

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

VICINITY MAP

PRM	PERMANENT REFERENCE MONUMENT
PCP	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

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 89°58'43" EAST FOR THE SOUTH LINE OF CHAPARRAL P.L.D. PHASE THREE & PLAT BOOK 72, PAGE 48, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. A MONUMENTED AND WELL ESTABLISHED LINE.

2. 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.

3. AN EASEMENT 12 FEET IN WIDTH IS DEDICATED ADJACENT TO AND CONTIGUOUS WITH ALL LOT AND LOT LINES FOR THE PURPOSE OF PROVIDING FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE, AND AN EASEMENT 12 FEET IN WIDTH IS DEDICATED ADJACENT TO 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.

4. 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 CROSS STAMPED TOWNSHIP P.L.S. CREST. WHERE POSSIBLE, BEFORE THE TRANSFER OF ANY LOTS.

5. TRACT AC-3 SHALL BE FOR THE PURPOSE OF WAREHOUSE, 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.

7. TRACT RD-1, SHALL BE FOR THE PURPOSE OF PRIVATE ROAD RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE, PUBLIC AND PRIVATE UTILITIES AND SHALL BE OWNED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT. A VEHICULAR, NON-EXCLUSIVE PUBLIC HIGHWAY 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.

8. TRACTS ST-6B, ST-6B, ST-10, ST-11, ST-11, ST-11 AND ST-11 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.

9. TRACTS LD-10 AND LD-10-1 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.

10. 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.

11. TRACTS AC-8, AC-8-2, AC-8-3, 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.

12. 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 UTILITY EASEMENTS WITHIN EGRESS EASEMENT AND PROPER DRAINAGE MAINTENANCE HAS BEEN MADE.

13. 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.

14. TOTAL NUMBER OF LOTS = 167.
LOTS 1-5, BLOCK A, LOTS 1-100, BLOCK B, LOTS 1-53, BLOCK C AND LOTS 1-6, BLOCK J AVERAGE LOT SIZE = 50' x 115'

15. EXISTING ZONING: P.L.D. = PLANNED UNIT DEVELOPMENT.

16. LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL.

17. 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.

18. UNLESS OTHERWISE SHOWN ALL LINES ARE RADIAL.

19. THE TEMPORARY PUBLIC UTILITY, PRIVATE ACCESS AND DRAINAGE EASEMENTS SHOWN WILL BECOME NULL AND VOID AT THE TIME THE LAND CONTAINING THE EASEMENTS IS REPLATED.

20. THE TEMPORARY PUBLIC UTILITY, PRIVATE ACCESS AND DRAINAGE EASEMENTS SHOWN SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PLANNED, 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. THE USER OF THE EASEMENT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY SERVICE COMMISSION.

21. 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 1098 REVISION 10/2011 (NAD83/11) P.L.D. 11-01-01 P.L.D. 11-01-01 P.L.D. 11-01-01. THE COORDINATE VALUES SHOWN ON THE PLAT HERE CONTAINED USING ANOTHER LAND DEVELOPMENT DISTRICT. THE PROJECT SCALE FACTOR OF 0.99991549818 WAS USED TO CONVERT COORDINATE TO GRID DISTANCE. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE COORDINATE TO GRID DISTANCE. ALL VALUES SHOWN ARE IN US SURVEY FEET.

TRACT TABLE

TRACT TABLE			
TRACT	AREA	PUBLIC - PRIVATE USES	POWER AND MAINTENANCE RESPONSIBILITY
AC-3	1.52 ac.	NORRIS EGRESS/ESSENTIAL/PUBLIC UTILITIES AND DRAINAGE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
ST-1	1.62 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
ST-2	2.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
ST-10	19.10 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
ST-11	8.16 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
ST-13	0.92 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
ST-15	2.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
LD-10	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
LD-11	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
REC-3	0.18 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
RA-40	29.09 ac.	FLUTURE DEVELOPMENT/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
RA-50	29.09 ac.	FLUTURE DEVELOPMENT/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT
RA-50B	20.41 ac.	FLUTURE DEVELOPMENT/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF FAIRMOUNT COMMUNITY DEVELOPMENT DISTRICT

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

DEDICATION

CERTIFICATE OF REVIEWING SURVEYOR

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

J. Robert Medina, Mayor

CERTIFICATE OF CLERK

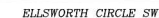
Clerk of the Circuit Court
In and for Brevard County, Fla.

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.

(NOT PLATED)
PARCEL ID: 25-36-04-00-502
NORTHWEST 1/4
NORTHEAST 1/4 OF SECTION 9-29-

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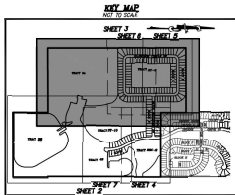


SOUTHEAST CORNER OF
CHAPARRAL P.L.D. PHASE THREE B
PLAT BOOK 72, PAGE 48
BREVARD COUNTY, FLORIDA
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GRID E 746131.71

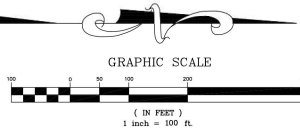
CHAPARRAL P.U.D. PHASE FOUR A

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.

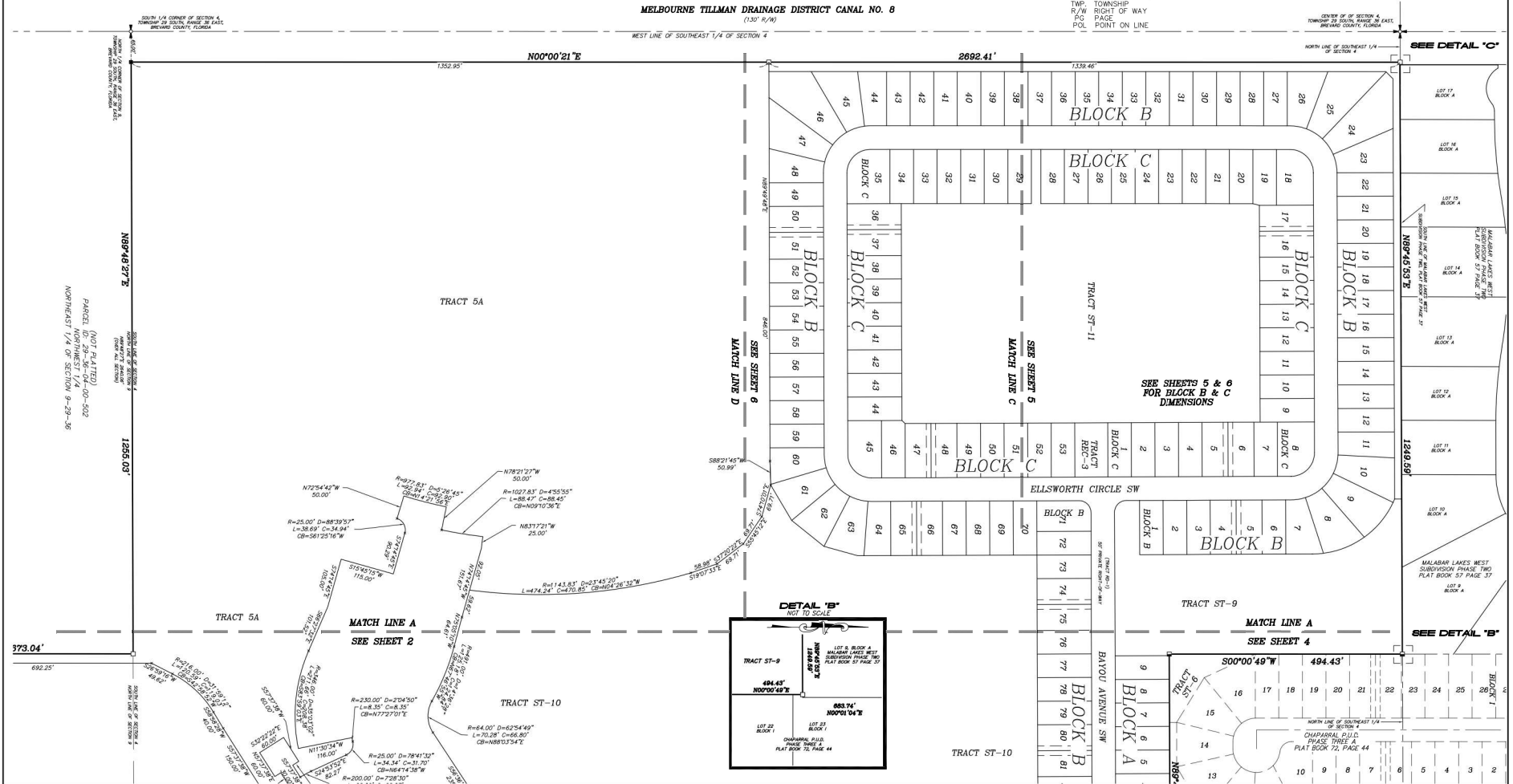
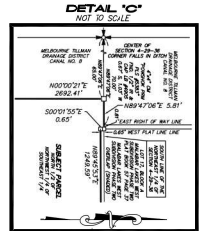


~ PLAT PREPARED BY ~
AAL LAND SURVEYING SERVICES, INC.
PROJECT #30476-4 A
DATE: 06-17-24
3970 MANTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110



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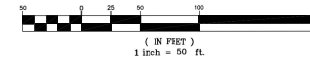
LEGEND
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PSM PROFESSIONAL SURVEYOR AND MAPPER
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TWP TOWNSHIP
R/W RIGHT OF WAY
R/C RACE
POL POINT ON LINE



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LAND SURVEYING SERVICE
PROJECT #30476-4 A
DATE: 06-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

GRAPHIC SCALE



SHEET 4 OF 7
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.



LEGEND

NAD	NORTH AMERICAN DATUM
N.B.	NOTED
(N.B.)	NOTED RECORD BOOK
U	CURV DATA
U=	CURV DATA
U=	NON RDT FROM FOUND
C=	CHORD
C=	CHORD BEARING
==	SLOPED DISTANCE
(NR)	NON-RADIAL
RA	RADIAL
LB	LICENSED BUSINESS
■	PERMANENT MONUMENT PRM
□	FOUND STAMPING AS NOTED
■	PERMANENT MONUMENT PRM
■	STAMPED "TOWSPOK PRM PLS 5.38"
■	NON RDT FROM FOUND
■	STAMPED "TOWSPOK PRM PLS 5.38"
Δ	NAL AND DSK PRM SET
Δ	STAMPED "TOWSPOK PRM PLS 5.38"
▲	NAL AND DSK PRM FOUND
▲	STAMPED "TOWSPOK PRM PLS 5.38"
●	POF NAL AND DSK SET STAMPED
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●	POF NAL AND DSK SET STAMPED
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PLS	PROFESSIONAL SURVEYOR AND MAPPER
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TW	TOWNSHIP
TR	TRAIL OR WAY
PC	PAGE
PC	PAGE
POL	POINT ON LINE

CHAPARRAL P.U.D. PHASE FOUR A

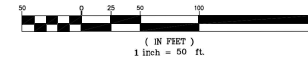
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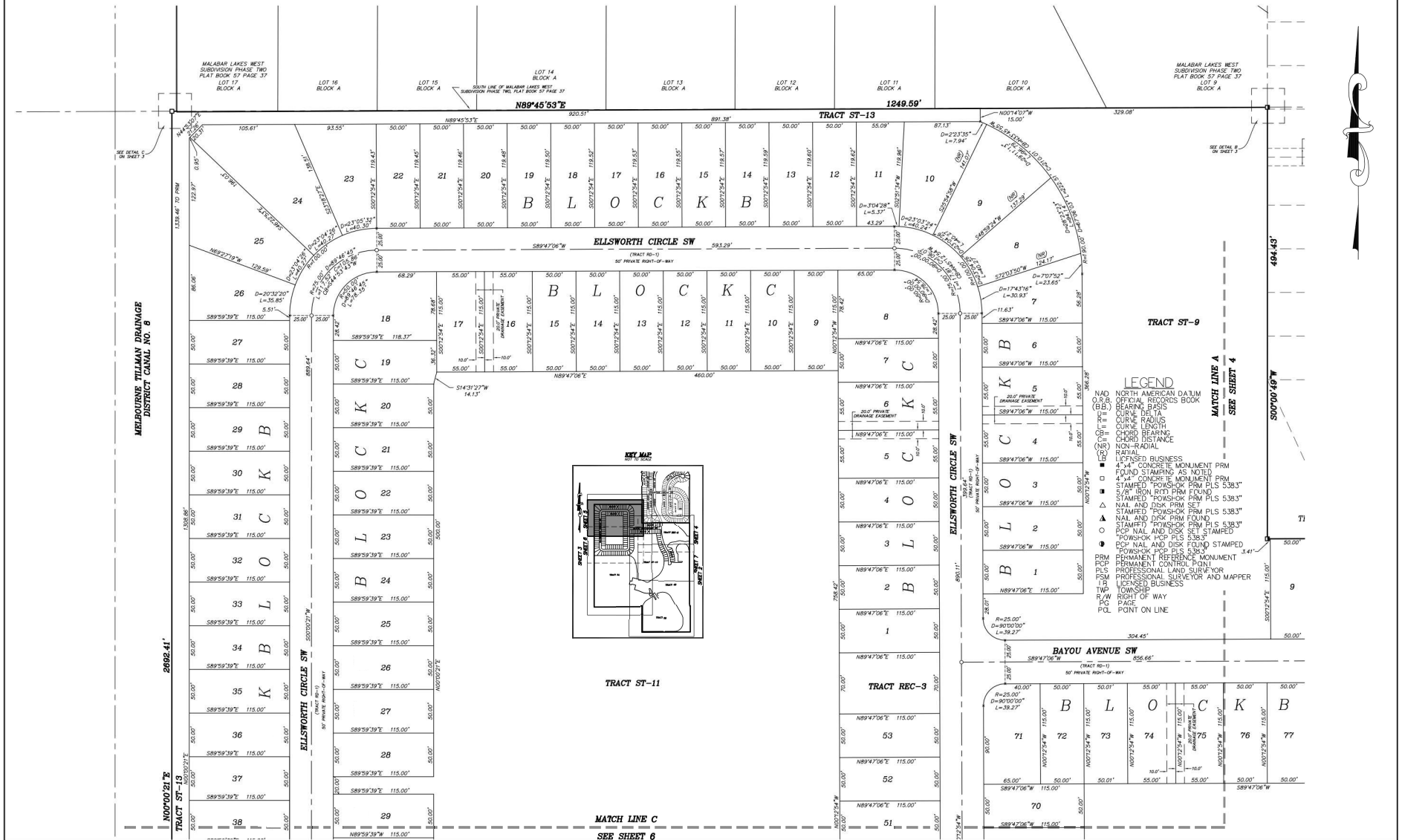
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DATE: 06-17-24
1970 MINTON ROAD
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GRAPHIC SCALE



PLAT BOOK _____ PAGE _____
SHEET 5 OF 7
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

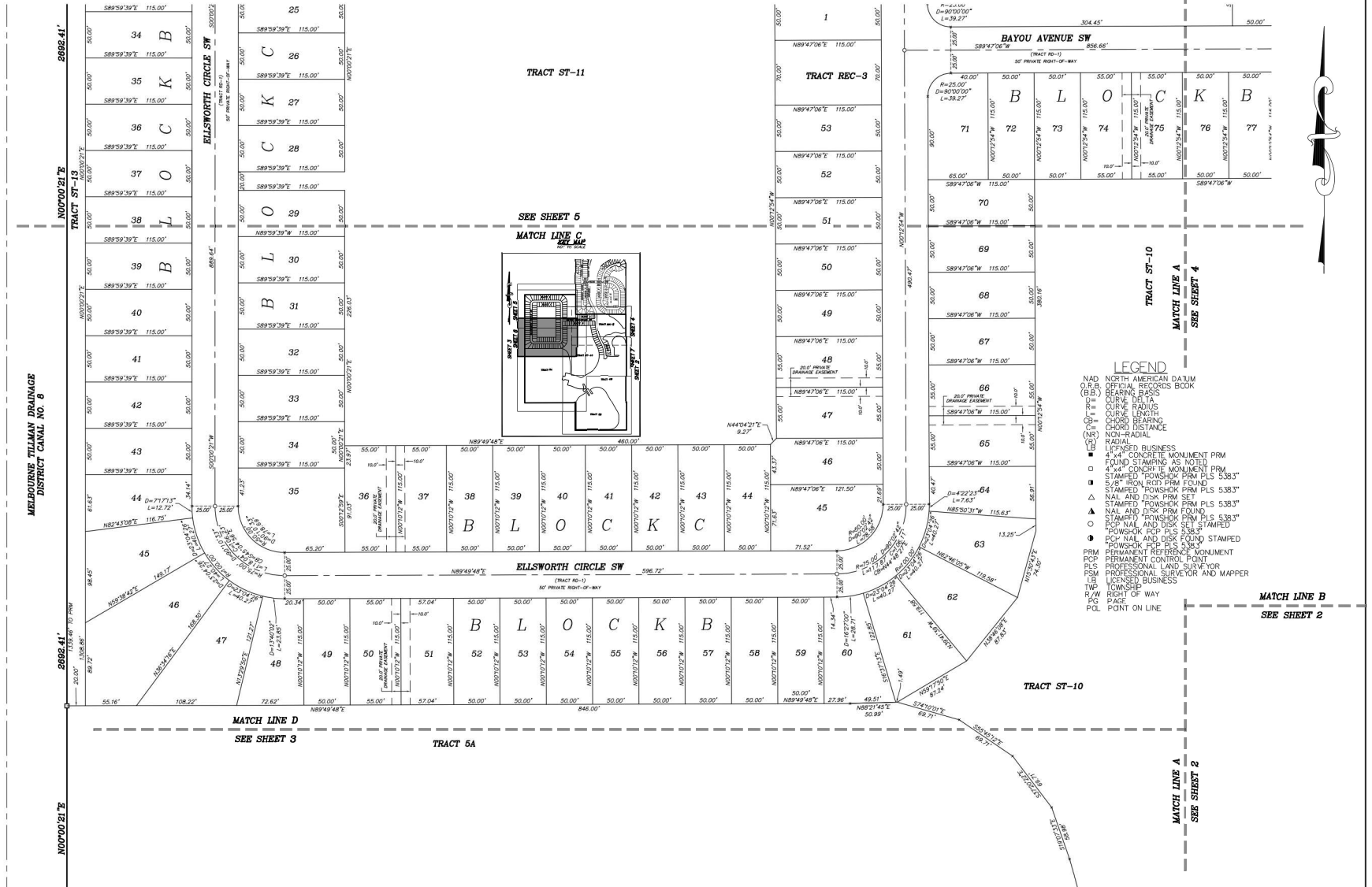
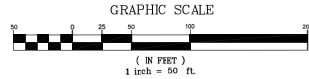


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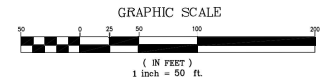
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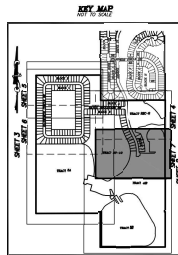
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PLAT BOOK _____ PAGE _____
SHEET 7 OF 7
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LEGEND

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R/W RIGHT OF WAY
PG PAGE
POL POINT ON LINE



SEE SHEET 4
MATCH LINE B

92
93
94
95
96
97
98
99

TRACT ST-10

TRACT REC-2

TRACT 4B

ABILENE DRIVE SW

TRACT ST-15

TRACT 4B

SEE SHEET 4
MATCH LINE B

TRACT ST-15

TRACT 4B

TRACT AC-3
300'01.17'W

MELBOURNE TILMAN DRAINAGE
DISTRICT CANAL NO. 9

TRACT AC-3
2197'11'
300'01.17'W

TRACT ST-10

MATCH LINE E
SEE SHEET 2