

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST,
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

VICINITY MAP



LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5827, PAGE 3621, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 4 AND 9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 160.51 ACRES MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 09°00'20" EAST FOR THE WEST RIGHT-OF-WAY LINE OF MELBOURNE TOWN PLANNING DISTRICT CANAL NO. 1 LYING IN THE NORTH HALF OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, A MONUMENTED AND WELL ESTABLISHED LINE.

2. ALL PLATTED UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CONTAINED BY THIS PLAT ARE FOR THE USE AND BENEFIT OF AND BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT.

3. AN EASEMENT 5 FEET IN WIDTH IS DELEGATED ADJACENT TO AND CONTIGUOUS WITH ALL SIDE LOT LINES FOR THE PURPOSE OF PROVIDING FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE, UNLESS OTHERWISE SHOWN.

4. AN EASEMENT 12 FEET IN WIDTH IS DELEGATED TO ALL LOTS AND TRACTS ORCATED BY THIS PLAT ADJACENT TO ROAD TRACT 78-1 FOR THE PURPOSE OF PROVIDING PRIVATE DRAINAGE, INSTALLATION AND MAINTENANCE OF UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS. SUCH EASEMENTS SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.001 (78-1) AND ALL CORNERS WILL BE SET WITH A 1/2" ROD NAIL AND CAP OR NAIL AND STAMPED "TOWNSHIP 28 S. RANGE 38 E. BEARINGS POSSIBLE BEFORE THE TRANSFER OF ANY LOTS.

5. TRACT AC-3 SHALL BE FOR THE PURPOSE OF INGRESS/EGRESS/EASEMENT, PUBLIC UTILITIES AND DRAINAGE AND SHALL BE OWNED BY THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AND MAINTAINED BY THE USER OF THE EASEMENT.

6. TRACT F-1 SHALL BE FOR THE TEMPORARY PURPOSE OF INGRESS/EGRESS TO PARCEL 502 ACCORDING TO OFFICIAL RECORDS BOOK 7253, PAGE 2752, BREVARD COUNTY, FLORIDA AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

7. TRACTS R0-1 SHALL BE FOR THE PURPOSE OF PRIVATE ROAD RIGHT-OF-WAY WITH AN EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE, PUBLIC AND PRIVATE UTILITIES. SUCH TRACTS SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT. A PERPETUAL NON-EXCLUSIVE PUBLIC INGRESS AND EGRESS/EASEMENT IS HEREBY RESERVED DUE AND UNDER TRACT 177.001 (78-1) AND SHALL BE SET BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND EMERGENCY VEHICLES, THE OPERATION OF PALM BAY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE.

8. TRACTS ST-3, ST-7, ST-9, ST-11, ST-12, ST-13, ST-14 AND ST-15 SHALL BE FOR THE PURPOSE OF PRIVATE UTILITIES, PRIVATE DRAINAGE FACILITIES, LANDSCAPING, PEDESTALIAN WALKWAY AND OPEN SPACE AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT.

9. TRACT LS-3 SHALL BE FOR THE PURPOSE OF A SANTARY SENIOR LIFT STATION SITE AND SHALL BE DELEGATED TO AND MAINTAINED BY THE CITY OF PALM BAY. MAINTENANCE OF LANDSCAPING WITHIN TRACT LS-3 IS THE RESPONSIBILITY OF CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

10. TRACTS LD-11 AND LD-12 SHALL BE FOR THE PURPOSE OF COMMON AREA, PUBLIC AND PRIVATE UTILITIES, SODAGE, LANDSCAPING, PEDESTALIAN WALKWAY AND OPEN SPACE AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

11. TRACTS REC-2, REC-3, REC-4, REC-5 AND REC-6 SHALL BE FOR THE PURPOSE OF PRIVATE RECREATION, PUBLIC AND PRIVATE UTILITIES AND PEDESTALIAN DRAINAGE FACILITIES AND SHALL BE OWNED BY THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, AND MAINTAINED BY THE USER OF THE EASEMENT.

12. WHERE MORE THAN ONE LOT OR PORTS OF LOTS ARE INTENDED TO BE USED AS A SINGLE BUILDING SITE, THE OUTSIDE BOUNDARIES OF THAT BUILDING SITE SHALL CARRY THE SIDE LOT EASEMENTS, PROVIDED THAT NO UTILITY EASEMENTS WITHIN SAID EASEMENT AND PROPER INTERFERENCES SHALL BE REQUIRED.

13. THE OWNER (CHAPARRAL PROPERTIES LLC) HAS IN RIGHT TO ASSIGN ITS RIGHTS AND RESPONSIBILITIES THEREUNDER TO CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, AND/OR TO CONVEY ANY OR ALL OF THE TRACTS SET FORTH ON THE PLAT, AND IN SUCH EVENT, PROPER OWNER SHALL BE RELEASED FROM SUCH ASSIGNED OBLIGATIONS.

14. TOTAL NUMBER OF LOTS = 522

15. LOTS 120-121, BLOCK D, LOTS 1-98, BLOCK D, AVERAGE LOT SIZE = 40' X 111' = 167 LOTS

16. LOTS 1-8, BLOCK A, LOTS 1-98, BLOCK B, AVERAGE LOT SIZE = LOTS 1-191, BLOCK D, LOTS 122-124, BLOCK D, LOTS 1-505, BLOCK F, LOTS 1-34, BLOCK G, LOTS 1-16, BLOCK H, LOTS 1-57, BLOCK I AND LOTS 1-16, BLOCK J AVERAGE LOT SIZE = 50' X 111' = 356 LOTS

17. EXISTING ZONING: PLD = PLANNED UNIT DEVELOPMENT.

18. LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL.

19. BUILDING SETBACKS: FRONT-21', REAR-20', SIDE-5', SIDE CORNER-15'. BUILDING SETBACKS MUST BE VERIFIED WITH THE CITY OF PALM BAY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION OF HOMES.

20. ALL LANDS WITHIN THIS PLAT ARE SUBJECT TO TERMS AND CONDITIONS OF THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN CHAPARRAL, COMMUNITY DISTRICT AND LENNAR HOMES, L.A. A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 5794, PAGE 2764, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

21. AN EASEMENT 5 FEET IN WIDTH IS DELEGATED ALONG THE REAR OF LOTS 23-43, BLOCK C, ADJACENT TO MALLABAR LAKES SUBDIVISION FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF BUFFER ZONES.

22. UNLESS OTHERWISE SHOWN, ALL LOTS ARE RADIAL.

23. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF 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 WATER UTILITY. THESE EASEMENTS SHALL BE MAINTAINED BY THE USER OF THE EASEMENT. NO EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COME



N/A B NORTH AMERICAN DATA
OFB OFFICIAL RECORDS BOOK
(L)B LICENSED BUSINESS
D= CURVE DELTA
R= RADIUS
L= CURVE LENGTH
C= CHORD
(NR)= NON-RADIAL
(R) RADIAL
L= LICENSED BUSINESS
F= FIDUCIAL MONUMENT
D= DISK STAMPING AS NOTED
1 5/8" IRON ROD FOUND
2 5/8" IRON ROD FOUND
3 5/8" IRON ROD FOUND
4 NAIL AND DISK FROM SET
5 NAIL AND DISK FROM SET
6 NAIL AND DISK FROM SET
7 STAMPED "POWHSOK P.M. 5383"
8 STAMPED DISK SET STAMPED
"POWHSOK P.M. 5383"
9 STAMPED DISK SET STAMPED
"POWHSOK P.M. 5383"
P= PERMANENT REFERENCE MONUMENT
P/P POINT OF PIVOT CONTROL POINT
PLS PROFESSIONAL LAND SURVEYOR
P/M PROFESSIONAL MEASURER AND MAPPER
LB LICENSED BUSINESS
R/W RIGHT OF WAY
P/SE PACE
P= POINT ON LINE

T R A C T T A B L E			OWNER AND MAINTENANCE RESPONSIBILITY
TRACT	AREA	PUBLIC PRIVATE USES	
AC-3	1.52 ac.	INGRESS/EGRESS/EASEMENT/PUBLIC UTILITIES AND DRAINAGE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
FL-1	0.16 ac.	TEMPORARY INGRESS/EGRESS EASEMENT	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
RD-1	17.26 ac.	PRIVATE ROAD RIGHT OF WAY, DRAINAGE & UTILITY RIGHT OF WAY	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-18	1.68 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	3.29 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	18.10 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	8.10 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	8.85 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	1.00 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	3.71 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	2.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
ST-19	8.61 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
UD-1	1.00 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
UD-1	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
UD-18	0.08 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
REC-1	0.03 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
REC-3	0.50 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
REC-4	0.29 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
REC-6	0.26 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT
REC-6	0.26 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	DISPARROL OF PALM BEACH COUNTY DEVELOPMENT DISTRICT

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SEE CONSENT AND JOINDER RECORDED
IN ORB _____, PAGE _____.

SEE CHAPARRAL OF PALM BAY COMMUNITY
DEVELOPMENT DISTRICT RECORDED

SEE CHAPARRAL OF PALM BAY COMMUNITY
DEVELOPMENT DISTRICT COVENANTS AND
RESTRICTIONS RECORDED IN
IN ORB _____, PAGE _____.

SHEET 1 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

KNOW ALL MEN BY THESE PRESENTS, That the Company named below, being the owner in fee simple of the lands described in

CHAPARRAL P.U.D. PHASE

FOUR A-B AND FIVE A-B

Hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates all public drainage easements, public utility easements, and other public rights-of-way shown hereon to the perpetual use of the public, and tract RD-1 is dedicated to be a private right-of-way, all to be maintained by the Council of Palm Bay Community Development District and the City of Palm Bay shall not be responsible for maintenance.

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

BY John M. Ryan
Manager

(Print name)

(Print name)

THIS IS TO CERTIFY, that on _____, 2024 before me, by means of ☒ physical presence or ☐ on-line notarization, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John M. Ryan as Manager of the above named company Incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; and that the said Dedication is the act and deed of said company

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

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

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on January 28, 2022 he completed the survey of the lands shown in the foregoing plat; and that said plat was prepared under my direction and supervision. This 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.

Andrew W. Powshok
AAL Land Surveying Services, Inc.
3970 Minton Road
W. Melbourne, Florida 32904
LB — 0006623
Certificate of Authorization Number

Registration No. 5383

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 PSM No.6366
Reviewing Surveyor for the City of Palm Bay

THIS IS TO CERTIFY That on _____ the
CITY COUNCIL OF THE CITY OF PALM BAY approved the foregoing plat

J. Robert Meding, Mayor

ATTEST:

Teresa M. Jones, City Clerk

I HEREBY CERTIFY, That I have examined the foregoing plot 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, Fla.

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

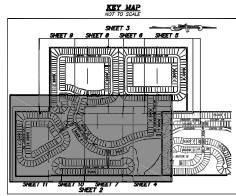
PLAT PREPARED BY:
AAL LAND SURVEYING SERVICES, INC.

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

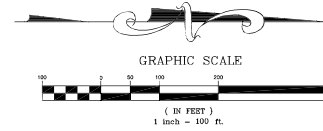
PROJECT #30478-1/2 A/B
DATE: 06-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 769-8110

LEGEND

- NAD NORTH AMERICAN DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- S.B. BEARING BASIS
- D= CURVE DELTA
- R= CURVE RADIUS
- L= CURVE LENGTH
- CB= CHORD BEARING
- CD= CHORD DISTANCE
- (N)R NON-RADIAL
- (R)R RADIAL
- LOCKED BUSINESS
- 4"x4" CONCRETE MONUMENT PRM
- FOUND STAMPING AS NOTED
- 5/8" IRON ROD PRM SET
- STAMPED "POWISHOK PRM PLS 5383"
- 5/8" IRON ROD PRM FOUND
- STAMPED "POWISHOK PRM PLS 5383"
- NAIL AND DISK PRM SET
- STAMPED "POWISHOK PRM PLS 5383"
- POC NAIL AND DISK SET - STAMPED
- "POWISHOK POP PLS 5383"
- POC NAIL AND DISK FOUND STAMPED
- "POWISHOK POP PLS 5383"
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LOCKED BUSINESS
- TOWNSHIP
- RIGHT OF WAY
- PS PAGE
- POINT ON LINE



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50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PLAT BOOK _____ PAGE _____
SHEET 2 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

ELLSWORTH CIRCLE SW

PHASE 3

PHASE 4 A

ABILENE DRIVE SW

TRACT ST-10

TRACT ST-11

TRACT ST-12

TRACT ST-13

TRACT ST-14

TRACT ST-15

TRACT ST-16

TRACT ST-17

TRACT ST-18

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TRACT ST-245

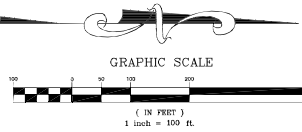
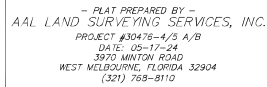
TRACT ST-246

TRACT ST-247

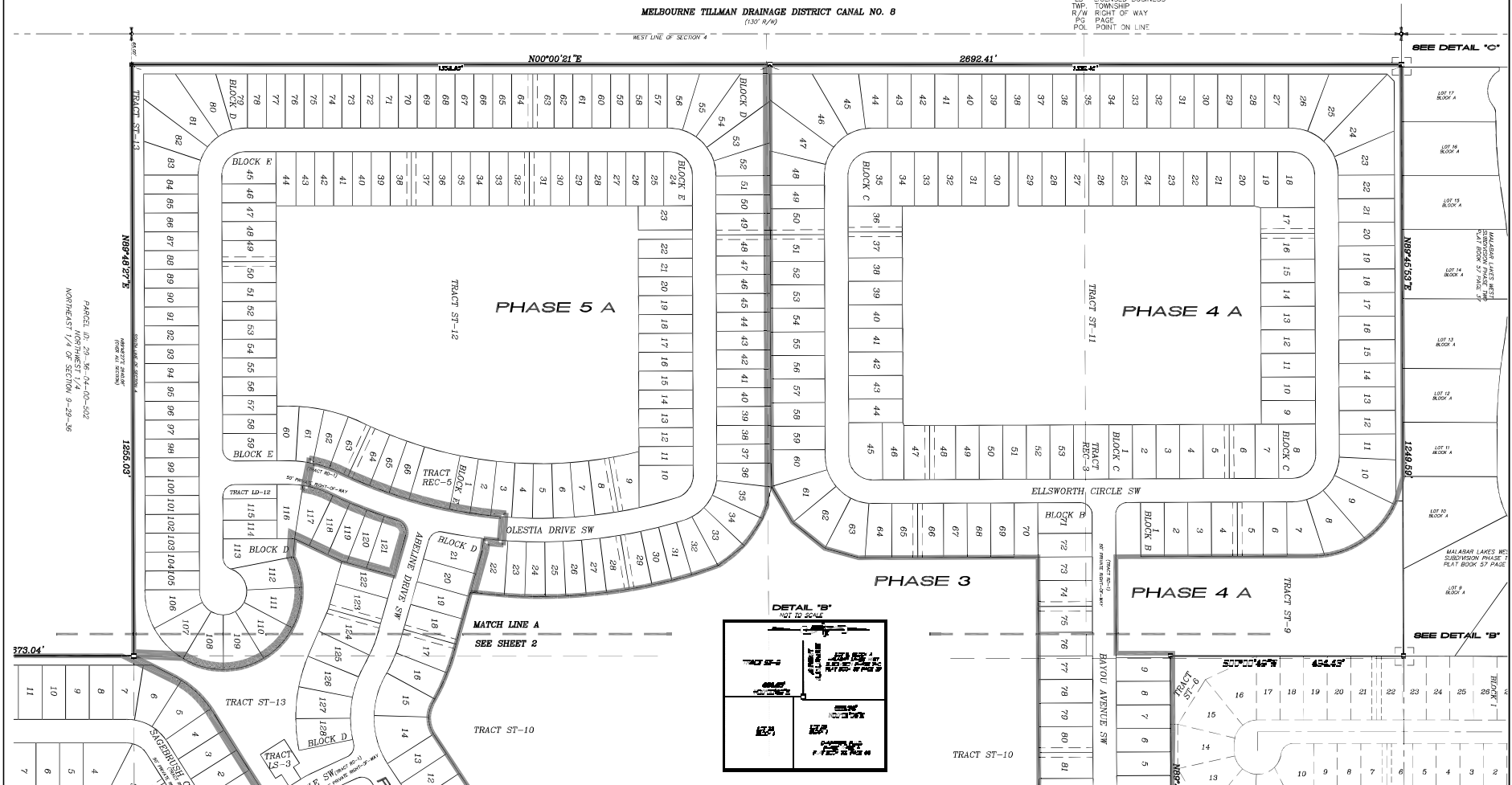
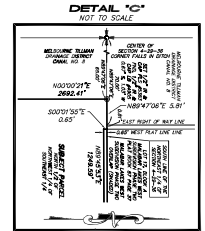
TRACT ST-248</

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.



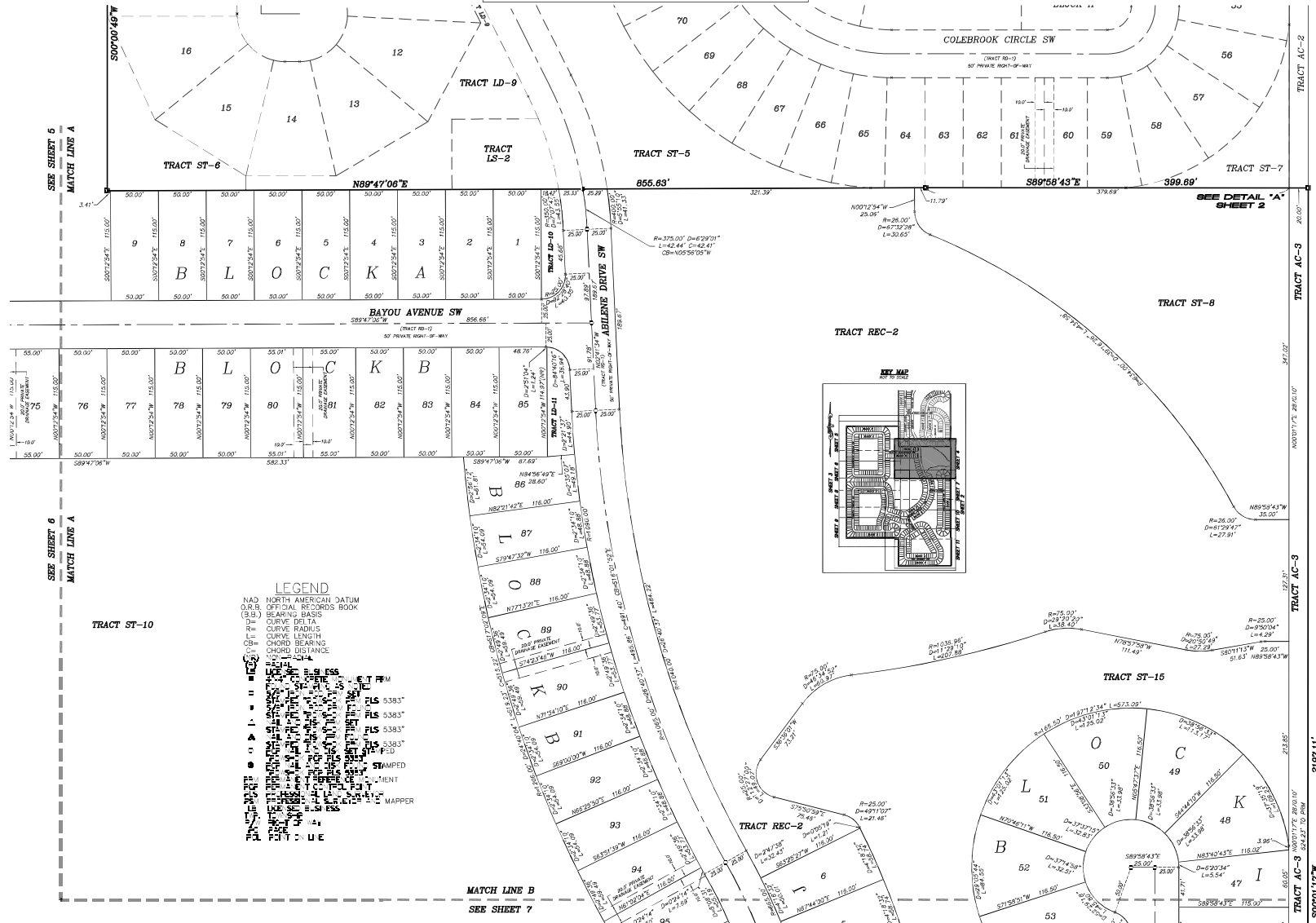
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[illegible]

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

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PLAT BOOK _____ PAGE _____
SHEET 4 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

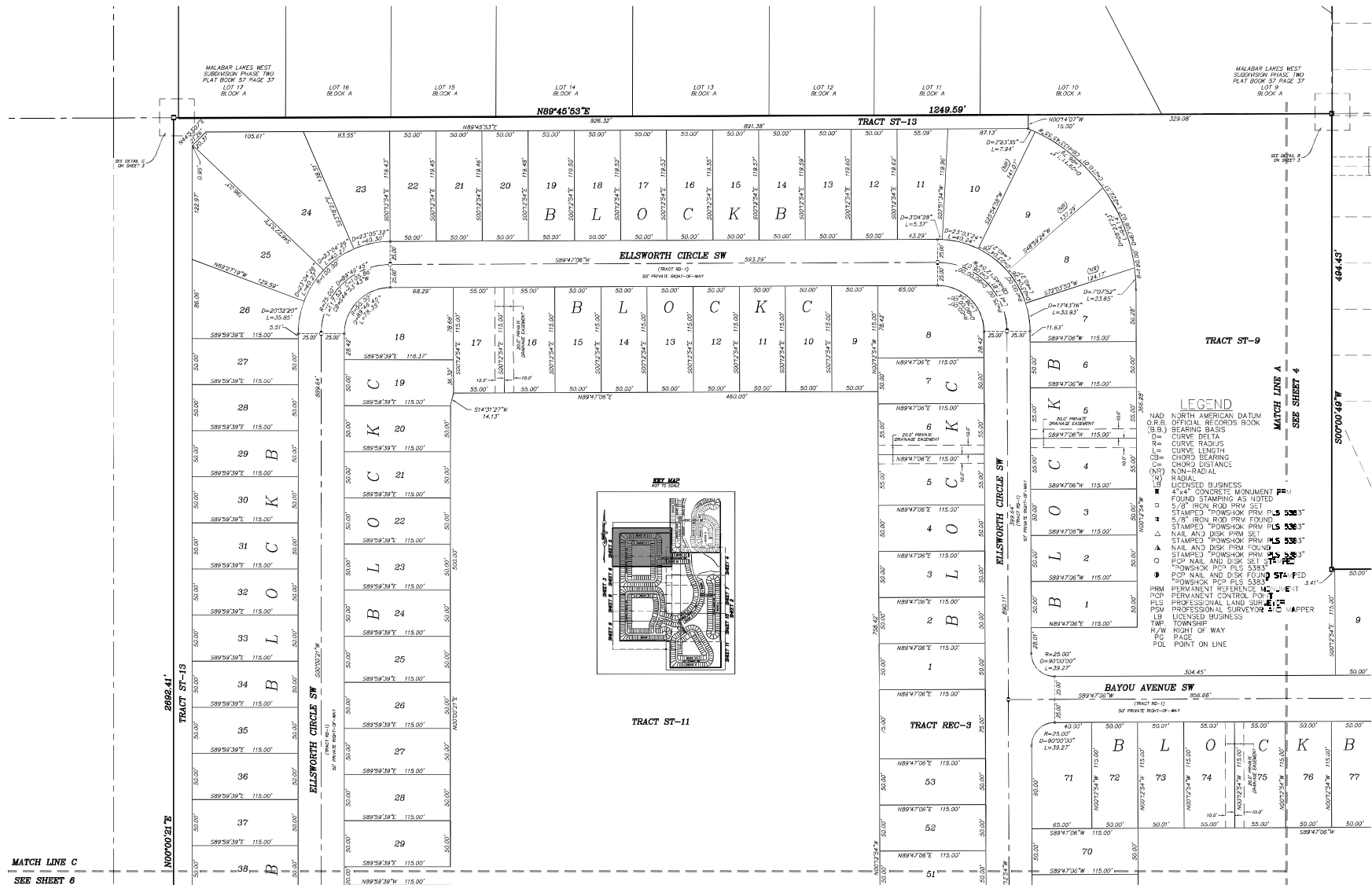


LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

OBJECT #30476-4/5 A/B

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PLAT BOOK _____ PAGE _____
SHEET 5 OF 11
SECTIONS 4 & 9 TWP 29 S., RANGE 36 E.

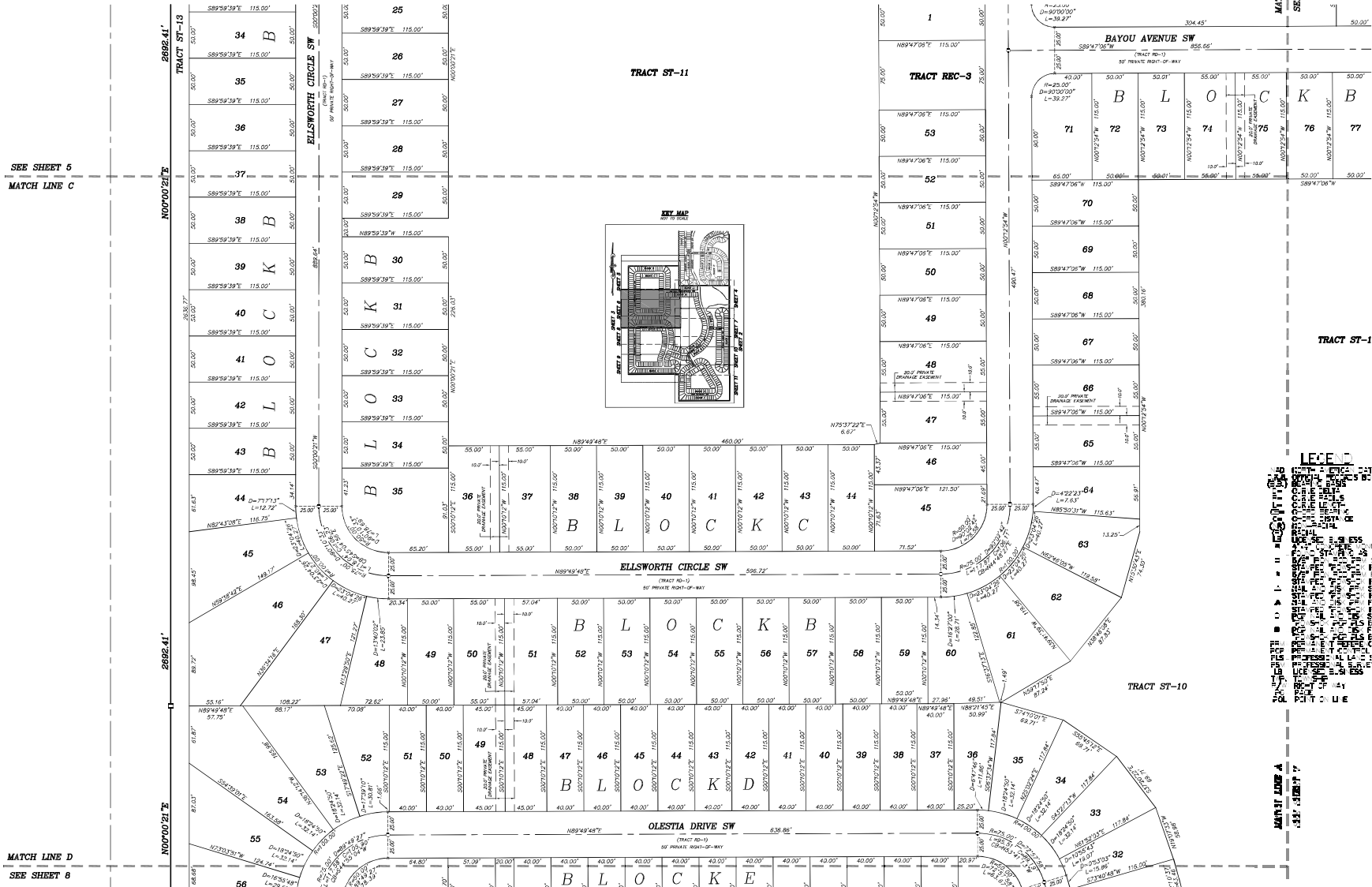
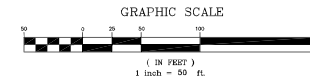


MATCH LINE C
SEE SHEET 6

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

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A 4

[illegible]

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

- PLAT PREPARED BY -
AAL LAND SURVEYING SERVICES, INC.

PROJECT #30476-4/5 A/B
DATE: 05-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

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TRACT ST-15

51.83 *new*

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SECRET

SEE SHEET 8
MATCH LINE A

LEGEND

SEE SHEET 4
MATCH LINE B

TRACT ST-10

TRACT REC-2

TRACT ST-15

VIOLA LANE SW
S89°58'43"E
(TRACT RD-3)
30' PRIVATE RIGHT-OF-WAY

TRACT ST-16

TRACT AC-3
S00°01'17"W
N00°01'17"E 2870.10'
624.23' TO PMM
2197.11'

50.00'

TRACT AC-

S00°01'17"W

MATCH LINE F
SEE SHEET 10

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

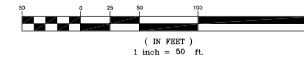
LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

— PLAT PREPARED BY —
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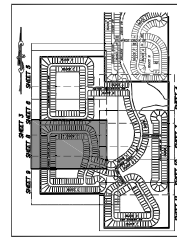
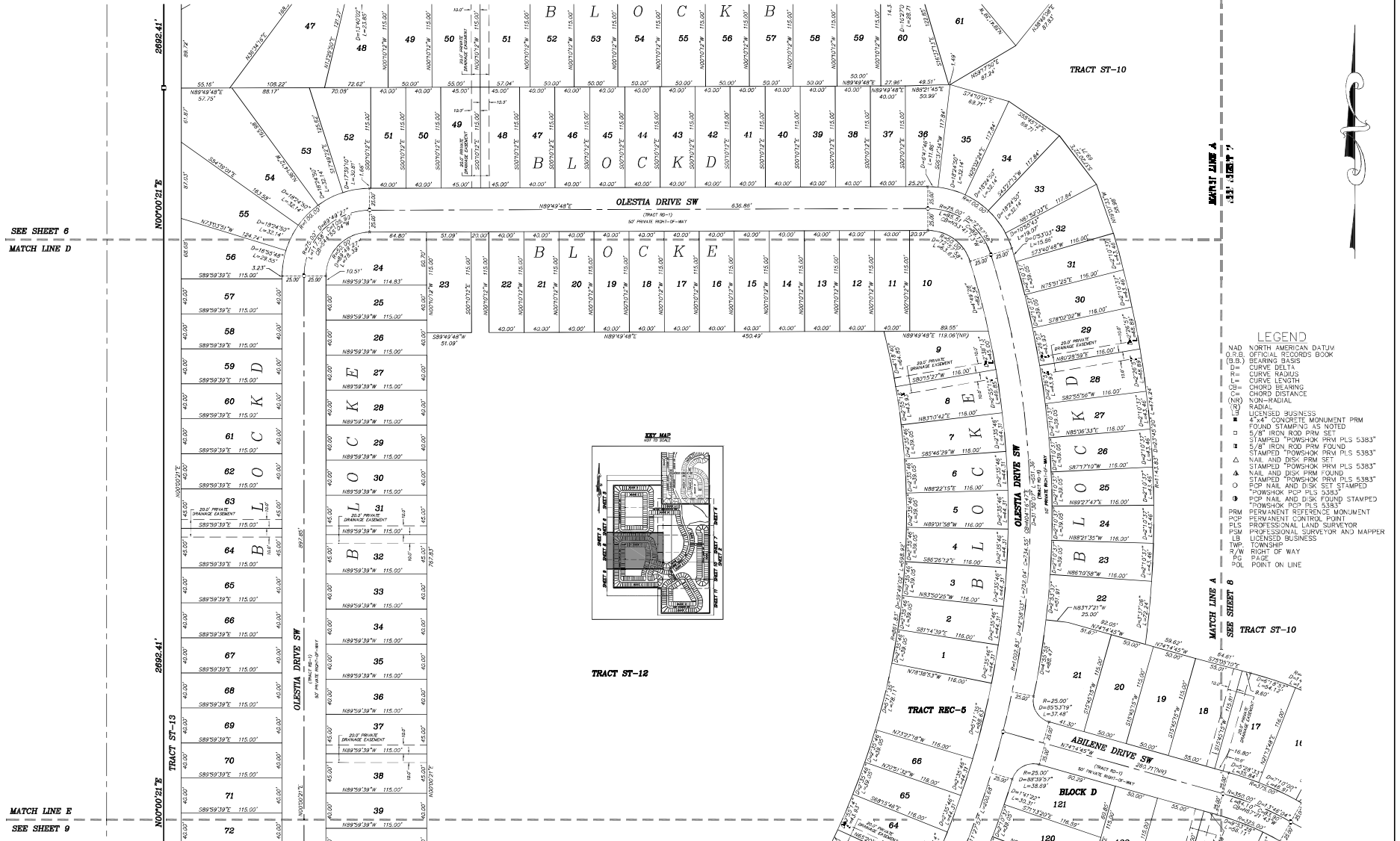
PROJECT #39476-A/B
DATE: 05-17-24
3970 WINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 758-8110

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GRAPHIC SCALE



PLAT BOOK _____ PAGE _____
SHEET 8 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.



LEGEND

- NAD NORTH AMERICAN DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- B.B. BEARING BASIS
- B. CURVE BETA
- R. CURVE RADIUS
- C. CURVE LENGTH
- CB. CHORD BEARING
- CD. CHORD DISTANCE
- (N) NON-RADIAL
- (R) RADIAL
- L.B. LICENSED BUSINESS
- 4" 4" CONCRETE MONUMENT PRM FOUND STAMPING AS NOTED
- 5/8" IRON ROD PRM SET STAMPED "POWHSOK PRM PLS 5383"
- 5/8" IRON ROD PRM FOUND STAMPED "POWHSOK PRM PLS 5383"
- 4" NAIL AND DISK PRM SET STAMPED "POWHSOK PRM PLS 5383"
- 4" NAIL AND DISK PRM FOUND STAMPED "POWHSOK PRM PLS 5383"
- 4" NAIL AND DISK SET STAMPED "POWHSOK PRM PLS 5383"
- PRM PERMANENT REFERENCE MONUMENT
- POS PERMANENT CONTROL POINT
- PLS PROFESSIONAL LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- TWP TOWNSHIP
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- POL POINT ON LINE

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

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MATCH LINE A
SEE SHEET 10

(IN FEET)
1 inch = 50 ft.

Diagram showing a traverse with bearings and distances:

- Bearing: 64.61°
- Bearing: $S75^\circ05'10''E$
- Distance: $55.01'$
- Distance: $10.0'$
- Distance: $116.81'$

MATCH LINE A
SEE SHEET 11

[illegible]

PARCEL ID: 29-36-04-00-502
(NOT PLATTED)

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 10 OF 11
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LEGEND

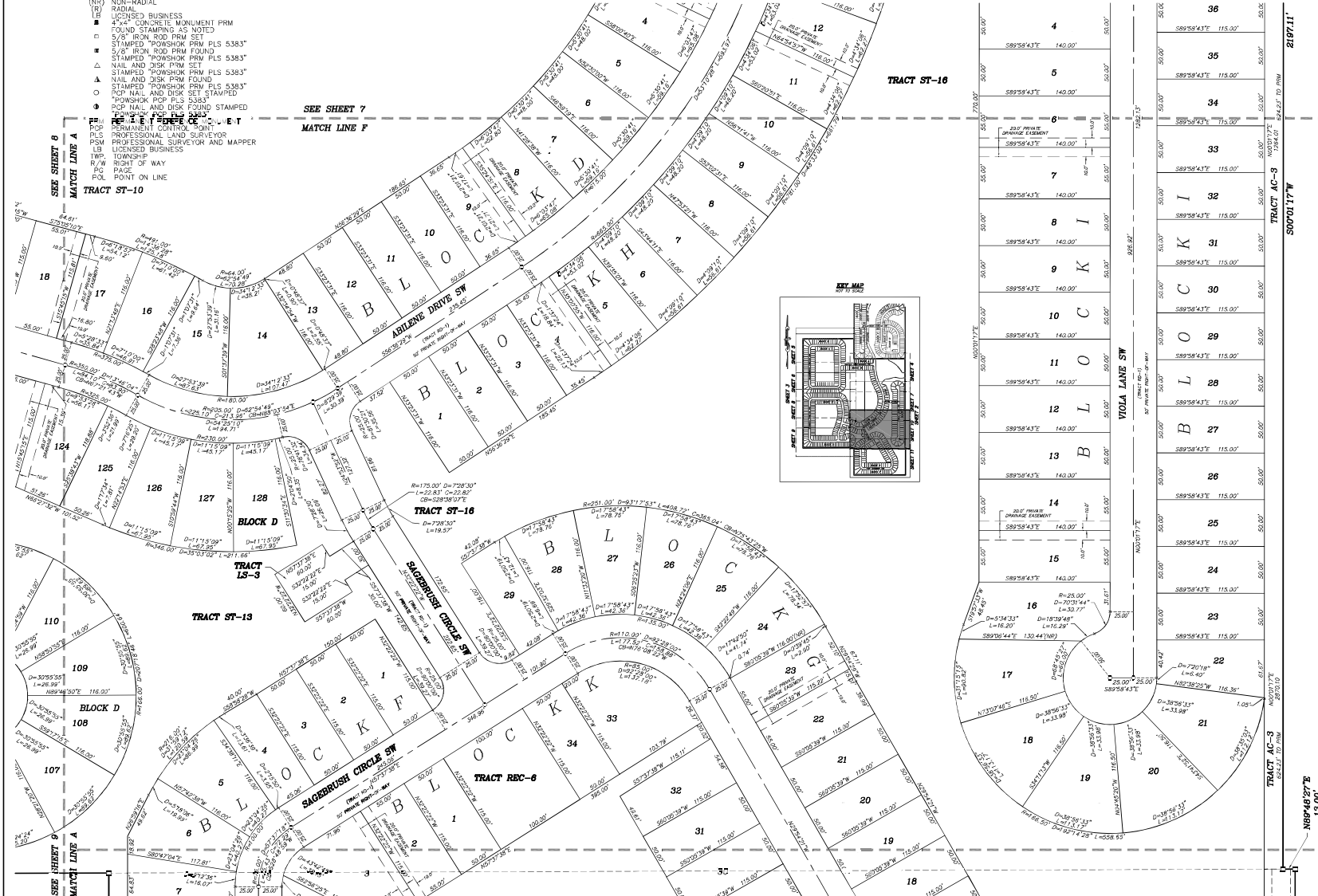
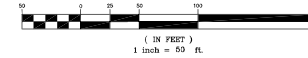
NAD NORTH AMERICAN DATUM
O.R.B. OFFICIAL RECORDS BOOK
(O.R.B.) BEARING BASIS
D= CURVE DELTA
R= CURVE RADIUS
L= CURVE LENGTH
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■ LICENSED BUSINESS
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■ STAMPED "POWERSHOK PRM PLS 5383"
△ NAIL AND DISK FROM SET
△ STAMPED "POWERSHOK PRM PLS 5383"
▲ NAIL AND DISK FROM FOUND
STAMPED "POWERSHOK PRM PLS 5383"
● POP NAIL AND DISK SET STAMPED
"POWERSHOK PRM PLS 5383"
● POP NAIL AND DISK FOUND STAMPED
"POWERSHOK PRM PLS 5383"
P.L.S. PROFESSIONAL LAND SURVEYOR
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
L.B. LICENSED BUSINESS
TWP. TOWNSHIP
R/W RIGHT OF WAY
P.G. PAGE
P.O. POINT ON LINE

— PLAT PREPARED BY —
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GRAPHIC SCALE



MATCH LINE G
SEE SHEET 11

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SECTIONS 4 & 9 TWP 29 S., RANGE 36 E.

