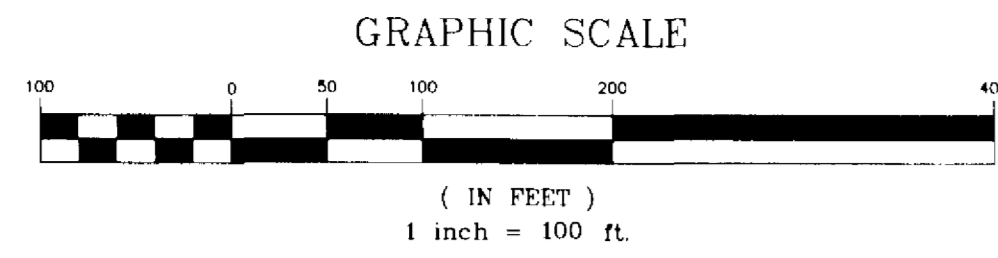


WOODFIELD AT HERITAGE OAKS PHASE 2

A SUBDIVISION LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST
BEING A REPLAT OF A PORTION OF TRACT NO. 1, WOODFIELD AT HERITAGE OAKS, PHASE 1
PLAT BOOK 47, PAGES 7 THROUGH 9 IN THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA



LEGAL DESCRIPTION (BY SURVEYOR)

A PORTION OF TRACT NO. 1, WOODFIELD AT HERITAGE OAKS AS RECORDED IN PLAT BOOK 47 AT PAGES 7 THROUGH 9 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST; THENCE SOUTH 00 DEGREES 31 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 51.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF HENRY AVENUE (A PUBLIC RIGHT OF WAY); THENCE NORTH 88 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY LINE OF HENRY AVENUE, A DISTANCE OF 694.29 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 30 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 88 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 263.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 189.90 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.39 FEET; THENCE SOUTH 01 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 120.49 FEET; THENCE SOUTH 19 DEGREES 17 MINUTES 59 SECONDS EAST, A DISTANCE OF 290.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 86 DEGREES 45 MINUTES 58 SECONDS EAST, A RADIAL DISTANCE OF 170.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 57 DEGREES 01 MINUTES 24 SECONDS, A DISTANCE OF 169.19 FEET; THENCE SOUTH 53 DEGREES 47 MINUTES 22 SECONDS EAST, A DISTANCE OF 4.96 FEET TO THE SOUTHERLY LINE OF TRACT NO. 1; WOODFIELD AT HERITAGE OAKS AS RECORDED IN PLAT BOOK 47 AT PAGES 7 THROUGH 9 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, WEST AND NORTH LINES OF SAID TRACT NO. 1 AS FOLLOWS: NORTH 82 DEGREES 57 MINUTES 35 SECONDS WEST, A DISTANCE OF 289.14 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 29 DEGREES 40 MINUTES 20 SECONDS WEST, A RADIAL DISTANCE OF 170.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 89.01 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 37.27 FEET; THENCE NORTH 71 DEGREES 14 MINUTES 14 SECONDS WEST, A DISTANCE OF 79.06 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 525.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 31.01 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF 794.87 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 551.66 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 430.92 FEET TO THE POINT OF BEGINNING, CONTAINING 777,374.80 SQUARE FEET OR 17.8461 ACRES, MORE OR LESS.

