

THIS INSTRUMENT WAS PREPARED BY:
DARRELL E. McQUEEN P.E.
McQUEEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS, SURVEYORS
AND PLANNERS
700 22nd PLACE, SUITE 201
VERO BEACH, FLORIDA 32960
(407) 569-1322

GRAND HARBOR - PLAT 2

A Planned Residential Development

Section 23 Township 32S Range 39E

PLAT BOOK J2 PAGE 7L

DOCKET NUMBER 558762

Indian River County, Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA
INDIAN RIVER COUNTY

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE HOLDERS OF MORTGAGES ON PORTIONS OF THE PROPERTY DESCRIBED HEREIN, AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREE THAT THEIR MORTGAGES, WHICH ARE DESCRIBED IN THE TITLE CERTIFICATION, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, AS DATED BELOW:

A. City Federal Savings Bank

By: C. L. Kuzmerek
C.L. KUZMERK VICE-PRES.

Attest: May Ann Haas

Date: June 24, 1988

Witness: Martha Ann Haas

B. Martha Ann Haas

By: Martha Ann Haas
MARTHA ANN HAAS

Date: June 15, 1988

Witness: John L. Hays

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED C. L. Kuzmerek TO ME WELL KNOWN TO BE THE Vice President OF CITY FEDERAL SAVINGS BANK, A STOCK FEDERAL SAVINGS BANK, CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH INSTRUMENT AS AN OFFICER OF SAID SAVINGS BANK.

WITNESS MY HAND AND SEAL THIS 24 DAY OF June, 1988.

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: June 24, 1991

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED Martha Ann Haas AS AN INDIVIDUAL, AND ACKNOWLEDGED THAT SHE EXECUTED SUCH INSTRUMENT AS AN INDIVIDUAL.

WITNESS MY HAND AND SEAL THIS 15 DAY OF June, 1988.

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: June 24, 1991

THE PLATTED PROJECT WAS APPROVED AS PART OF THE P.R.D. APPLICATION FILE NUMBER P.R.D. - 85 - 05. PLEASE BE ADVISED THAT SOME NORMAL ZONING REQUIREMENTS MAY HAVE BEEN WAIVED OR MODIFIED VIA THE P.R.D. APPROVAL PURSUANT TO THE COUNTY'S P.R.D. REGULATION.

TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSON, PERSONS, OR ORGANIZATIONS EXERCISING THE DEDICATION AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SAID 1951, FLORIDA STATUTES, AS AMENDED, AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) AGAINST THE LAND AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN, OR ENCUMBRANCE (IF ANY) SHALL BE LISTED BELOW.

BY: Steve L. Henderson
STEVE L. HENDERSON
A LICENSED FLORIDA ATTORNEY

Mortgage to:

CITY FEDERAL SAVINGS BANK MORTGAGE:

Mortgage from GRAND HARBOR, INC. (formerly INDIAN RIVER SHORES, INC., - name change merger) to CITY FEDERAL SAVINGS & LOAN ASSOCIATION, dated December 11, 1987, and recorded October 12, 1987 in Official Record Book 695, Page 1087, and Future Advance Agreement dated January 23, 1988 and recorded January 30, 1988 in Official Record Book 701, Page 240; Future Advance Agreement dated April 15, 1988 and recorded April 15, 1988 in Official Record Book 706, Page 2666 as further modified by certain Modification of Mortgage and Note, Future Advance Agreement and Spreader Agreement dated September 12, 1985 and recorded September 26, 1985 in Official Record Book 718, Page 813 (the latter instrument being corrected by Corrective Modification of Mortgage and Note, Future Advance Agreement and Spreader Agreement dated November 12, 1985 and recorded November 15, 1985 in Official Record Book 721, Page 1933) and further Modification of Mortgage and Note, Future Advance Agreement, Spreader Agreement and Consolidation Agreement dated December 13, 1985 and recorded in Official Record Book 723, Page 2704, and UCC Financing Statement recorded in Official Record Book 0695, Page 1450 and Collateral Assignment of Agreements affecting Real Estate recorded in Official Record Book 0695, Page 1439 and Assignment of Leases, Rents, Issues, Proceeds and Profits recorded in Official Record Book 0695, Page 1459 and Participation Mortgage from Grand Harbor, Inc. to City Federal Savings and Loan Association recorded in Official Record Book 0723, Page 2743; Future Advance Agreement dated April 30, 1987, and recorded May 5, 1987 in Official Record Book 767, Page 1308; Future Advance Agreement dated October 30, 1987 and recorded in Official Record Book 783, Page 2668, Modification of Mortgage and Security documents dated October 30, 1987 and recorded in Official Record Book 783, Page 2677; Modification of Mortgage/Participation Mortgage, Security Documents and Spreader Agreement recorded in Official Record Book 792, Page 1698 (as re-recorded in Official Record Book 792, Page 383); Modification of Mortgage and Third Future Advance Agreement recorded in Official Record Book 790, Page 1654; Future Advance Agreement recorded in Official Record Book 791, Page 1653; Modification of Mortgage and Security Documents recorded in Official Record Book 791, Page 1692; and Modification of Loan Agreement recorded in Official Record Book 792, Page 249; Modification of Mortgage and Security Documents recorded in Official Record Book 793, Page 2681; Future Advance Agreement recorded in Official Record Book 796, Page 2050, and Modification of Mortgages and Security Documents recorded in Official Record Book 796, Page 2056, all of the Public Records of Indian River County, Florida.

ROGERS BROTHERS GROVES MORTGAGE:
Mortgage from Grand Harbor, Inc. to Rogers Brothers Groves, Inc. dated December 12, 1985 and recorded in Official Record Book 723, Page 2696, Public Records of Indian River County, Florida; said mortgage being assigned to Martha Ann Haas, by Assignment recorded in Official Record Book 753, Page 2442, Public Records of Indian River County, Florida.

SHEET 1 OF 4

GRAND HARBOR - PLAT 2

A Planned Residential Development

THIS INSTRUMENT WAS PREPARED BY:
DARRELL E. McQUEEN P.E.
McQUEEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS, SURVEYORS
AND PLANNERS
700 22nd PLACE, SUITE 201
VERO BEACH, FLORIDA 32960
(407) 569-1322
DATE:

PLAT BOOK 12 PAGE 71A

DOCKET NUMBER 558762

Section 23 Township 32S Range 39E

Indian River County, Florida

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRAND HARBOR INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

1. ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF LANDS WITHIN THIS SUBDIVISION AND OWNERS OF OTHER LANDS WITHIN THE GRAND HARBOR DEVELOPMENT AS DESCRIBED IN INDIAN RIVER COUNTY RESOLUTION NUMBER 85-1288 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION INC. PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POLICE FIRE AND AMBULANCE SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
2. ALL STREETS AND RIGHTS OF WAY SHOWN IN THIS PLAT ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES BY ANY UTILITY PROVIDER AND CABLE TELEVISION IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.
3. THE STORMWATER MANAGEMENT TRACTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION INC.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY AN OFFICER AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

A CORPORATION OF THE STATE OF FLORIDA

BY: Richard G. Schaub, Jr. THIS 29th DAY OF June, 1988.

RICHARD G. SCHAUB, JR. PRES.

ATTEST: Paul Queen, V.P.

WITNESS: Anna C. LaFolia

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD SCHAUB JR. TO ME WELL KNOWN TO BE THE PRESIDENT OF GRAND HARBOR INC. A FLORIDA CORPORATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 29th DAY OF June, 1988.

Richard G. Schaub
NOTARY PUBLIC

STATE OF FLORIDA
MY COMMISSION EXPIRES: 06/04/92

CERTIFICATE OF APPROVAL
BY
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 7-12-88 THE FOREGOING PLAT WAS APPROVED AND THAT THOSE DEDICATIONS MADE TO THE PUBLIC ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Don C. Scurluck, Jr.
ATTEST:

CLERK OF THE BOARD: Freda Wright
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

COUNTY ATTORNEY: William R. Collins Jr.
FOR CHARLES VITONAC

CERTIFICATE OF APPROVAL
BY
COUNTY ADMINISTRATOR

EXAMINED AND APPROVED: Paul P. Babin DATE July 12, 1988

CERTIFICATE OF RECORDING

I, FREDA WRIGHT, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 13th DAY OF July, 1988, AND RECORDED ON PAGE 41210 PLAT BOOK 12 IN THE OFFICE OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

FREDA WRIGHT
CLERK OF THE CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

BY: Charles H. Stebbins
DEPUTY CLERK

GRAND HARBOR - PLAT 2

A Planned Residential Development

in

Section 23 Township 32S Range 39E

Indian River County, Florida

THIS INSTRUMENT WAS PREPARED BY:
DARRELL E. McQUEEN P.E.
McQUEEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS, SURVEYORS
AND PLANNERS
700 22nd PLACE, SUITE 201
VERO BEACH, FLORIDA 32960
(407) 569-1322
DATE:

PLAT BOOK 12 PAGE 718

DOCKET NUMBER 558762

LEGAL DESCRIPTION

A PORTION OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 31 EAST, LOCATED IN INDIAN RIVER COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF ABOVE MENTIONED SECTION, RUN SOUTH 54°16'58" WEST, 157.43 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS BEARING SOUTH 04°04'41" WEST, A RADIUS OF 50.00 FEET, AND A DELTA OF 138°44'19", RUN AN ARC DISTANCE 121.07 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 900.00 FEET, AND A DELTA OF 29°36'10", RUN AN ARC DISTANCE OF 465.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 180.00 FEET, AND A DELTA OF 81°39'42", RUN AN ARC DISTANCE OF 256.55 FEET; THENCE RUN SOUTH 00°45'29" WEST A DISTANCE OF 182.74 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS BEARING NORTH 00°45'22" EAST, A RADIUS OF 551.00 FEET, AND A DELTA OF 53°45'58", RUN AN ARC DISTANCE OF 517.05 FEET; THENCE RUN NORTH 35°28'40"E, 267.51 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 531.00 FEET AND A DELTA OF 30°01'59", RUN AN ARC DISTANCE 278.34 FEET; THENCE NORTH 85°56'55" EAST 232.85 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS BEARING SOUTH 62°14'04" EAST, A RADIUS OF 175.00 FEET, AND A DELTA OF 54°15'44", RUN AN ARC DISTANCE OF 165.73 FEET; THENCE NORTH 82°01'40" EAST, A DISTANCE 55.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE, CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 190.00 FEET AND A DELTA OF 58°18'54", RUN AN ARC DISTANCE 193.38 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 900.00 FEET AND A DELTA OF 46°15'50", RUN AN ARC DISTANCE WITH 243.24 FEET; THENCE SOUTH 85°55'19" EAST, 251.97 FEET TO THE TRUE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINING 12.431 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATE

KNOW BY ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY, THAT ON JUNE 16, 1992, 1988, 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 SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS SHOWN THEREIN, AND CONTROL POINTS (C.P.'S) WILL BE SET WITHIN ONE YEAR AS SHOWN HEREIN, AND A SURVEYOR AFFIDAVIT OF RECORD WILL BE RECORDED WHEN THEY ARE SET IN PLACE, AS REQUIRED BY CHAPTER 177 FLORIDA STATUTES AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED: Stuart A. Houston
STUART A. HOUSTON
REGISTERED LAND SURVEYOR NO. 4490
STATE OF FLORIDA



GRAND HARBOR - PLAT 2

A Planned Residential Development

in
Section 23 Township 32S Range 39E

Indian River County, Florida

THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER
OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA

SOUTH LINE OF GRAND HARBOR PLAT 1
AS RECORDED IN PLAT BOOK 12, PAGE 62

N 85°55'19"W P.R.M. 451.97

S 54°16'08"W P.O.B.

N 00°00'40"E

EAST LINE OF THE SOUTH BEACH AS RECORDED IN OFFICIAL RECORD BOOK 748, PAGE 508

NOT SUBDIVIDED

POD "K"
(COVENTRY ISLAND)
RESIDENTIAL
8.93 ACRES

WATER MANAGEMENT TRACT
N 35°28'40"W
267.51

HARBOR DRIVE 70' R/W
267.51

S 35°28'40"E

NOT SUBDIVIDED

25-FOOT UTILITIES EASEMENT TO THE CITY OF VERO BEACH AS RECORDED IN OFFICIAL RECORD BOOK 748, PAGE 508

N 00°00'40"E

N 61°33'33"E

P.O.B.

P.R.M.

P.C.P.

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

PLAT BOOK 12 PAGE 71C

DOCKET NUMBER 58762

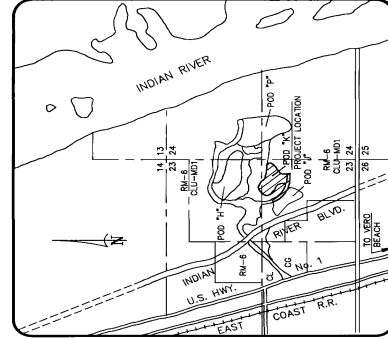


SCALE : 1" = 100'

LINE	BEARING	DISTANCE
1	N 00°45'23"E	35.00
2	N 00°45'23"E	35.00
3	S 85°56'35"W	35.00
4	S 85°56'35"W	35.00
5	S 05°26'41"E	7.70
6	N 05°26'41"W	6.85
7	N 05°26'41"W	6.01

BEARINGS BASED ON GRAND
HARBOR PLAT 1, AS RECORDED
IN PLAT BOOK 12, PAGE 62,
OF THE PUBLIC RECORDS OF
INDIAN RIVER COUNTY.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	33°48'54"	481.00	283.88	279.78	146.21	N 72°20'12"W
2	90°50'12"	250.00	396.35	356.13	253.68	S 19°02'57"E
3	92°13'59"	175.00	281.71	252.26	181.96	S 18°21'03"E
4	54°15'44"	175.00	165.73	159.61	89.67	S 54°53'48"W
5	58°18'54"	190.00	193.38	185.14	106.00	N 68°48'53"W
6	46°15'53"	300.00	242.24	235.71	128.16	N 62°47'22"W
7	138°44'19"	50.00	121.07	93.59	132.81	S 16°33'09"E
8	29°36'10"	900.00	465.00	459.84	237.81	N 67°37'05"E
9	81°39'42"	180.00	256.55	235.38	155.94	N 41°35'19"E
10	53°45'58"	551.00	517.05	498.29	279.33	S 62°21'39"E
11	31°43'18"	35.79	35.79	35.79	17.90	S 87°22'59"E
12	30°01'59"	431.00	528.34	275.16	142.45	N 20°27'41"E
13	30°01'59"	576.00	639.52	257.02	133.06	S 20°27'41"E
14	30°01'59"	481.00	241.15	238.89	181.29	N 62°51'39"W
15	19°57'03"	481.00	167.49	164.65	86.10	N 59°27'43"W
16	53°45'59"	481.00	451.37	434.99	243.85	N 42°21'35"W



LOCATION MAP

