GRAND HARBOR – PLAT SEVEN, ST. DAVID'S ISLAND

A PLANNED RESIDENTIAL DEVELOPMENT IN SECTION 23 AND 24
TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 13
PAGE 61
DOCKET NUMBER 685183

-----CERTIFICATE OF DEDICATION-----

KNOW ALL MEN BY THESE PRESENTS THAT ST. DAVID'S ISLAND AT RIVER HARBOR INC., FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS GRAND HARBOR – PLAT SEVEN, ST. DAVID'S ISLAND BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1.) ALL UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE INSPECTION, OPERATION, 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.

2.) ALL ROADWAY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF ST. DAVID'S ISLAND AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ST. DAVID'S ISLAND PROPERTY OWNERS ASSOCIATION INC., ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE SHALL HAVE THE RIGHT TO USE THE STREETS. ALL STREETS AND RIGHTS-OF-WAY ARE HEREBY DEDICATED AS UTILITY EASEMENTS.

3.) ALL COMMON AREAS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ST. DAVID'S ISLAND PROPERTY OWNERS ASSOCIATION INC.

4.) THE STORMWATER MANAGEMENT TRACT AS SHOWN IS DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ST. DAVID'S ISLAND PROPERTY OWNERS ASSOCIATION INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE AND REPAIRS TO THE STORMWATER MANAGEMENT TRACTS.

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

THIS 1 DAY OF April, 1991.

ST. DAVID'S ISLAND AT RIVER HARBOR, INC.
A CORPORATION OF THE STATE OF FLORIDA

BY: _____

WITNESS: _____

WITNESS: _____

-------ACKNOWLEDGEMENT TO-------
-----CERTIFICATE OF DEDICATION-----

STATE OF Georgia
COUNTY OF Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF April, 1991 BY Paul J. Brigner, Jr. THE Vice President OF ST. DAVID'S ISLAND AT RIVER HARBOR, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

_____
NOTARY PUBLIC,
STATE OF Georgia
MY COMMISSION EXPIRES: 7-5-94

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 12 DAY OF MARCH, 1991, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

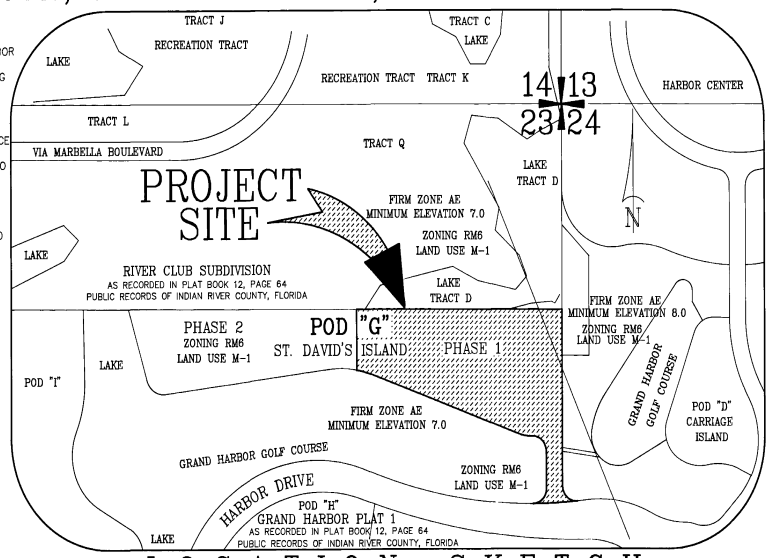
_____ ATTEST: _____
CHAIRMAN OF THE BOARD — CLERK OF THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

_____
COUNTY ATTORNEY

THIS INSTRUMENT WAS PREPARED BY:

McQUEEN AND ASSOCIATES, INC
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS
700 22nd PLACE, SUITE #201 VERO BEACH, FLORIDA 32960
PHONE: (407) 569-1322 DATE: NOVEMBER 1989
STUART A. HOUSTON, P.L.S. REVISED: NOV. 1990, JAN. 1991, MAR. 1991



LOCATION SKETCH

-------MORTGAGEE'S CONSENT-------

STATE OF NEW JERSEY
COUNTY OF SOMERSET

THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF MORTGAGES ON PORTIONS OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGES, WHICH ARE DESCRIBED IN THE TITLE CERTIFICATION, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED, BY GRANT D. GREEN THIS 29th DAY OF MARCH, 1991:

CITY SAVINGS, F.S.B., IN RECEIVERSHIP, RESOLUTION TRUST CORPORATION, AS RECEIVER

BY: _____
GRANT D. GREEN,
FINANCIAL INSTITUTION SPECIALIST

Ellen M. Goldsmith
Annette Bassano

CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATOR

EXAMINED AND APPROVED THIS 8 DAY OF April, 1991.

_____
COUNTY ADMINISTRATOR

-------ACKNOWLEDGEMENT TO-------
-------MORTGAGEE'S CONSENT-------

STATE OF NEW JERSEY
COUNTY OF SOMERSET

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GRANT D. GREEN, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FINANCIAL INSTITUTION SPECIALIST FOR RESOLUTION TRUST CORPORATION, AS RECEIVER OF CITY SAVINGS, F.S.B. IN RECEIVERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE HAS EXECUTED SUCH INSTRUMENT AS FINANCIAL INSTITUTIONAL SPECIALIST FOR RESOLUTION TRUST CORPORATION AS RECEIVER FOR CITY SAVINGS, F.S.B. AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND SEAL THIS 29 DAY OF March, 1991.

Lorraine Wilkowski
NOTARY PUBLIC,
STATE OF NEW JERSEY
MY COMMISSION EXPIRES : 9/17/95

----------CLERK OF THE CIRCUIT COURT----------

STATE OF FLORIDA
INDIAN RIVER COUNTY, FLORIDA

I, JEFFERY K. BARTON, 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 8 DAY OF APRIL, 1991. RECORDED ON PAGE 61 PLAT BOOK 13 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFERY K. BARTON
CLERK OF THE CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

BY: Richard Woodward
DEPUTY CLERK

----------TITLE CERTIFICATION----------

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND RECORD TITLE IS HELD BY, THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DEDICATION; AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY S197.192, FLORIDA STATUES, AS AMMENDED: AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING A INTEREST IN SUCH MORTGAGES SHALL BE LISTED BELOW:

MORTGAGE FROM ST. DAVID'S ISLAND CORPORATION TO CITY FEDERAL SAVINGS BANK DATED AUGUST 19, 1987 AND RECORDED IN OFFICIAL RECORD BOOK 776, PAGE 2342, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AS MODIFIED BY MODIFICATION OF MORTGAGE AND SECURITY DOCUMENTS AND FUTURE ADVANCE AGREEMENT DATED FEBRUARY 4, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 790, PAGE 638, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED FEBRUARY 24, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 791, PAGE 1672, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED MARCH 25, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 793, PAGE 2685, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED APRIL 25, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 796, PAGE 2073, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED MAY 25, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 799, PAGE 2783, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED AUGUST 17, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 807, PAGE 407, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED SEPTEMBER 29, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 811, PAGE 1249, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED NOVEMBER 3, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 814, PAGE 2346, AND MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED JANUARY 11, 1989 AND RECORDED IN OFFICIAL RECORD BOOK 820, PAGE 2152, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. PARTICIPATION MORTGAGE FROM ST. DAVID'S ISLAND CORPORATION TO CITY FEDERAL SAVINGS BANK DATED AUGUST 19, 1987 AND RECORDED IN OFFICIAL RECORD BOOK 776, PAGE 2366, AS MODIFIED BY MODIFICATION OF MORTGAGE AND SECURITY DOCUMENTS AND FUTURE ADVANCE AGREEMENT DATED FEBRUARY 4, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 790, PAGE 638, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED FEBRUARY 24, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 791, PAGE 1672, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED MARCH 25, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 793, PAGE 2685, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED APRIL 25, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 796, PAGE 2073, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED MAY 25, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 799, PAGE 2783, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED AUGUST 17, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 807, PAGE 407, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED SEPTEMBER 29, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 811, PAGE 1249, MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED NOVEMBER 3, 1988 AND RECORDED IN OFFICIAL RECORD BOOK 814, PAGE 2346, AND MODIFICATION OF MORTGAGES AND SECURITY DOCUMENTS DATED JANUARY 11, 1989 AND RECORDED IN OFFICIAL RECORD BOOK 820, PAGE 2152, MORTGAGE FROM ST. DAVID'S ISLAND AT RIVER HARBOR, INC. TO CITY SAVINGS DATED APRIL 4, 1990 AND RECORDED IN OFFICIAL RECORD BOOK 862, PAGE 1428, AND IN MORTGAGE SPREADER AGREEMENT DATED 11-28-90 AND RECORDED IN OFFICIAL RECORD BOOK 892 PAGE 767 ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Robert M. Graham
ROBERT M. GRAHAM, ESQUIRE
GUNSTER, YOAKLEY & STEWART

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 892 PAGE 772.

NOTICE:

THE PLATTED PROJECT WAS APPROVED AS PART OF P.R.D. APPLICATION FILE # PRD-85-05-03. 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. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

----------SURVEYOR'S CERTIFICATE----------

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON FEB 14, 1991 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 PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE. EACH P.C.P. WILL BE SET AND AN AFFIDAVIT RECORDED WITHIN ONE YEAR FROM THE DATE THE PLAT IS RECORDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED: Stuart A Houston DATED: 4/1/91
STUART A. HOUSTON
REGISTERED LAND SURVEYOR NO 4490
STATE OF FLORIDA

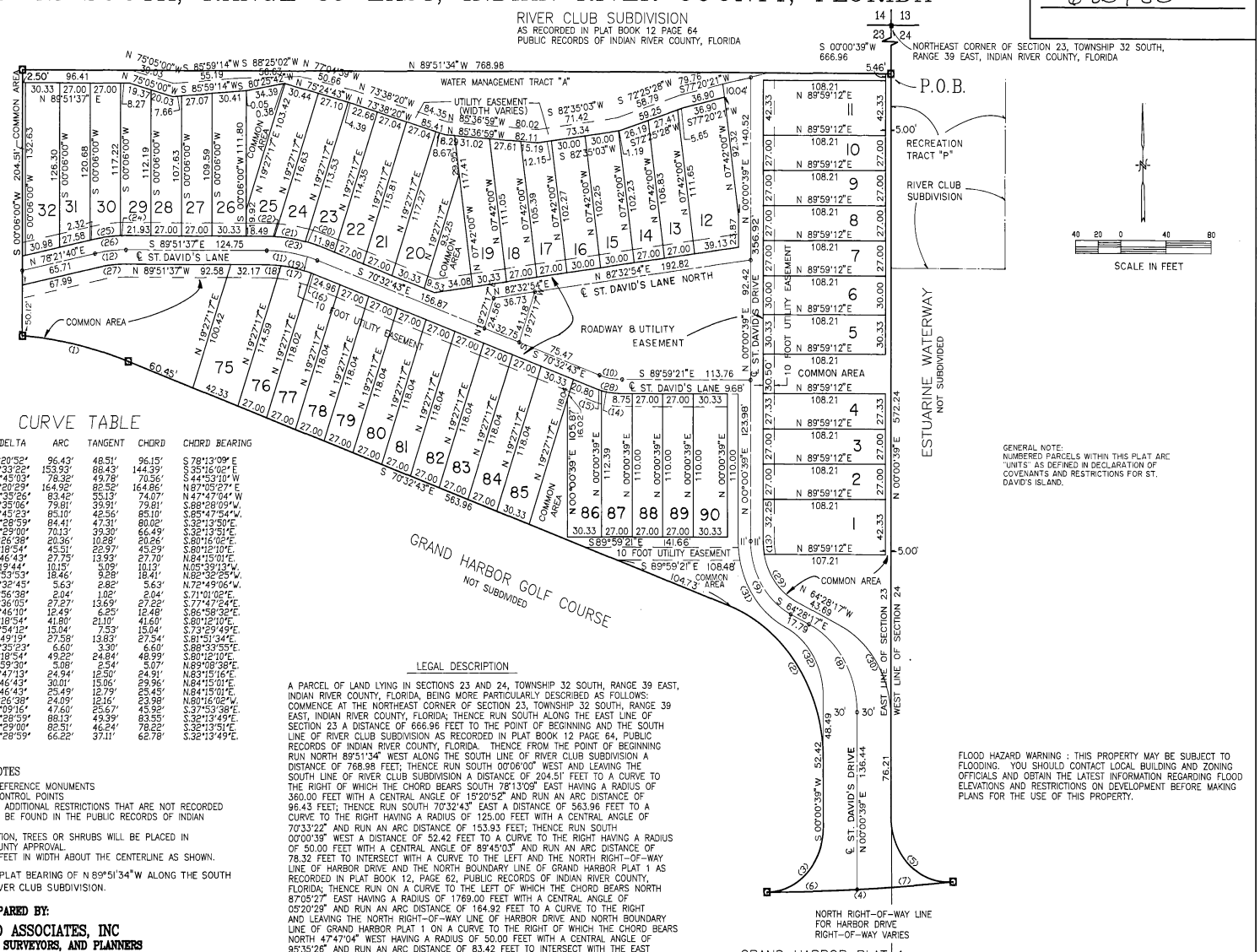
SAVING & LOAN — NOTARY — NOTARY — CORPORATION — CLERK OF COURT — SURVEYOR

SHEET 1 of 2

GRAND HARBOR – PLAT SEVEN, ST. DAVID'S ISLAND

A PLANNED RESIDENTIAL DEVELOPMENT IN SECTIONS 23 AND 24
TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 13
PAGE 61 A
DOCKET NUMBER 685183



GENERAL NOTE:
NUMBERED PARCELS WITHIN THIS PLAT ARE 'UNITS' AS DEFINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ST. DAVID'S ISLAND.

FLOOD HAZARD WARNING : THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	360.00'	15°20'52"	96.43'	48.51'	96.15'	S 78°13'09" E
2	125.00'	70°33'22"	153.93'	88.43'	144.39'	S 35°16'02" E
3	50.00'	89°45'03"	78.32'	49.78'	70.56'	S 44°53'10" W
4	1769.00'	05°20'29"	164.92'	82.52'	164.86'	N 87°05'27" E
5	50.00'	95°35'26"	83.42'	55.13'	74.07'	N 47°47'04" W
6	1769.00'	02°35'06"	79.81'	39.91'	79.81'	S 88°28'09" W.
7	1769.00'	02°45'23"	85.10'	42.56'	85.10'	S 85°47'54" W.
8	75.00'	64°28'59"	84.41'	47.31'	80.02'	S 32°13'50" E.
9	62.31'	64°29'00"	70.13'	39.30'	66.49'	S 32°13'51" E.
10	60.00'	19°26'38"	20.36'	10.28'	20.26'	S 80°16'02" E.
11	135.00'	19°18'54"	45.51'	22.97'	45.29'	S 80°12'10" E.
12	135.00'	11°46'43"	27.75'	13.93'	27.70'	N 84°15'01" E.
13	51.31'	11°19'44"	10.15'	5.09'	10.13'	N 05°39'13" W.
14	71.00'	14°53'53"	18.46'	9.28'	18.41'	N 82°32'25" W.
15	71.00'	04°32'45"	5.63'	2.82'	5.63'	N 72°49'06" W.
16	124.00'	00°56'38"	2.04'	1.02'	2.04'	S 71°01'02" E.
17	124.00'	12°36'05"	27.27'	13.69'	27.22'	S 77°47'24" E.
18	124.00'	05°46'10"	12.49'	6.25'	12.48'	S 86°58'32" E.
19	124.00'	19°18'54"	41.80'	21.10'	41.60'	S 80°12'10" E.
20	146.00'	05°54'12"	15.04'	7.53'	15.04'	S 73°29'49" E.
21	146.00'	10°49'19"	27.58'	13.83'	27.54'	S 81°51'34" E.
22	146.00'	02°35'23"	6.60'	3.30'	6.60'	S 88°33'55" E.
23	146.00'	19°18'54"	49.22'	24.84'	48.99'	S 80°12'10" E.
24	146.00'	01°59'30"	5.08'	2.54'	5.07'	N 89°08'38" E.
25	146.00'	09°47'13"	24.94'	12.50'	24.91'	N 83°15'16" E.
26	146.00'	11°46'43"	30.01'	15.06'	29.96'	N 84°15'01" E.
27	124.00'	11°46'43"	25.49'	12.79'	25.45'	N 84°15'01" E.
28	71.00'	19°26'38"	24.09'	12.16'	23.98'	N 80°16'02" W.
29	51.31'	53°09'16"	47.60'	25.67'	45.92'	S 37°53'38" E.
30	78.31'	64°28'59"	88.13'	49.39'	83.55'	S 32°13'49" E.
31	73.31'	64°29'00"	82.51'	46.24'	78.22'	S 32°13'51" E.
32	58.84'	64°28'59"	66.22'	37.11'	62.78'	S 32°13'49" E.

GENERAL NOTES

- ■ INDICATES PERMANENT REFERENCE MONUMENTS
- ○ INDICATES PERMANENT CONTROL POINTS

NOTICE : THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
NOTICE : NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
ALL ROADWAYS ARE 22 FEET IN WIDTH ABOUT THE CENTERLINE AS SHOWN.

NORTH IS BASED ON A PLAT BEARING OF N 89°51'34"W ALONG THE SOUTH BOUNDARY LINE OF RIVER CLUB SUBDIVISION.

THIS INSTRUMENT WAS PREPARED BY:

McQUEEN AND ASSOCIATES, INC
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS
700 22nd PLACE, SUITE #201 VERO BEACH, FLORIDA 32960
PHONE: (407) 569-1322 DATE: NOVEMBER, 1989
STUART A. HOUSTON, R.L.S. REVISED - OCTOBER, 1990 - JANUARY, 1991

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SECTION 23 A DISTANCE OF 666.96 FEET TO THE POINT OF BEGINNING AND THE SOUTH LINE OF RIVER CLUB SUBDIVISION AS RECORDED IN PLAT BOOK 12 PAGE 64, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE FROM THE POINT OF BEGINNING RUN NORTH 89°51'34" WEST ALONG THE SOUTH LINE OF RIVER CLUB SUBDIVISION A DISTANCE OF 768.98 FEET; THENCE RUN SOUTH 00°06'00" WEST AND LEAVING THE SOUTH LINE OF RIVER CLUB SUBDIVISION A DISTANCE OF 204.51' FEET TO A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS SOUTH 78°13'09" EAST HAVING A RADIUS OF 360.00 FEET WITH A CENTRAL ANGLE OF 15°20'52" AND RUN AN ARC DISTANCE OF 96.43 FEET; THENCE RUN SOUTH 70°32'43" EAST A DISTANCE OF 563.96 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET WITH A CENTRAL ANGLE OF 70°33'22" AND RUN AN ARC DISTANCE OF 153.93 FEET; THENCE RUN SOUTH 00°00'39" WEST A DISTANCE OF 52.42 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 89°45'03" AND RUN AN ARC DISTANCE OF 78.32 FEET TO INTERSECT WITH A CURVE TO THE LEFT AND THE NORTH RIGHT-OF-WAY LINE OF HARBOR DRIVE AND THE NORTH BOUNDARY LINE OF GRAND HARBOR PLAT 1 AS RECORDED IN PLAT BOOK 12, PAGE 62, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN ON A CURVE TO THE LEFT OF WHICH THE CHORD BEARS NORTH 87°05'27" EAST HAVING A RADIUS OF 1769.00 FEET WITH A CENTRAL ANGLE OF 05°20'29" AND RUN AN ARC DISTANCE OF 164.92 FEET TO A CURVE TO THE RIGHT AND LEAVING THE NORTH RIGHT-OF-WAY LINE OF HARBOR DRIVE AND NORTH BOUNDARY LINE OF GRAND HARBOR PLAT 1 ON A CURVE TO THE RIGHT OF WHICH THE CHORD BEARS NORTH 47°47'04" WEST HAVING A RADIUS OF 50.00 FEET WITH A CENTRAL ANGLE OF 95°35'26" AND RUN AN ARC DISTANCE OF 83.42 FEET TO INTERSECT WITH THE EAST LINE OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 00°00'39"EAST ALONG THE EAST LINE OF SECTION 23 A DISTANCE OF 572.24 FEET TO THE POINT OF BEGINNING. CONTAINING 6.068 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.