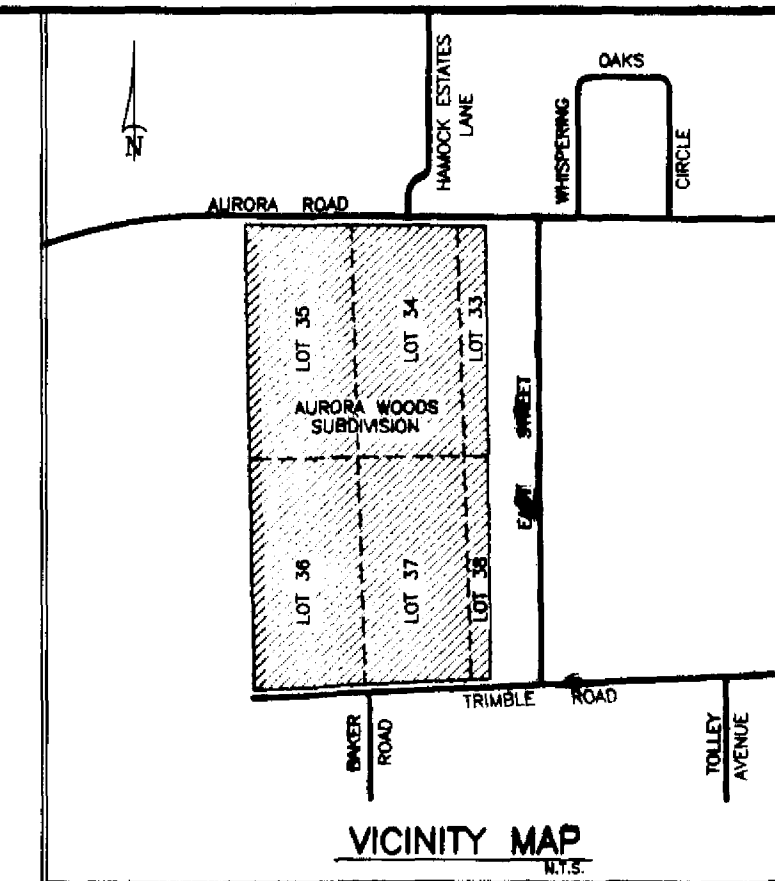
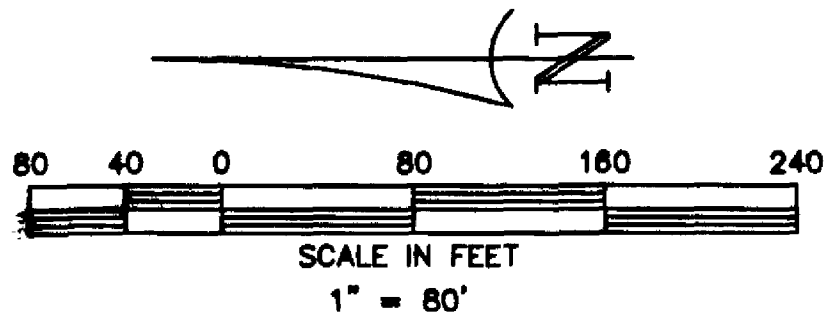


AURORA WOODS

A REPLAT OF A PORTION OF INDIAN RIVER GROVES AND GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 85, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN SECTION 13, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A REPLAT OF THE FOLLOWING DESCRIBED PARCEL OF LAND

LEGAL DESCRIPTION:

Lots 33 through 38, inclusive, INDIAN RIVER GROVES AND GARDENS, according to the plat thereof, recorded in Plat Book 6, Page 85, LESS AND EXCEPT any portion lying within Plat of Siesta Park, according to the Plat thereof as recorded in Plat Book 12, Page 93 and Road Right-of-Way, both of the Public Records of Brevard County, Florida, more fully described as follows:
Commence at the West 1/4 Corner of Section 13, Township 27 South, Range 36 East, Brevard County, Florida, and run N.89°00'17"E., along the North line of the Southwest 1/4 of said Section 13 a distance of 1309.66 feet; thence run S.01°41'43"E., a distance of 28.45 feet to a point on the South right of way line of Aurora Road, a 100 foot wide right of way, and the Point of Beginning of the herein described parcel; thence run N.89°42'00"E., along said South right of way line a distance of 744.66 feet; thence run S.01°22'00"E., along the Northerly and Southerly extension of the West line of Siesta Park, according to the Plat thereof as recorded in Plat Book 12, Page 93, of said Public Records, to a point on the Northerly right of way line of Trimble Road, a 50.00 foot wide right of way; thence run S.86°32'41"W., along said Northerly right of way line a distance of 736.81 feet to a point on the West line of Lot 36, Indian River Groves and Gardens, according to the plat thereof as recorded in Plat Book 6, Page 85 of said Public Records; thence run N.01°41'43"W., along the West line of said Lot 36 and Lot 35 a distance of 1430.23 feet to the Point of Beginning.
Said Parcel contains 23.965 acres more or less.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
AURORA WOODS
Hereby dedicates to Brevard County for the perpetual use of the public an easement over and across the roads and streets shown on this plat for ingress and egress for emergency vehicles and hereby dedicates to private/public utility companies for their perpetual use an easement over and across said roads and streets for the maintenance of utilities as described in the surveyor's notes. Except as otherwise shown on this plat, no other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets, roads, and other easements and common areas be privately owned and maintained and that the public and Brevard County have no right and interest therein.

IN WITNESS WHEREOF JOYAL ENTERPRISES, INC, a Florida Corporation, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on
By **Daniel S. Joyal, Vice President**
Attest:

Signed and sealed in the presence of:
SARA J. JOYAL, Treasurer
Rigaine Doane

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on **2-17-03** before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared **DANIEL D. JOYAL** and **SARA J. JOYAL** respectively, who are the **Vice President** and **Treasurer** 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 thereunto duly authorized; and 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.
Thomas W. Hall SEAL
NOTARY PUBLIC
My Commission Expires **2-19-06**

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on **2-18-03** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

ATTEST:
Scott Ellis Deputy Clerk

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor, does hereby certify that on November 5, 2002, 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 and that the plat complies with all survey requirements of Chapter 177, Part 1 & 472 Florida Statutes; and that said land is located in Brevard County, Florida.
Date: November 5, 2002
John R. Campbell

JOHN R. CAMPBELL Registration No. 2351
3525 N. Courtenay Parkway, Suite Certificate of Authorization
Merritt Island, FL 32954 #LB6464
Phone (321) 453-5820

CERTIFICATE OF COUNTY SURVEYOR
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, Part 1 Florida Statutes.
Susan Jackson
County Surveyor
in and for Brevard County, FL 2/25/03

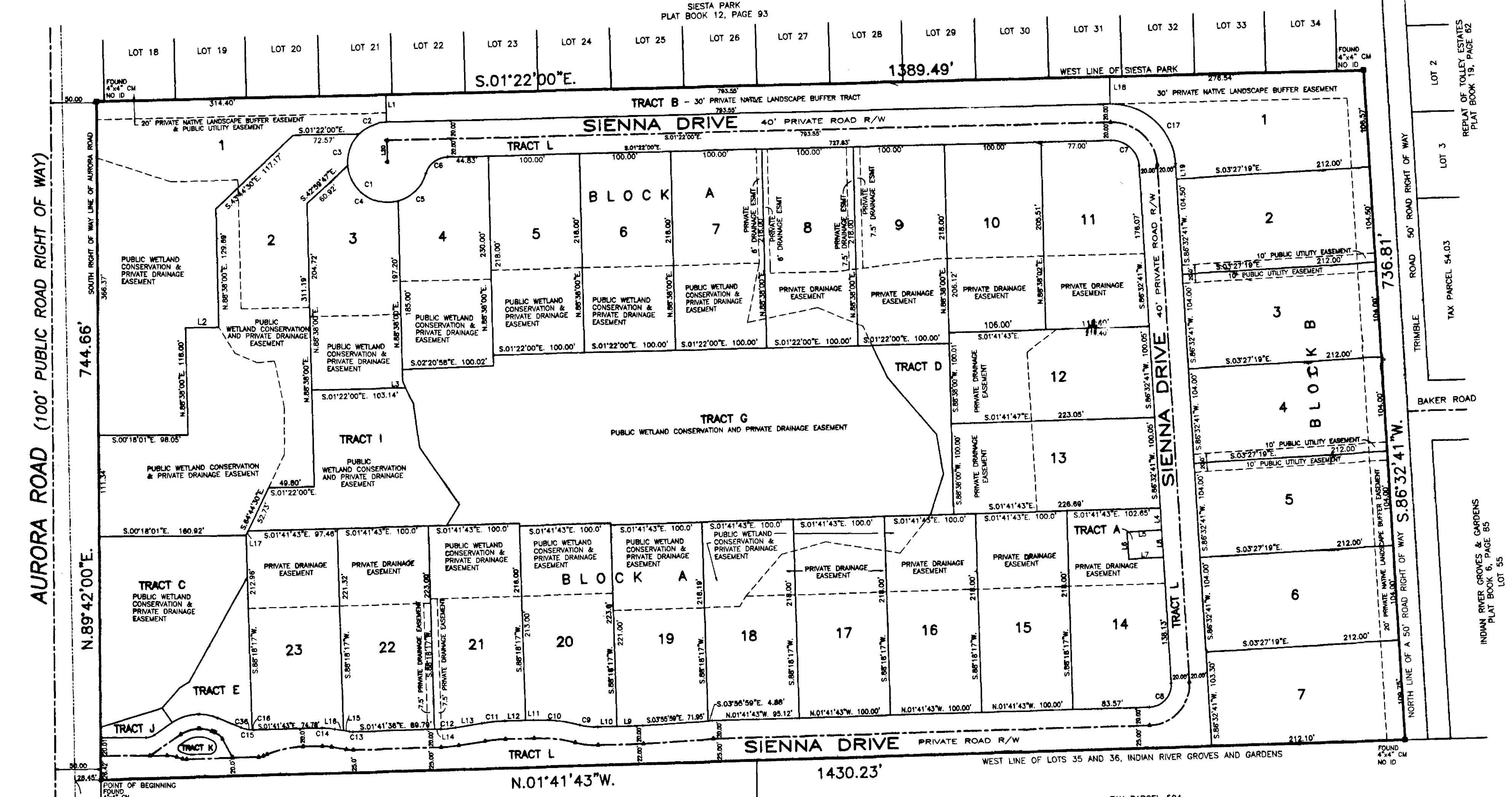
CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY that the Board of County Commissioners hereby accept all easements dedicated to the public.

ATTEST:
Scott Ellis Deputy Clerk

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in every way with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on **February 26, 2003** at **09:16 AM**
File No. **2003026347**
Scott Ellis Deputy Clerk
in and for Brevard County, FL

LEGEND
■ INDICATES FOUND PERMANENT REFERENCE MONUMENT. A 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION.
▲ INDICATES PERMANENT CONTROL POINT SET, A DISK STAMPED "PCP PLS2351", ATTACHED WITH A PK NAIL
THE INDIVIDUAL LOT AND TRACT CORNERS TO BE SET SHALL BE A 5/8" REBAR, 18" LONG AND MARKED WITH A YELLOW CAP STAMPED "LB6464"



EASEMENT NOTES:

- THERE ARE BOTH PRIVATE AND PUBLIC EASEMENTS WITHIN THIS SUBDIVISION.
- THE PUBLIC EASEMENTS GRANTED TO BREVARD COUNTY OVER AND ACROSS SIENNA DRIVE GRANTS ACCESS TO EMERGENCY VEHICLES AND AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- THERE IS A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT AND PRIVATE ROADWAY EASEMENT ACROSS THE FRONT OF ALL LOTS AND TRACTS THAT ABUT SIENNA DRIVE. THIS EASEMENT LIES CONTIGUOUS AND COINCIDENT WITH THE RIGHT OF WAY LINE OF SIENNA DRIVE. THERE ARE PUBLIC UTILITY EASEMENTS ALONG THE SIDES OF CERTAIN LOTS AS GRAPHICALLY SHOWN. THE 10.0 FOOT WIDE PRIVATE ROADWAY EASEMENT DESCRIBED ABOVE IS DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE PRIVATE EASEMENTS ARE FOR THE USE AND BENEFIT OF THE OWNERS WITHIN THE SUBDIVISION. THESE EASEMENTS ARE FOR PRIVATE ACCESS OVER AND ACROSS SIENNA DRIVE. THERE IS A 10.0 FOOT WIDE PRIVATE DRAINAGE AND SIDEWALK EASEMENT ACROSS THOSE LOTS AND TRACTS THAT ABUT SIENNA DRIVE. THIS EASEMENT LIES CONTIGUOUS TO THE RIGHT OF WAY LINE OF SIENNA DRIVE. THERE ARE PRIVATE DRAINAGE EASEMENTS ACROSS THE SIDES AND REAR OF CERTAIN LOTS AS SHOWN. THERE IS A PRIVATE NATIVE LANDSCAPE BUFFER EASEMENT ALONG THE EAST SIDE OF LOT 1 IN BLOCK B, AND ALONG THE SOUTH SIDE OF LOTS 1 THROUGH 7 IN BLOCK B, AND ALONG THE EAST SIDE OF LOT 1 IN BLOCK A. THE NATIVE LANDSCAPE BUFFER EASEMENT SHALL REMAIN IN ITS NATIVE VEGETATIVE STATE.
- THE RECORDING OF THIS PLAT CREATES A PUBLIC WETLAND CONSERVATION EASEMENT OVER AND ACROSS CERTAIN LOTS AND TRACTS AS SHOWN. THIS EASEMENT IS A PUBLIC EASEMENT GRANTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO THE PROVISIONS OF SECTION 704.06 FLORIDA STATUTES. NO ALTERATION OR FILLING IS ALLOWED IN WETLAND EASEMENTS OR WETLAND TRACTS C, G, AND I. A PRIVATE DRAINAGE EASEMENT IS RESERVED OVER THIS SAME AREA FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION.
- THE AURORA WOODS HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL DRAINAGE TRACT AND DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION.
- BREVARD COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE OVER ALL PRIVATE DRAINAGE TRACTS AND PRIVATE DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION.
- TRACT A IS RESERVED FOR A PUBLIC WASTEWATER LIFT STATION, PUBLIC UTILITIES AND PRIVATE SIDEWALK, AND IS DEDICATED TO AND SHALL BE MAINTAINED BY THE CITY OF MELBOURNE.
- TRACT B IS RESERVED FOR A NATIVE LANDSCAPE BUFFER, AND IS DEDICATED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS C, I AND G ARE RESERVED FOR PUBLIC WETLAND CONSERVATION AND PRIVATE DRAINAGE AND ARE DEDICATED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ARE SUBJECT TO THE LIMITATIONS AS SHOWN IN PLAT NOTE 5.
- TRACT D IS RESERVED FOR DRAINAGE AND IS DEDICATED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACTS J AND E ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR PRIVATE SIGNAGE, SIDEWALKS, LANDSCAPE AND WALL PURPOSES.
- TRACT K IS RESERVED FOR PRIVATE DRAINAGE, ACCESS, SIGNAGE AND LANDSCAPE, AS WELL AS PUBLIC UTILITIES AND IS DEDICATED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT L IS RESERVED FOR PRIVATE ACCESS AND DRAINAGE, AS WELL AS PUBLIC UTILITIES AND PUBLIC EMERGENCY VEHICLE ACCESS AND IS DEDICATED TO AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL SIDEWALKS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ACCESS FOR LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK B, SHALL BE LIMITED TO SIENNA DRIVE. ACCESS TO TRIMBLE ROAD IS PROHIBITED.
- ACCESS FOR LOTS 1 AND 2, BLOCK A SHALL BE LIMITED TO SIENNA DRIVE. ACCESS TO AURORA ROAD IS PROHIBITED.

TRACT	AREA	DEDICATION	USE	RESPONSIBILITY OF MAINTENANCE
A	0.026 AC	CITY OF MELBOURNE	LIFT STATION	CITY OF MELBOURNE
B	0.546 AC	HOMEOWNERS ASSOC.	LANDSCAPE BUFFER	HOMEOWNERS ASSOC.
C	0.611 AC	HOMEOWNERS ASSOC.	PUBLIC WETLAND CONSERVATION & PRIVATE DRAINAGE	HOMEOWNERS ASSOC.
D	0.157 AC	HOMEOWNERS ASSOC.	PRIVATE DRAINAGE	HOMEOWNERS ASSOC.
E	0.172 AC	HOMEOWNERS ASSOC.	PRIVATE LANDSCAPE BUFFER	HOMEOWNERS ASSOC.
G	2.309 AC	HOMEOWNERS ASSOC.	PUBLIC WETLAND CONSERVATION & PRIVATE DRAINAGE	HOMEOWNERS ASSOC.
I	0.518 AC	HOMEOWNERS ASSOC.	PUBLIC WETLAND CONSERVATION & PRIVATE DRAINAGE	HOMEOWNERS ASSOC.
J	0.036 AC	HOMEOWNERS ASSOC.	PRIVATE SIGNAGE AND WALL	HOMEOWNERS ASSOC.
K	0.015 AC	HOMEOWNERS ASSOC.	PRIVATE LANDSCAPE	HOMEOWNERS ASSOC.
L	2.623 AC	HOMEOWNERS ASSOC.	PRIVATE ROADWAY, PUBLIC UTILITIES, PRIVATE DRAINAGE AND SIDEWALKS	HOMEOWNERS ASSOC.

SEE SHEET 2 FOR FURTHER DETAIL

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.
3525 N. COURTENAY PARKWAY - SUITE 1
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

