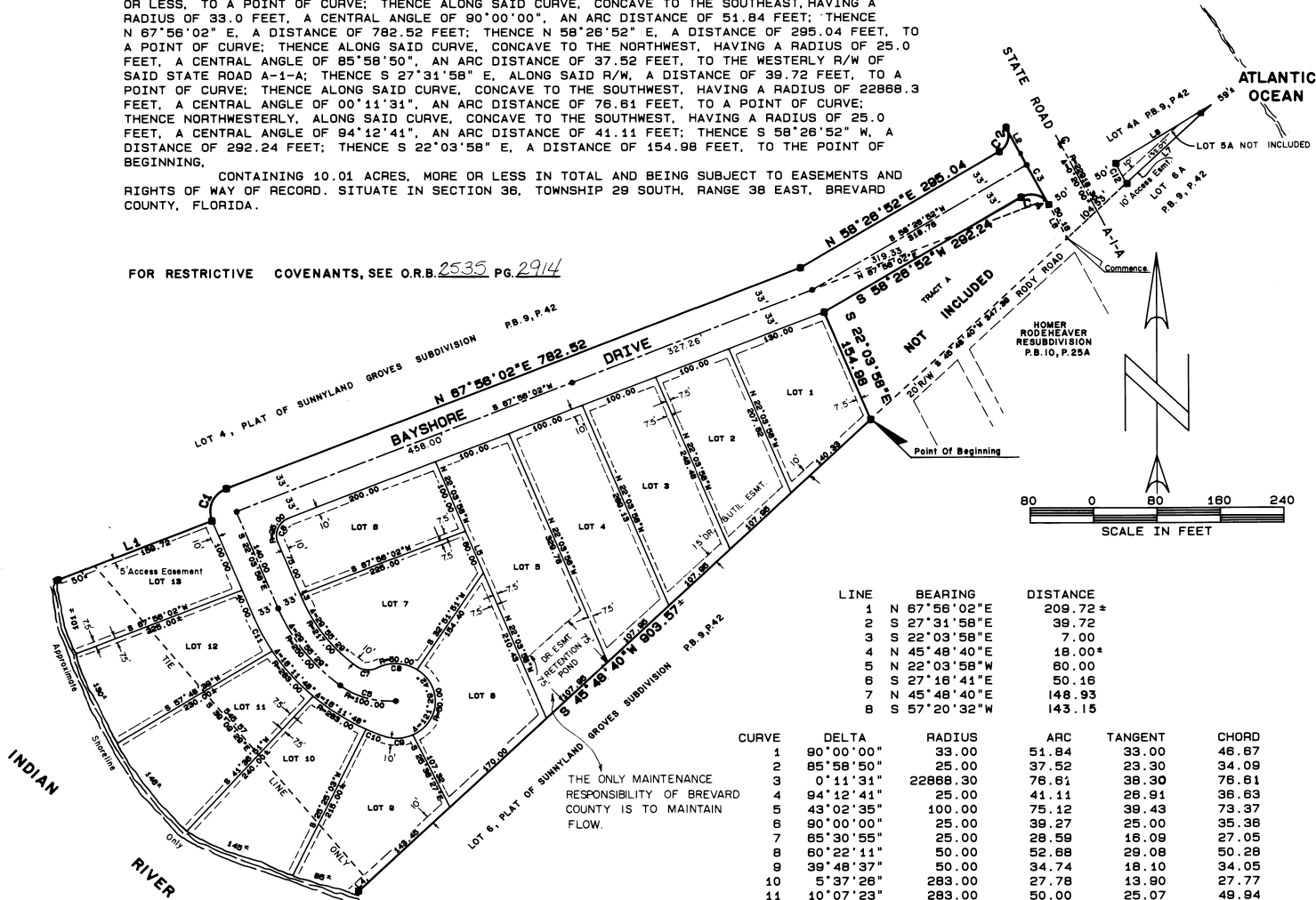
SAMPSON GROVE SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 4, 5, OF THE PLAT OF SUNNYLAND GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 100' R/W) AND THE SOUTHERLY LINE OF LOT 5, SAID PLAT OF SUNNYLAND GROVES SUBDIVISION; THENCE RUN S 45°48'40" W, ALONG SAID SOUTH LINE, A DISTANCE OF 347.39 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 45°48'40" W, A DISTANCE OF 903.57 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE MEANDERING, NORTHWESTERLY ALONG THE INDIAN RIVER, TO THE NORTH LINE OF SAID LOT 5, PLAT OF SUNNYLAND GROVES SUBDIVISION; THENCE N 67°56'02" E, ALONG SAID LINE, A DISTANCE OF 209.72 FEET, MORE OR LESS, TO A POINT OF CURVE; THENCE ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 33.0 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 51.84 FEET; THENCE N 67°56'02" E, A DISTANCE OF 782.52 FEET; THENCE N 58°26'52" E, A DISTANCE OF 295.04 FEET, TO A POINT OF CURVE; THENCE ALONG SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 85°58'50", AN ARC DISTANCE OF 37.52 FEET, TO THE WESTERLY R/W OF SAID STATE ROAD A-1-A; THENCE S 27°31'58" E, ALONG SAID R/W, A DISTANCE OF 39.72 FEET, TO A POINT OF CURVE; THENCE ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 22868.3 FEET, A CENTRAL ANGLE OF 00°41'31", AN ARC DISTANCE OF 76.81 FEET, TO A POINT OF CURVE; THENCE NORTHWESTERLY, ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 94°42'41", AN ARC DISTANCE OF 41.11 FEET; THENCE S 58°26'52" W, A DISTANCE OF 292.24 FEET; THENCE S 22°03'58" E, A DISTANCE OF 154.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.01 ACRES, MORE OR LESS IN TOTAL AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD. SITUATE IN SECTION 36, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

FOR RESTRICTIVE COVENANTS, SEE O.R.B. 2535 PG. 2914



LINE	BEARING	DISTANCE
1	N 67°56'02"E	209.72*
2	S 27°31'58"E	39.72
3	S 22°03'58"E	7.00
4	N 45°48'40"E	18.00*
5	N 22°03'58"W	60.00
6	S 27°18'41"E	50.16
7	N 45°48'40"E	148.93
8	S 57°20'32"W	143.15

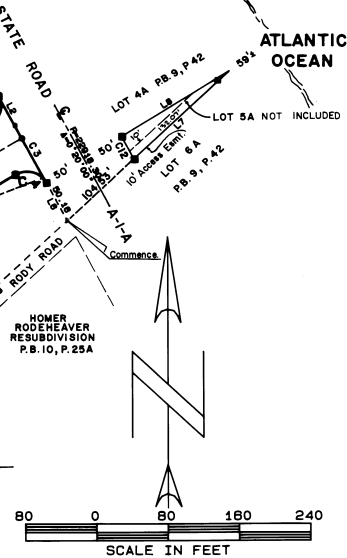
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	90°00'00"	33.00	51.84	33.00	46.67
2	85°58'50"	25.00	37.52	23.30	34.09
3	0°11'31"	22868.30	76.81	38.30	76.61
4	94°12'41"	25.00	41.11	26.91	36.63
5	43°02'35"	100.00	75.12	39.43	73.37
6	90°00'00"	25.00	39.27	25.00	35.36
7	85°30'55"	25.00	28.59	16.09	27.05
8	60°22'11"	50.00	52.68	29.08	50.28
9	39°48'37"	50.00	34.74	18.10	34.05
10	5°37'26"	283.00	27.78	13.80	27.77
11	10°07'23"	283.00	50.00	25.07	49.94
12	0°04'29"	22868.30	29.90	14.95	29.90

BEARINGS BASED ON THE NORTH LINE OF THE HOMER RODEHEAVER SUBDIVISION AS RECORDED IN PLAT BOOK 10 PAGE 25A PUBLIC RECORDS OF BREVARD COUNTY FLORIDA
LEGAL DESCRIPTION BASED ON INFORMATION PROVIDED BY CLIENT

EASEMENTS: UNLESS OTHERWISE INDICATED HEREON, A STRIP OF LAND 10 FEET WIDE AT THE FRONT AND REAR OF EACH LOT AND 7.5 FEET WIDE AT THE SIDES OF EACH LOT IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID SIDE EASEMENTS.

THE EXPRESS PURPOSE OF THIS PLAT IS TO REPLAT THE ABOVE DESCRIBED PROPERTY INTO LOTS AS SHOWN ON THIS PLAT.

■ DENOTES "P.R.M."
● DENOTES "P.C.P."



for Rest. see ORB 2535 page 2914

PREPARED BY:
HUGH SMITH, JR., LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1781
948 SW PALM BAY ROAD
PALM BAY, FLORIDA 32905
PHONE (305) 724-2940

NOTE: SHORELINES AS SHOWN ARE NOT INTENDED TO REPRESENT A PRECISE MEAN HIGH WATER LINE LOCATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA COASTAL MAPPING ACT

PLAT BOOK 30
AND PAGE 98

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in **SAMPSON GROVE SUBDIVISION** hereby dedicates said lands and plot for the use 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 their hands and seals on July 25, 1984
Henry M. Saunders
Frances Marie Sampson

Signed and sealed in the presence of
Mary Elaine Murray
Notary Public

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on July 25, 1984, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

Henry M. Saunders Frances Marie Sampson
Jo Anne M. Saunders

To me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the use and purposes therein expressed.

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

Mary Elaine Murray
NOTARY PUBLIC

My Commission Expires February 7, 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 JUNE 13, 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 July 25, 1984.
Hugh Smith, Jr. Registration No. 1781

CERTIFICATE OF APPROVAL

BY MUNICIPALITY

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

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.

Attest: *Hugh Smith, Jr.*
Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on July 25, 1984, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Attest: *Hugh Smith, Jr.*
Chairman of the Board
Clerk of the Board
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on July 25, 1984, the Zoning Commission of the County approved the foregoing plat.

PREPARED BY:
HUGH SMITH, JR., LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1781
948 SW PALM BAY ROAD
PALM BAY, FLORIDA 32905
PHONE (305) 724-2940
I HEREBY CERTIFY, That I have supervised 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 July 21, 1984 at 2:51 PM. File No. 931935
R. C. Winstead, Jr. Clerk of the Board
in and for Brevard County, Fla.