

Mortgage from Grand Harbor, Inc. to Rogers Brothers Groves, Inc. dated December 12, 1985 and recorded in Official Record Book 723, Page 2596, 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.

# GRAND HARBOR - PLAT 3 - PRD

## Being a Plat of Lands in Section 23 Township 32S Range 39E

### And a Replat of a Portion of Grand Harbor Plat 1

PLAT BOOK 12 PAGE 31A

DOCKET NUMBER 571165

Indian River County, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GRAND HARBOR, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HERIN, AS GRAND HARBOR - PLAT 3 - PRD, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND SPECIFICALLY MAKES NO DEDICATIONS BY THIS PLAT.

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.

GRAND HARBOR INC.  
A CORPORATION OF THE STATE OF FLORIDA

BY: Richard G. Schaub, Jr., PRES. THIS 11th DAY OF September, 1988.

ATTEST: Richard G. Schaub, Jr.

WITNESS: Richard G. Schaub, Jr.

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD SCHAUJ 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 ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND SEAL THIS 26th DAY OF September, 1988.

Richard G. Schaub, Jr.  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: 06/04/92

JOINER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OBLIGATION OF LANDS DESCRIBED AS WATER MANAGEMENT AREA AS RECORDED IN GRAND HARBOR PLAT 1, PLAT BOOK 12 PAGES 6A-D AND SHOWN HEREON AS AREA TO BE RE-PLATTED, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREIN.

GRAND HARBOR COMMUNITY ASSOCIATION INC.

WITNESS  
Richard G. Schaub, Jr.  
RICHARD G. SCHAUJ JR., PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA  
INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD SCHAUJ JR. TO ME WELL KNOWN TO BE THE PRESIDENT OF GRAND HARBOR COMMUNITY ASSOCIATION INC. AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING JOINER AND CONSENT TO DEDICATION AS PRESIDENT ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND SEAL THIS 26th DAY OF September, 1988.

Richard G. Schaub, Jr.  
NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: 06/04/92

RECORDING

DATE

BY

1. 19880926 32S 23T 39R Indian River County Clerk's Record

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

CERTIFICATE OF APPROVAL  
BY  
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON September 6, 1988, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Don C. Schaefer  
ATTEST: Don C. Schaefer

CLERK OF THE BOARD: Freda Wright  
APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
COUNTY ATTORNEY: Charles Vitunag

CERTIFICATE OF APPROVAL  
BY  
COUNTY ADMINISTRATOR

EXAMINED AND APPROVED William S. Collins Jr. DATE Oct. 12, 1988

CERTIFICATE OF RECORDING

I, FREDIA WRIGHT, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GRAND HARBOR - PLAT 3 - PRD, AND HAVE COMPLETED ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND FILED FOR RECORD THIS 12th DAY OF OCTOBER 1988, AND RECORDED ON PAGE 31A PLAT BOOK 12, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

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

BY: Richard Woodard  
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY:  
DARRELL E. MCQUEEN P.E.  
MCQUEEN AND ASSOCIATES, INC.  
CONSULTING ENGINEERS, SURVEYORS  
AND PLANNERS  
7000 22ND PLACE, SUITE 201  
VERO BEACH, FLORIDA 32960  
(407) 569-1322  
DATE: JULY 19, 1988

# GRAND HARBOR - PLAT 3-PRD

Being a Plat of Lands in Section 23 Township 32S Range 39E

in  
And a Replat of a Portion of Grand Harbor Plat 1

Indian River County, Florida

PLAT BOOK 12 PAGE 318

DOCKET NUMBER 571165

GRAND HARBOR  
P.O.D. #12

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. THENCE RUN NORTH 99°37'37" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1378.63 FEET; THENCE RUN SOUTH 00°22'23" WEST A DISTANCE OF 9.55 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND LYING WITHIN THE AFORESAID SECTION 23 OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING RUN SOUTH 05°26'48" WEST ALONG THE EAST LINE OF PROPOSED HARBOR DRIVE A DISTANCE OF 8.15 FEET; THENCE RUN ON A CURVE TO THE LEFT HAVING A RADIUS OF 531.00 FEET WITH A CENTRAL ANGLE OF 30°01'59" AND RUN AN ARC DISTANCE OF 278.34 FEET; THENCE RUN SOUTH 35°28'40" EAST A DISTANCE OF 551.00 FEET WITH A CENTRAL ANGLE OF 07°13'04" AND RUN LEFT HAVING A RADIUS OF 164.15 FEET TO A POINT ON A CURVE TO THE SOUTHWEST BEARING AN ARC DISTANCE OF 69.41 FEET TO A POINT ON A CURVE TO THE SOUTHWEST BEARING THE AFORESAID EAST RIGHT-OF-WAY LINE OF HARBOR DRIVE OF WHICH THE RADIUS BEARING IS NORTH 65°50'31" WEST HAVING A RADIUS OF 615.00 FEET WITH A CENTRAL ANGLE OF 40°10'53" AND RUN AN ARC DISTANCE OF 431.30 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET WITH A CENTRAL ANGLE OF 94°03'12" AND RUN AN ARC DISTANCE OF 164.15 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET WITH A CENTRAL ANGLE OF 14°16'37" AND RUN AN ARC DISTANCE OF 120.85 FEET; THENCE RUN NORTH 07°19'49" WEST A DISTANCE OF 267.29 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET WITH A CENTRAL ANGLE OF 23°21'09" AND RUN AN ARC DISTANCE OF 81.52 FEET; THENCE RUN NORTH 30°40'38" BEARING WEST A DISTANCE OF 386.31 FEET TO INTERSECT WITH THE SOUTH LINE OF GRAND HARBOR PLAT 1 SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 867, PUBLIC RECORDS, INDIAN RIVER COUNTY, FLORIDA. THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET WITH A CENTRAL ANGLE OF 113°05'25" AND RUN AN ARC DISTANCE OF 88.92 FEET; THENCE RUN NORTH 86°42'24" EAST A DISTANCE OF 131.75 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET WITH A CENTRAL ANGLE OF 29°45'35" AND RUN AN ARC DISTANCE OF 122.23 FEET; THENCE RUN SOUTH 67°50'01" EAST AND LEAVING THE SOUTH LINE OF GRAND HARBOR PLAT 1 SUBDIVISION A DISTANCE OF 214.19 FEET TO THE POINT OF BEGINNING, CONTAINING 7.78 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 \_\_\_\_\_, 1988, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AS SHOWN THEREON; AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR AS SHOWN HEREON, 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.

DATED: 5/26/88 SIGNED: Stuart A. Binkley  
STUART A. BINKLEY  
REGISTERED LAND SURVEYOR NO. 4490  
STATE OF 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: JULY 19, 1988

DATE	REV	DESCRIPTION	BY
5/26/88	1	While changes are now Indian River County Records	HB

# GRAND HARBOR - PLAT 3 - PRD

Being a Plat of Lands in Section 23 Township 32S Range 39E

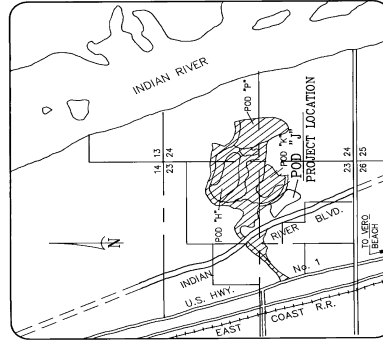
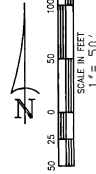
in  
And a Replat of a Portion of Grand Harbor Plat 1

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DARRELL E. McQUEEN P.E.  
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AND PLANNERS  
700 22ND PLACE, SUITE 201  
VERO BEACH, FLORIDA 32960  
(407) 369-1322  
DATE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	30°01'59"	531.00	278.34	275.16	142.45	N 69°32'19"E
2	77°13'04"	551.00	69.36	69.36	34.75	N 50°54'48"E
3	40°10'53"	615.00	431.30	422.51	224.95	N 45°45'04"E
4	94°03'12"	100.00	164.15	146.33	107.34	N 21°21'59"E
5	14°16'37"	485.00	120.85	120.54	60.74	N 75°31'53"E
6	23°21'09"	200.00	81.52	80.95	41.33	S 70°59'36"W
7	113°05'22"	45.00	88.82	75.09	68.10	S 64°08'17"E
8	29°45'37"	120.00	62.33	61.63	31.88	S 07°17'11"W

LINE BEARING DISTANCE  
1 S 05°26'48"E 8.15



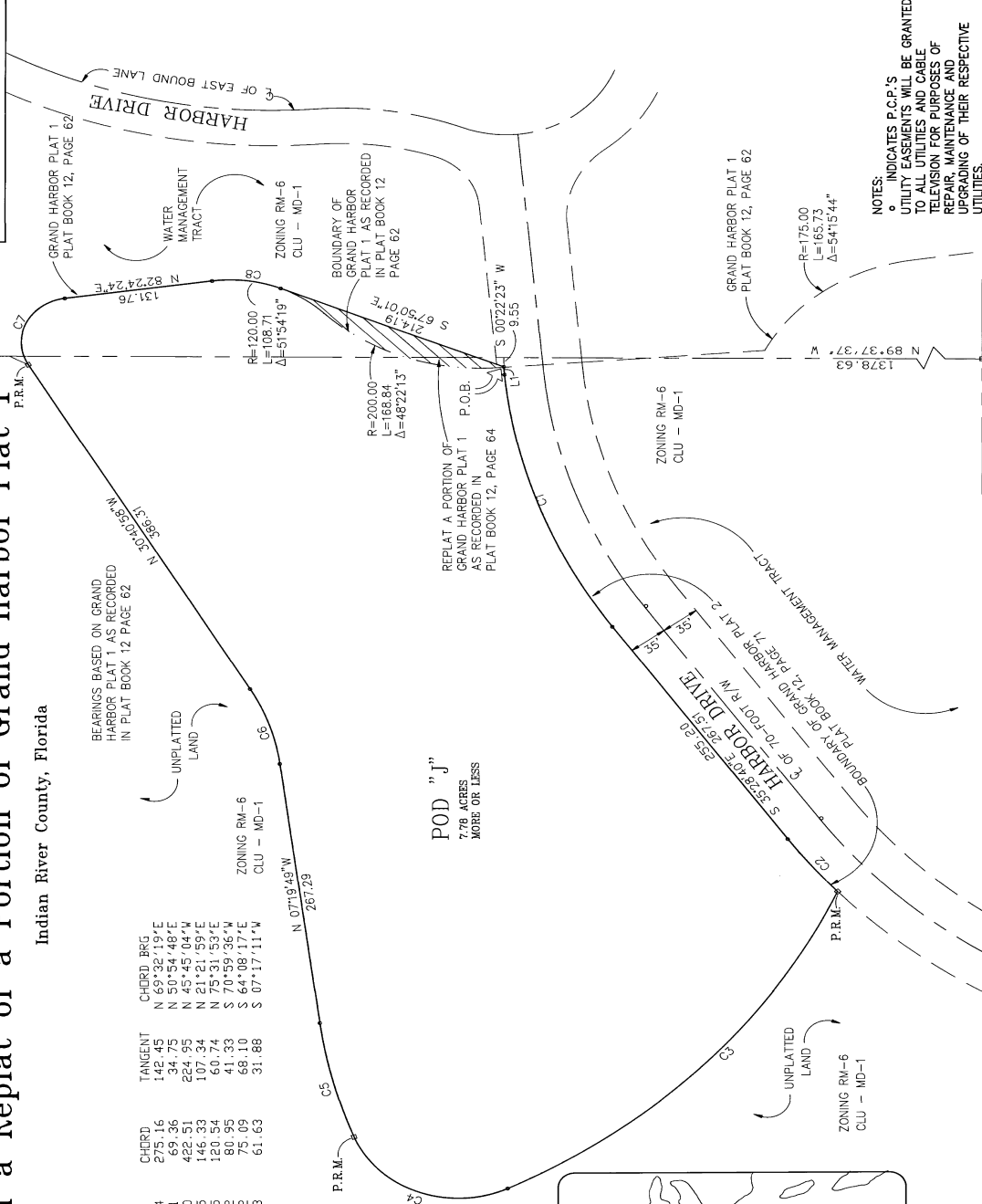
LOCATION MAP



DATE	BY	REVISION
11/18/22	DAE	1. 11/18/22 - 1st Release of Plat to Indian River County Clerk's Office

PLAT BOOK 12 PAGE 81C

DOCKET NUMBER 571165



NOTES:  
6 INDICATES P.C.P.'S  
UTILITY EASEMENTS WILL BE GRANTED  
FOR ALL UTILITIES AND CABLE  
TELEVISION OR PURPOSES OF  
REPAIR, MAINTENANCE AND  
UPGRADING OF THEIR RESPECTIVE  
UTILITIES.

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