

RIVER GROVE ON THE TRAIL PHASE 3

A SUBDIVISION LYING IN SECTIONS 13, TOWNSHIP 25 SOUTH, RANGE 36 EAST OF BREVARD COUNTY, FLORIDA.

Description:

A parcel of land lying in Section 13, Township 25 South, Range 36 East, Brevard County, Florida; said subject parcel being more fully described as follows:

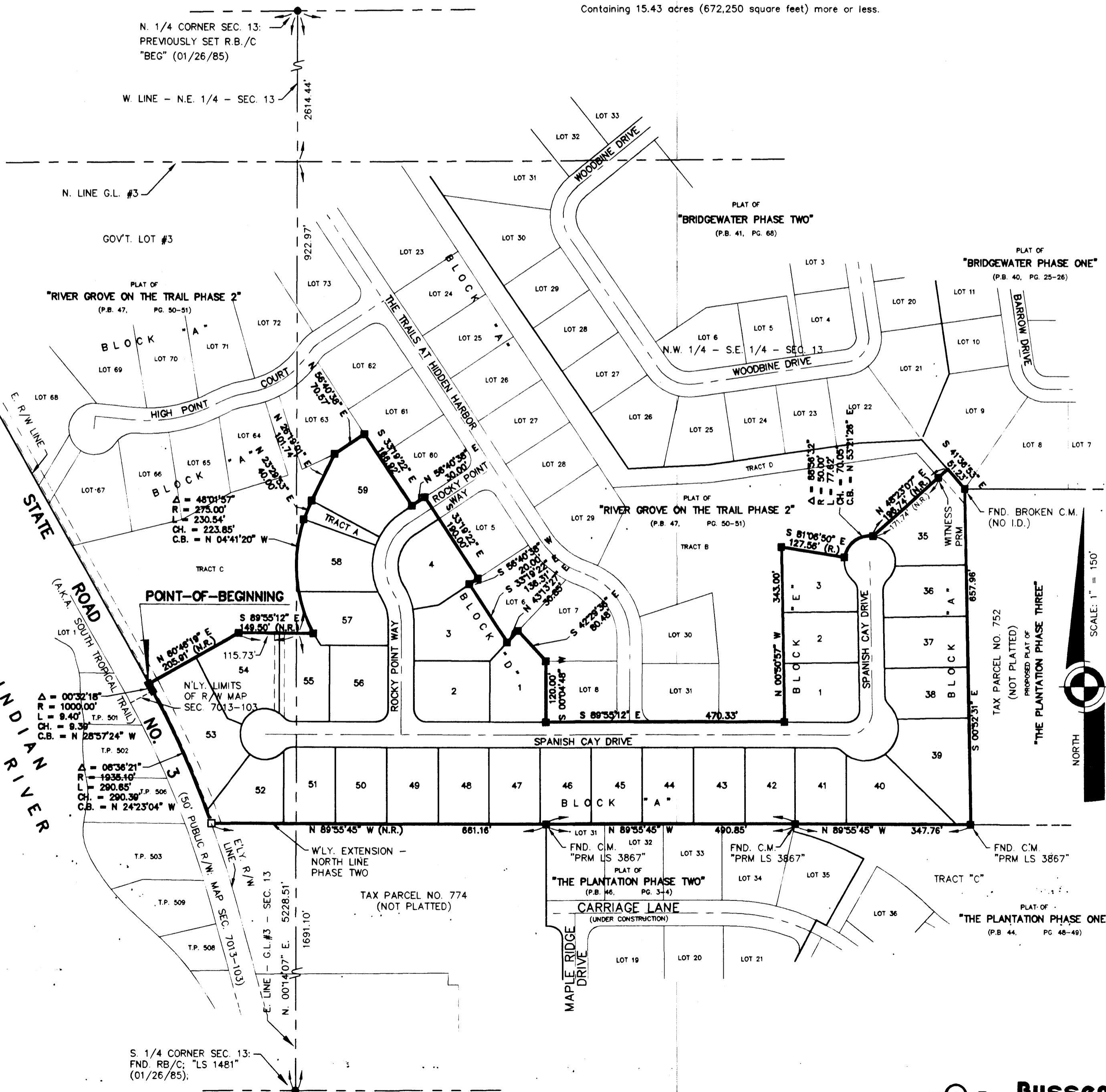
Begin at the southwest corner of Tract "C" of the plat of "River Grove on the Trail Phase 2", said plat being recorded in Plat Book 47, Pages 50 and 51 of the Public Records of Brevard County, Florida; thence along the southerly limits of said plot of Phase 2 the following nineteen (19) courses to wit: N.60°46'19"E., a distance of 205.91 feet; S.89°55'12"E., a distance of 149.50 feet to the arc of a non-tangent 275.00 foot radius curve concave to the east which has a chord bearing of N.04°41'20"W.; Northerly, along an arc of said curve, through a central angle of 48°01'57", an arc distance of 230.54 feet; N.23°29'53"E., departing said arc a distance of 40.00 feet; N.26°19'01"E., a distance of 101.74 feet; N.56°40'38"E., a distance of 70.57 feet; S.33°19'22"E., a distance of 166.92 feet; N.56°40'38"E., a distance of 30.00 feet; S.33°19'22"E., a distance of 190.00 feet; S.56°40'38"W., a distance of 20.00 feet; S.33°19'22"E., a distance of 136.31 feet; N.43°13'27"E., a distance of 30.85 feet; S.42°29'36"E., a distance of 80.48 feet; S.00°04'48"W., a distance of 120.00 feet; S.89°55'12"E., a distance of 470.33 feet; N.00°50'57"W., a distance of 343.00 feet; S.81°06'50"E., a distance of 127.56 feet; to the arc of a non-tangent 50.00 foot radius curve concave to the south which has a chord bearing of N.53°21'26"E.; Northeasterly, along an arc of said curve, through a central angle of 88°56'32", an arc distance of 77.62 feet; N.48°23'07"E., a distance of 196.74 feet to the westerly line of the plot of "Bridgewater Phase One", said plat being recorded in Plat Book 40,

Pages 25 and 26 of said Public Records; thence departing said southerly line of Phase 2, S.41°36'53"E., along said westerly line, a distance of 51.23 feet to an existing broken top concrete monument marking the southwest corner of Lot 8 of said plot of Phase One and the northwest corner of the proposed plat of the "Plantation, Phase Three"; thence departing said westerly line, S.00°52'31"E., along the west line of said proposed plat of Phase Three, a distance of 657.96 feet to the north line of Tract "C" of the plat of the "Plantation, Phase One", said plat being recorded in Plat Book 44, Pages 48 and 49 of said Public Records as monumented a concrete monument stamped "PRM LS 3867"; thence departing said westerly line of the proposed Phase 3 plot, N.89°55'45"W., along the north line of said Phase One plot, a distance of 347.76 feet to a concrete monument stamped "PRM LS 3867" monumenting the northeast corner of the plat of the "Plantation Phase Two", said plat being recorded in Plat Book 46, Pages 3 and 4 of said Public Records; thence N.89°55'45"W., along the north line of said Phase Two, a distance of 490.85 feet to a concrete monument stamped "PRM LS 3867"; thence departing said north line, N.89°55'45"W., along the westerly extension of said north line of Phase Two, a distance of 661.16 feet to a point on the easterly right-of-way line of State Road No. 3, a 50.00 foot wide right-of-way per Florida State Road Department Right-of-Way Map Section 7013-103, said point being on the arc of a non-tangent 1935.10 foot radius curve concave to the west which has a chord bearing of N.24°23'04"W.; thence Northerly, along an arc of said curve, through a central angle of 8°36'21", an arc distance of 290.65 feet to the terminus of said right-of-way map and to a point-of-compound curvature of a 1000.00 foot radius curve concave to the west; thence Northerly, along an arc of said curve, through a central angle of 00°32'18", an arc distance of 9.40 feet to the Point-of-Beginning.

Containing 15.43 acres (672,250 square feet) more or less.

Notes:

- Bearings based on the east line of Government Lot 3 of Section 13, Township 25 South, Range 36 East being "N.00°14'07"E.", an assumed bearing.
- All platted utility easements shall also be easements for the installation and/or maintenance of telephone, electrical, gas services and cable television service provided however, no such construction, installation, maintenance and/or operation of cable television service will interfere with the facilities and service of the electrical, telephone, gas or other public utility. In the event that a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages pursuant to CH. 177.091(28) F.S.
- All lots and tracts contiguous, coincident and adjacent to the rights-of-ways dedicated by this plat are hereby encumbered by a 10.00 foot wide easement contiguous, coincident and adjacent to said rights-of-ways for the installation and maintenance of public utilities and private drainage, unless otherwise shown.
- Tract "A" is a Private Drainage and Pedestrian Ingress-Egress Tract to be dedicated to and owned by the Homeowners Association which will be responsible for all maintenance, in accordance with appropriate permits and approvals.
- Lots abutting Tracts "B", "C" and/or "D" of the plat of "River Grove on the Trail Phase 2" (per Plat Book 47, Page 50 and 51) will not have or acquire any riparian rights with respects to said tracts.
- "□" denotes the setting of a Permanent Reference Monument consisting of a 4" x 4" x 24" concrete monument with a metal cap stamped "B-MEG P.R.M.-L.B. #3535".
- "■" Denotes the recovery of a previous set permanent reference monument consisting of a 4"x4"x24" concrete monument with a metal cap stamped "B-MEG PRM - LB #3535" (unless otherwise noted).
- "△" denotes the setting of a Permanent Control Point consisting of a P.K. nail with a 1-1/4" brass washer stamped "B-MEG P.C.P.-L.B. #3535".
- "○" denotes the setting of Lot/Tract corners consisting of a 5/8" re-bar with a cap stamped "B-MEG L.B. 3535" or a P.K. nail with a 1 1/4" brass washer stamped "B-MEG LB 3535". Lot/Tract corners to be set after construction of subdivision improvements and prior to the expiration of the construction bond.
- Vehicular access to all lots as shown on this plat is restricted to those rights-of-way established by this plat.
- For Declaration of Covenants and Restrictions see O.R.B. 4197, Page(s) 1087, O.R.B. 4153, Pg. 3549.
- For Mortgages Joinder in Dedication see: O.R.B. N/A, Page ____; O.R.B. N/A, Page ____.
- All drainage easements shown hereon are private, reserving unto Brevard County an easement for emergency access and maintenance unless otherwise shown.

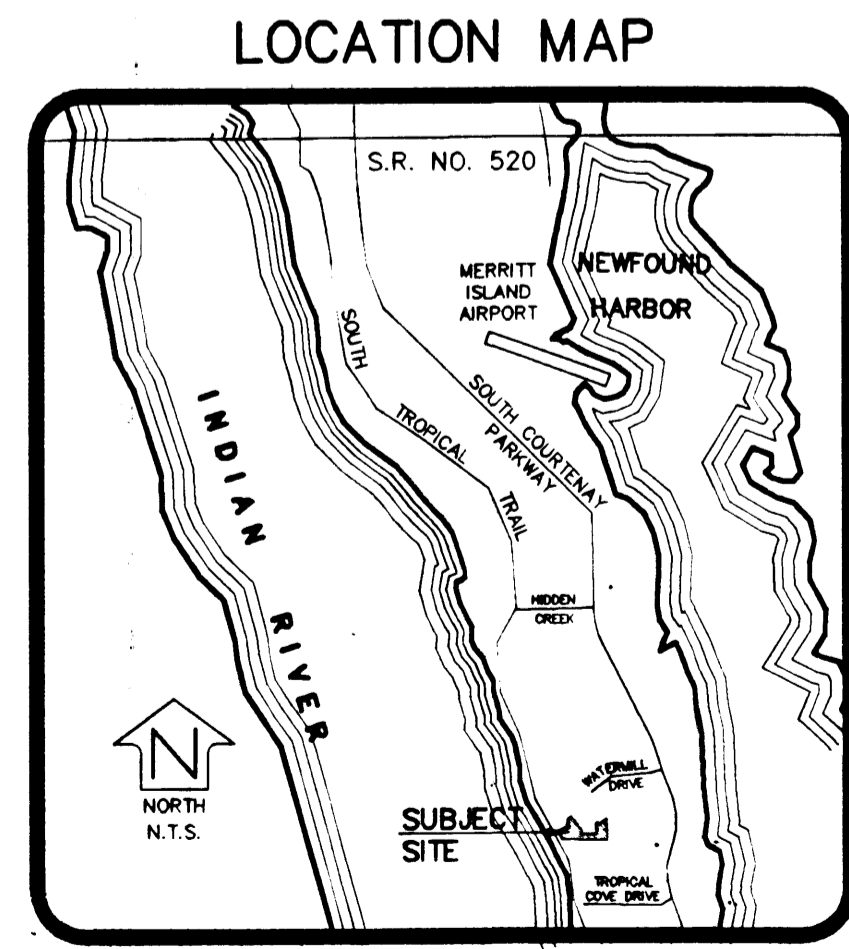


Legend:

FND.	FOUND	CH	CHORD
C.M.	CONCRETE MONUMENT	CB	CHORD BEARING
R.B./C.	REBAR w/ CAP	(R)	RADIAL
PLS	PROFESSIONAL LAND SURVEYOR	(NR)	NON-RADIAL
LB	LICENSED BUSINESS	G.L.	GOVERNMENT LOT
PRM	PERMANENT REFERENCE MONUMENT	6	CENTERLINE
P.C.P.	PERMANENT CONTROL POINT	P.B.	PLAT BOOK
P.I.	POINT OF INTERSECTION	PG.	PAGE
PC	POINT OF CURVATURE	(R/W)	RIGHT-OF-WAY
PT	POINT OF TANGENCY	(TYP)	TYPICAL
PRC	POINT OF REVERSE CURVE	P.U. & D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
PCC	POINT OF COMPOUND CURVE	A.K.A.	ALSO KNOWN AS
RP	RADIUS POINT	N.T.S.	NOT TO SCALE
R	RADIUS		
LA	CENTRAL ANGLE		
L	LENGTH		

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in
**RIVER GROVE ON THE TRAIL
PHASE 3**
hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, 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
By Donald L. Simms
DONALD L. SIMMS, MANAGING PARTNER AGENT

Attest: (NONE)
RIVER GROVE ON THE TRAIL, L.C.
A FLORIDA LIMITED LIABILITY COMPANY
2825 BUSINESS CTR. BLVD.
WICKHAM BUSINESS PARK,
STE. A-1-R
MELBOURNE, FL 32940

Signed and sealed in the presence of:
Patricia Anne Wilson
Angela R.O. Brien
Patricia C. Wilson

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on MAY 02, 2002
before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared DONALD L. SIMMS and (NONE) respectively MANAGING PARTNER AGENT and (NONE) 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; 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 hereto set my hand and seal on the above date.
Patricia Anne Wilson
Patricia Anne Wilson
My Commission CC975860
Expires October 17, 2004

My Commission Expires OCTOBER 17, 2004 SEAL

CERTIFICATE OF PLATTING SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on FEBRUARY 08, 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 platted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all the survey requirements of Chapters 177, Part 1 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated MAY 02, 2002
Marco Paul Cazessus 05/02/02 Registration No. 4762
MARCO PAUL CAZESSUS, P.L.S.
BUSSEN-MAYER ENGINEERING GROUP, INC. - CERTIFICATE OF AUTHORIZATION NO. LB # 3535
100 PARNELL STREET - MERRITT ISLAND, FL 32953

CERTIFICATE OF COUNTY SURVEYOR
I hereby certify that I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 177, Part 1, Florida Statutes.
Susan G. Jackson Registration No. 4637
SUSAN G. JACKSON, P.S.M. COUNTY SURVEYOR

**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, and other rights of way, easements and areas dedicated for public use on this plat.
ATTEST: Scott Ellis by P. Deputy Clerk
Chairman of the Board
Clerk of the Board

**CERTIFICATE OF APPROVAL BY
BY BOARD OF COUNTY COMMISSIONERS**
THIS IS TO CERTIFY, That on 5-21-02 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
ATTEST: _____
Chairman of the Board
Clerk of the Board

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 May 24, 2002 at 2:46 PM File No. 200213167
Scott Ellis by P. Deputy Clerk
Clerk of the Circuit Court
in and for Brevard County, Fla.