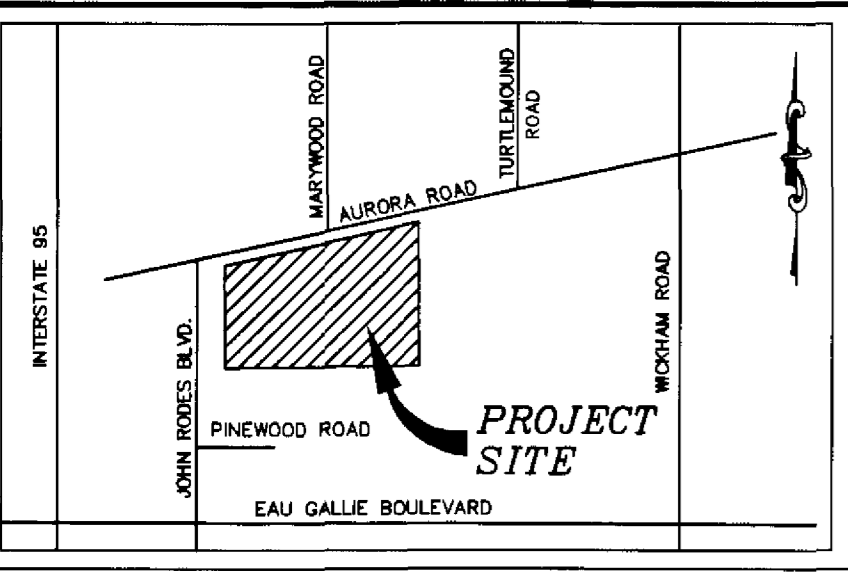


AURORA OAKS

A PORTION BEING A REPLAT OF LOT 73,
FLORIDA INDIAN RIVER GROVES AND GARDENS, PLAT BOOK 6, PAGE 86
LYING IN SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

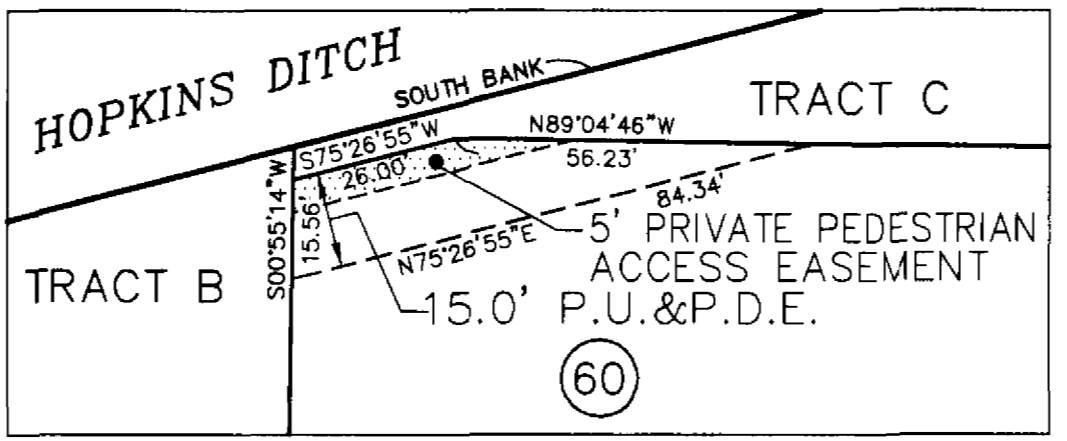
SEE AURORA OAKS PRE-ANNEXATION AGREEMENT RECORDED IN ORB 5243, PAGE 3543.
SEE CONSENT AND JOINDER RECORDED IN ORB 5401, PAGE 6820
IN ORB 5401, PAGE 6821
IN ORB 5401, PAGE 6822
SEE AURORA OAKS HOME OWNERS ASSOCIATION RECORDED IN ORB _____ PAGE _____
SEE AURORA OAKS HOME OWNERS ASSOCIATION COVENANTS AND RESTRICTIONS RECORDED IN ORB 5401, PAGE 6824

PLAT BOOK 62 PAGE 57
SHEET 1 OF 1
SECTION 14 TWP. 27 S., RANGE 36 E.

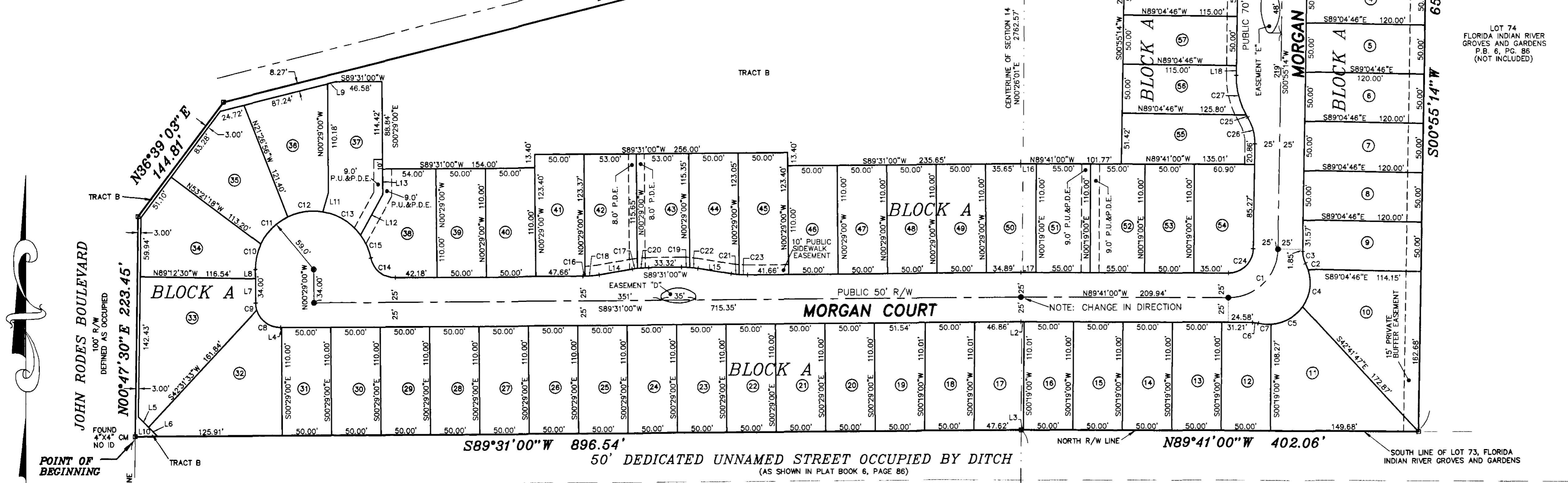


VICINITY MAP
NOT TO SCALE

DESCRIPTION:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; THENCE N89°31'00" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14 A DISTANCE OF 1741.21 FEET; THENCE N00°47'30" E A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°47'30" E A DISTANCE OF 223.45 FEET; THENCE N56°39'03" E A DISTANCE OF 144.81 FEET TO THE SOUTH BANK OF HOPKINS DITCH AS DEPICTED ON THE PLAT OF INDIAN RIVER GROVES & GARDENS AS RECORDED IN PLAT BOOK 6, PAGE 86 OF THE PUBLIC RECORDS OF BREVARD COUNTY; THENCE N75°26'55" E ALONG SAID SOUTH BANK AND THE NORTH LINE OF LOT 73, SAID PLAT OF INDIAN RIVER GROVES AND GARDENS A DISTANCE OF 1259.90 FEET; THENCE S00°55'14" W, ALONG THE EAST LINE OF SAID LOT 73 A DISTANCE OF 650.90 FEET; THENCE N89°41'00" W, ALONG THE SOUTH LINE OF SAID LOT 73 AND THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED STREET OCCUPIED BY DITCH, 402.06 FEET; THENCE S89°31'00" W PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 896.54 FEET TO THE POINT OF BEGINNING, CONTAINING 14.28 ACRES, MORE OR LESS.



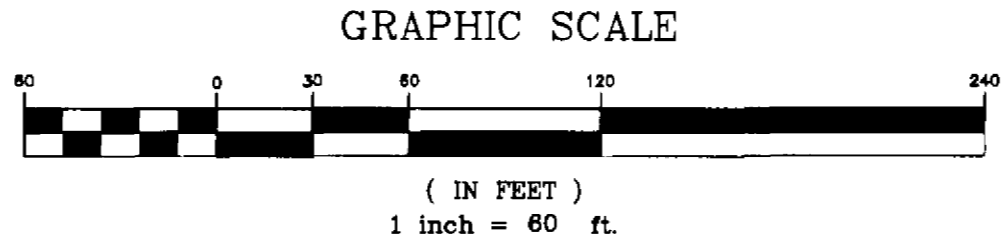
DETAIL
1"=30'



| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|-------|--------|---------|---------|--------|---------------|-----------|
| C1 | 78.01' | 50.00' | 49.48' | 70.34' | N45°37'07"E | 89°23'46" |
| C2 | 7.15' | 42.50' | 3.59' | 7.15' | N22°37'11"W | 9°38'38" |
| C3 | 12.38' | 25.00' | 6.32' | 12.25' | S1°15'38"E | 28°21'44" |
| C4 | 39.26' | 42.50' | 21.15' | 37.88' | N08°39'48"E | 52°55'20" |
| C5 | 37.80' | 42.50' | 20.25' | 36.57' | N60°36'23"E | 50°57'49" |
| C6 | 5.85' | 25.00' | 2.94' | 5.84' | N82°58'36"W | 13°24'47" |
| C7 | 13.09' | 42.50' | 6.60' | 13.03' | S85°05'27"E | 17°38'29" |
| C8 | 31.94' | 25.00' | 16.57' | 29.92' | S63°52'38"E | 73°12'45" |
| C9 | 7.32' | 25.00' | 3.69' | 7.30' | S08°52'38"E | 16°47'15" |
| C10 | 26.67' | 50.00' | 13.57' | 26.44' | S12°27'56"W | 25°53'52" |
| C11 | 39.48' | 50.00' | 20.51' | 38.75' | S44°35'02"W | 58°20'21" |
| C12 | 36.53' | 50.00' | 18.87' | 35.95' | S81°29'27"W | 35°28'29" |
| C13 | 45.89' | 50.00' | 24.18' | 44.75' | N58°29'15"W | 44°34'07" |
| C14 | 34.48' | 25.00' | 20.61' | 31.81' | S60°58'28"E | 79°01'05" |
| C15 | 25.47' | 50.00' | 12.94' | 25.28' | N23°50'03"W | 24°44'16" |
| C16 | 2.34' | 100.00' | 1.17' | 2.34' | N88°50'46"E | 1°20'27" |
| C17 | 5.28' | 100.00' | 2.64' | 5.28' | S81°28'37"W | 3°01'25" |
| C18 | 14.30' | 100.00' | 7.16' | 14.29' | N84°04'43"E | 8°11'39" |
| C19 | 8.35' | 100.00' | 4.18' | 8.35' | N88°05'29"W | 4°47'03" |
| C20 | 11.36' | 100.00' | 5.69' | 11.36' | S89°15'39"W | 6°30'41" |
| C21 | 8.29' | 100.00' | 4.15' | 8.29' | S63°19'26"E | 4°45'03" |
| C22 | 8.29' | 100.00' | 4.15' | 8.29' | N83°19'26"W | 4°45'03" |
| C23 | 8.35' | 100.00' | 4.18' | 8.35' | S88°05'29"E | 4°47'03" |
| C24 | 39.01' | 25.00' | 24.74' | 35.17' | N45°37'07"E | 89°23'46" |
| C25 | 2.91' | 80.00' | 1.46' | 2.91' | S30°14'26"E | 2°05'10" |
| C26 | 28.10' | 50.00' | 14.43' | 27.74' | N15°10'54"W | 32°12'15" |
| C27 | 42.05' | 80.00' | 21.52' | 41.57' | S14°08'18"E | 30°07'05" |
| C28 | 6.40' | 100.00' | 3.20' | 6.40' | S02°45'20"W | 3°40'11" |
| C29 | 7.24' | 50.00' | 3.63' | 7.23' | N26°42'00"E | 8°17'38" |
| C30 | 45.83' | 100.00' | 23.32' | 45.43' | S17°43'07"W | 26°15'24" |
| C31 | 18.88' | 50.00' | 9.55' | 18.77' | N11°44'12"E | 21°37'57" |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 5.00' | N00°55'14"E |
| L2 | 3.14' | N89°41'00"W |
| L3 | 2.38' | S89°41'00"E |
| L4 | 0.78' | S89°31'00"W |
| L5 | 14.82' | S44°46'56"E |
| L6 | 13.18' | S44°46'56"E |
| L7 | 24.84' | S00°29'00"E |
| L8 | 9.16' | S00°29'00"E |
| L9 | 24.72' | N75°26'55"E |
| L10 | 23.00' | N89°31'00"E |
| L11 | 20.22' | S15°37'31"W |
| L12 | 46.86' | S28°33'05"W |
| L13 | 25.59' | N00°29'00"E |
| L14 | 32.22' | N79°58'54"E |
| L15 | 34.02' | S80°56'54"E |
| L16 | 15.88' | N89°41'00"W |
| L17 | 15.11' | N89°41'00"W |
| L18 | 9.86' | N00°55'14"E |
| L19 | 5.19' | N00°55'14"E |
| L20 | 17.19' | N00°55'14"E |

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- GENERAL NOTES:**
- TRACT "A" SHALL BE FOR THE PURPOSE OF LANDSCAPING, PRIVATE DRAINAGE, AND OPEN SPACE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE AURORA OAKS HOMEOWNERS' ASSOCIATION.
 - TRACT "B" SHALL BE DEDICATED TO AND MAINTAINED BY THE AURORA OAKS HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF STORMWATER TREATMENT, RECREATION, PRIVATE DRAINAGE, OPEN SPACE, UTILITIES, ACCESS, AND OTHER USES DEEMED APPROPRIATE BY THE ASSOCIATION. BREVARD COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR TRACT "B".
 - TRACT "C" SHALL BE FOR THE PURPOSE OF LANDSCAPING, PRIVATE DRAINAGE, SIGNAGE, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, AND PUBLIC UTILITY AND SHALL BE DEDICATED TO AND MAINTAINED BY THE AURORA OAKS HOMEOWNERS' ASSOCIATION.
 - THERE IS HEREBY DEDICATED A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS AND TRACTS ABUTTING MORGAN COURT.
 - LOT AND TRACT CORNERS SHALL BE MONUMENTED IN ACCORDANCE WITH F.S. 177.091 (9).
 - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SW 1/4 OF SECTION 14 AS BEING N89°31'00"E, ASSUMED.
 - ACCESS TO LOTS SHALL BE VIA MORGAN COURT, ACCESS FROM LOTS TO ANY OTHER RIGHT-OF-WAY SHALL BE PROHIBITED.
 - ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - MORGAN COURT SHALL BE DEDICATED TO AND MAINTAINED BY BREVARD COUNTY AS A ROAD RIGHT OF WAY FOR THE USE AND BENEFIT OF THE PUBLIC.
 - ALL ELECTRIC, GAS, TELEPHONE, TV CABLE AND OTHER UTILITIES SHALL BE UNDERGROUND.
 - CABLE TELEVISION MAY USE PLATTED UTILITY EASEMENTS IN ACCORDANCE WITH FLORIDA STATUTES 177.091 (28).
 - THE CENTER OF SECTION LINE SHOWN THROUGH THE PLAT IS A GRAPHIC REPRESENTATION ONLY. THE DIMENSIONS SHOWN ALONG THE LOTS DO NOT SHOW DISTANCES TO THE SECTION LINE.
 - EASEMENTS "D", "E", AND "F" SHALL BE FOR THE PURPOSE OF LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. A LANDSCAPE EASEMENT SHALL BE GRANTED TO AND MAINTAINED BY THE AURORA OAKS HOMEOWNERS' ASSOCIATION WITHIN THE BOUNDS OF SAID EASEMENTS. THE LANDSCAPE EASEMENT BOUNDARY SHALL BE DESCRIBED AND DEFINED AS THE BACK OF CURB OF THE ROADWAY MEDIANS AS CONSTRUCTED. MAXIMUM AREA OF EACH TO BE: "D" = 450 SQ. FT., "E" = 730 SQ. FT., "F" = 740 SQ. FT.
 - THE PRIVATE BUFFER EASEMENT SHOWN IN TRACT "A" AND LOTS 1 THRU 11, BLOCK "A" IS HEREBY DEDICATED TO THE AURORA OAKS HOMEOWNERS' ASSOCIATION AND SHALL BE MAINTAINED BY SAID HOMEOWNERS' ASSOCIATION FOR THE PURPOSE OF PRESERVING EXISTING SPECIEM TREES WITHIN THE EASEMENT. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF SHALL OCCUR, EXCEPT AS SPECIFIED AND APPROVED BY BREVARD COUNTY AS THE REGULATORY AGENCY.
 - THE PUBLIC SIDEWALK EASEMENTS AS SHOWN IN LOTS 1 THRU 2, LOTS 42 THRU 45, LOTS 55 THRU 60, AND TRACTS "A" AND "C" SHALL BE DEDICATED TO BREVARD COUNTY. THE SIDEWALKS WITHIN THE EASEMENT SHALL BE MAINTAINED BY BREVARD COUNTY.
 - THERE IS HEREBY GRANTED AN EASEMENT OVER ALL PRIVATE DRAINAGE TRACTS AND DRAINAGE EASEMENTS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE TO BREVARD COUNTY.
 - LOT DRAINAGE IS PRIVATE AND THE RESPONSIBILITY OF THE LOT OWNER.
 - EACH LOT OWNER CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE TAXING UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR UPON PETITION OF 50% PLUS 1 OF THE LOT OWNERS TO BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS REQUESTING THE CREATION OF A MUNICIPAL SERVICE TAXING UNIT. IF AN MSTU IS ESTABLISHED, A RIGHT OF WAY OR EASEMENT TO THE COMMON AREA IS HEREBY GRANTED TO BREVARD COUNTY FOR MAINTENANCE PURPOSES.
 - TREES AND ASSOCIATED UNDERSTORY REFERENCED IN CANOPY PRESERVATION AREAS SHOWN IN THE APPROVED ENGINEERING PLANS PER SD #03-04-003, SHALL REMAIN.

PLAT PREPARED BY:
AAL LAND SURVEYING SERVICES, INC.
1103 W. HIBISCUS BLVD., SUITE 403
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
AURORA OAKS
Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, public drainage easements, public utility easements, and other public rights-of-way shown hereon to the perpetual use of the public, and
IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on.

By: Timothy McWilliams
TIMOTHY McWILLIAMS
TPM ENTERPRISES, INC.
5714 N. Harbor City Boulevard
Melbourne, Florida 32935
Signed and sealed in the presence of:
Robert B. Cameron
ROBERT B. CAMERON
(Print name)
Miriam Fuentes
MIRIAM FUENTES
(Print name)

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, that on 12-02 2004 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Timothy McWilliams as President and Vice President of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individual and officer 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; 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.
Susan Jackson
(Print name)
NOTARY PUBLIC
County and State aforesaid
My Commission Expires September 20, 2006

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on Nov. 30, 2004 he completed the boundary survey of the lands shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said land is located in Brevard County, Florida.
Andrew W. Powshok
Registration No. 5385
Andrew W. Powshok
AAL Land Surveying Services, Inc.
1103 W. Hibiscus Blvd., Suite 403
W. Melbourne, Florida 32904
LB - 0006623
Certificate of Authorization Number

CERTIFICATE OF REVIEWING SURVEYOR FOR BREVARD COUNTY
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.
Susan Jackson
SUSAN JACKSON P.S.M. 4837

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all areas dedicated for public use on this plat.
Scott Ellis by Dianne Spauldin
Chairman of the Board
Dianne Spauldin
Deputy Clerk

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on 12-14-04 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
Scott Ellis by Dianne Spauldin
Chairman of the Board
Dianne Spauldin
Deputy Clerk

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, part 1, Florida Statutes, and was filed for record on 12/22/04 at 1:14 PM File No. 2004-16241
Scott Ellis by Dianne Spauldin
Clerk of the Circuit Court
In and for Brevard County, Fla.