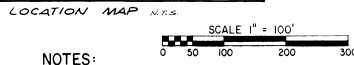
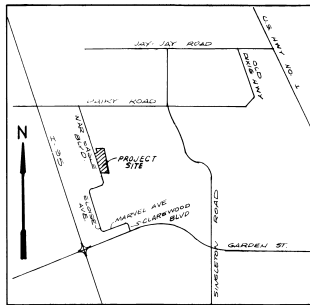


Eagle's Nest

PHASE II

A portion of the North 1/2 of the Northeast 1/4 of
SECTION 31, TOWNSHIP 21 SOUTH, RANGE 35 EAST,
CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

DESCRIPTION: Commence at the Northeast corner of said Section 31; thence run South 89°44'49" West along the North line of said Section 31, a distance of 407.61 feet to the Northeast corner of Lot 22, Eagle's Nest Phase I, according to the plat recorded in Plat Book 34, Page 34, of the Public Records of Brevard County, Florida; thence along the East line of Lots 22, 23, 31, 32 and 33 of said Eagle's Nest Phase I, the following four (4) courses; South 16°05'53" West, a distance of 134.08 feet; South 04°25'46" East, a distance of 134.18 feet; South 16°24'18" East, a distance of 167.58 feet; South 39°51'13" West, a distance of 137.19 feet to the Southeast corner of Lot 34, of said Eagle's Nest Phase I and POINT-OF-BEGINNING of this description; thence along a Westerly line of said Eagle's Nest Phase I, the following six (6) courses; South 22°08'32" East, a distance of 141.78 feet; South 18°41'49" East, a distance of 138.88 feet; South 17°42'03" East, a distance of 120.00 feet; South 02°53'08" East, a distance of 149.43 feet; South 20°57'09" East, a distance of 152.93 feet to the South line of the North 1/2 of the Northeast 1/4 of said Section 31; thence South 89°48'30" West along said South line, a distance of 441.21 feet to the Easterly Right-of-Way line of War Eagle Boulevard; thence North 20°03'08" West along said Easterly Right-of-Way line, a distance of 766.01 feet to the Southwest corner of Lot 9 of said Eagle's Nest Phase I; thence along a Southerly line of said Eagle's Nest Phase I, the following courses; North 69°56'52" East, a distance of 150.00 feet; North 20°03'08" West, a distance of 29.69 feet; thence North 89°25'00" East, a distance of 300.00 feet to the POINT-OF-BEGINNING. Containing; 8.01 acres, more or less.



NOTES:

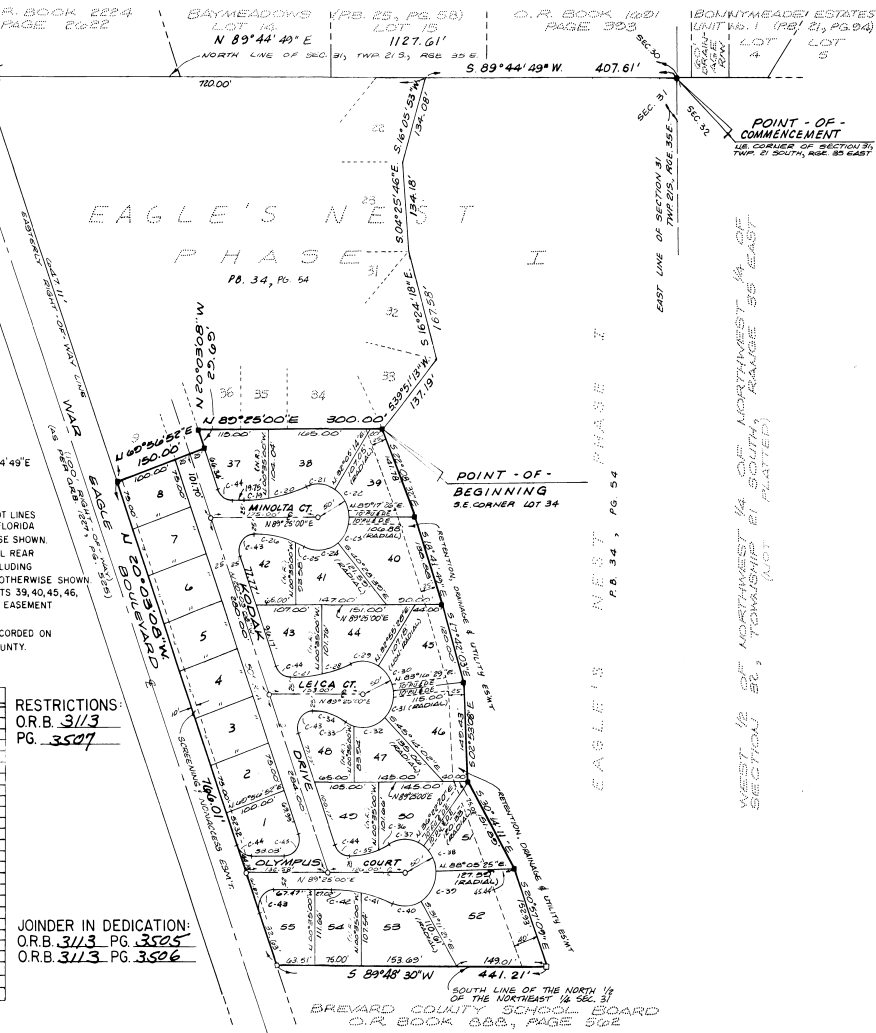
- INDICATES EXISTING PERMANENT REFERENCE MONUMENT
- INDICATES PERMANENT REFERENCE MONUMENT SET
- INDICATES PERMANENT CONTROL POINT SET
- THE BEARING STRUCTURE AS SHOWN HEREON IS BASED ON THE NORTH LINE OF SEC 31, TWP. 21 S., RGE. 35 E. AS BEING N 89°44'49" E
- RETENTION AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 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.
- 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.
- A STRIP OF LAND 25 FEET WIDE ALONG THE REAR LOT LINES OF LOTS 39, 40, 45, 46, 51 AND 52 IS RESERVED FOR A RETENTION, DRAINAGE AND UTILITY EASEMENT UNLESS OTHERWISE SHOWN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH. BEARING
C-19	250.00'	9°07'53"	39.84'	19.96'	39.80'	S 84°51'03" W
C-20	250.00'	14°25'30"	62.94'	31.64'	62.71'	S 73°04'22" W
C-21	50.00'	56°13'37"	49.07'	26.71'	47.12'	N 86°01'35" E
C-22	50.00'	57°02'12"	48.92'	27.26'	47.87'	N 85°18'18" E
C-23	50.00'	50°13'55"	43.84'	23.44'	42.45'	N 24°24'24" E
C-24	50.00'	66°01'34"	58.35'	33.01'	55.09'	N 82°57'08" E
C-25	180.00'	4°59'34"	15.89'	7.85'	15.88'	S 69°06'50" E
C-26	180.00'	21°58'21"	69.03'	34.94'	68.61'	S 78°35'30" E
C-27	239.25'	12°24'01"	51.78'	26.99'	51.68'	S 89°13'06" W
C-28	239.25'	18°35'53"	48.43'	24.30'	48.36'	S 74°15'09" W
C-29	50.00'	34°44'58"	47.78'	24.89'	45.98'	N 67°02'19" W
C-30	50.00'	53°06'19"	46.34'	24.99'	44.70'	N 33°16'40" W
C-31	50.00'	51°29'29"	44.92'	24.11'	43.44'	N 19°01'14" E
C-32	50.00'	67°02'12"	54.14'	30.07'	51.53'	N 75°57'04" E
C-33	50.00'	16°24'43"	14.32'	7.21'	14.27'	S 64°59'27" E
C-34	97.93'	33°47'54"	57.77'	29.74'	56.93'	S 73°41'04" E
C-35	126.82'	22°15'36"	49.27'	24.94'	48.95'	S 78°17'12" W
C-36	126.82'	8°14'41"	18.99'	9.31'	18.37'	S 62°51'39" W
C-37	50.00'	67°47'37"	59.16'	33.59'	55.77'	N 87°31'29" W
C-38	50.00'	51°43'05"	45.13'	24.23'	42.62'	N 27°46'07" W
C-39	50.00'	50°43'14"	42.99'	22.28'	40.54'	N 28°27'02" E
C-40	50.00'	54°09'44"	47.27'	25.57'	45.53'	N 85°53'31" E
C-41	250.00'	12°29'32"	54.51'	27.26'	54.40'	S 73°16'23" E
C-42	250.00'	19°03'51"	48.29'	24.21'	48.20'	S 89°05'04" E
C-43	25.00'	109°28'08"	47.78'	35.35'	40.82'	S 34°40'56" W
C-44	25.00'	70°31'52"	30.78'	17.68'	28.87'	N 58°19'04" W

RESTRICTIONS
O.R.B. 3/13
PG. 3507

JOINER IN DEDICATION:
O.R.B. 3/13 PG. 3505
O.R.B. 3/13 PG. 3506

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



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

EAGLE'S NEST PHASE II

hereby dedicates said lands and plat for the use 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 to by the officers named below and its corporate seal to be affixed hereto on Eagle's Nest Ventures, LTD. By *Wayne Atwood* GENERAL PARTNER C. WAYNE ATWOOD

Signed and sealed in the presence of *Marion Burton* and *Shirley A. Fleenor*

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on OCTOBER 25, 1990 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared C. WAYNE ATWOOD

respectively and 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 therunto 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. *Barbara A. Van Ambem* NOTARY PUBLIC My Commission Expires April 1, 1992

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on AUGUST 27, 1990 he completed the survey of the lands as shown in the foregoing plat and 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 Chapters 177 & 178 Florida Statutes; and that said land is located in Brevard County, Florida. Dated: 9 - 3 - 90 *David H. Galt* Registration No. 941

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on NOVEMBER 27, 1990 the CITY COUNCIL OF THE CITY OF TITUSVILLE, FLA. approved the foregoing plat. *James R. Mansueti* MAYOR ATTEST: *Janet R. Camacho* 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. *Chairman of the Board* ATTEST: *Clerk of the Board*

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

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, That on the foregoing plat was approved by the Planning and Zoning Director. *Chairman of the Board* ATTEST: *Clerk of the Board* *Planning and Zoning Director*
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 I find for record on OCTOBER 17, 1990 at 1:30 PM in No. 91051 *Richard A. Galt* Clerk of the Circuit Court in and for Brevard County