

HARBOR VILLAGE PHASE II — GRAND HARBOR PLAT 13

A PLANNED RESIDENTIAL DEVELOPMENT

BEING A PART OF GOVERNMENT LOT 1 & GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF GRAND HARBOR — PLAT 8 AS RECORDED IN PLATBOOK 13, PAGE 85, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GHA HARBOR, LTD., A FLORIDA LIMITED PARTNERSHIP, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS HARBOR VILLAGE PHASE II — GRAND HARBOR PLAT 13, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID 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 TO INDIAN RIVER COUNTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ANY UTILITIES, AND THE RIGHT OF EASEMENT, BUT NOT EXCLUSIVE OF 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 STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO GRAND HARBOR COMMUNITY ASSOCIATION, INC. FOR THE USE AND BENEFIT OF ITS MEMBERS, MEMBERS' GUESTS, INVITEES, AND MORTGAGEES, INCLUDING THOSE MEMBERS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC. WHOSE INTERESTS ARE IN HARBOR VILLAGE PHASE II — GRAND HARBOR PLAT 13, AS HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC. SAID STREETS AND RIGHTS-OF-WAY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND ELECTRICITY, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF THEIR BUSINESS. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- 3) ALL STORM DRAINAGE FACILITIES ARE HEREBY DECLARED AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO GRAND HARBOR COMMUNITY ASSOCIATION, INC. FOR THE USE AND BENEFIT OF ITS MEMBERS, MEMBERS' GUESTS, INVITEES, AND MORTGAGEES, INCLUDING THOSE MEMBERS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC. WHOSE INTERESTS ARE IN HARBOR VILLAGE PHASE II — GRAND HARBOR PLAT 13, AS HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS OF GRAND HARBOR COMMUNITY ASSOCIATION, INC. MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION, INC.
- 4) TRACT A IS HEREBY RESERVED BY GRANTOR FOR USE AS A HARBOR, MARINA, DOCKING AREA, AND PEDESTRIAN WALKWAY, AND SHALL BE MAINTAINED BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

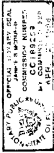
IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GHA HARBOR INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF SEPTEMBER, 1993.

GHA HARBOR, LTD.,  
BY ITS GENERAL PARTNER

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

STATE OF INDIAN RIVER  
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, INC. ACHIEVED CORPORATION, GENERAL PARTNER OF GHA HARBOR, LTD., A FLORIDA LIMITED PARTNERSHIP.  
HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH. WITNESS MY HAND AND SEAL THIS 2 DAY OF SEPTEMBER, 1993.

NOTARY PUBLIC  
PRINTED NAME James B. Proctor  
STATE OF FLORIDA  
MY COMMISSION EXPIRES 4/29/94  
COMMISSION NO. 12182409

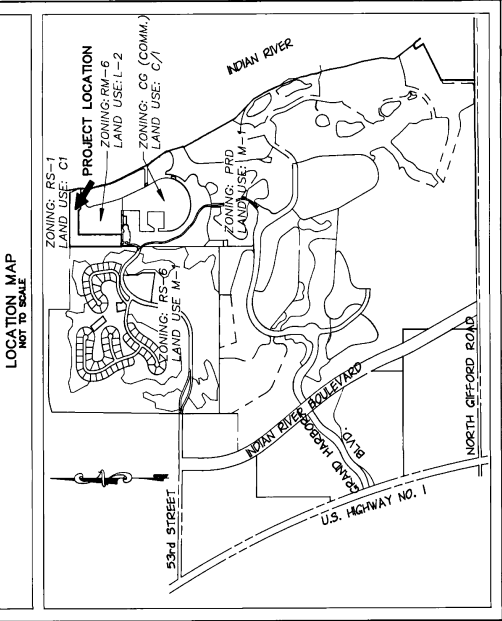


THIS INSTRUMENT WAS PREPARED BY:

ROD L. REED FOR

MASTELLER, MOLER, & REED INC.  
PROFESSIONAL LAND SURVEYORS  
1623 NORTH U.S. HIGHWAY NO. 1,  
SEBASTIAN FLORIDA, 32958 (407) 580-4810

92397600.DWG



CERTIFICATE OF APPROVAL BY THE BOARD  
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE 7 DAY OF SEPTEMBER, 1993, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS ACCEPTED.

CHAIRMAN OF THE BOARD  
John K. Barton  
by Barbara Smah, D.C.  
TEST: CLERK TO THE BOARD

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

COUNTY ATTORNEY William J. Collins

MORTGAGEE'S CONSENT

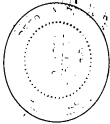
THE MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION ARE RECORDED AT O.R. BOOK 988 PAGE 517 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

GHA HARBOR, INC.

NOTARY

SURVEYOR

CLERK OF COURT



PLATBOOK: 14  
PAGE: 3  
804118  
DOCKET NUMBER:

TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT IN THE NAME OF AND APPARENT RECORD TITLE ISSUED 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 RECORDS OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHOW NO 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 NAME OF ATTORNEY

- MORTGAGES OR OTHER ENCUMBRANCES HELD BY:
- 1) INDUSTRIAL & SHIPBANKEN A/S NORWEGIAN BANKING CORPORATION MORTGAGE AND SECURITY AGREEMENT RECORDED AT O.R. BOOK 938, PAGE 1706, AMENDMENT TO LOAN DOCUMENTS RECORDED AT O.R. BOOK 938, PAGE 1761, ASSIGNMENT OF CONSTRUCTION DOCUMENTS AND DEVELOPMENT RIGHTS RECORDED AT O.R. BOOK 938, PAGE 1761, ASSIGNMENT OF RENTS, LEASES AND PROFITS RECORDED AT O.R. BOOK 938, PAGE 1745, UCC FINANCING STATEMENT RECORDED AT O.R. BOOK 938, PAGE 1739, UCC FINANCING STATEMENT RECORDED AT O.R. BOOK 938, PAGE 1739, COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 286 PAGE 383, AND IN OFFICIAL RECORDS BOOK 849, 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 4-12-93 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 AS SHOWN HEREON; THAT ALL REFERENCES TO THE LANDS THEREIN DESCRIBED AND PLATTED AS SHOWN HEREON AS REFERRED TO BY THE FOREGOING PLAT, HAVE BEEN PLACED IN THE PLAT AS REFERRED TO BY THE FOREGOING PLAT, AND THAT SAID LAND IS IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED Rod L. Reed DATED: 9-2-93  
ROD L. REED  
REGISTERED LAND SURVEYOR NO. 3916  
STATE OF FLORIDA

CERTIFICATION OF CLERK OF 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 OF HARBOR VILLAGE PHASE II — GRAND HARBOR PLAT 13, A PLANNED RESIDENTIAL DEVELOPMENT AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 13 DAY OF SEPTEMBER, 1993.

JEFFREY K. BARTON  
CLERK OF THE CIRCUIT COURT  
INDIAN RIVER COUNTY, FLORIDA.  
BY: R. Wood DEPUTY CLERK

CERTIFICATE OF APPROVAL  
BY THE COUNTY ADMINISTRATOR

EXAMINED AND APPROVED THIS 7 DAY OF SEPTEMBER, 1993.

COUNTY ADMINISTRATOR John K. Barton

REVISED 8-26-93  
REVISED 8-28-93  
PREPARED 5-4-93

HARBOR VILLAGE PHASE II - GRAND HARBOR PLAT 13

A PLANNED RESIDENTIAL DEVELOPMENT

BEING A PART OF GOVERNMENT LOT 1 & GOVERNMENT LOT 2, SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF GRAND HARBOR - PLAT 8 AS RECORDED IN P.B. 13, PG. 85, INDIAN RIVER COUNTY, FLORIDA.

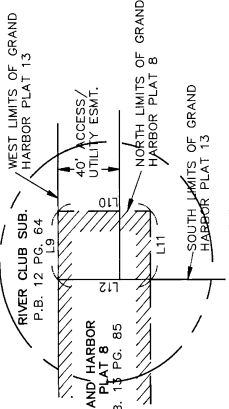
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE N 00°04'48" E ALONG THE WEST LINE OF SECTION 13 A DISTANCE OF 1096.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION LINE N 00°04'48" E A DISTANCE OF 900.82 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE ALONG THE MEAN HIGH WATER LINE OF THE INDIAN RIVER S 09°17'20" E A DISTANCE OF 163.75 FEET; THENCE S 00°29'30" E A DISTANCE OF 35.28 FEET; THENCE ALONG A CURVE OF 100.00' RADIUS, CHORD N 00°03'16" E, 38.00' TO THE POINT OF BEGINNING; THENCE S 00°29'30" E A DISTANCE OF 35.28 FEET; THENCE ALONG A CURVE OF 100.00' RADIUS, CHORD N 00°03'16" E, 38.00' TO THE POINT OF BEGINNING; THENCE S 00°29'30" E A DISTANCE OF 35.28 FEET; THENCE ALONG A CURVE OF 100.00' RADIUS, CHORD N 00°03'16" E, 38.00' TO THE POINT OF BEGINNING; THENCE S 00°29'30" E A DISTANCE OF 35.28 FEET; THENCE ALONG A CURVE OF 100.00' RADIUS, CHORD N 00°03'16" E, 38.00' TO THE POINT OF BEGINNING.

FLOOD HAZARD WARNING - "THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING RAINFALL EVENTS. THE OWNER'S DESIGNER, ENGINEER, ARCHITECT, OR SURVEYOR HAS BEEN ADVISED OF THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY."

NO BUILDING PERMIT WILL BE ISSUED FOR ANY BUILDING WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE OWNER, OR THE OWNER'S DESIGNER, ENGINEER, ARCHITECT, OR SURVEYOR, HAS OBTAINED A BUILDING PERMIT FROM THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE OWNER (S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE OWNER, OR THE OWNER'S DESIGNER, CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENT CERTIFICATE.



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

92397601.DWG

PLATBOOK: 14

PAGE: 3A

804118

DOCKET NUMBER:

GRAPHIC SCALE:

20' WIDE OUTFALL PIPE EASEMENT  
RECORDED IN O.R. BOOK PG.

RIVER CLUB SUBDIVISION  
P.B. 12 PG. 64

POINT OF  
COMMENCEMENT

POINT OF  
BEGINNING

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE