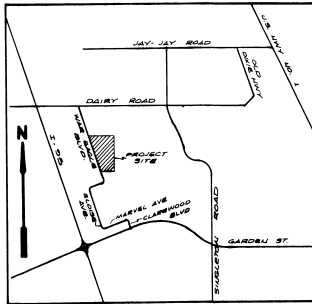


Eagle's Nest

PHASE I

SECTION 31, TOWNSHIP 21 SOUTH, RANGE 35 EAST
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

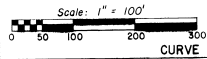
DESCRIPTION: A portion of the North 1/2 of the Northeast 1/4 of Section 31, Township 21 South, Range 35 East, Brevard County, Florida, being more particularly described as follows: Begin at the northeast corner of said Section 31 for the POINT-OF-BEGINNING of the herein described parcel of land; thence South 00°49'29" East along the east line of said Section 31, a distance of 1321.60 feet; thence South 89°25'00" West a distance of 223.67 feet; thence North 20°57'09" West a distance of 145.19 feet; thence North 30°14'11" West a distance of 151.89 feet; thence North 02°53'08" West a distance of 149.43 feet; thence North 17°42'03" West a distance of 120.00 feet; thence North 18°41'49" West a distance of 138.88 feet; thence North 22°08'32" West a distance of 141.78 feet; thence South 89°25'00" West a distance of 300.00 feet; thence South 20°03'08" East a distance of 29.69 feet; thence South 69°56'52" West a distance of 150.00 feet to the easterly right-of-way line of War Eagle Boulevard, a 100 foot right-of-way; thence North 20°03'08" West along said easterly right-of-way line a distance of 647.11 feet to the north line of Section 31; thence North 89°44'49" East along the said north line of Section 31 and passing along the south line of Baymeadows Subdivision as recorded in Plat Book 25, Page 58 of the Public Records of Brevard County, Florida a distance of 1127.61 feet to the POINT-OF-BEGINNING. Containing 19.270 acres, more or less.



NOTES:

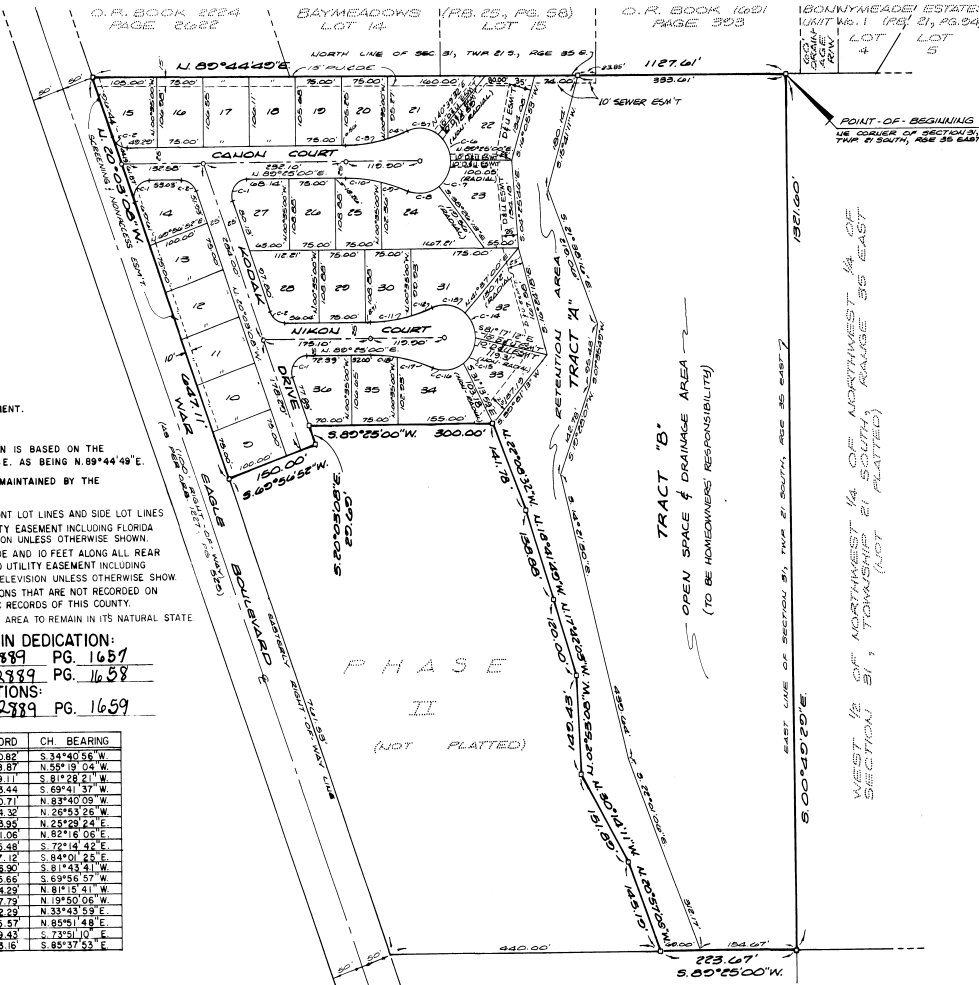
1. □ INDICATES PERMANENT REFERENCE MONUMENT.
2. ○ INDICATES PERMANENT CONTROL POINT.
3. THE BEARING STRUCTURE AS SHOWN HEREON IS BASED ON THE NORTH LINE OF SEC. 31, TWP. 21 S., RGE. 35 E. AS BEING N.89°44'49"E.
4. RETENTION AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. A STRIP OF LAND 10 FEET WIDE ALONG ALL FRONT LOT LINES AND SIDE LOT LINES ABUTTING STREETS IS RESERVED FOR A UTILITY EASEMENT INCLUDING FLORIDA POWER AND LIGHT (F.P.&L.) AND CABLE TELEVISION UNLESS OTHERWISE SHOWN.
6. A STRIP OF LAND 5 FEET WIDE ALONG ALL SIDE AND 10 FEET ALONG ALL REAR LOT LINES IS RESERVED FOR A DRAINAGE AND UTILITY EASEMENT INCLUDING FLORIDA POWER AND LIGHT (F.P.&L.) AND CABLE TELEVISION UNLESS OTHERWISE SHOWN.
7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8. TRACT "B" A PRIVATE OPEN SPACE AND DRAINAGE AREA TO REMAIN IN ITS NATURAL STATE.

JOINER IN DEDICATION:
O.R.B. 2389 PG. 1657
O.R.B. 2389 PG. 1658
RESTRICTIONS:
O.R.B. 2389 PG. 1659



NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
C-1	25.00	09°28'08"	47.76	35.35	40.86	S 34°40'56" W
C-2	25.00	70°51'52"	30.78	17.68	28.81	N 59°19'04" W
C-3	250.00	15°53'19"	69.33	34.89	69.11	S 81°28'21" W
C-4	250.00	7°40'07"	33.46	16.76	33.44	S 89°41'37" W
C-5	50.00	60°58'54"	53.18	28.42	50.71	N 83°40'09" W
C-6	50.00	52°36'52"	45.91	24.72	44.32	N 26°53'26" W
C-7	50.00	52°08'47"	45.51	24.47	43.85	N 25°29'24" E
C-8	50.00	81°24'39"	53.59	29.89	51.06	N 82°18'06" E
C-9	250.00	10°25'16"	45.54	22.83	45.48	S 72°14'42" E
C-10	250.00	13°07'10"	57.24	28.75	57.12	S 84°01'25" E
C-11	250.00	15°22'39"	67.10	33.75	66.90	S 81°43'41" W
C-12	250.00	81°04'17"	35.69	17.88	35.65	S 89°56'57" W
C-13	50.00	65°45'26"	57.38	32.32	54.28	N 81°15'41" W
C-14	50.00	57°05'48"	49.83	27.20	47.79	N 19°50'06" W
C-15	50.00	50°02'23"	43.47	23.34	43.28	N 33°43'59" E
C-16	50.00	54°13'15"	47.32	25.60	45.57	N 85°51'48" E
C-17	250.00	13°39'12"	59.57	29.93	59.43	S 73°51'10" E
C-18	250.00	9°24'14"	43.21	21.69	43.16	S 85°37'53" E

OUTLAW AND RICE ENGINEERS, INC.
1222 NORTH HARBOR CITY BLVD.
MELBOURNE, FLORIDA 32901



DEDICATION
KNOW ALL MEN BY THESE PRESENTS that the Eagle's Nest Ventures, LTD., a partnership named below, being the owner in fee simple of the lands described in

EAGLE'S NEST PHASE I hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, 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, and IN WITNESS WHEREOF, has caused these presents to be signed and attested by the partner named below
Eagle's Nest Ventures, LTD. a Partnership
By C. Wayne Alwood General Partner
Signed and sealed in the presence of: James Baker
Denise Lehraut

STATE OF FLORIDA COUNTY OF BREVARD.
THIS IS TO CERTIFY, that on before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared C. Wayne Alwood General Partner of the above named partnership 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 thereto 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 hereunto set my hand and seal on the above date.
Christina M. Hales
NOTARY PUBLIC
My Commission Expires: 9-3-91

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, 1987, 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; that he is required by Chapters 177 & 478, Florida Statutes; and that said land is located in Brevard County, Florida. Dated 10/12/87.
Paul S. Sutton Registration No. 941

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, that on JANUARY 12, 1988, the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLA. approved the foregoing plat.
ATTEST: Paul R. Amick MAYOR
CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that the Board of County Commissioners hereby accept of 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.
Chairman of the Board
ATTEST: Clifford Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Chairman of the Board.
ATTEST: Clifford Clerk of the Board
Approved: County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, that on the Zoning Commission of the above approved the foregoing plat.
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 JANUARY 13, 1988, at 3:23 PM File No. 479308
R.C. Wintreath by Goyce Stebing
Clerk of the Circuit Court
In and for Brevard County, Fla.