

PALM BAY STORNOW

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST,

CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

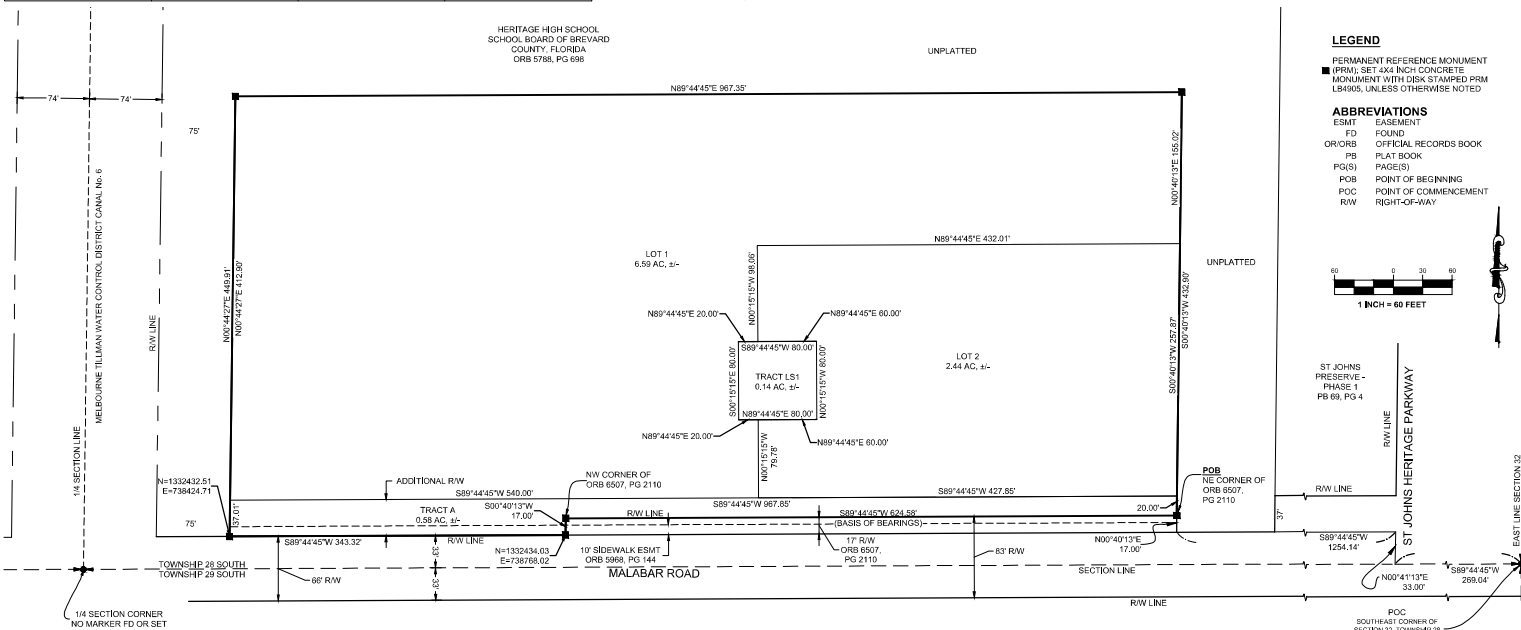
THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9633, PAGE 490, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND RUN S89°44'45"W ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 280.04 FEET; THENCE N02°41'13"E A DISTANCE OF 33.00 FEET; THENCE S89°44'45"W, A DISTANCE OF 1254.14 FEET; THENCE N02°40'13"E, A DISTANCE OF 17.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6507, PAGE 2110, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S89°44'45"W, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD, A DISTANCE OF 624.58 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6507, PAGE 2110; THENCE S80°40'13"W, A DISTANCE OF 17.00 FEET; THENCE S89°44'45"W, AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 343.32 FEET; THENCE N02°40'13"E, PARALLEL TO AND 75.00 FEET EAST OF (AS MEASURED PERPENDICULARLY), THE EAST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NUMBER 6, A DISTANCE OF 449.91 FEET; THENCE N09°44'45"E, PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID MALABAR ROAD, A DISTANCE OF 967.35 FEET; THENCE S00°40'13"W A DISTANCE OF 432.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.76 ACRES, MORE OR LESS.

PLAT NOTES

1. BEARING REFERENCE: ASSUMED BEARING OF S89°44'45"W ON THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091(9).
3. ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR THE DECLARED MAINTENANCE ENTITY (I.E. PROPERTY OWNER ASSOCIATION).
4. 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.
5. TRACT A IS HEREBY DEDICATED TO THE CITY OF PALM BAY FOR ADDITIONAL RIGHT-OF-WAY FOR MALABAR ROAD. THE CITY HAS THE RIGHT AND ABILITY TO TRANSFER THEIR RIGHTS TO THIS ADDITIONAL RIGHT-OF-WAY TO BREVARD COUNTY AT A TIME OF THEIR CONVENIENCE.
6. TRACT L51 IS HEREBY DEDICATED FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY LIFT STATION MANAGEMENT SYSTEM FOR THE BENEFIT OF LOTS 1 & 2 AS SHOWN AND DEFINED HEREON AND SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
7. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
8. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE FOLLOWING:
A. RESOLUTION 2022-11 OF THE CITY OF PALM BAY RECORDED IN OFFICIAL RECORDS BOOK 9483, PAGE 2489, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
B. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 9853, PAGE 535, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
C. CITY OF PALM BAY WATER AND WASTEWATER SYSTEM AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9880, PAGE 1287, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
D. NOTICE OF COMMENCEMENT RECORDED NOVEMBER 1, 2023 IN OFFICIAL RECORDS BOOK 9921, PAGE 2654, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

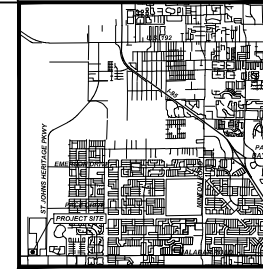
TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.58	RIGHT-OF-WAY	CITY OF PALM BAY
TRACT L51	0.14	LIFT STATION	PROPERTY OWNERS' ASSOCIATION



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 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.

NORTHING AND EASTING COORDINATE VALUES SHOWN HEREON, (N, E), ARE BASED UPON REAL TIME KINETIC (RTK) OBSERVATIONS UTILIZING A SPECTRA SP80 GLOBAL POSITIONING SYSTEM (GPS), DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PPP NETWORK FOR DISTRICT 5 AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983, 2012 ADJUSTMENT (NAD83/2012), FLORIDA EAST ZONE.

THIS PLAT PREPARED BY -
B.S.C. CONSULTANTS, INC.
CONSULTING ENGINEERING AND PLANNING
11619_300_001
DATE: 04/15/2024
DESIGN/DRAWN: LEH/AR
DRAWING# 11619_300_001
PROJECT# 11619



PLAT BOOK _____, PAGE _____

SHEET 1 OF 1
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, that PALM BAY STORNOW, LLC, being the owner in fee simple of the lands described herein as
PALM BAY STORNOW

Herby dedicates said lands to this use and purpose herein described and further dedicates Tract A to the City of Palm Bay, Florida, and an ingress and egress easement over and across the lands platted herein for law enforcement, emergency access and emergency maintenance. No other easements are dedicated or granted to the public.

By: _____
PAUL NEVINS, MANAGING MEMBER
PALM BAY STORNOW, LLC

Witness: _____
Signature _____
Printed Name _____

Witness: _____
Signature _____
Printed Name _____

PALM BAY STORNOW LLC
1038 BELCHER ROAD SOUTH
LARGO, FL 33771

STATE OF FLORIDA COUNTY OF _____
The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ by Paul Nevins, Managing Member of the above named limited liability company, on behalf of the above named limited liability company, who is _____ personally known to me or _____ his produced _____ as identification.

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

NOTARY PUBLIC _____

Notary Public, State of Florida
My Comm. Expires: _____
Comm. No.: _____

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, do hereby certify that on 04/05/2024 he completed the boundary survey of the lands shown on the foregoing plat and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said lands are located in The City of Palm Bay, Brevard County, Florida.

Registration Number 5611
LESLIE E. HOWARD
B.S.C. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, FL 32901
Certificate of Authorization Number: LB-0004905

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY
I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Joseph N. Haik, Professional Surveyor & Mapper, Florida License # L58396

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on _____ the City Council of the City of Palm Bay, Florida approved the foregoing plat.

Mayor - J. Robert Medina

ATTEST: _____

City Clerk - Terese M. Jones

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, part 1 Florida Statutes, and was filed for record on _____ at _____ File No. _____

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