

CHAPARRAL P.U.D. PHASE FOUR A

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 A
DATE: 06-17-24
3070 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

DESCRIPTION:

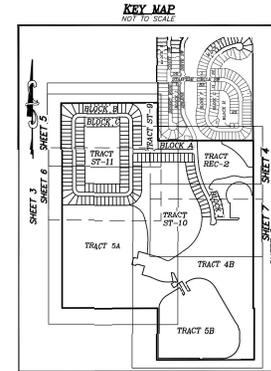
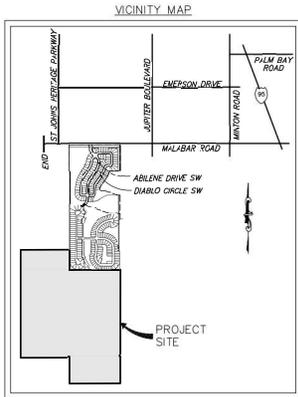
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5827, PAGE 3821, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 4 AND 9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID CHAPARRAL P.U.D. PHASE THREE B, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 72, PAGE 48, OF THE SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'17" WEST, ALONG THE WEST RIGHT OF WAY LINE OF THE MELBOURNE TILLYMAN DRAINAGE DISTRICT CANAL NO. 8, A DISTANCE OF 2197.11 FEET; THENCE NORTH 89°48'27" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00°00'22" WEST, A DISTANCE OF 672.92 FEET; THENCE SOUTH 89°48'07" WEST, A DISTANCE OF 1268.02 FEET; THENCE NORTH 00°00'20" EAST, A DISTANCE OF 673.04 FEET TO THE SOUTH LINE OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE SOUTH 89°48'27" WEST, A DISTANCE OF 1255.03 FEET; THENCE NORTH 00°00'21" EAST ALONG THE EAST RIGHT OF WAY LINE OF MELBOURNE TILLYMAN DRAINAGE DISTRICT CANAL NO. 8, A DISTANCE OF 2692.41 FEET; THENCE NORTH 89°47'06" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 5.81 FEET; THENCE SOUTH 00°01'55" EAST ALONG THE WEST LINE OF MALABAR LAKES WEST SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE 0.65 FEET; THENCE NORTH 89°45'53" EAST, ALONG THE SOUTH LINE OF SAID MALABAR LAKES WEST PHASE 2, A DISTANCE OF 1249.59 FEET; THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 494.43 FEET; THENCE NORTH 89°47'06" EAST, A DISTANCE OF 855.63 FEET; THENCE SOUTH 89°58'43" EAST, A DISTANCE OF 399.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 160.51 ACRES MORE OR LESS.

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°58'43" EAST FOR THE SOUTH LINE OF CHAPARRAL P.U.D. PHASE THREE B, PLAT BOOK 72, PAGE 48, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A MONUMENTED AND WELL ESTABLISHED LINE.
- ALL PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE FOR THE USE AND BENEFIT OF AND BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, UNLESS OTHERWISE SHOWN.
- AN EASEMENT 5 FEET IN WIDTH IS DEDICATED 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.
- AN EASEMENT 12 FEET IN WIDTH IS DEDICATED ALONG ALL LOT AND TRACTS CREATED BY THIS PLAT ADJACENT TO ROAD TRACT RD-1 FOR THE PURPOSE OF PROVIDING PRIVATE DRAINAGE, INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES.
- SURVEY MONUMENTS WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7-9). ALL LOT CORNERS WILL BE SET WITH A 1/2" IRON ROD AND CAP OR NAIL AND DISK STAMPED "POWHSOK PLS 5383" WHERE POSSIBLE BEFORE THE TRANSFER OF ANY LOTS.
- 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.
- TRACT RD-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 AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT. A PERPETUAL NON-EXCLUSIVE PUBLIC INGRESS AND EGRESS EASEMENT IS HEREBY RESERVED OVER AND UPON TRACT RD-1, SHOWN HEREON FOR THE CITY OF PALM BAY, ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, AND EMERGENCY VEHICLES. THE CITY OF PALM BAY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF TRACTS ST-8, ST-9, ST-10, ST-11, ST-12, ST-13, ST-14 AND ST-15 SHALL BE FOR THE PURPOSE OF PRIVATE UTILITIES, PRIVATE DRAINAGE FACILITIES, LANDSCAPING, PEDESTRIAN WALKWAY AND OPEN SPACE AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS LD-10 AND LD-11 SHALL BE FOR THE PURPOSE OF COMMON AREA, PUBLIC AND PRIVATE UTILITIES, SIGNAGE, LANDSCAPING, PEDESTRIAN WALKWAY AND OPEN SPACE AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS REC-2 AND REC-3 SHALL BE FOR THE PURPOSE OF PRIVATE RECREATION, PUBLIC AND PRIVATE UTILITIES AND PRIVATE DRAINAGE FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT.
- TRACTS 4B, 5A AND 5B SHALL BE RETAINED BY CHAPARRAL PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF FUTURE DEVELOPMENT. THE ASSOCIATED FUTURE PUBLIC AND PRIVATE UTILITIES AND PRIVATE DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT.
- WHERE MORE THAN ONE LOT OR PARTS 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 UTILITIES EXISTS WITHIN SAID EASEMENT AND PROPER VERIFICATION HAS BEEN MADE.
- THE OWNER (CHAPARRAL PROPERTIES LLC) HAS THE 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, PREVIOUS OWNER SHALL BE RELEASED FROM SUCH ASSIGNED OBLIGATIONS.
- TOTAL NUMBER OF LOTS = 167
LOTS 1-8, BLOCK A, LOTS 1-99, BLOCK B, LOTS 1-53, BLOCK C AND LOTS 1-6, BLOCK J AVERAGE LOT SIZE = 50' X 115'
- EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT.
- LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL.
- BUILDING SETBACKS: FRONT-25', REAR-20', SIDE-5.0', SIDE CORNER-15'. BUILDING SETBACKS MUST BE VERIFIED WITH THE CITY OF PALM BAY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION OF HOMES.
- UNLESS OTHERWISE SHOWN ALL LINES ARE RADIAL.
- THE TEMPORARY PUBLIC UTILITY, PRIVATE ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON WILL BECOME NULL AND VOID AT THE TIME THE LAND CONTAINING THE EASEMENTS IS REPLATED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83/11). STATION BREVARD GPS 1086 REBEKAH WAS HELD FIXED AND GPS PALM BAY FOR STATION BENO 00°00'58" THE COORDINATE VALUES SHOWN ON THE PLAT WERE COMPUTED USING AUTODR LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.9999145816 WAS USED TO CONVERT GRID TO GROUND DISTANCE. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL VALUES SHOWN ARE IN US SURVEY FEET. ALL DISTANCES SHOWN ARE GROUND DISTANCES.



LEGEND

- NAD NORTH AMERICAN DATUM
O&B OFFICIAL RECORDS BOOK
(B&B) BEARING BASIS
D= CURVE DATA
R= CURVE RADIUS
L= CURVE LENGTH
CB= CHORD BEARING
CD= CHORD DISTANCE
(NR) NOT RADIAL
(R) RADIAL
LE= LICENSED BUSINESS
■ 4"x4" CONCRETE MONUMENT PRM FOUND STAMPING AS NOTED
□ 4"x4" CONCRETE MONUMENT PRM STAMPED "POWHSOK PLS 5383"
■ 5/8" IRON ROD PRM FOUND STAMPED "POWHSOK PLS 5383"
▲ NAIL AND DISK PRM STAMPED "POWHSOK PLS 5383"
● COP NAIL AND DISK STAMPED "POWHSOK PLS 5383"
● POWHSOK PLS 5383
● POWHSOK PLS 5383 STAMPED
● POWHSOK PLS 5383
PRM PERMANENT REFERENCE MONUMENT
DOP PERMANENT CONTROL POINT
PLS PROFESSIONAL LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR AND MAPPER
TB LICENSED BUSINESS
TWP TOWNSHIP
R/W RIGHT OF WAY
SO. POL POINT ON LINE

STATION NAME	STATION NGS PID	NORTHING	EASTING	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE
BREVARD GPS 1086 REBEKAH	DG8692	1,329,794.13	750,357.52	27°59'30.0713"	80°42'26.92"W	0.99995135	0°08'13.2"
GPS PALM BAY	DG8708	1,332,280.02	752,574.91	27°59'54.4354"	80°42'04.4664"W	0.99995183	0°08'24.9"

NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/11)

NOTE: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM. IT IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TRACT	AREA	PUBLIC - PRIVATE USES	OWNER AND MAINTENANCE RESPONSIBILITY
AC-3	1.52 ac.	INGRESS/EGRESS EASEMENT/PUBLIC UTILITIES AND DRAINAGE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-8	1.62 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-9	3.28 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-10	19.10 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-11	8.18 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-13	0.92 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-15	2.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
LD-10	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
LD-11	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
REC-2	6.80 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
REC-3	0.18 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
TRACT-4B	28.09 ac.	FUTURE DEVELOPMENT/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
TRACT-5A	26.72 ac.	FUTURE DEVELOPMENT/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
TRACT-5B	20.41 ac.	FUTURE DEVELOPMENT/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT

THIS TABLE IS FOR GENERAL INFORMATION ONLY. SEE SURVEYOR'S NOTES AND PLAT DEDICATION FOR OFFICIAL INFORMATION!

PLAT BOOK _____ PAGE _____
SHEET 1 OF 7
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

DEDICATION
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, 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 road right of way tract owned and maintained by Chaparral 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:
Chaparral Properties LLC, a Florida Limited Liability Company
2922 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607

By _____
John M. Ryan
Authorized Person
Signed and sealed in the presence of: _____
(Print name)

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH (Print name)
THIS IS TO CERTIFY, that on _____ 2024 before me, by means of this signed 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 thereto 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 _____

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, do hereby certify that on January 26, 2022 I completed the survey of the lands shown in the foregoing plat and that the 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.

Registration No. 5383
Andrew W. Powehok
AAL Land Surveying Services, Inc.
3070 Minton Road
W. Melbourne, Florida 32904
ID: 0086822
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. Hede PSM No.8356
Reviewing 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:
Teresa M. Jones, City Clerk

SEE CONSENT AND JOINDER RECORDED IN ORB _____ PAGE _____
SEE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT COVENANTS AND RESTRICTIONS RECORDED IN ORB _____ PAGE _____
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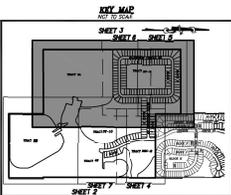
CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ The No. _____

Clerk of the Circuit Court in and for Brevard County, Fla.

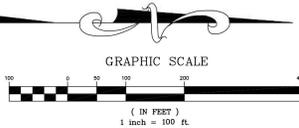
CHAPARRAL P.U.D. PHASE FOUR A

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

PLAT BOOK _____ PAGE _____
SHEET 3 OF 7
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

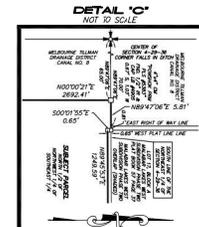


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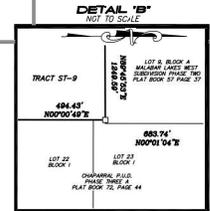
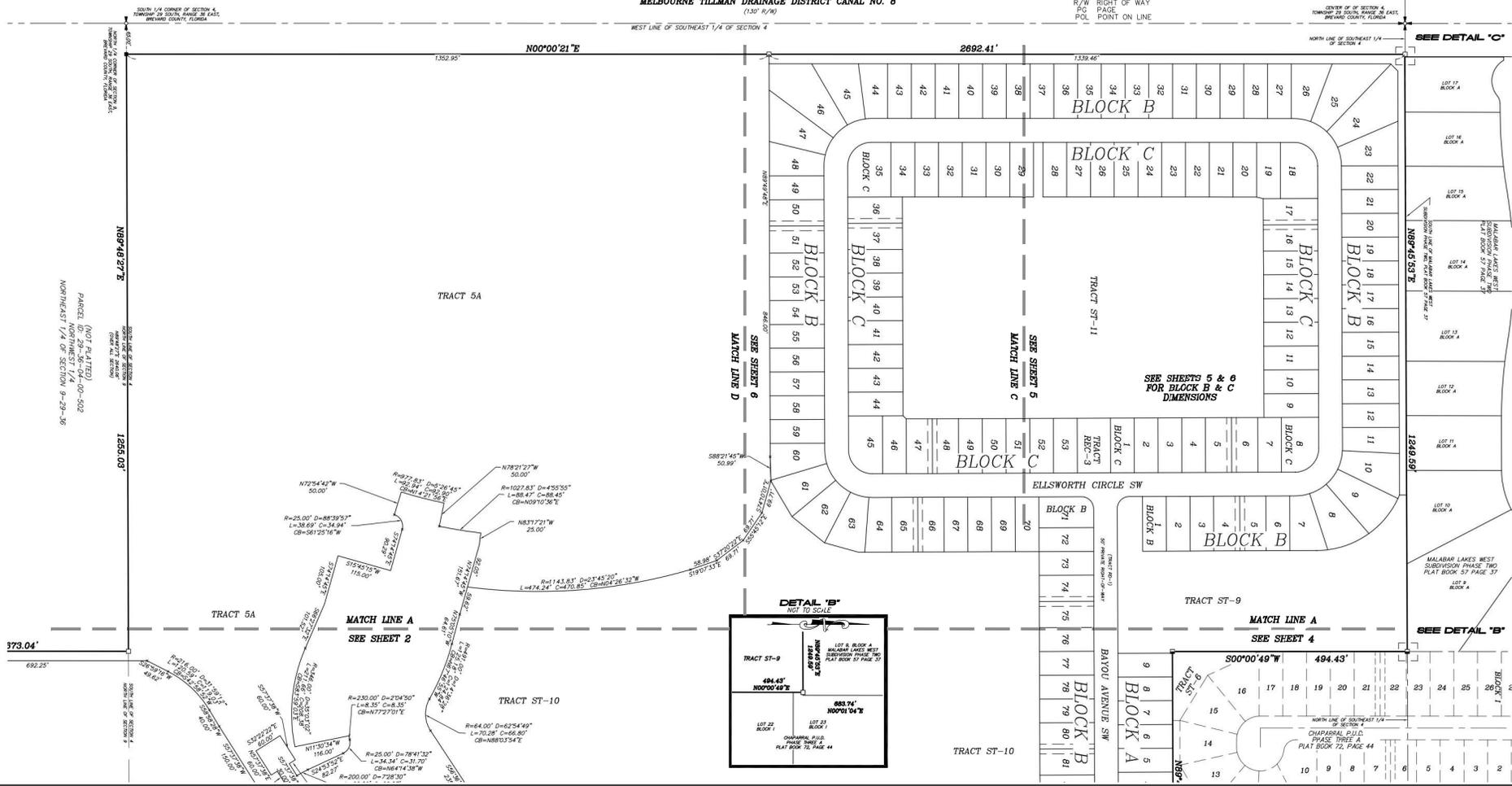


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- LEGEND**
- NAD NORTH AMERICAN DATUM
 - OR OFFICIAL RECORDS BOOK
 - BR BEARING BASIS
 - CL CURVE DATA
 - CR CURVE RADIUS
 - CLN CURVE LENGTH
 - CD CHORD DISTANCE
 - CB CHORD BEARING
 - NR NON-RADIAL
 - RADIAL
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 - 4"x4" CONCRETE MONUMENT PRM FOUND STAMPING AS NOTED
 - 4"x4" CONCRETE MONUMENT PRM STAMPED "POW-HOK PRM PLS 5383"
 - 5/8" IRON ROD PRM FOUND
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 - PCP NAIL AND DISK SET STAMPED "POW-HOK PCP PLS 5383"
 - PCP NAIL AND DISK FOUND STAMPED "POW-HOK PCP PLS 5383"
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - PS PROFESSIONAL SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - TWP TOWNSHIP
 - R/W RIGHT OF WAY
 - PC PAGE
 - PL POINT ON LINE



MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 8
(130° 6' 40")



SEE DETAIL 'C'

SEE DETAIL 'B'

SEE SHEETS 5 & 6 FOR BLOCK B & C DIMENSIONS

SEE SHEET 4

PARCEL ID: 29-36-04-00-502
NORTHWEST 1/4 OF SECTION 9-29-36

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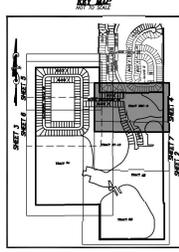
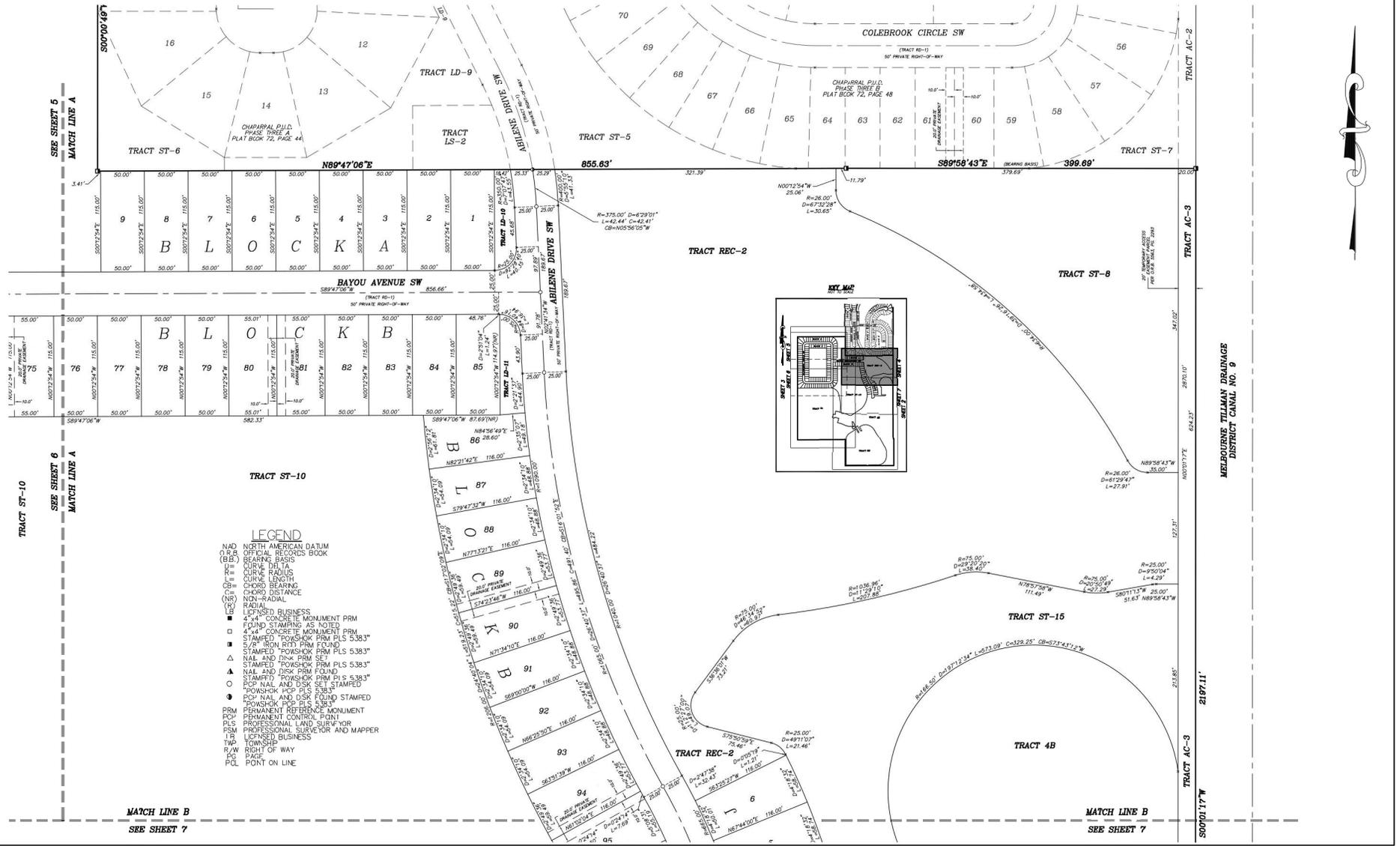
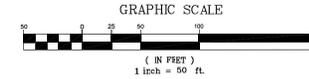
CHAPARRAL P.U.D. PHASE FOUR A

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

PLAT BOOK _____ PAGE _____
 SHEET 4 OF 7
 SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

— PLAT PREPARED BY —
 AAL LAND SURVEYING SERVICES, INC.
 PROJECT #30436-4 A
 DATE: 06-17-24
 3970 MINTON ROAD
 WEST MELBOURNE, FLORIDA 32904
 (321) 768-8110

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LINES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- LEGEND**
- NAD NORTH AMERICAN DATUM
 - ORA OFFICIAL RECORDS BOOK
 - (CB) BEARING BASIS
 - R CURVE RADIUS
 - L CURVE LENGTH
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - NON-RADIAL NON-RADIAL
 - RADIAL RADIAL
 - LB LICENSED BUSINESS
 - 4-4 CONCRETE MONUMENT PRM
 - FOUND STAMPS AS NOTED
 - 4-4 CONCRETE MONUMENT PRM
 - STAMPED POWSHOK PRM PLS 5.38.3"
 - 2" IRON BOTT PRM FOUND
 - STAMPED POWSHOK PRM PLS 5.38.3"
 - NAL AND DISK PRM SET
 - STAMPED POWSHOK PRM PLS 5.38.3"
 - NAL AND DISK PRM FOUND
 - STAMPED POWSHOK PRM PLS 5.38.3"
 - POP NAL AND DISK SET STAMPED
 - POWSHOK POP
 - POP NAL AND DISK FOUND STAMPED
 - POWSHOK POP
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - TWP LICENSED BUSINESS
 - R/W RIGHT-OF-WAY
 - PG PAGE
 - PL POINT ON LINE



MELBOURNE TILMAN DRAINAGE DISTRICT CANAL NO. 9

CHAPARRAL P.U.D. PHASE FOUR A

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

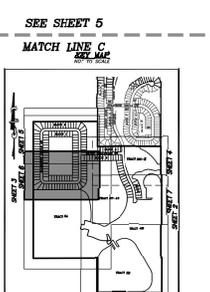
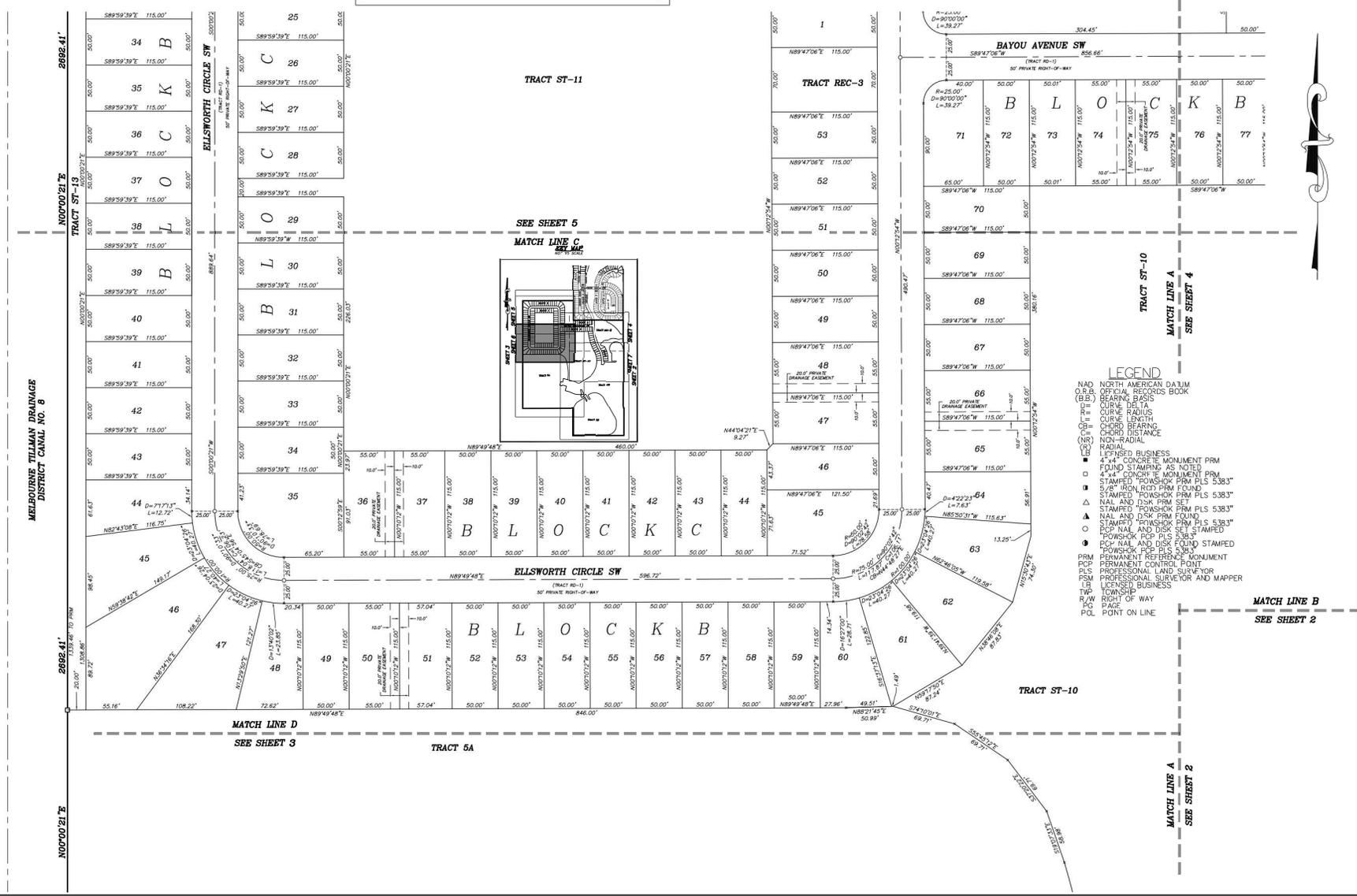
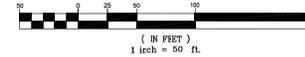
— PLAT PREPARED BY —
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PROJECT #30436-4 A
DATE: 06-17-24
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WEST MELBOURNE, FLORIDA 32904
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PLAT BOOK _____ PAGE _____
SHEET 6 OF 7
SECTIONS 4 & 9 TWP 29 S., RANGE 36 E.

GRAPHIC SCALE



- LEGEND**
- NAD NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - (B.B.) BEARING BASIS
 - (C) CURVE
 - (R) RADIUS
 - (L) CHORD LENGTH
 - (C.B.) CHORD BEARING
 - (C.D.) CHORD DISTANCE
 - (N) NON-RADIAL
 - (R) RADIAL
 - (L.F.) LICENSED BUSINESS
 - (C) 4" x 4" CONCRETE MONUMENT PER FOUND STAMPING AS NOTED
 - (D) 5/8" IRON ROD PER FOUND STAMPED POWERSHOCK PER PLS 5.38.31
 - (S) STAMPED POWERSHOCK PER PLS 5.38.31
 - (N&D) NAL AND DISK PER SET STAMPED POWERSHOCK PER PLS 5.38.31
 - (N&D) NAL AND DISK PER FOUND STAMPED POWERSHOCK PER PLS 5.38.31
 - (N&D) NAL AND DISK PER SET STAMPED POWERSHOCK PER PLS 5.38.31
 - (N&D) NAL AND DISK PER FOUND STAMPED POWERSHOCK PER PLS 5.38.31
 - (P.C.P.) PERMANENT CONTROL POINT
 - (P.S.) PROFESSIONAL SURVEYOR
 - (P.S.M.) PROFESSIONAL SURVEYOR AND MAPPER
 - (L.S.) LICENSED BUSINESS
 - (R.O.W.) RIGHT OF WAY
 - (P.C.P.) POINT ON LINE

MELBOURNE TILMAN DRAINAGE DISTRICT CANAL NO. 6

MATCH LINE B
SEE SHEET 2

MATCH LINE D
SEE SHEET 3

TRACT 5A

MATCH LINE A
SEE SHEET 2

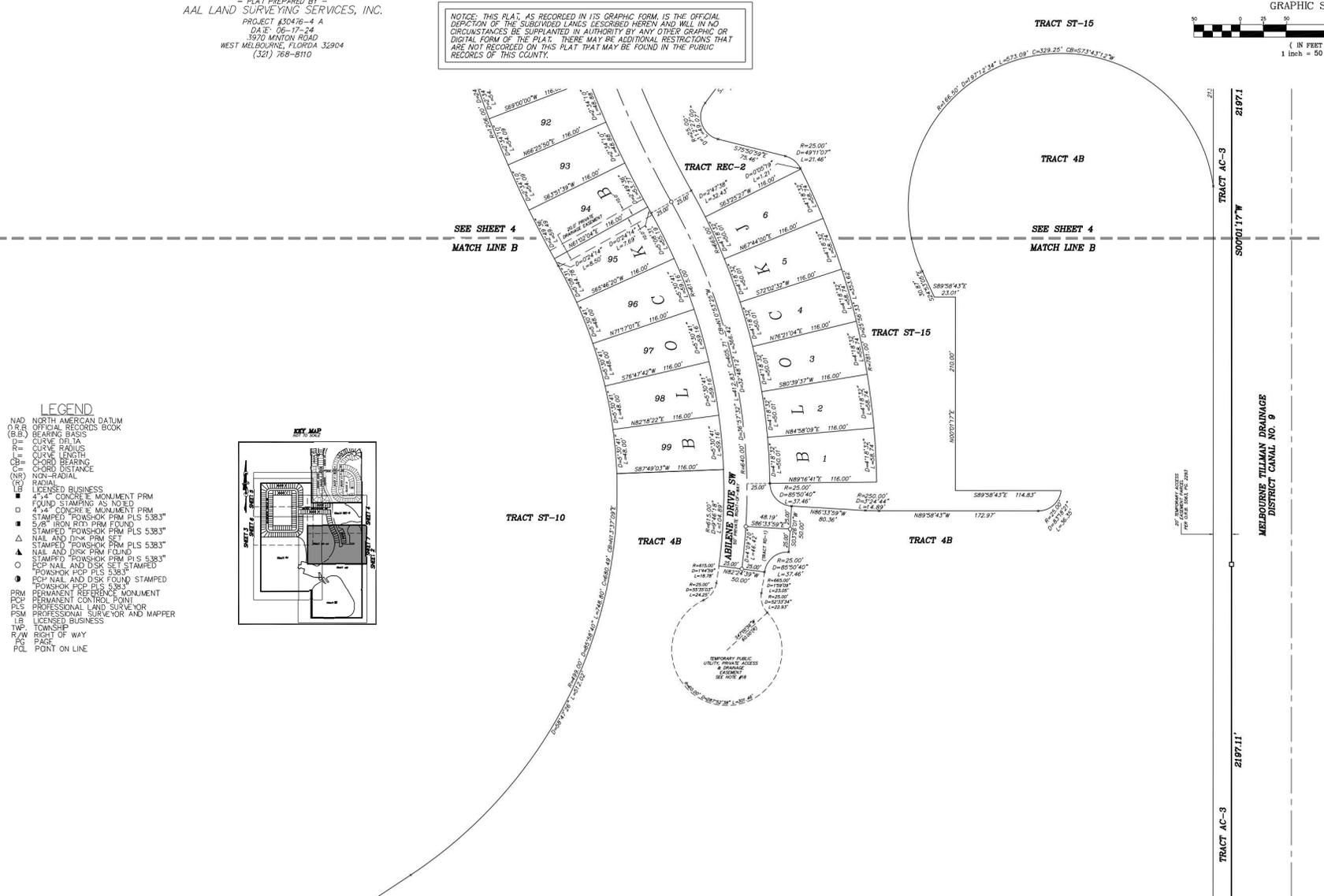
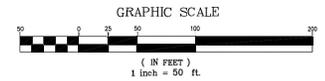
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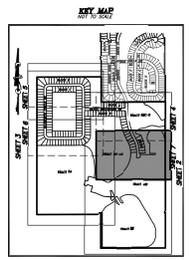
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PLAT BOOK _____ PAGE _____
 SHEET 7 OF 7
 SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.



- LEGEND**
- NAD NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - (B.S.) BEARING BASIS
 - R= CURVE RADIUS
 - L= CURVE LENGTH
 - C= CHORD BEARING
 - C= CHORD DISTANCE
 - (N.R.) NON-RADIAL
 - (R) RADIAL
 - LICENSED BUSINESS
 - 4"x4" CONCRETE MONUMENT PRM
 - FOUND STAMPING AS NOTED
 - 4"x4" CONCRETE MONUMENT PRM
 - STAMPED "POWSHOK PRM PLS 5383"
 - 5/8" IRON ROD PRM FOUND
 - STAMPED "POWSHOK PRM PLS 5383"
 - ▲ NAIL AND DISK PRM SET
 - ▲ STAMPED "POWSHOK PRM PLS 5383"
 - ▲ NAIL AND DISK PRM FOUND
 - STAMPED "POWSHOK PRM PLS 5383"
 - POP NAIL AND DISK SET STAMPED "POWSHOK PRM PLS 5383"
 - POP NAIL AND DISK FOUND STAMPED "POWSHOK PRM PLS 5383"
 - PRM PERMANENT REFERENCE MONUMENT
 - POP PERMANENT CONTROL POINT
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - TWP. TOWNSHIP
 - R/W RIGHT OF WAY
 - PG PAGE
 - POL POINT ON LINE



TRACT ST-10
 MATCH LINE E
 SEE SHEET 2