MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT NOTES

1. BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°44'16"W ON THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 6.

2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).

3. UNLESS OTHERWISE NOTED, ALL LINES ARE RADIAL.

4. ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR THE DECLARED MAINTENANCE ENTITY (I.E. HOMEOWNER ASSOCIATION).

5. 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.

6. THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS ABUTTING AND COINCIDENT WITH THE PUBLIC AND PRIVATE ROAD RIGHTS-OF-WAY, A 10.00 (TEN) FOOT WIDE PERPETUAL PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED). A 5.00 (FIVE) FOOT WIDE PERPETUAL PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES (UNLESS OTHERWISE NOTED). WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE USED AS A BUILDING SITE, ONLY THE OUTER BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE EASEMENTS.

7. DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

8. LOTS AND TRACTS ABUTTING ANY EXISTING STORM WATER LAKE AND TRACT, OR FLOW WAYS, WETLANDS AND ANY OTHER STORM WATER MANAGEMENT FACILITIES CONSTRUCTED SUBSEQUENT TO THIS PLAT, SHALL NOT HAVE RIPARIAN RIGHTS WITH RESPECT TO ANY SUCH TRACTS AND DRAINAGE FACILITIES, INCLUDING WITHOUT LIMITATION, ANY DRAINAGE PONDS OR LAKES, DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES WHICH MAY BE CONSTRUCTED WITHIN SAID FACILITIES.

9. ALL DRAINAGE TRACTS AND THOSE DRAINAGE EASEMENTS DESCRIBED HEREON (OTHER THAN ANY DRAINAGE EASEMENT SHOWN GRAPHICALLY OR OTHERWISE DESCRIBED HEREON AS A PUBLIC DRAINAGE EASEMENT), SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. THE CITY OF PALM BAY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT.

10. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA, A PUBLIC DRAINAGE EASEMENT OVER AND ACROSS TRACTS "C", "E", AND "J" AND AS MAY BE DEPICTED, NOTED AND/OR SHOWN HEREON FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF PUBLIC DRAINAGE FACILITIES.

11. ALL INTERNAL ROADWAYS ARE DESIGNATED AS TRACT "Z" AND SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSORS AND/OR ASSIGNS. AN INGRESS/EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF PALM BAY FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS TRACT "Z".

12. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA, A PUBLIC DRAINAGE EASEMENT OVER, UNDER AND ACROSS TRACT "Z" AT THE LOCATIONS OF THE PUBLIC DRAINAGE EASEMENTS NOTED AND SHOWN IN BLOCKS B, F, G AND H. THESE EASEMENTS SHALL BE OF THE SAME WIDTH AS THOSE GRAPHICALLY SHOWN AND NOTED IN THE BLOCKS NAMED HEREIN.

13. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA, A PUBLIC DRAINAGE EASEMENT THROUGH THE STORMWATER MANAGEMENT SYSTEM IN TRACTS FD1, FD3, E AND J.

14. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA AN EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF A PUBLIC SANITARY SEWER LINE AND ASSOCIATED FACILITIES OVER AND ACROSS TRACT "Z".

15. THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA AN EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF A PUBLIC POTABLE WATER LINE AND ASSOCIATED FACILITIES OVER AND ACROSS TRACT "Z".

16. TRACT "Z" IS HEREBY DEDICATED TO THE MALABAR SPRINGS COMMUNITYDEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND/OR ASSIGNS (TOGETHER, "CDD"), FOR PRIVATE USE AND AS A COMMON VEHICLE AND PEDESTRIAN WAY ACCESS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN TRACT "Z." THE CITY OF PALM BAY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT "Z".

17. THE CITY OF PALM BAY, FLORIDA, BREVARD COUNTY, FLORIDA, STATE OF FLORIDA AND THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA SHALL BE ALLOWED ACCESS ON TRACT "Z", PEDESTRIAN WAYS, EASEMENTS AND COMMON OPEN SPACE TO ENSURE AND PROVIDE THE POLICE AND FIRE PROTECTION OF THE AREA, AND TO CONTROL THE HEALTH AND SAFETY OF THE RESIDENTS AND GUESTS OF MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSORS AND/OR ASSIGNS.

18. TRACT "LS" IS HEREBY DEDICATED FOR THE INSTALLATION, CONSTRUCTION OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION, AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF PALM BAY. LANDSCAPE AND IRRIGATION WITHIN TRACT "LS" SHALL BE MAINTAINED BY THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSORS AND/OR ASSIGNS.

19. THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE PRIMARY MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONSTRUCTED WITHIN THE PRIVATE EASEMENTS AND STORM WATER TRACTS, 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 MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT ITS SUCCESSORS AND/OR ASSIGNS.

20. THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS _____ AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

21. FOR JOINDER IN DEDICATION SEE OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

22. FOR JOINDER IN DEDICATION SEE OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

23. TRACT A IS HEREBY DEDICATED TO THE MELBOURNE-TILLMAN WATER CONTROL DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "WATER CONTROL DISTRICT") FOR USE BY THE WATER CONTROL DISTRICT. THE WATER CONTROL DISTRICT SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN TRACT A.

24. TRACTS B, C, D, E, F, G, H, I, J, K, L, M, AND Z ARE HEREBY DEDICATED TO THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD") FOR THE USES IDENTIFIED IN THE TRACT TABLE. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

25. TRACTS LS, ZZ1, AND ZZ2 ARE HEREBY DEDICATED TO THE CITY OF PALM BAY, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CITY") FOR THE USES IDENTIFIED IN THE TRACT TABLE. THE CITY SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

26. THE CDD IS HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS WITHIN ALL "DRAINAGE EASMENTS (D.E.)" AND "PUBLIC DRAINAGE EASEMENTS (P.D.E.)" TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY MASTER STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.

27. THE CDD IS HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS WITHIN TRACTS LS, ZZ1, AND ZZ2 TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE UTILITY AND/OR ROADWAY IMPROVEMENTS, AS APPLICABLE. THE CDD SHALL TRANSFER SUCH IMPROVEMENTS UPON COMPLETION TO THE CITY, SUBJECT TO THE CITY'S APPROVAL PROCESS.

28. THE CDD IS HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR AND REPLACE IRRIGATION, LIGHTING AND OTHER UTILITY IMPROVEMENTS WITHIN ALL UTILITY EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY SUCH IMPROVEMENTS WITHIN SUCH AREAS.

29. FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE APPLICABLE LOCAL GENERAL PURPOSE GOVERNMENT, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT.

30. ALL LANDS NOT DEDICATED HEREIN ARE RESERVED FOR THE OWNER AND FOR FUTURE DEVELOPMENT.

31. THE LANDS BEING PLATTED HEREIN ARE SUBJECT TO THE FOLLOWING:

A. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 275, PAGE 384; DEED BOOK 313, PAGE 434; BOOK 179, PAGE 4; BOOK 179, PAGE 7; BOOK 206, PAGE 231; BOOK 206, PAGE 237; BOOK 208, PAGE 417; BOOK 209, PAGE 214; BOOK 266, PAGE 628. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY MRTA.

B. OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 318, PAGE 137 AND BOOK 187, PAGE 223. THE RIGHT OF ENTRY UNDER SAID RESERVATIONS HAS BEEN RELEASED OR IS BARRED BY MRTA.

C. RESERVATIONS CONTAINED IN DEED FROM COUNTY OF BREVARD, STATE OF FLORIDA, FILED SEPTEMBER 14, 1961 IN BOOK 416, PAGE 646. (WITHOUT RIGHT OF ENTRY)

D. ORDINANCE NO. 2006-51 PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY RECORDED MAY 25, 2006 IN BOOK 5650, PAGE 7562.

E. RESOLUTION 2021-56 GRANTING APPROVAL FOR A PLANNED UNIT DEVELOPMENT RECORDED OCTOBER 22, 2021 IN BOOK 9301, PAGE 924.

F. SUBJECT TO AUTOMATIC PHOSPHATES, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SECTION 270.11(1), F.S. AS TO THE PORTION OF THE SUBJECT PROPERTY DESCRIBED IN DEED/CONVEYANCE RECORDED NOVEMBER 29, 2021 IN BOOK 9337, PAGE 2170. (NOTE: THE COMPANY MAY CONSIDER DELETING THIS EXCEPTION AFTER PRODUCTION OF A SATISFACTORY RELEASE OF THE MINERAL RIGHTS TO BE RECORDED IN THE PUBLIC RECORDS OR, ALTERNATIVELY, AFTER REVIEW AND APPROVAL OF PROOF THAT SUCH RIGHTS WERE NOT RESERVED OR RETAINED BY THE AGENCY OR REQUIRED TO BE RESERVED BY THE ENABLING STATUTE OF THE AGENCY) NOTE: THE RIGHT OF ENTRY HAS EXPIRED BASED ON THE SUBJECT PARCEL BEING LESS THAN 20 ACRES.

G. ASSIGNMENT OF PLANS, DEVELOPMENT AND OTHER RIGHTS RECORDED JULY 20, 2022 IN BOOK 9565, PAGE 476.

H. NOTICE OF ESTABLISHMENT OF THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT RECORDED DECEMBER 15, 2022 IN BOOK 9677, PAGE 2883.

I. ORDINANCE 2022-114 RECORDED DECEMBER 28, 2022 IN BOOK 9686, PAGE 801.

J. ORDINANCE 2022-117 RECORDED DECEMBER 28, 2022 IN BOOK 9686, PAGE 806.

K. TRUE-UP AGREEMENT (2024 BONDS) RECORDED SEPTEMBER 10, 2024 IN BOOK 10153, PAGE 1031.

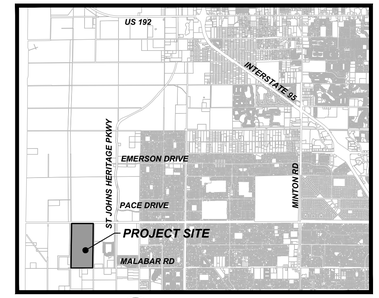
L. MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE OF PUBLIC FINANCE (2024 BONDS) RECORDED SEPTEMBER 10, 2024 IN BOOK 10153, PAGE 1041.

M. COLLATERAL ASSIGNMENT AGREEMENT (2024 BONDS) RECORDED SEPTEMBER 10, 2024 IN BOOK 10153, PAGE 1045.

N. MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENT LIEN OF RECORD (2024 BONDS) RECORDED SEPTEMBER 10, 2024 IN BOOK 10153, PAGE 1056.

O. MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT DECLARATION OF CONSENT (2024 BONDS) RECORDED SEPTEMBER 10, 2024 IN BOOK 10153, PAGE 1060.

P. CITY OF PALM BAY WATER AND WASTEWATER SYSTEM AGREEMENT RECORDED SEPTEMBER 16, 2024 IN BOOK 10158, PAGE 123.



LOCATION MAP

DESCRIPTION

PART OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3678, PAGE 2048 AND OFFICIAL RECORDS BOOK 3660, PAGE 1644, ALL RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING PART OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF SAID SECTION 32 AND RUN N00°44'16"E, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD; THENCE S89°44'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD, A DISTANCE OF 74.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 6, A 148.00 FOOT WIDE RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S89°44'45"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2501.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 5; THENCE N00°45'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5007.86 FEET; THENCE N32°05'43"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 153.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 1, A 225.00 FOOT WIDE RIGHT-OF-WAY; THENCE N89°48'04"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2419.96 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL NO. 6; THENCE S00°44'16"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 5135.43 FEET TO THE POINT OF BEGINNING. CONTAINING 294.70 ACRES, MORE OR LESS

SEE SHEET 2 FOR TRACT TABLE

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.

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_001
PROJECT# 11604

PLAT BOOK _____, PAGE _____
SHEET 1 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that CRE-KL Malabar Owner LLC, a Delaware limited liability company, being the owner in fee simple of the lands described herein as

MALABAR SPRINGS PHASE 1

Hereby dedicates to The City of Palm Bay, Florida, an ingress and egress easement over and across TRACT Z for law enforcement, emergency access and emergency maintenance and hereby further dedicates to the City of Palm Bay, Florida an easement for the installation and maintenance of public utilities within said TRACT Z together with those public drainage easements referenced in plat notes 12 and 13 as shown and noted herein. TRACT LS is hereby dedicated to the City of Palm Bay, Florida for the installation, construction, operation and maintenance of a sanitary sewer lift station. Tracts ZZ1 and ZZ2 are hereby dedicated to the City of Palm Bay, Florida for the purposes identified herein. Tract Z is dedicated to the Homeowners' Association and all maintenance responsibilities shall not be the City of Palm Bay's. No other easements are dedicated or granted to the public.

By:_____ SEAL

_____
Printed Name

Attest:
_____
Signature

_____
Printed Name

Attest:
_____
Signature

_____
Printed Name

CRE-KL MALABAR OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
105 NE 1ST STREET
DELRAY BEACH, FL 33444

STATE OF FLORIDA COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or ____ online notarization, this _____ by _____ of the above named limited liability company, on behalf of the above named limited liability company, who is ____ personally known to me or ____ has produced _____ as identification.

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

_____
NOTARY PUBLIC SEAL

_____
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, does hereby certify that on 05/03//2022 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.E. Consultants, Inc.
312 South Harbor City Boulevard, Suite #4
Melbourne, Fla. 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. Hale, Professional Surveyor & Mapper No. 6366

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

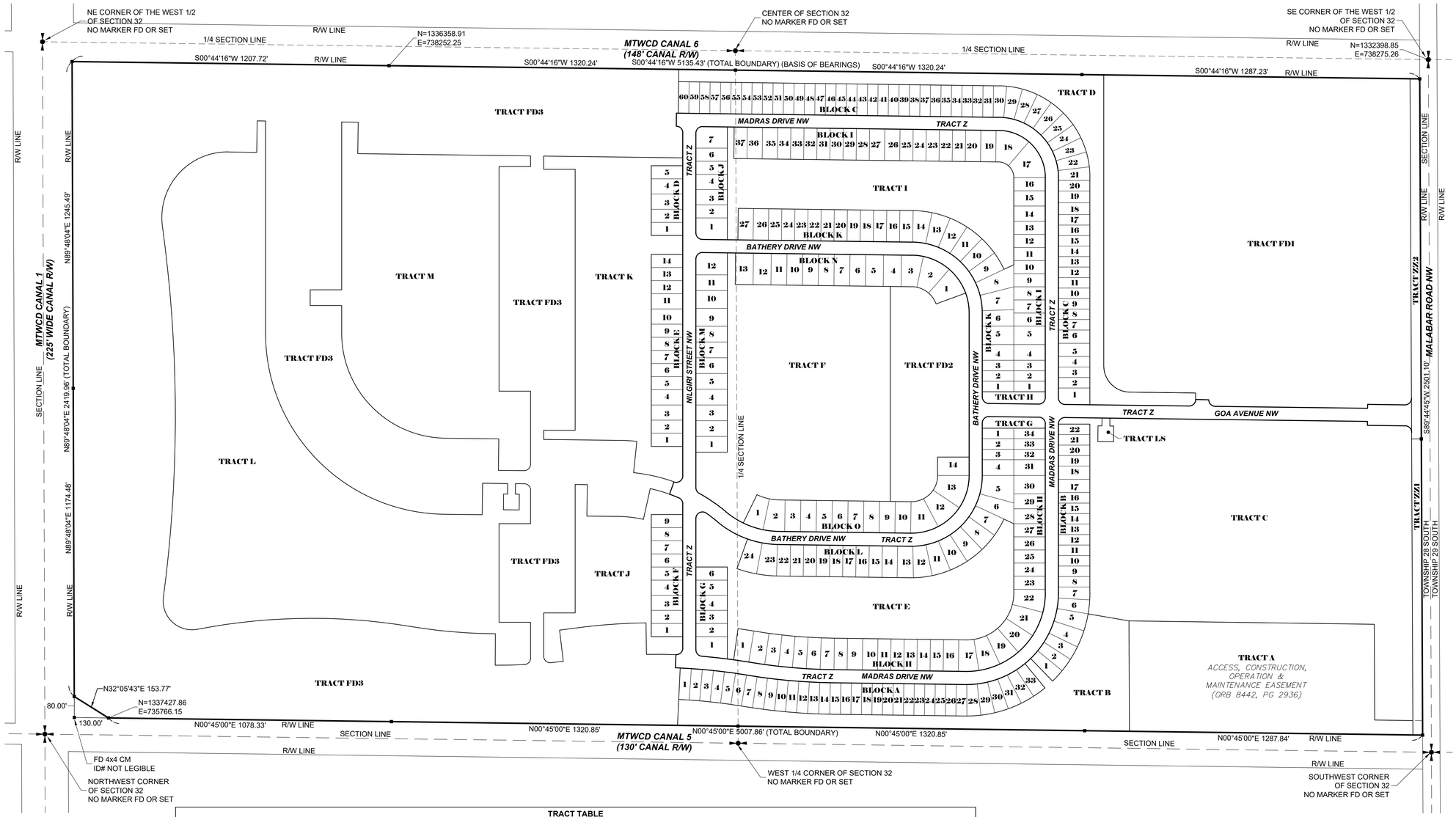
CERTIFICATE OF CLERK

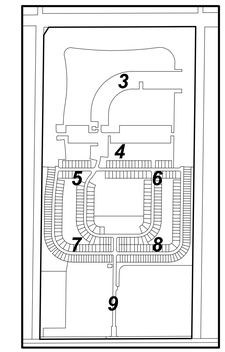
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1 Florida Statutes, and was filed for record on _____ at _____, File No._____

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

I:\1Projects Folder\11604\Drawings\11604_302_001\11604_302_001-002.dwg February 6, 2025 2:51:39 PM th

PLAT BOOK _____, PAGE _____
SHEET 2 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST





KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

200 0 100 200
1 INCH = 200 FEET

TRACT TABLE

TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	9.20	ACCESS, CONSTRUCTION, OPERATION & MAINTENANCE	MELBOURNE-TILLMAN WATER CONTROL DISTRICT
TRACT B	4.79	DRAINAGE, HARDSCAPE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT C	22.85	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE, RECREATION	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT D	4.26	DRAINAGE, HARDSCAPE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT E	7.12	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT F	12.41	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT FD1	33.24	FUTURE DEVELOPMENT	CRE-KL MALABAR OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
TRACT FD2	4.95	FUTURE DEVELOPMENT (AMENITY CENTER)	CRE-KL MALABAR OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
TRACT FD3	74.73	FUTURE DEVELOPMENT	CRE-KL MALABAR OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
TRACT G	0.23	HARDSCAPE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT H	0.25	HARDSCAPE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT I	5.60	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT J	3.72	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT K	8.23	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT L	26.82	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT LS	0.10	LIFT STATION	CITY OF PALM BAY
TRACT M	15.39	STORM WATER, DRAINAGE, IRRIGATION, LANDSCAPE, OPEN SPACE	MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS
TRACT Z	13.38	VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, SIDEWALKS	
TRACT ZZ1	0.96	ADDITIONAL RIGHT-OF-WAY FOR MALABAR ROAD, PUBLIC UTILITIES AND ASSOCIATED IMPROVEMENTS	CITY OF PALM BAY
TRACT ZZ2	1.17	ADDITIONAL RIGHT-OF-WAY FOR MALABAR ROAD, PUBLIC UTILITIES AND ASSOCIATED IMPROVEMENTS	

MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

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 FPRN 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.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1158
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00004905

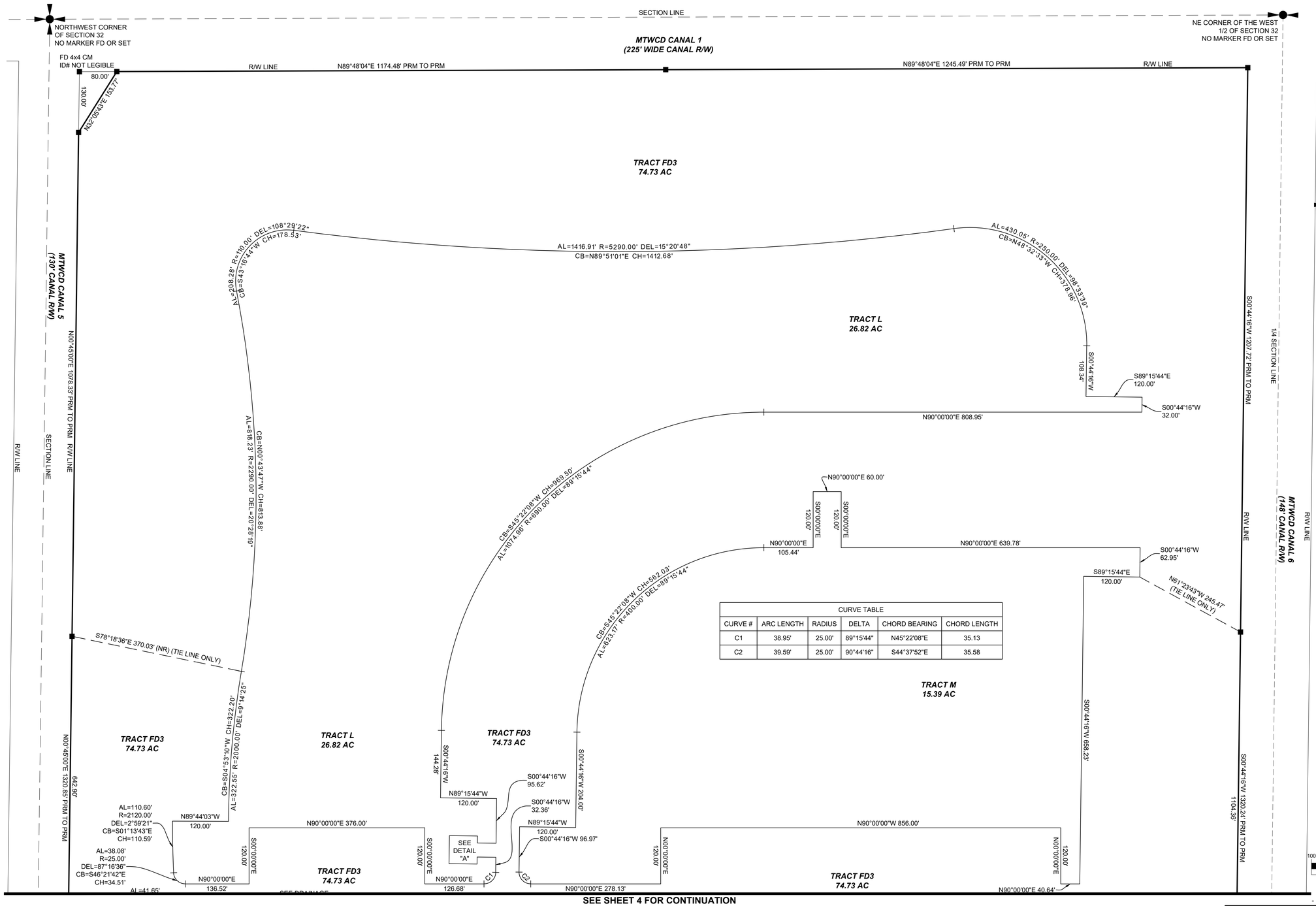
DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_002
PROJECT# 11604

H:\Projects Folder\11604\Drawings\11604_302 (Ph1 Final)\11604_302_001-002.dwg February 6, 2025 2:53:54 PM jh

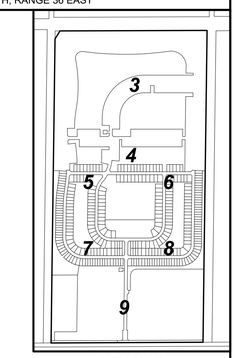
PLAT BOOK _____, PAGE _____
SHEET 3 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.95'	25.00'	89°15'44"	N45°22'08"E	35.13
C2	39.59'	25.00'	90°44'16"	S44°37'52"E	35.58



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

100 0 50 100
1 INCH = 100 FEET

SEE SHEET 4 FOR CONTINUATION

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
(321) 727-7540 FAX (321) 727-7544
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

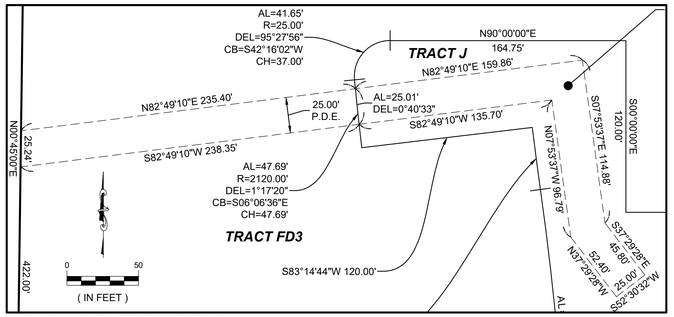
DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_003
PROJECT# 11604

H:\Projects Folder\11604\Drawings\11604_302_003\11604_302_003.dwg February 6, 2025 2:54:41 PM \h

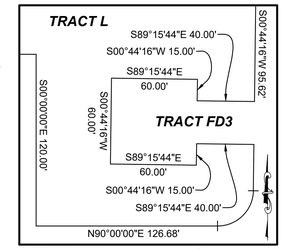
MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

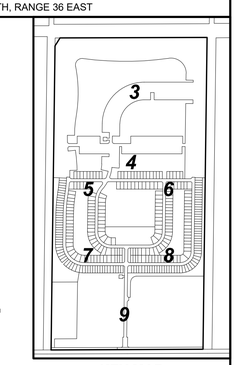
PLAT BOOK _____, PAGE _____
SHEET 4 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST



DRAINAGE EASEMENT DETAIL

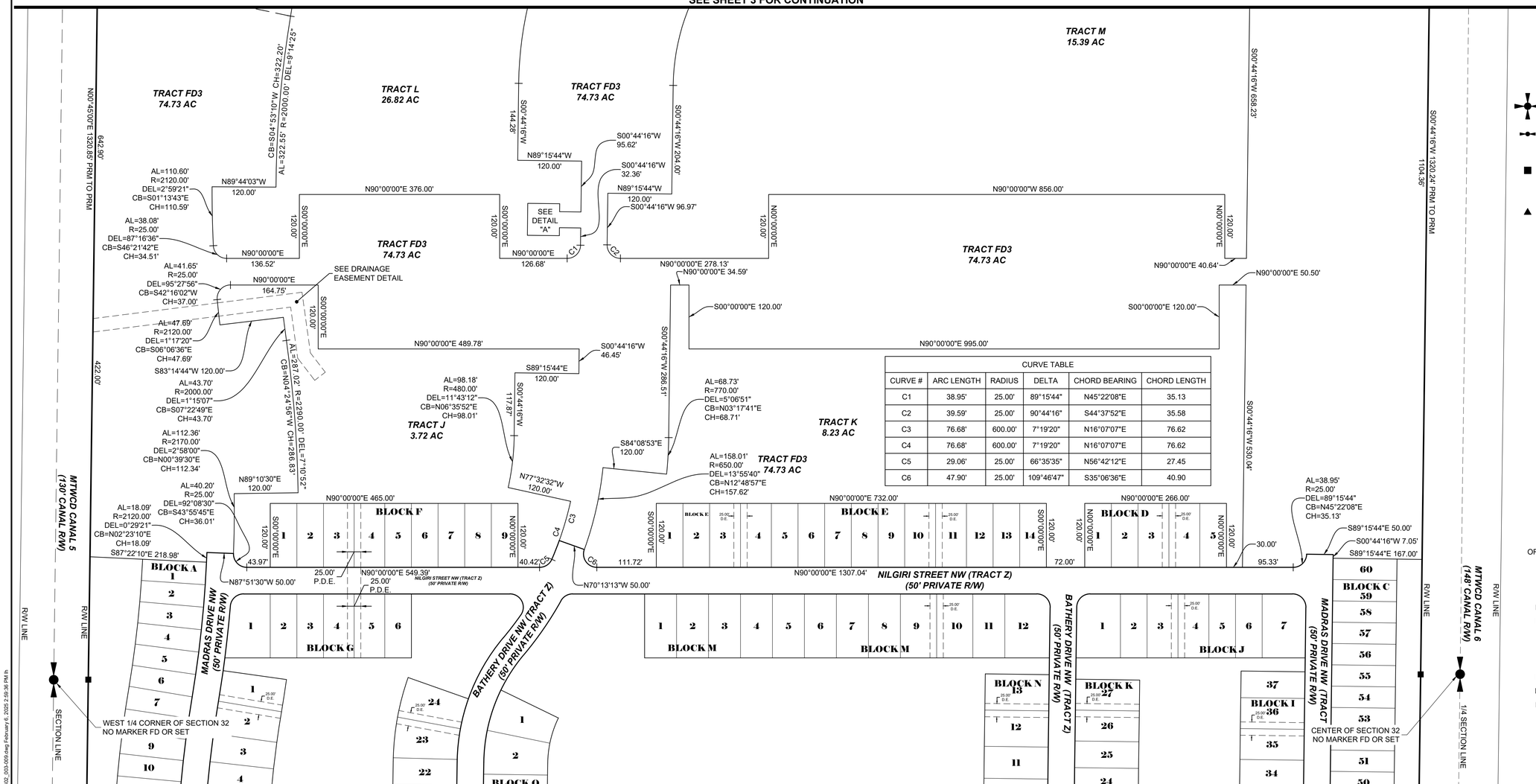


DETAIL "A"



KEY MAP
NTS

SEE SHEET 3 FOR CONTINUATION



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.95'	25.00'	89°15'44"	N45°22'08"E	35.13
C2	39.59'	25.00'	90°44'16"	S44°37'52"E	35.58
C3	76.68'	600.00'	7°19'20"	N16°07'07"E	76.62
C4	76.68'	600.00'	7°19'20"	N16°07'07"E	76.62
C5	29.06'	25.00'	66°35'35"	N56°42'12"E	27.45
C6	47.90'	25.00'	109°46'47"	S35°06'36"E	40.90

SEE SHEETS 5 AND 6 FOR CONTINUATION

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

100 0 50 100
1 INCH = 100 FEET

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00004905

DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_004
PROJECT# 11604

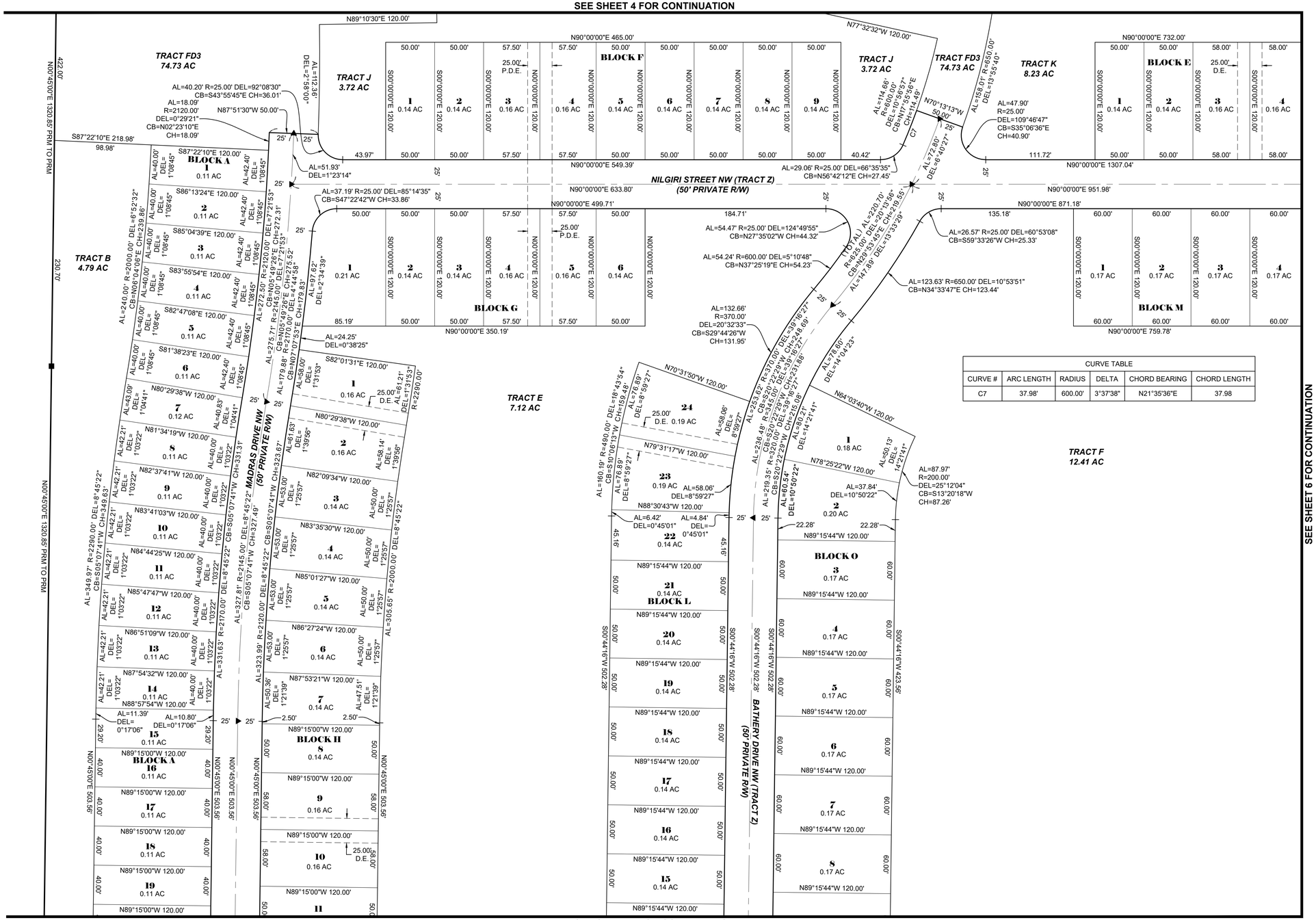
H:\Projects-Folder\11604\Drawings\11604_302_004.dwg February 6, 2025 2:59:39 PM

PLAT BOOK _____, PAGE _____
SHEET 5 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

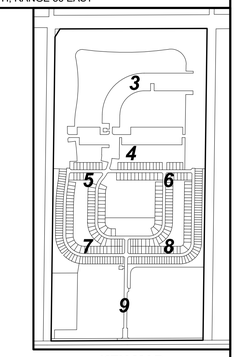
SEE SHEET 4 FOR CONTINUATION



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	37.98'	600.00'	3°37'38"	N21°35'36"E	37.98

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

50 0 25 50
1 INCH = 50 FEET

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
372 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1188
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00004905

DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_005
PROJECT# 11604

H:\Projects-Folder\11604\Drawings\11604_302_005-009.dwg February 6, 2025 3:00:55 PM th

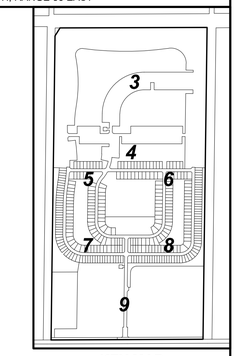
MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 6 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

SEE SHEET 4 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

50 0 25 50
1 INCH = 50 FEET

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_006
PROJECT# 11604

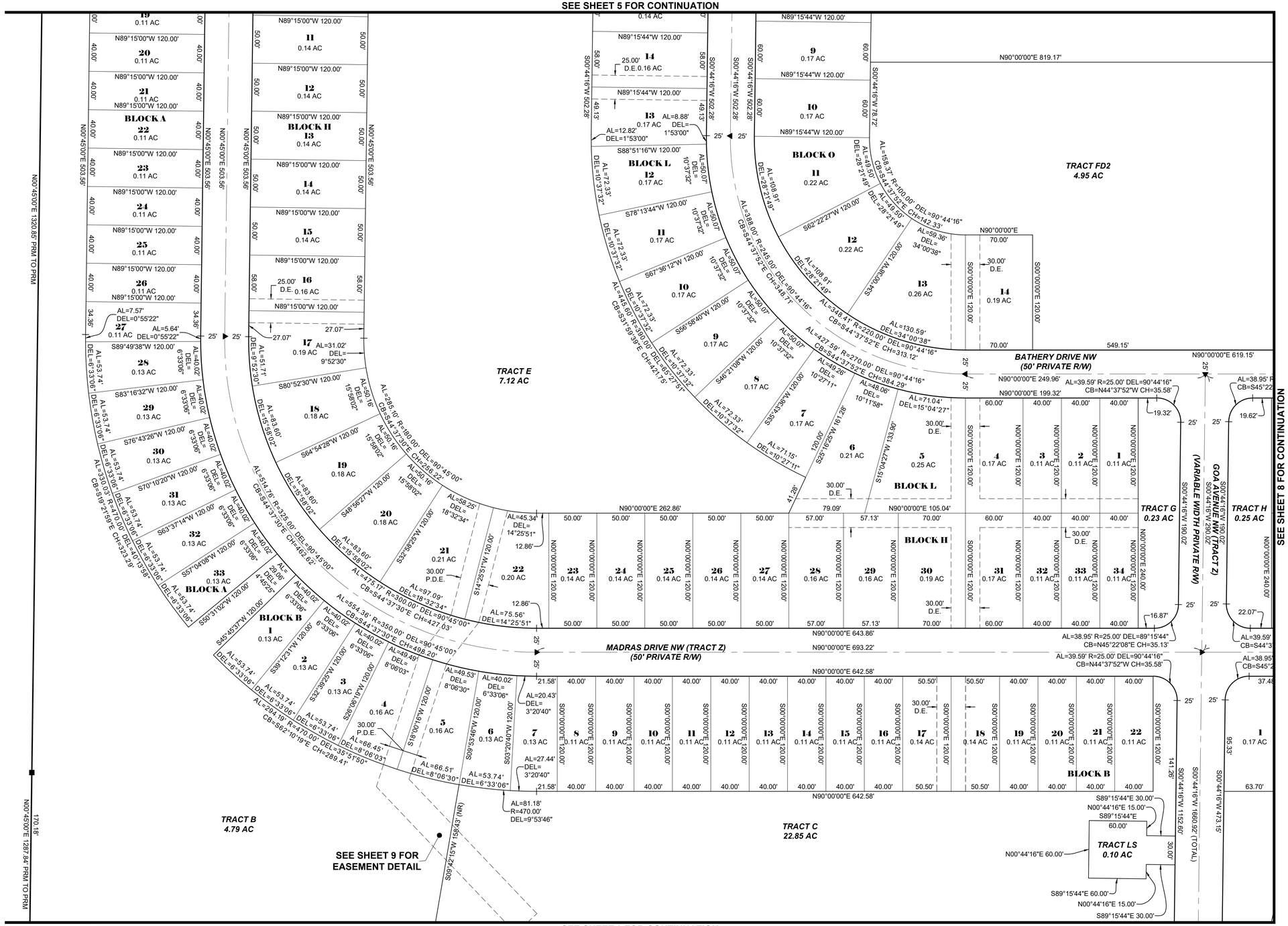
H:\Projects Folder\11604\Drawings\11604_302 (Ph1 Final)\11604_302_003-009.dwg February 6, 2025 3:00:24 PM lh

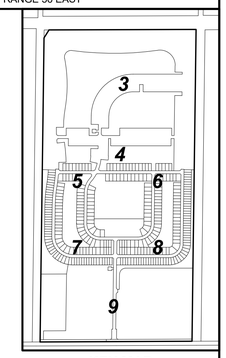
PLAT BOOK _____, PAGE _____
SHEET 7 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SEE SHEET 5 FOR CONTINUATION





KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

50 0 25 50
1 INCH = 50 FEET

SEE SHEET 9 FOR CONTINUATION

- THIS PLAT PREPARED BY -
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
(321) 724-1963 FAX (321) 724-1965
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00004905

DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_007
PROJECT# 11604

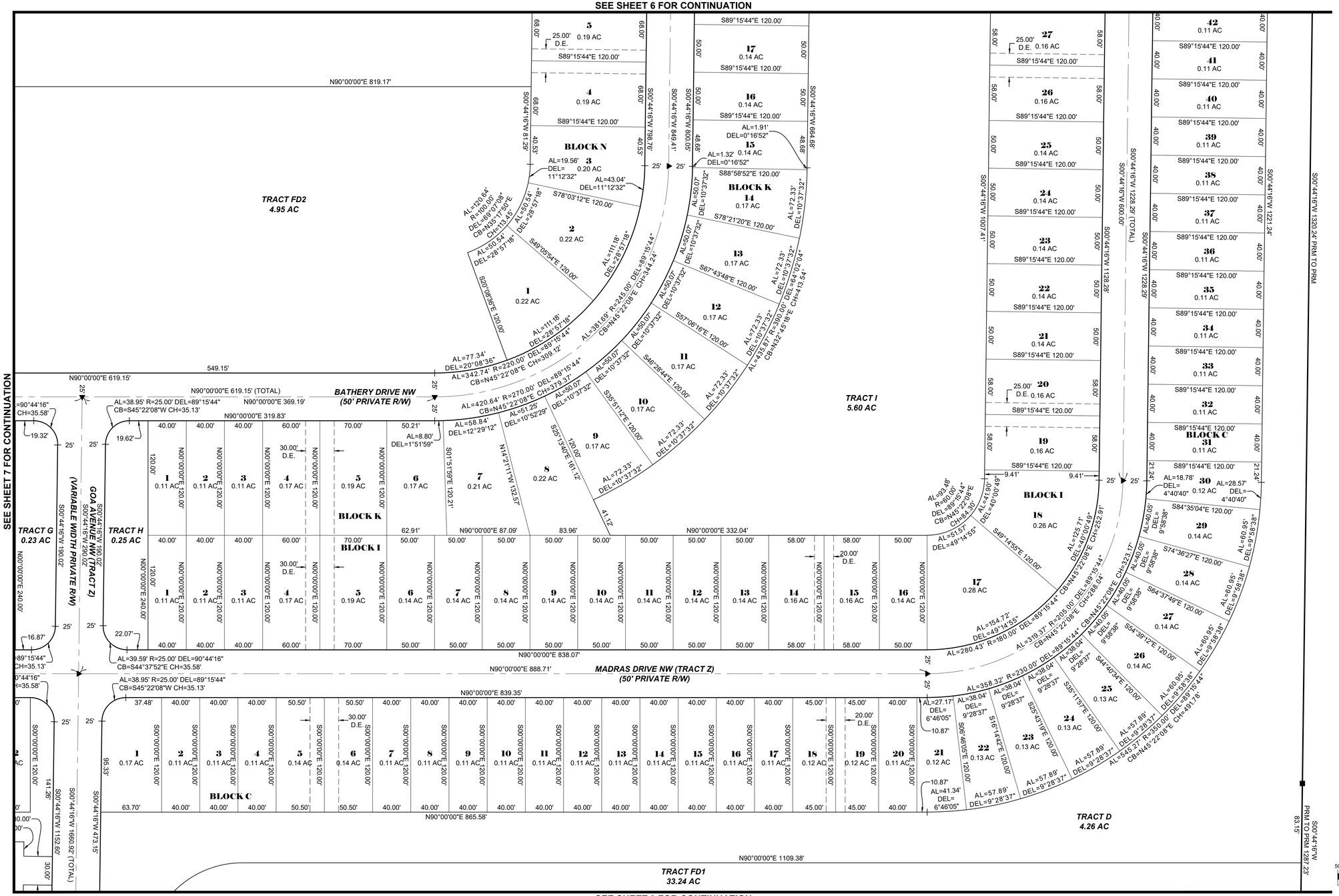
H:\Projects Folder\11604\Drawings\11604_302 (Ph 1)\ref\11604_302_003-008.dwg February 6, 2025 3:03:11 PM lh

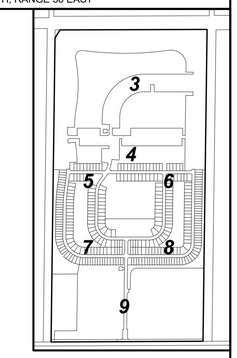
PLAT BOOK _____, PAGE _____
SHEET 8 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SEE SHEET 6 FOR CONTINUATION





KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

50 0 25 50
1 INCH = 50 FEET

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
372 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1168
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB00004905

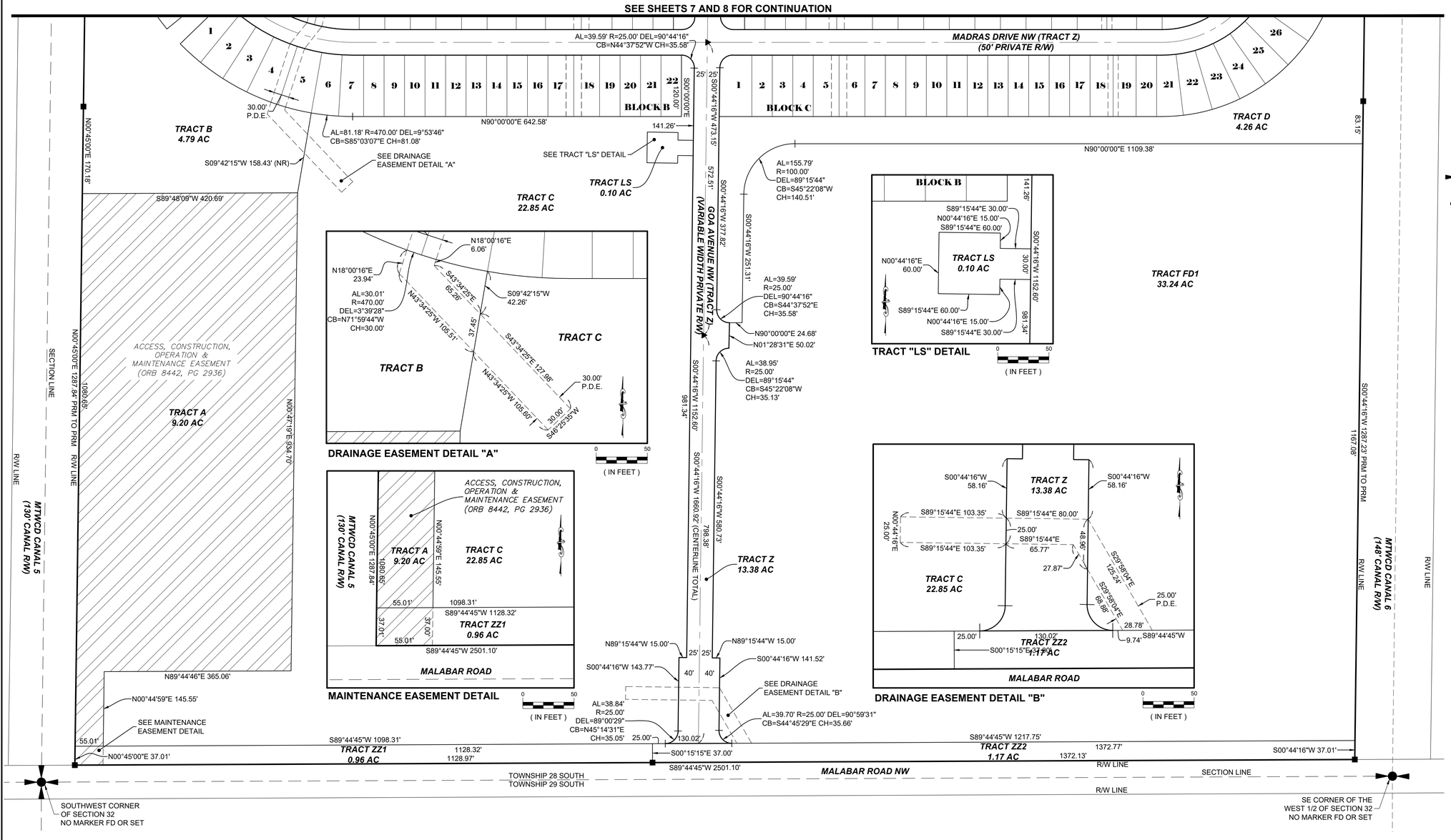
DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_008
PROJECT# 11604

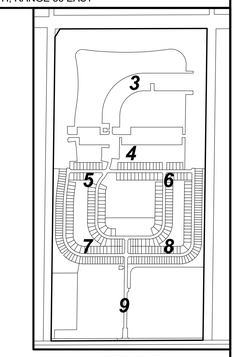
H:\Projects-Folder\11604\Drawings\11604_302_Ph1 Final\11604_302_008-009.dwg February 6, 2025 3:03:51 PM th

PLAT BOOK _____, PAGE _____
SHEET 9 OF 9
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

MALABAR SPRINGS PHASE 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA





KEY MAP
NTS

SURVEY SYMBOL LEGEND

- SECTION CORNER; MARKED AS NOTED
- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

ABBREVIATIONS

'	MINUTES/FEET
"	SECONDS/INCHES
°	DEGREES
AC	ACRES
AL	ARC LENGTH
BOC	BEGINNING OF CURVE
CB	CHORD BEARING
CH	CHORD LENGTH
CM	CONCRETE MONUMENT
D.E.	PRIVATE DRAINAGE EASEMENT
DEL	CENTRAL/DELTA ANGLE
E	EAST
EOC	END OF CURVE
EX	EXISTING
FD	FOUND
FT	FOOT/FEET
N	NORTH
NR	NON-RADIAL
NTS	NOT TO SCALE
NTI	NON-TANGENT INTERSECTION
NTL	NON-TANGENT LINE
OR/ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
P.D.E.	PUBLIC DRAINAGE EASEMENT
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
P.S.E.	PUBLIC SIDEWALK EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
TYP	TYPICAL

- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 02/06/2025
DESIGN/DRAWN: ALS/DRB
DRAWING# 11604_302_009
PROJECT# 11604

H:\Projects Folder\11604\Drawings\11604_302 (Ph1 Final)\11604_302_003-009.dwg February 6, 2025 3:34:29 PM sh