

# A PLANNED RESIDENTIAL DEVELOPMENT

BEING A PART OF GOVERNMENT LOT 1 & GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

1. ALL UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE INSTALLATION, 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 MEMBERS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC., AND SAID MEMBERS' GUESTS, INVITEES AND MORTGAGEES, INCLUDING THOSE MEMBERS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC. WHO ARE NOT OWNERS OF GRAND HARBOR PLAT 12, AS HAS BEEN APPROVED BY THE BOARD OF DIRECTORS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN, REPAIR AND AMBULANCE SHALL HAVE THE RIGHT TO USE THE STREETS, SMALL STREETS AND ALLEYS OF WAY ARE HEREBY DEDICATED AS UTILITY EASEMENT.
3. TRACT "A" IS HEREBY RESERVED BY GRANTOR FOR USE AS A HARBOR, MARINA, DOCKING OR BOATING FACILITY, AND SHALL BE MAINTAINED BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GHA HARBOR INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18 DAY OF March 1993.

GHA HARBOR, LTD.,  
A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER

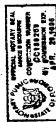
BY: Donald C. Proctor  
CHA HARBOR, INC., A FLORIDA CORPORATION  
DONALD C. PROCTOR  
PRESIDENT

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 HARBOR, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF GHA HARBOR, LTD., A FLORIDA LIMITED PARTNERSHIP, AND AN INDIVIDUAL WHOSE DECEDENT SUE AS PRESIDENT OF GHA HARBOR, INC. AND GENERAL CORPORATION, GENERAL PARTNER OF GHA HARBOR, LTD., A FLORIDA LIMITED PARTNERSHIP.

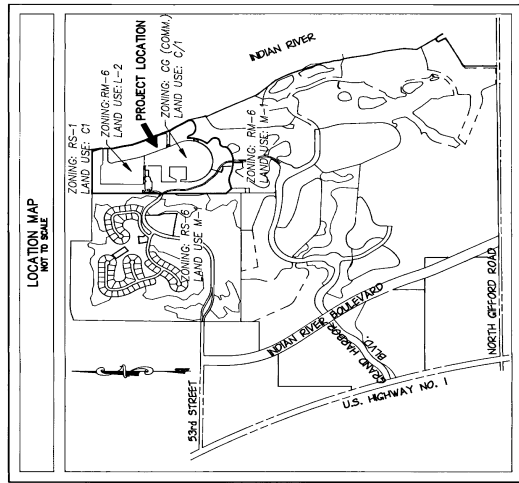
WITNESS MY HAND AND SEAL THIS 11 DAY OF March, 1983. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC  
STATE OF FLORIDA  
MY COMMISSION EXPIRES: 4/29/06  
Janice McDuffie



THIS INSTRUMENT WAS PREPARED BY:  
**ROD L. REED FOR**  
**MASTELLER, MOLER, & REED INC.**  
 PROFESSIONAL LAND SURVEYORS  
 1623 NORTH U.S. HIGHWAY NO. 1,  
 SEBASTIAN FLORIDA, 32958 (407) 589-4810

992393800.TWL;  
SEBASTIAN FLORIDA. 32958 (407) 589-4810  
1025 YORK ST. U.S. INFORMATION NO. 1;



CERTIFICATE OF APPROVAL BY THE BOARD  
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 15 DAY OF March, 1993, THE FOREGOING  
 DEED WAS RECORDED IN THE PUBLIC RECORDS OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN  
 RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENT ACCEPTED.

CHAIRMAN OF THE BOARD  
*Richard M. Davis*

ATTEST: CLERK OF THE BOARD  
*J. H. Pearson*  
*Dr. Arthur Conrad, D.C.*

CERTIFICATE OF APPROVAL  
THE COUNTY ADMINISTRATOR

EXAMINED AND APPROVED THIS 23 DAY OF March 1993.

COUNTY ADMINISTRATOR Don E. Blum

| NOTARY                   | SUBJECT | CLERK OF COURT |
|--------------------------|---------|----------------|
| CHAMBERLAIN HARBOR, INC. |         |                |

NOTARY

05/18/2008

CLERK OF COURT

The figure consists of five circular maps arranged vertically, each representing a different taxonomic group. The maps show the spatial distribution of species richness across a geographic area, likely Europe based on the context of the paper. The taxa groups are:

- Top map:** Invertebrates (excluding insects)
- Second map:** Fish
- Third map:** Amphibians & Reptiles
- Fourth map:** Birds
- Fifth map:** Mammals

Each map displays numerous small dots or symbols indicating the presence and relative abundance of species within specific grid cells.

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# TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT IN THE NAME OF \_\_\_\_\_, AN INDIVIDUAL OR PARTNERSHIP, OR ORGANIZATION, ARE NOT BEING REDEVELOPED, AND NO APPARENT RECORD TITLE IS HELD BY THE PERSON, PERSONS, OR ORGANIZATION(S) ACQUIRING THE REDUCTION; AND, ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOKS AND PAGE NUMBER OF ALL MORTGAGES, AND LENS, 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.

\_\_\_\_\_

- MORTGAGES AND OTHER ENCUMBRANCES MADE BY:  
 (1) INDUSTRY & SHEPHERSON A/S A NORWEGIAN BANKING CORPORATION  
 RECORDED AT O.R. BOOK 93B, PAGE 706,  
 DEEDS OF MORTGAGE AND SECURITY AGREEMENT RECORDED AT O.R. BOOK 93B, PAGE 1761,  
 DEEDS OF MORTGAGE AND SECURITY AGREEMENT TO LOAN DOCUMENTS RECORDED AT O.R. BOOK 96E, PAGE 221,  
 ASSIGNMENT OF CONSTRUCTION DOCUMENTS AND DEVELOPMENT RIGHTS RECORDED  
 AT O.R. BOOK 98T, PAGES 1-10,  
 DEEDS OF MORTGAGE, TRUST AGREES AND PROFITS RECORDED AT O.R. BOOK 93B, PAGE 1745  
 JOINT FINANCING STATEMENT RECORDED AT O.R. BOOK 93B, PAGE 1739.  
 CO-COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF  
 THE PROPERTY SHOWN ON THIS FILE ARE FILED IN OFFICIAL RECORDS BOOK 798  
 PLAT 10, RECORDS BOOK 649, PAGE 19461, PUBLIC RECORDS  
 OF INDIAN RIVER COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

WE, THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT ON 1-26-93 HE REGISTERED 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 AND EACH P.C.P. WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913; AND THAT SAID LAND IS IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED K. L. Reed  
ROD L. REED  
REGISTERED LAND SURVEYOR NO. 3916  
STATE OF FLORIDA  
DATED: 3-10-93

## CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
INDIAN RIVER COUNTY

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 COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 23 DAY OF MARCH 1993.  
RECORDED ON PAGE 15 PLAT BOOK 13 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

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

REVISED 3-9-93  
REVISED 3-4-93  
REVISED 3-3-93  
PREPARED 12-21-92

SHEET 1 OF 4

# HARBOR VILLAGE PHASE I, GRAND HARBOR PLAT 12

## A PLANNED RESIDENTIAL DEVELOPMENT

BEING A PART OF GOVERNMENT LOT 1 & GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PLATBOOK: 13

PAGE: 95 A

DOCKET NUMBER: 178885

DOCKET NUMBER: 178885

RIVER CLUB SUBDIVISION  
P.B. 12 PG. 64

NEW TEMPORARY INGRESS & EGRESS EASEMENT CREATED PER O.R. BK. PG. 64

POINT OF COMMENCEMENT

WEST LINE SECTION 24-32-39

WEST LINE SECTION 13-32-39

NOT INCLUDED AS PART OF THIS PLAT

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GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

INDIAN RIVER FARM DRAINAGE CANAL

GOVT. LOT 2

GOVT. LOT 1

INDIAN RIVER

TRACT "A" YACHT BASIN

SECTION 24-32-39

SECTION 13-32-39

SECTION 24-32-39

SECTION 13-32-39

SECTION 24-32-39

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SECTION 24-32-39

SECTION 13-32-39

- 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) (S0070039W) DENOTES THE BEARING ALONG THE SECTION LINE AS LOCATED ON THE PLAT OF RIVER CLUB PLAT BOOK 12, PAGE 95. BEARINGS ARE GIVEN IN DEGREES, MINUTES AND SECONDS. ALL OTHER BEARINGS RELATE TO THIS BEARING STRUCTURE.
  - 4) P.R.M. = PERMANENT REFERENCE MONUMENT
  - 5) P.C.P. = PERMANENT CONTROL POINT
  - 6) L.B. = LICENSED BUSINESS
  - 7) ON SITE BENCH MARK (S Y CUT IN N.W. CORNER OF BRIDGE ELEVATION = 7.36' N.G.V.D.)
  - 8) SEE SHEET 4 OF 4 FOR P.R.M. OFFSET LOCATIONS.
  - 9) PARCEL IS BEING PLATTED FOR THE INTENDED USE OF CONDOMINIUM DEVELOPMENT

FLOOD HAZARD WARNING - "THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. 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."

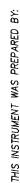
THIS INSTRUMENT WAS PREPARED BY:  
**MASTELLER, MOLER & REED INC.**  
PROFESSIONAL LAND SURVEYORS  
1623 NORTH U.S. HIGHWAY NO. 1, SEBASTIAN FLORIDA  
(407) 589-4810

92393801.DWG

BEING A PART OF GOVERNMENT LOT 1 & GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

[illegible]

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING      | DELTA     |
|-------|---------|---------|---------|---------|--------------|-----------|
| C1    | 290.00' | 163.35' | 83.91'  | 161.20' | N 85.3014° W |           |
| C2    | 790.00' | 44.50'  | 22.26'  | 43.57'  | S 70.5852° E |           |
| C3    | 90.00'  | 150.50' | 69.63'  | 133.57' | S 45.5338° W | 95.4849'  |
| C4    | 48.00'  | 224.85' | 120.12' | 217.97' | N 22.7133° E | 143.9845' |
| C5    | 36.00'  | 224.85' | 120.12' | 217.97' | N 22.7133° E | 143.9845' |
| C6    | 51.35'  | 72.93'  | 44.06'  | 66.88'  | N 45.0013° E | 61.1606'  |
| C7    | 126.93' | 127.31' | 63.60'  | 123.93' | S 43.0753° E | 57.9339'  |
| C8    | 190.00' | 168.88' | 90.48'  | 162.38' | N 82.3910° E | 50.5540'  |
| C9    | 415.00' | 420.71' | 230.49' | 402.99' | S 28.5454° E | 58.0342'  |
| C10   | 424.00' | 292.12' | 152.12' | 286.38' | N 31.7145° E | 39.9238'  |
| C11   | 316.00' | 138.59' | 70.03'  | 119.02' | S 64.1730° W | 107.9449' |
| C12   | 716.64' | 138.59' | 70.03'  | 119.02' | S 64.1730° W | 107.9449' |
| C13   | 790.00' | 220.03' | 110.76' | 219.36' | S 80.3453° E | 155.744'  |
| C14   | 400.00' | 319.10' | 168.59' | 310.71' | N 71.1357° E | 45.4230'  |
| C15   | 600.00' | 52.77'  | 26.23'  | 51.09'  | N 21.0151° E | 5.92143'  |
| C16   | 69.27'  | 86.95'  | 50.25'  | 61.35'  | N 21.1334° E | 7.15506'  |
| C17   | 75.00'  | 53.50'  | 27.95'  | 52.33'  | S 68.153° E  | 4.05219'  |
| C18   | 75.00'  | 53.50'  | 27.95'  | 52.33'  | S 68.153° E  | 4.05219'  |
| C19   | 250.00' | 63.48'  | 26.84'  | 61.60'  | S 05.3805° E | 16.2942'  |
| C20   | 75.00'  | 63.48'  | 26.84'  | 61.60'  | S 05.3805° E | 16.2942'  |
| C21   | 444.00' | 305.90' | 159.30' | 299.88' | N 31.7145° E | 48.2944'  |
| C22   | 395.56' | 259.74' | 134.47' | 254.62' | N 07.1059° W | 37.9258'  |
| C23   | 100.00' | 71.34'  | 37.26'  | 69.83'  | N 88.1543° W | 4.05219'  |
| C24   | 395.56' | 259.74' | 134.47' | 254.62' | N 07.1059° W | 37.9258'  |
| C25   | 427.00' | 509.57' | 260.08' | 479.87' | N 69.0818° W | 6.99213'  |
| C26   | 35.00'  | 21.66'  | 10.88'  | 21.62'  | S 44.3210° W | 1.303558' |
| C27   | 415.56' | 13.89'  | 6.94'   | 13.86'  | N 25.0012° W | 0.154553' |
| C28   | 415.56' | 12.75'  | 6.37'   | 12.75'  | N 23.0952° W | 0.145277' |
| C29   | 180.00' | 23.21'  | 11.62'  | 23.19'  | S 01.9724° E | 0.77318'  |
| C30   | 180.00' | 13.04'  | 6.52'   | 13.03'  | S 06.330° E  | 0.43857'  |
| C31   | 315.56' | 246.13' | 121.67' | 241.75' | N 07.1059° W | 37.9258'  |
| C32   | 315.56' | 246.13' | 121.67' | 241.75' | N 07.1059° W | 37.9258'  |



## PROFESSIONAL LAND SURVEYORS

PROFESSIONAL LAND SUR  
1623 NORTH U.S. HIGHWAY NO. 1, SU  
(407) 589-4810

L = 319.68' FLOOD HAZARD WARNING - "THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS OR RESTORATIONS ON THIS PROPERTY."

$$\begin{aligned}\Delta &= 37^{\circ}32'59'' \\ R &= 415.56' \\ L &= 272.34'\end{aligned}$$
REVISED 3-3-93  
REF 12-21-92

SHEET 3 OF 4

# HARBOR VILLAGE PHASE I, GRAND HARBOR PLAT 12

## A PLANNED RESIDENTIAL DEVELOPMENT

BEING A PART OF GOVERNMENT LOT 1 & GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, AND A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

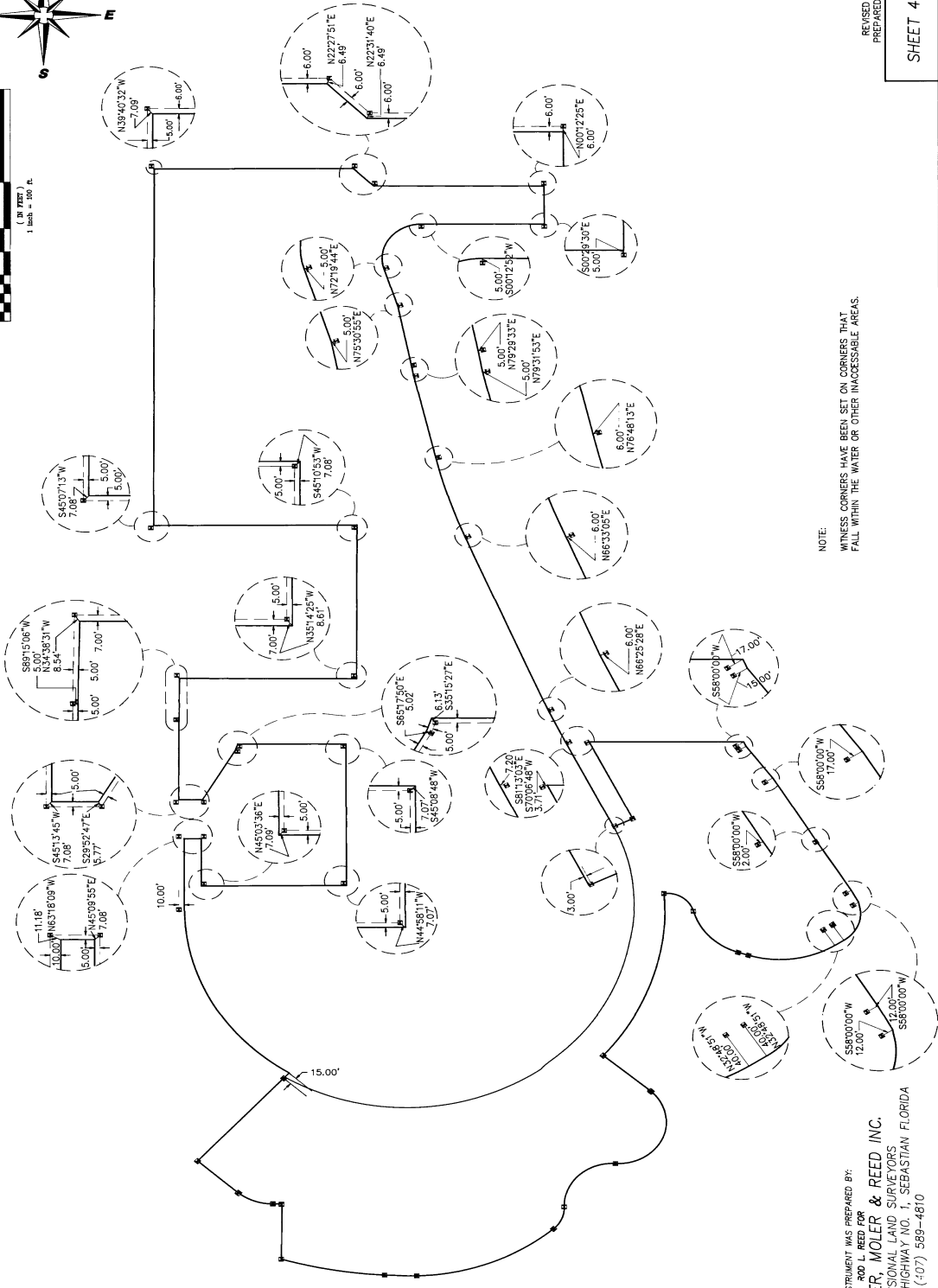
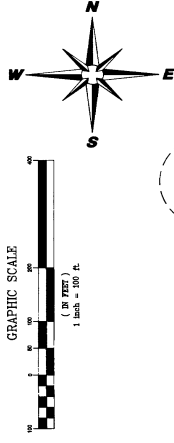
### P.R.M. LOCATION SHEET

PLATBOOK: 13

PAGE: 95 C.

778885

DOCKET NUMBER:



NOTE:  
WITNESS CORNERS HAVE BEEN SET ON CORNERS THAT  
FALL WITHIN THE WATER OR OTHER INACCESSIBLE AREAS.

THIS INSTRUMENT WAS PREPARED BY:  
AND L. REED FOR  
**MASTELLER, MOLER & REED INC.**  
PROFESSIONAL LAND SURVEYORS  
1623 NORTH U.S. HIGHWAY NO. 1, SEBASTIAN FLORIDA  
(407) 589-4810

REVISED 3-3-93  
PREPARED 1-22-93

SHEET 4 OF 4

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