

# THE GROVES

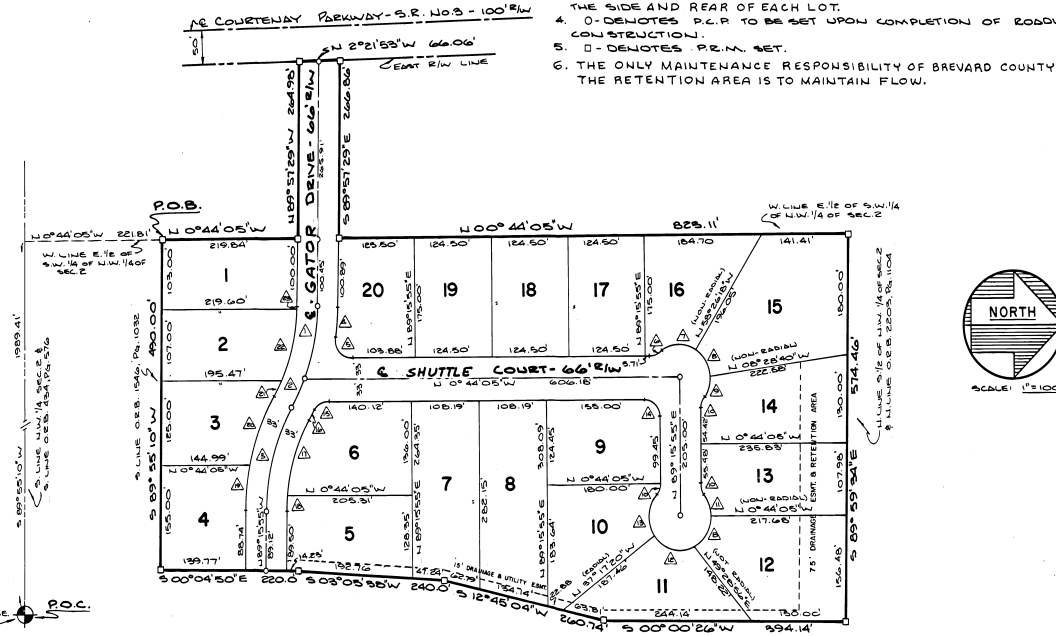
A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 36 EAST AND RUN S 89° 55' 10" W, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 434, PAGE 576 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 1989.41 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE RUN N 00° 44' 05" W, ALONG SAID WEST LINE, A DISTANCE OF 221.81 FEET TO THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; FROM SAID POINT-OF-BEGINNING, CONTINUE TO RUN N 00° 44' 05" W ALONG SAID WEST LINE A DISTANCE OF 219.84 FEET; THENCE RUN N 89° 57' 29" E A DISTANCE OF 264.98 FEET TO THE EAST RIGHT-OF-WAY OF COURTESY PARKWAY (STATE ROAD NO. 3) 100' R/W; THENCE RUN N 02° 21' 53" W, ALONG SAID EAST LINE, A DISTANCE OF 66.06 FEET; THENCE RUN S 89° 57' 29" E A DISTANCE OF 266.06 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2; THENCE RUN N 00° 44' 05" W, ALONG SAID WEST LINE A DISTANCE OF 823.11 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2223, PAGE 1104 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 89° 59' 34" E, ALONG SAID NORTH LINE, A DISTANCE OF 574.66 FEET; THENCE RUN S 00° 00' 26" W A DISTANCE OF 394.14 FEET; THENCE RUN S 12° 45' 04" W A DISTANCE OF 260.74 FEET; THENCE RUN S 03° 05' 30" W A DISTANCE OF 240.00 FEET; THENCE RUN S 00° 04' 50" E A DISTANCE OF 220.0 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1546, PAGE 1032 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 89° 55' 10" W, ALONG SAID SOUTH LINE, A DISTANCE OF 490.00 FEET TO THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL, CONTAINING 13.363 ACRES OF LAND MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THIS PLOT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS.
2. BEARING STRUCTURE IS BASED ON THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 2, TWP 24 S., R. 36 E., HAVING A BEARING OF S 89° 55' 10" W.
3. A 7.5' PUBLIC UTILITY & DRAINAGE EASEMENT IS RESERVED ALONG THE SIDE AND REAR OF EACH LOT.
4. 0' DENOTES P.C. TO BE SET UPON COMPLETION OF ROADWAY CONSTRUCTION.
5. 0' DENOTES P.M. SET.
6. THE ONLY MAINTENANCE RESPONSIBILITY OF BREVARD COUNTY IN THE RETENTION AREA IS TO MAINTAIN FLOW.



NO.	DELTA	ARC	TAN	CHD	RAD
1	21° 06' 38"	110.35	55.80	109.70	599.64
2	2° 53' 22"	46.66	23.28	46.41	"
3	30° 43' 46"	160.40	82.28	158.68	"
4	7° 51' 45"	48.62	24.35	45.58	332.44
5	92° 35' 51"	48.02	29.06	37.90	25.0
6	33° 21' 06"	17.17	8.94	16.85	"
7	71° 34' 50"	42.49	26.07	58.50	50.0
8	40° 00' 00"	52.36	28.87	50.00	"
9	37° 05' 21"	52.37	16.77	31.80	"
10	39° 20' 46"	17.17	8.94	16.85	25.0
11	45° 02' 37"	39.31	20.73	38.30	50.0

NO.	DELTA	ARC	TAN	CHD	RAD
12	77° 44' 33"	21.85	14.31	12.76	300.0
13	75° 54' 00"	48.26	30.99	61.90	"
14	90° 00' 00"	59.27	29.00	55.36	25.0
15	61° 42' 37"	26.98	14.94	25.64	"
16	2° 26' 23"	14.16	7.08	14.15	332.44
17	25° 12' 45"	17.24	9.59	16.30	266.44
18	5° 31' 01"	25.66	12.84	25.69	"
19	11° 42' 32"	48.32	24.28	45.20	332.44
20	9° 00' 04"	110.25	55.68	109.74	"
21	5° 32' 17"	25.75	12.89	25.74	266.44
22	23° 48' 53"	10.75	5.61	10.96	"

NO.	DELTA	ARC	TAN	CHD	RAD
23	0° 30' 44"	3.00	1.50	3.00	266.44

FOR JOINOR SEE O.R.B. 2659 PAGE 1593

PLAT BOOK 32  
AND PAGE 26

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in **THE GROVES** hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned hereunto set... on MAY 13, 1985.  
*Jack I. Rayfield* *Rae E. Rayfield*  
*Carl W. Johnson*

STATE OF FLORIDA... COUNTY OF BREVARD... THIS IS TO CERTIFY, That on MAY 13, 1985, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

*Jack I. Rayfield*  
to me known the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be... free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
*Richard G. Wilson*  
NOTARY PUBLIC  
My Commission Expires...

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on MAY 13, 1985, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated MAY 13, 1985.  
*Richard G. Wilson* Registration No. 1437

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, That on... the... approved the foregoing plat.  
MAYOR...  
CITY CLERK...

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way easements and fees as dedicated for public use on this plat.  
*Theodore A. Hahn* Chairman of the Board  
ATTEST: *R.C. Winstead Jr.* *Ray Anthony W. Mingo* Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on AUG 13, 1985 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
*Theodore A. Hahn* Chairman of the Board  
ATTEST: *R.C. Winstead Jr.* *Ray Anthony W. Mingo* Clerk of the Board  
*Richard G. Wilson* County Engineer

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**  
THIS IS TO CERTIFY, That on AUG 23, 1985 the Zoning Commission of Brevard County approved the foregoing plat.  
*Steve T. Ketchum* Chairman and Zoning Director

**CERTIFICATE OF CLERK**  
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on JUN 23, 1985 at 11:02AM File No. 128792.  
*Rae E. Rayfield* *Ray Anthony W. Mingo* Clerk of the Circuit Court in and for Brevard County, Fla.