

GRAND HARBOR – P.R.D. – PLAT NINE
A PLANNED RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION 23 – TOWNSHIP 32 SOUTH – RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF PLATTING

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GHA GRAND HARBOR, LTD., A FLORIDA LIMITED PARTNERSHIP, SEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS GRAND HARBOR PLAT 9, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GHA GRAND HARBOR, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF Sept., 1992.

CHA GRAND HARBOR LTD.,
A FLORIDA GENERAL PARTNERSHIP, BY ITS GENERAL PARTNER
GHA GRAND HARBOR, INC., A FLORIDA CORPORATION

BY: Donald C. Proctor
DONALD C. PROCTOR
PRESIDENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DONALD C. PROCTOR TO ME WELL KNOWN TO BE THE PRESIDENT OF GHA GRAND HARBOR INC., A FLORIDA CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS GENERAL PARTNER OF GHA GRAND HARBOR LTD., PARTNERSHIP ON BEHALF OF SAID CORPORATION AND PARTNERSHIP, WITNESS MY HAND AND SEAL THIS 30 DAY OF Sept, 1992 HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: 4/29/96

Janice B. Duggie
4/29/96



CERTIFICATE OF APPROVAL BY THE BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 25th DAY OF Aug, 1992, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

Caroline K. Givens
CHAIRMAN OF THE BOARD

J. K. BARTON
ATTEST: CLERK OF THE BOARD
BY: Gavin B. Wray, S.C.

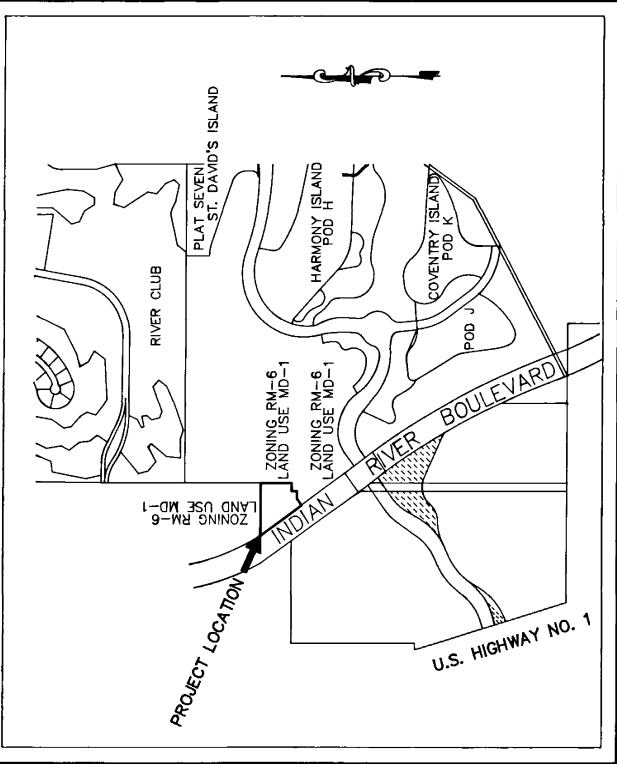
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

COUNTY ATTORNEY William Collins

THIS INSTRUMENT WAS PREPARED BY:

MASTELLER, MOLER, & REED INC.
PROFESSIONAL LAND SURVEYORS
1623 NORTH U.S. HIGHWAY NO. 1,
SEBASTIAN FLORIDA, 32958 (407) 589-4810

LOCATION MAP
NOT TO SCALE



TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT IN THE NAME OF AND APPARENT 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 SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, AND 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: Bruce Barkett
BRUCE BARKETT, ATTORNEY

MORTGAGES OR OTHER ENCUMBRANCES HELD BY:
CITY SAVINGS, F.S.B., IN RECEIVERSHIP, RESOLUTION TRUST CORPORATION,
AS RECEIVER, BY VIRTUE OF:

MORTGAGE RECORDED AT O.R. BOOK 901, PAGE 1899
MORTGAGE RECORDED AT O.R. BOOK 901, PAGE 1981
COLLATERAL ASSIGNMENT OF AGREEMENTS RECORDED AT O.R. BOOK 901, PAGE 2030
AND O.R. BOOK 901, PAGE 2065, UCC FINANCING STATEMENTS RECORDED AT O.R.
BOOK 903, PAGES 2512, 2543, 2574, 2605, 2636, 2667, AND 2698.

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NA, PAGE NA, 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 2-2-92, 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.

SIGNED Rod L. Reed

DATED: 2-3-92

ROD L. REED
REGISTERED LAND SURVEYOR NO. 3916
STATE OF FLORIDA

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
INDIAN RIVER COUNTY, FLORIDA

I, JEFFREY 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 25th DAY OF Aug, 1992.
RECORDED IN A PUBLIC BOOK IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

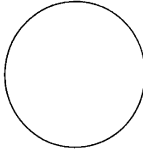
JEFFREY K. BARTON
CLERK OF THE CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA.

BY: R. Woodard
DEPUTY CLERK

G.H.A. GRAND HARBOR



NOTARY



SURVEYOR



CLERK OF COURT



REVISED 6-18-92 PER COUNTY COMMENTS
PREPARED 5-18-92

PLATBOOK: 13

PAGE: 88

753842
DOCKET NUMBER:

GRAND HARBOR — P.R.D. — PLAT NINE
A PLANNED RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION 23 — TOWNSHIP 32 SOUTH — RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA

PLATBOOK: 13
PAGE: 88A
753842
DOCKET NUMBER:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE S 00° 01' 24" W ALONG THE QUARTER SECTION LINE A DISTANCE OF 995.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID QUARTER SECTION LINE S 00° 01' 24" W A DISTANCE OF 331.67 FEET; THENCE N 89° 48' 01" W A DISTANCE OF 55.00 FEET; THENCE S 00° 01' 24" W PARALLEL TO SAID QUARTER SECTION LINE 42.59 FEET; THENCE N 89° 48' 01" W A DISTANCE OF 147.19 FEET; THENCE S 00° 11' 59" W A DISTANCE OF 76.93 FEET; THENCE S 55° 01' 27" W A DISTANCE OF 132.67 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N 55° 01' 27" E, A DELTA OF 03° 52' 28", A RADIUS OF 3766.10 FEET, AN ARC LENGTH OF 254.67 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 11° 07' 30", A RADIUS OF 1800.00 FEET, AN ARC LENGTH OF 349.50 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 89° 49' 49" E A DISTANCE OF 600.59 FEET TO THE POINT OF BEGINNING. CONTAINING 4.845 ACRES MORE OR LESS.

NOT PLATTED

FOUND P.R.M.
STAMPED
P.L.S. 4490

DELTA = 11°07'30"
RADIUS = 1800.00'
ARC = 349.50'

CONSERVATION EASEMENT
O.R.B. 923 PAGE 1682

DELTA = 09°29'22"
RADIUS = 1765.00'
ARC = 292.32'

CONSERVATION EASEMENT
O.R.B. 923 PAGE 1682

DELTA = 03°52'28"
RADIUS = 3766.10'
ARC = 254.67'

DELTA = 00°38'05"
R = 3731.10'
L = 41.34'

DELTA = 03°52'28"
RADIUS = 3766.10'
ARC = 254.67'

DELTA = 00°38'05"
R = 3731.10'
L = 41.34'

DELTA = 00°38'05"
R = 3731.10'
L = 41.34'

DELTA = 00°38'05"
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R = 3731.10'
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DELTA = 00°38'05"
R = 3731.10'
L = 41.34'

ABBREVIATIONS

N = NORTH
S = SOUTH
E = EAST
W = WEST

P.R.M. = PERMANENT REFERENCE MONUMENT
Δ = DELTA
R = RADIUS
A = ARC

O.R.B. = OFFICIAL RECORD BOOK

THIS INSTRUMENT WAS PREPARED BY:

MASTELLER, MOLER & REED INC.

PROFESSIONAL LAND SURVEYORS

1623 NORTH U.S. HIGHWAY NO. 1, SEBASTIAN FLORIDA
(407) 589-4810

POINT OF COMMENCEMENT

NORTH QUARTER CORNER

SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST

NORTH LINE OF SECTION 23

995.01'

PER O.R.B. 923 PAGE 1688

S 00°01'24" W

331.67'

S 00°01'24" W

55.00'

N 89°48'01" W

42.59'

S 00°01'24" W

4644

FOUND P.R.M.
STAMPED
P.L.S. 4490

POINT OF BEGINNING

600.59'

S 89°49'49" E

296.41'

CONSERVATION EASEMENT
O.R.B. 923 PAGE 1682

N 89°49'49" W

245.52'

S 00°01'24" W

4644

SET P.R.M.
STAMPED L.B.
4644

FOUND P.R.M.
STAMPED
P.L.S. 4490

N 89°48'01" W

147.19'

S 00°01'24" W

4644

SET P.R.M.
STAMPED L.B.
4644

FOUND P.R.M.
STAMPED
P.L.S. 4490

N 89°48'01" W

76.93'

S 00°01'24" W

4644

SET P.R.M.
STAMPED L.B.
4644

FOUND P.R.M.
STAMPED
P.L.S. 4490

S 55°01'27" W

132.67'

RADIAL

BENCHMARK
ELEVATION 8.09

GENERAL NOTES:

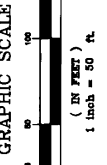
1.) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

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

3.) (S 00° 01' 24" W) DENOTES THE BEARING ALONG THE QUARTER SECTION LINE AS CALLED FOR IN A LEGAL DESCRIPTION PER O.R.B. 923, PAGE 1688, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. ALL OTHER BEARINGS RELATE TO THIS BEARING STRUCTURE.

4.) THE CONSERVATION EASEMENT AS SHOWN IS RECORDED IN O.R.B. 923, PAGE 1682, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

5.) THE BENCHMARK ELEVATION WAS ESTABLISHED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



REVISED 6-18-92 PER COUNTY COMMENTS
PREPARED 5-18-92