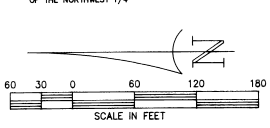
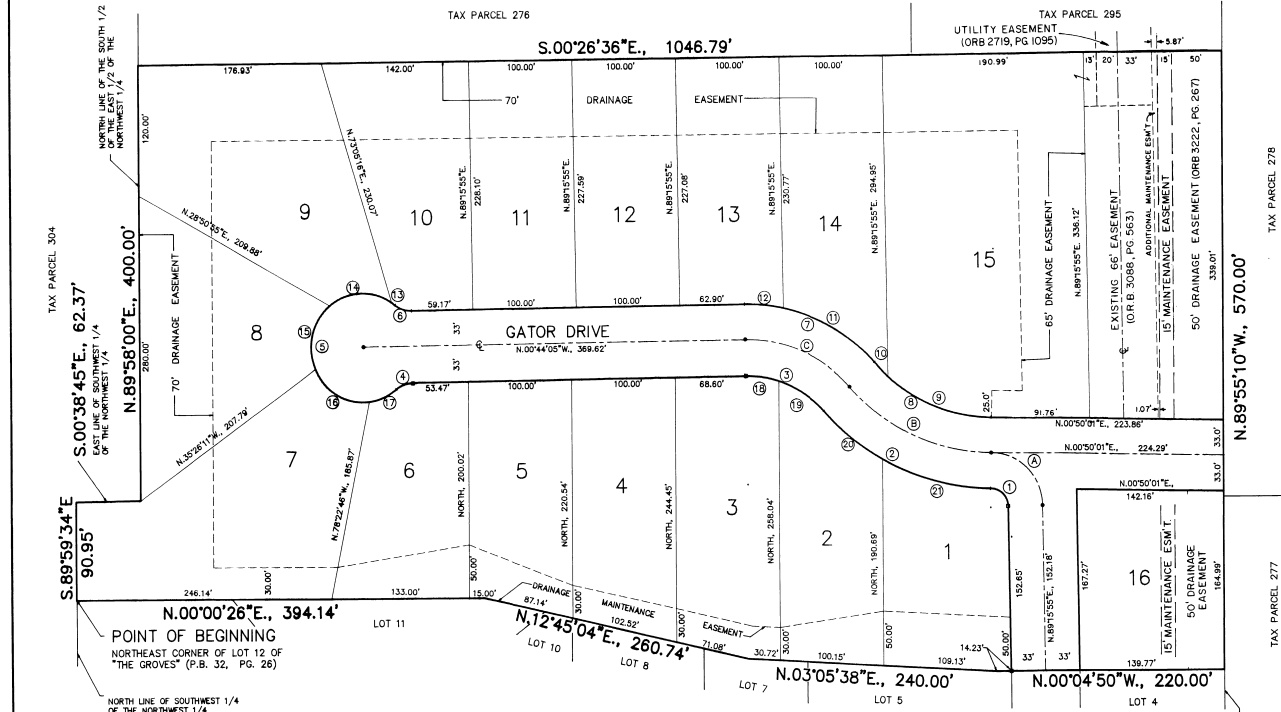


THE GROVES

PHASE II

A SUBDIVISION LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST
BREVARD COUNTY, FLORIDA



NO.	ANGLE	RADIUS	ARC	CHORD
A	88°25'54"	50.00'	77.17'	89.84'
B	46°38'50"	188.00'	154.15'	149.87'
C	48°32'56"	133.00'	112.70'	109.36'
1	88°25'54"	17.00'	26.24'	23.71'
2	48°38'50"	221.00'	181.72'	176.18'
3	48°32'56"	100.00'	84.73'	82.22'
4	39°20'45"	25.00'	17.17'	16.83'
5	288°47'50"	50.00'	225.75'	77.33'
6	39°20'45"	25.00'	17.17'	16.83'
7	48°32'56"	166.00'	140.66'	136.49'
8	46°38'50"	155.00'	127.10'	123.58'
9	40°19'29"	155.00'	109.09'	106.85'
10	06°39'23"	155.00'	18.01'	18.00'
11	35°38'06"	166.00'	103.24'	101.69'
12	175°4'50"	166.00'	37.42'	37.34'
13	04°08'36"	50.00'	3.82'	3.82'
14	73°44'23"	50.00'	64.35'	60.00'
15	73°44'23"	50.00'	64.35'	60.00'
16	73°44'23"	50.00'	64.35'	60.00'
17	33°19'45"	50.00'	28.09'	28.65'
18	18°16'09"	100.00'	31.89'	31.75'
19	30°16'47"	100.00'	62.85'	62.74'
20	18°38'31"	221.00'	71.91'	71.59'
21	28°20'20"	221.00'	106.31'	106.20'

"THE GROVES"
(P.B. 32, PG. 28)

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHEAST CORNER OF LOT 12, "THE GROVES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 AT PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN S.89°59'34"E., ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 FOR 90.95 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE RUN S.00°38'45"E., ALONG SAID EAST LINE FOR 62.37 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE AFORESAID NORTHWEST 1/4; THENCE RUN N.89°58'00"E., ALONG SAID NORTH LINE FOR 400.00 FEET; THENCE RUN S.00°26'36"E., FOR 1046.79 FEET TO THE EASTERLY PROJECTION OF THE SOUTH LINE OF "THE GROVES"; THENCE RUN N.89°51'10"W. ALONG SAID EASTERLY PROJECTION FOR 570.00 FEET TO THE EAST LINE OF SAID "THE GROVES"; THENCE RUN THE FOLLOWING COURSES ALONG SAID EAST LINE: N.00°04'50"W., FOR 220.00 FEET; N.03°05'38"E., FOR 240.00 FEET; N.12°45'04"E., FOR 260.74 FEET; N.00°00'26"E., FOR 394.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12.913 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

BEARINGS SHOWN ARE BASED ON THE RECORD PLAT OF "THE GROVES" AS RECORDED IN PLAT BOOK 32, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 THERE IS A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON ALL SIDE LOT LINES.
 THERE IS A 10 FOOT FLORIDA POWER AND LIGHT EASEMENT ALONG THE FRONT OF ALL LOTS
 THERE MAY BE ADDITIONAL RESTRICTIONS WHICH ARE NOT RECORDED ON THE PLAT, WHICH MAY BE FOUND IN RECORDS OF THIS COUNTY.

- INDICATES PERMANENT REFERENCE MONUMENT.
- INDICATES PERMANENT CONTROL POINTS.

The Utility Easements include Cable Television Services
 For Restrictions see: **O.R. 8325 Page 2317**
 For Junder in dedication see: **O.R. 8325 Page 2383**
O.R. 8325 pg 2385

PLAT BOOK AND PAGE **39 73**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the owner... in fee simple of the lands described in "THE GROVES, PHASE II" hereby dedicates said lands and plat 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 his hand... and seal... on Sept. 11, 1993
Jack Royfield

Signed and sealed in the presence of:
Glen R. Crawford
Wanda J. Crawford

STATE OF Florida COUNTY OF Brevard
 THIS IS TO CERTIFY, That on Sept. 11, 1993, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
Jack Royfield

to me known to be the person... described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his... 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 11th day of September, 1993, before me, Notary Public, in and for the County of Brevard, State of Florida.
Wanda J. Crawford
 Notary Public
 My Commission Expires

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 1, 1993, 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 thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated Sept. 11, 1993.
Glen R. Crawford Registration No. 2551

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 accept 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.
Karen Crawford
 Chairman of the Board
 _____ Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 9-21-93, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Karen Crawford
 Chairman of the Board
 _____ Clerk of the Board
 _____ County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 9-20-93, the Zoning Commission of the above County, FLORIDA, approved the foregoing plat.
Richard Egan
 Chairman 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 10/13/93 at 1:53 PM.
Wanda J. Crawford
 Clerk of the Circuit Court
 in and for Brevard County, Fla.



2525 N. COUNTY ROAD 177, SUITE 101
 PALM BAY, FLORIDA 32909
 PHONE: (407) 833-1111
 FAX: (407) 833-1112