

# CYPRESS BAY WEST PHASE 2 MODEL CENTER

A SUBDIVISION LYING IN SECTION 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA.  
BEING A "REPLAT" OF LOTS 89, 90, 91 & TRACT REC-1, CYPRESS BAY WEST PHASE 2, RECORDED IN PLAT BOOK 73, PAGES 53-61  
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

TRACT TABLE			
TRACT	ACRES +/-	TRACT USE	OWNERSHIP/MAINTENANCE
REC-1	3.823	RECREATION, OPEN SPACE & LANDSCAPE	CYPRESS BAY WEST AT WATERSTONE COMMUNITY ASSOCIATION, INC.

PLAT BOOK PAGE  
SHEET 1 OF 1  
SECTION 4, TWP 30 SOUTH, RNG 37 EAST

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:  
**CYPRESS BAY WEST PHASE 2 MODEL CENTER**  
HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS AS DESCRIBED HEREON TO THE CITY OF PALM BAY FOR THE PERPETUAL USE OF THE PUBLIC. TRACT "REC-1" (RECREATION) IS HEREBY DEDICATED TO CYPRESS BAY WEST AT WATERSTONE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, MAINTENANCE AND OPERATION OF THIS TRACT IS THE RESPONSIBILITY OF CYPRESS BAY WEST AT WATERSTONE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THE DATE SET FORTH BELOW:

BY: FORESTAR (USA) REAL ESTATE GROUP INC.  
SARAH WHICKER A DELAWARE CORPORATION  
EXECUTIVE VICE PRESIDENT 10700 PECAN PARK BLVD, SUITE 150  
AUSTIN, TX 78750

Witness 1: \_\_\_\_\_

Witness 2: \_\_\_\_\_

Print: \_\_\_\_\_

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ... PHYSICAL PRESENCE OR ... ONLINE NOTARIZATION, THIS DAY OF ... 2024 BY CESSIE LOSE, OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PROVIDED ... AS IDENTIFICATION.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF PLATING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JULY 23, 2024 HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT, THAT THE BOUNDARY LINES OF THE PLATTED PARCEL ARE A TRUE AND CORRECT REPRESENTATION OF SUCH LINES IN ACCORDANCE WITH SAID BOUNDARY SURVEY MADE UNDER MY REASONABLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.09(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATE: FEBRUARY 25, 2025

ROBERT R. DOERRER, JR., P.L.S. NO. 3982  
HORIZON SURVEYORS OF CENTRAL FLORIDA, INC.  
5445 MURRELL RD., UNIT 101, ROCKLEDGE, FL 32955  
CERTIFICATE OF AUTHORIZATION LB 6360

## CERTIFICATE OF REVIEWING SURVEYOR

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, LS 6366  
REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_  
THE 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 COMPLES, IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON, \_\_\_\_\_ AT \_\_\_\_\_

FILE # \_\_\_\_\_  
CLERK OF CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA

LEGEND OF ABBREVIATIONS  
AKA = ALSO KNOWN AS  
C = CURVE DESIGNATION  
CB = CHORD BEARING  
C.M. = CONCRETE MONUMENT  
D = DELTA (CENTRAL ANGLE)  
F.L. = FOUND  
FPL = FLORIDA POWER & LIGHT COMPANY  
H = HOLE  
L.B. = LICENSED BUSINESS  
L.S. = LICENSED SURVEYOR  
M = MEASURED  
NAD = NORTH AMERICAN DATUM  
NAV = NORTH AMERICAN VERTICAL DATUM  
N.D. = NON RADIAL  
O.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
P.C. = POINT OF CURVATURE  
P.D. = PERMANENT CONTROL POINT  
P.D. = PERMANENT CENTER  
P.I. = POINT OF INTERSECTION  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT  
R = RADIUS  
RNG = RANGE  
R/W = RIGHT OF WAY  
SSMH = SANITARY SEWER MANHOLE  
TWP = TOWNSHIP

HOLLINGSWORTH DR SE

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