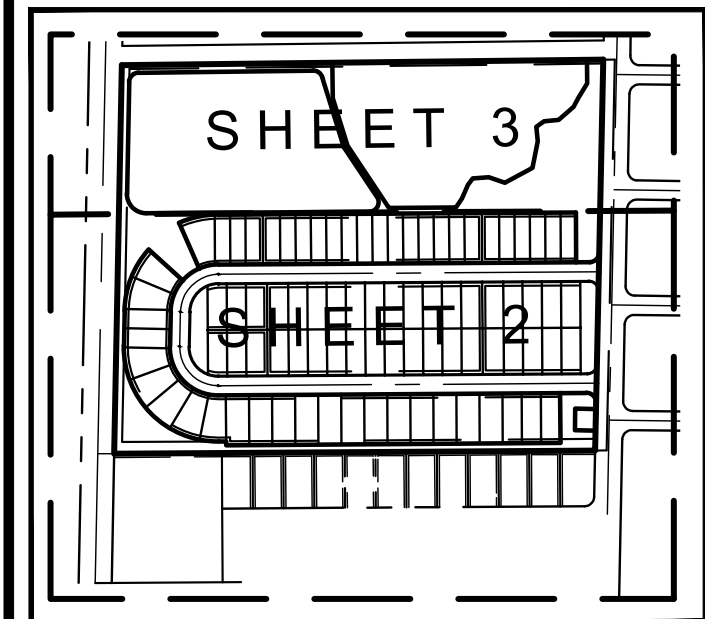
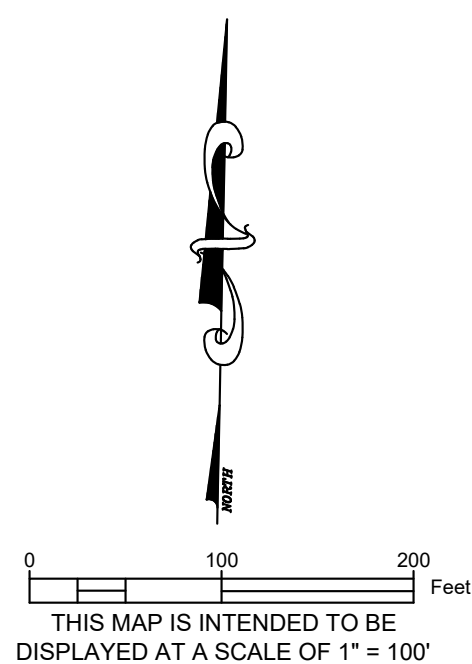


VICINITY MAP
NOT TO SCALE



KEY MAP
1" = 500'



LEGEND

- D.E. DRAINAGE EASEMENT
L ARC LENGTH OF CURVE
LB LICENSED BUSINESS
NR NON-RADIAL
P.B. PLAT BOOK
P.C.P. PERMANENT CONTROL POINT
PG. PAGE
PRM PERMANENT REFERENCE MONUMENT
R RADIUS OF CURVE
(R) RADIAL
R/W RIGHT-OF-WAY
T 29 S TOWNSHIP 29 SOUTH
R 36 E RANGE 36 EAST
U.E. UTILITY EASEMENT

- Δ CENTRAL ANGLE OF CURVE
■ SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BOWMAN CG LB 8030 PRM"
● SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"
◎ SET MAG NAIL AND DISK STAMPED "P.C.P. LB 8030"
CALCULATED 1/4 SECTION CORNER
CALCULATED SECTION CORNER

POINT OF COMMENCEMENT
WEST 1/4 CORNER OF SECTION 13 - T 29 S - R 36 E
FALLS IN CANAL.
CALCULATED PER P.B. 17, PG. 34
N = 1319004.16
E = 756762.17

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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462
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RICHMOND COVE

A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST

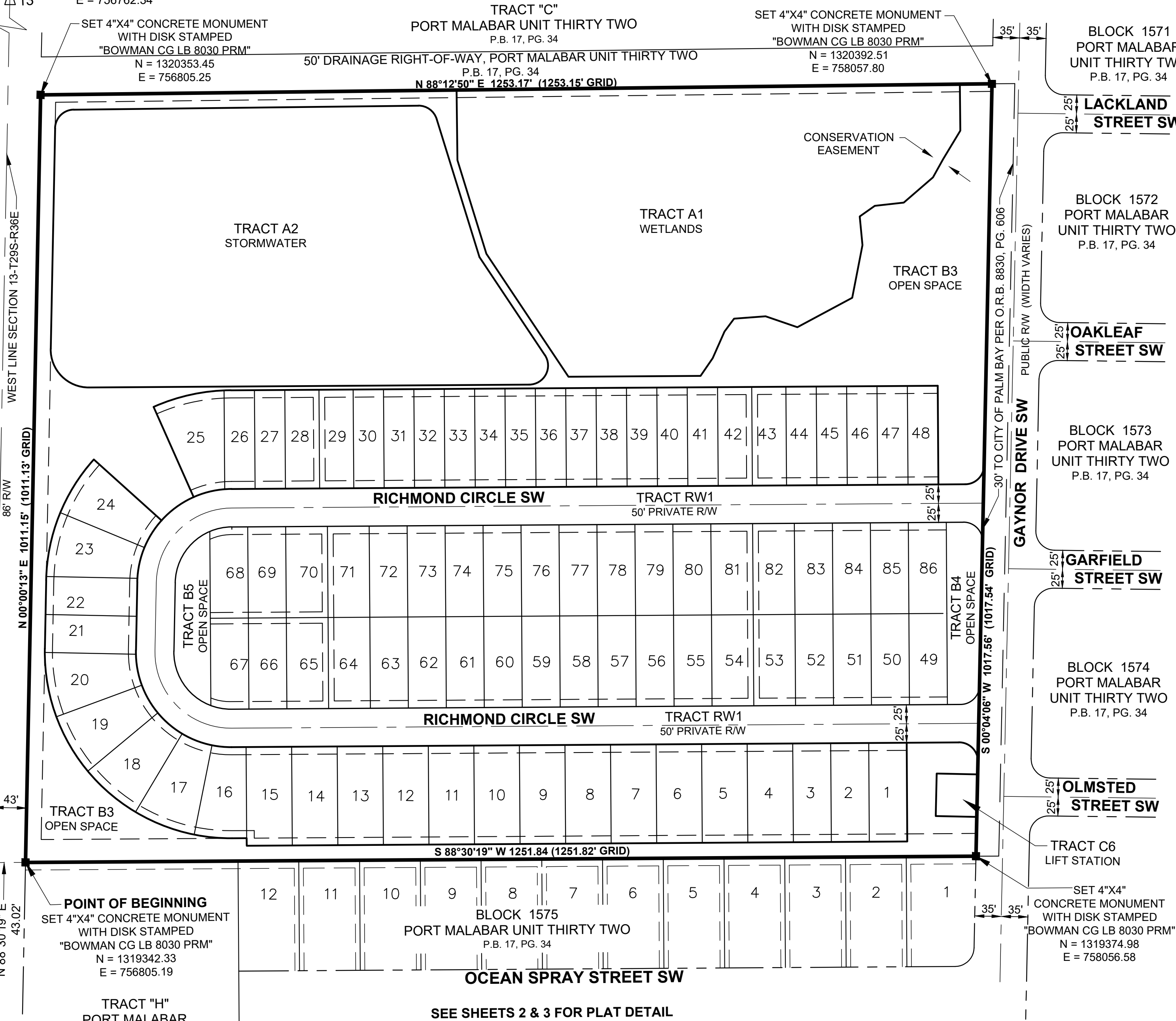
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

TRACT DESCRIPTION TABLE

TRACT	DESCRIPTION	MAINTENANCE	ACREAGE
A1	WETLANDS	RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC	4.35 ±
A2	STORMWATER	RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC	4.78±
B3	OPEN SPACE	RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC	4.35±
B4	OPEN SPACE	RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC	0.27±
B5	OPEN SPACE	RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC	0.23±
C6	LIFT STATION	CITY OF PALM BAY	0.07±
RW1	RIGHT OF WAY	RICHMOND COVE HOMEOWNERS' ASSOCIATION	2.74±

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.

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



LEGAL DESCRIPTION

THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 13;
THENCE NORTH 00°00'13" EAST ALONG THE WEST LINE OF SAID SECTION 13 A DISTANCE OF 337.04 FEET;
THENCE, NORTH 88°30'19" EAST A DISTANCE OF 43.02 FEET TO THE EAST LINE OF THE MELBOURNE TILLMAN WATER CONTROL DISTRICT CANAL NO. 13 AND THE POINT OF BEGINNING;
THENCE, NORTH 00°00'13" EAST ALONG THE EAST LINE OF SAID CANAL A DISTANCE OF 1011.13 FEET TO THE SOUTHWEST CORNER OF A DRAINAGE RIGHT OF WAY ACCORDING TO THE PLAT OF PORT MALABAR UNIT THIRTY TWO, RECORDED IN PLAT BOOK 17, PAGE 34 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
THENCE, NORTH 88°12'50" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE RIGHT OF WAY AND THE NORTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 1253.15 FEET TO THE WEST RIGHT OF WAY LINE OF GAYNOR DRIVE PER OFFICIAL RECORDS BOOK 8803, PAGE 606 OF SAID PUBLIC RECORDS;
THENCE, SOUTH 00°04'06" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1017.54 FEET TO THE NORTHEAST CORNER OF BLOCK 1575 OF SAID PORT MALABAR UNIT THIRTY TWO AND THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13;
THENCE, SOUTH 88°30'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 1575 AND THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 1251.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,269,889 SQUARE FEET OR 29.15 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- UNLESS OTHERWISE NOTED ALL LOT LINES IN CURVILINEAR LOTS ARE NON-RADIAL (NR).
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT)
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF BLOCK 1575, PORT MALABAR UNIT THIRTY TWO, RECORDED IN PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. SAID LINE BEING SOUTH 88°30'19" WEST.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- A STRIP OF LAND 10 FEET IN WIDTH IS HEREBY DEDICATED WITHIN ALL LOTS ALONG AND ADJACENT TO THE RIGHT OF WAYS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- A STRIP OF LAND 10 FEET IN WIDTH IS HEREBY DEDICATED ALONG THE REAR LOT LINES OF LOTS 1 THROUGH 48 FOR THE PURPOSE OF PROVIDING PRIVATE DRAINAGE FACILITIES.
- A STRIP OF LAND 15 IN WIDTH, 7.5 FEET ON EITHER SIDE OF THE LOT LINES BETWEEN LOTS 28 & 29, 42 & 43, 53 & 54, 64 & 65, 65 & 70, 66 & 69, 67 & 68, 70 & 71, AND 81 & 82 IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PRIVATE DRAINAGE FACILITIES.
- A STRIP OF LAND 20 FEET IN WIDTH ALONG THE WEST LINE OF THIS PLAT AND A STRIP OF LAND 30 FEET IN WIDTH ALONG THE SOUTH LINE OF THIS PLAT IS HEREBY DEDICATED FOR THE PURPOSE OF PROVIDING PRIVATE DRAINAGE FACILITIES.
- TRACT "A1", (WETLANDS) IS HEREBY DEDICATED TO RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS A PRESERVATION AREA. CONSTRUCTION WITHIN OR ALTERATION OF THIS TRACT IS PROHIBITED.
- TRACT "A2", (STORMWATER RETENTION) IS HEREBY DEDICATED TO RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. MAINTENANCE AND OPERATION OF THIS TRACT IS THE RESPONSIBILITY OF RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACTS "B3", "B4", and "B5" (OPEN SPACE) ARE HEREBY DEDICATED TO RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. MAINTENANCE AND OPERATION OF THESE TRACTS ARE THE RESPONSIBILITY RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS. TRACT "B4" WILL ALLOW INGRESS AND EGRESS FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES.
- TRACT "C6" (SANITARY SEWER LIFT STATION) IS HEREBY DEDICATED TO THE CITY OF PALM BAY. MAINTENANCE AND OPERATION OF THIS TRACT IS THE RESPONSIBILITY OF THE CITY OF PALM BAY. LANDSCAPE AND IRRIGATION WITHIN TRACT "C6" SHALL BE MAINTAINED BY THE RICHMOND COVE HOMEOWNERS' ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACT "RW1" (RIGHT OF WAY) IS PRIVATE AND IS DEDICATED TO THE RICHMOND COVE HOMEOWNERS' ASSOCIATION AND WILL BE MAINTAINED BY SAID ASSOCIATION. AN EASEMENT IN SAID PRIVATE RIGHT-OF-WAY IS HEREBY DEDICATED TO THE CITY OF PALM BAY FOR INGRESS AND EGRESS BY GOVERNMENT AGENCIES, EMERGENCY VEHICLES AND PUBLIC AND PRIVATE UTILITY COMPANIES. THE CITY OF PALM BAY SHALL BEAR NO MAINTENANCE RESPONSIBILITIES.
- THE CONSERVATION EASEMENT IS HEREBY DEDICATED TO RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC POWER FACILITIES AND CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
- UNLESS OTHERWISE SPECIFIED, UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AND DRAINAGE EASEMENTS ARE PRIVATE AND ARE HEREBY DEDICATED TO RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- THE LAND DESCRIBED HEREON COMPRISES A TOTAL AREA OF 29.15 ACRES +/-.
- THE OWNER (RKF RESIDENTIAL DEVELOPMENT PROPERTIES, LLC) HAS THE RIGHT TO ASSIGN ITS RIGHTS AND RESPONSIBILITIES THEREUNDER TO HOMEOWNERS AND/OR OTHER PROPERTY OWNERS ASSOCIATION OR ASSOCIATIONS, AND/OR TO CONVEY ANY OR ALL OF THE TRACTS SET FORTH ON THE PLAT, AND IN SUCH EVENT, PREVIOUS OWNER SHALL BE RELEASED FROM SUCH ASSIGNED OBLIGATIONS.
- EXISTING ZONING IS RURAL RESIDENTIAL, PROPOSED ZONING IS P.U.D., LAND USE IS SINGLE FAMILY RESIDENTIAL (S.F.R.)
- THE RICHMOND COVE HOMEOWNERS' ASSOCIATION SHALL HAVE THE PRIMARY MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONSTRUCTED WITHIN THE EASEMENTS AND STORMWATER TRACT A2, HEREIN GRANTED. HOWEVER, THE CITY OF PALM BAY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OR TO MAKE EMERGENCY REPAIRS AS IT DEEMS NECESSARY OR DESIRABLE, AT THE EXPENSE OF THE RICHMOND COVE HOMEOWNERS' ASSOCIATION, INC., THEIR SUCCESSORS, OR ASSIGNS.
- THE CITY OF PALM BAY HAS THE RIGHT BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OR TO MAKE EMERGENCY REPAIRS AS IT DEEMS NECESSARY OR DESIRABLE ON THE SURFACE WATER MANAGEMENT SYSTEM, AT THE EXPENSE OF THE RICHMOND COVE HOMEOWNERS' ASSOCIATION, INC. THEIR SUCCESSORS, OR ASSIGNS.
- DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RICHMOND COVE IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3
SECTION 13, TWP. 29 S., RANGE 36 E.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That the company named below, the owner in fee simple of the lands described in

RICHMOND COVE

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements as described hereon to the City of Palm Bay for the perpetual use of the public. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that other easements and common areas shown hereon be privately owned and maintained and that the public and the City of Palm Bay have no right or interest therein. All right of way tracts are dedicated to the Homeowners' Association and all maintenance responsibilities shall not be the City of Palm Bay's.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below on

By: _____ HOLIDAY BUILDERS, INC., a Florida Corporation
Richard Brown
Title: DIRECTOR, VP
2293 West Eau Gallie Boulevard,
Melbourne, Florida 32935

Signed and sealed in the presence of: _____

(Print name)

(Print name)

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, the foregoing instrument was acknowledged before me this _____ day of _____, 20____ by
IN WITNESS WHEREOF, I have hereunto sety my hand and seal on the above date.

(Print name)
NOTARY PUBLIC SEAL
County and State aforesaid
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on February 20, 2023 he completed the survey of the lands shown in the foregoing plat, and that said plat was prepared under his direction and supervision; that permanent reference monuments have been placed, as required by law; that permanent control points and lot corners will be set for the required improvements within the platted lands; and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said land is located in Brevard County, Florida.

Registration No. 5173
Richard E. Barnes, JR.
Bowman Consulting Group, LTD., INC.
301 S.E. Ocean Blvd., Suite 301
Stuart, Florida 34994
LB - 8030
Certificate of Authorization Number

CERTIFICATE OF REVIEWING SURVEYOR
FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Joseph N. Hale LS 6366
City Surveyor for the City of Palm Bay

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

THIS IS TO CERTIFY, That on _____ the City Council of the City of Palm Bay approved the foregoing plat

J. Robert Medina - Mayor

ATTEST: Terese M. Jones - City Clerk

CERTIFICATE OF TITLE

I, _____, a member of the Florida Bar, hereby certify that as of _____, 20____, at _____ (m.):

- Record title to the land described and shown on this plat is in the name of the person(s), corporation(s) and/or other entity(ies) executing the certificate of ownership and dedication hereon.
- All mortgages, not satisfied or released of record, encumbering the land described hereon are as follows: None
- All taxes that are due and payable pursuant to florida statute 197.192, f.s., have been paid.
- This certification of ownership is being issued to the City of Palm Bay, Florida in accordance with the Uniform Title Standards of the Real Property and Trust Law Section of the Florida Bar, and Chapter 177.041, Florida Statutes. The legal description for the land subject to the above captioned Plat is more particularly described as shown hereon.

Dated this _____ day of _____, 20____.

By: _____
Florida Bar No. _____
Name: _____
Company: _____
Address: _____

CERTIFICATE OF CLERK

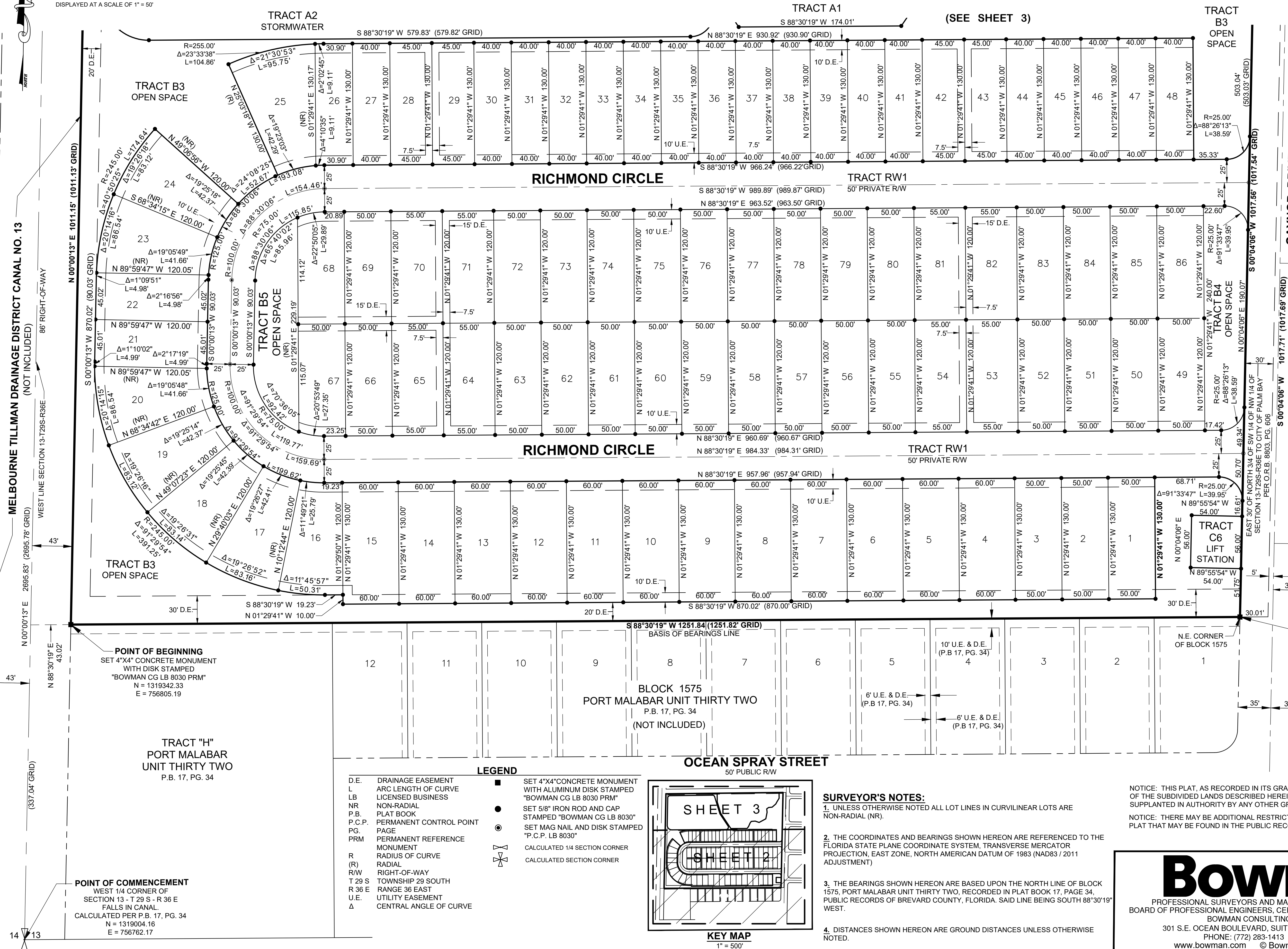
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____ File No. _____

Clerk of the Circuit Court
in and for Brevard County, Florida

RICHMOND COVE
A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 13, TWP. 29 S., RANGE 36 E.

0 50 100 Feet
THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 50'



BLOCK 1573
PORT MALABAR
UNIT THIRTY TWO
P.B. 17, PG. 34
(NOT INCLUDED)

GARFIELD
STREET
50' PUBLIC R/W

BLOCK 1574
PORT MALABAR
UNIT THIRTY TWO
P.B. 17, PG. 34
(NOT INCLUDED)

OLMSTED
STREET
50' PUBLIC R/W

SET 4"x4" CONCRETE MONUMENT
WITH DISK STAMPED
"BOWMAN CG LB 8030 PRM"
N = 1319374.98
E = 758056.58

BLOCK 1577
PORT MALABAR
UNIT THIRTY TWO
P.B. 17, PG. 34
(NOT INCLUDED)

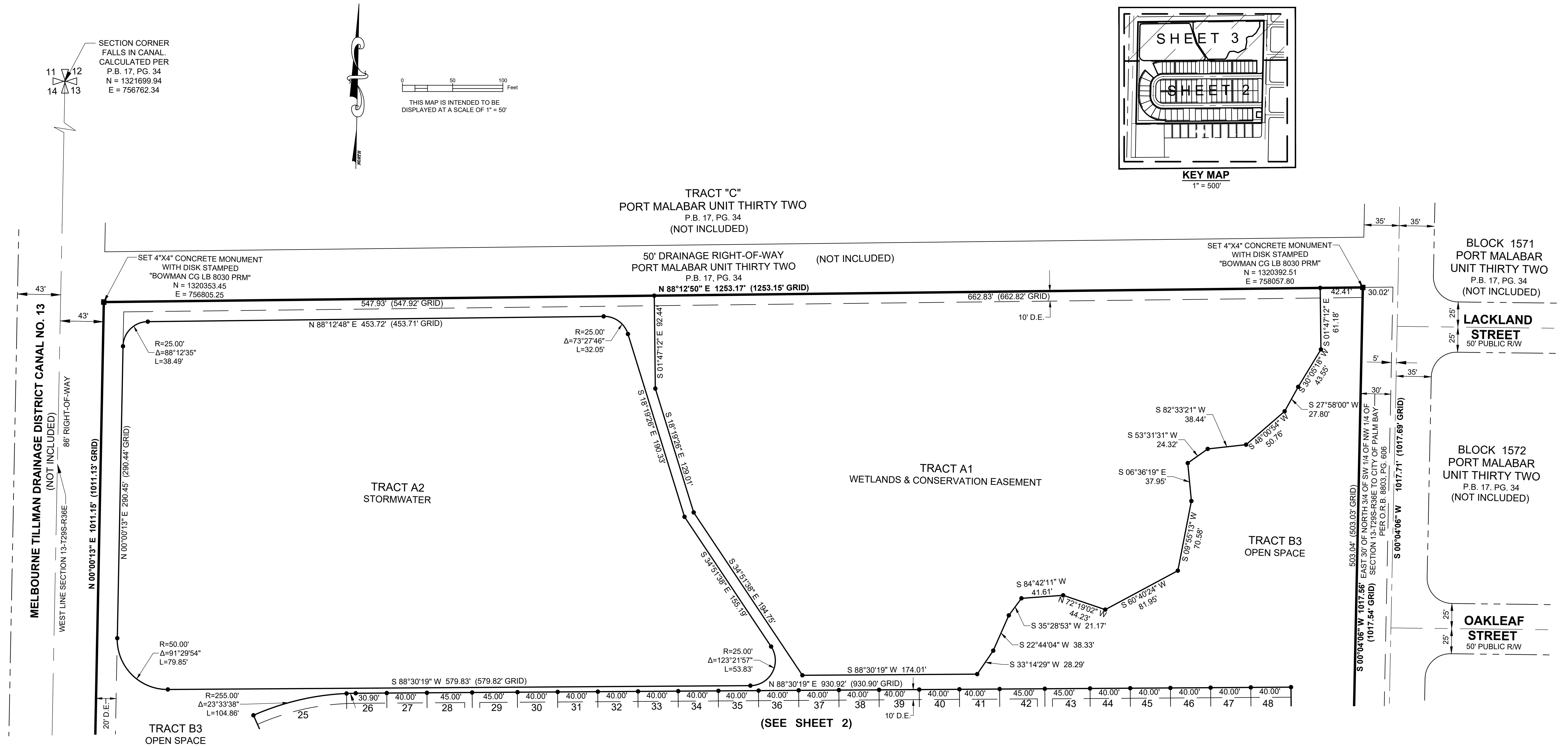
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RICHMOND COVE
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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 3
SECTION 13, TWP. 29 S., RANGE 36 E.



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