

# Reserve at Country Club Lakes Estates

## LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST AND IN THE CITY OF PALM BAY, BREVARD COUNTY FLORIDA

### LEGAL DESCRIPTION:

Part of lands described in O.R.B. 5330, Page 1263, together with lands described in O.R.B. 6300, Page 1668 of the Public Records of Brevard County, Florida, lying in Section 28, Township 28 South, Range 37 East, said Brevard County and being more particularly described as follows:

Beginning at the Northeast corner of Bimini Bay, according to the plat thereof, as recorded in Plat Book 50, Page's 46 through 47 of the said public records; thence run North 88°47'13" West, along the North line of said Bimini Bay, a distance of 228.32 feet to the East line of a 30 foot wide drainage right-of-way per Port Malabar Country Club Unit Seven, according to the plat thereof, as recorded in Plat Book 25, Page's 121 through 126 of the said public records; thence North 01°12'47" East, along said East line, a distance of 30.00 feet; thence North 88°47'13" West along the North line of said 30 foot wide drainage right-of-way, a distance of 125.00 feet to the East right-of-way line of Riviera Boulevard per said Port Malabar Country Club Unit Seven, said point being the point of curvature of a non-tangent circular curve, concave to the West, having a radius of 3,050.00 feet and a central angle of 01°58'25"; thence from a tangent bearing of North 01°12'47" East, run Northerly along said right-of-way line and the arc of said curve, an arc distance of 105.06 feet to the North line of said O.R.B. 6300, Page 1668; thence North 89°14'22" East, along said North line, a distance of 125.00 feet to the West line of said O.R.B. 5330, Page 126, said point being the point of curvature of a non-tangent circular curve, concave to the West, having a radius of 3,175.00 feet and a central angle of 03°56'47"; thence from a tangent bearing of North 00°45'38" West, run Northerly along the arc of said curve and said West line, an arc distance of 218.69 feet to a 4"x4" concrete monument "P.R.M." at the Southeast corner of Lot 12, Block 75, said Port Malabar Country Club Unit Seven; thence continue along the East line of said Port Malabar Country Club Unit Seven and the arc of said curve having a radius of 3175.00 feet and a central angle of 08°58'42"; an arc distance of 551.09 feet to the point of reverse curvature with a circular curve concave to the East, having a radius of 825.00 feet and a central angle of 43°25'51"; thence Northerly along the said East line of Port Malabar Country Club Unit Seven and the arc of said curve, an arc distance of 625.36 feet to the South line of Port Malabar Country Club Unit Three, according to the plat thereof, as recorded in Plat Book 23, Page's 88 through 89 of the said public records; thence South 50°37'24" East, along the said South line, a distance of 49.00 feet to the point of curvature of a circular curve concave to the North, having a radius of 225.00 feet and a central angle of 39°22'36"; thence Easterly along the arc of said curve and said South line, an arc distance of 154.63 feet; thence East, along said South line, a distance of 74.04 feet to the point of curvature of a circular curve concave to the North, having a radius of 225.00 feet and a central angle of 28°38'52"; thence Easterly along the arc of said curve and said South line, an arc distance of 112.50 feet; thence North 61°00'47" East, along said South line a distance of 148.00 feet; thence South 20°01'40" East, along the Westerly line of said Port Malabar Country Club Unit Three, a distance of 84.96 feet; thence South 87°58'45" East, along the said South line of Port Malabar Country Club Unit Three, a distance of 100.00 feet, to a 4"x4" concrete monument marked "FRM L.S. 2257" and the point of curvature of a non-tangent circular curve, concave to the West, having a radius of 1,650.00 feet and a central angle of 01°44'45"; thence Easterly along the arc of said curve and said South line, an arc distance of 99.37 feet to the point of curvature of a non-tangent circular curve, concave to the West, having a radius of 825.00 feet and a central angle of 43°54'02"; thence from a tangent bearing of South 25°20'19" East, run Southerly along the arc of said curve and the Westerly line of said Port Malabar Country Club Unit Two, an arc distance of 632.12 feet to the point of reverse curvature with a circular curve concave to the East, having a radius of 3,175.00 feet and a central angle of 08°08'27"; thence Southerly along the arc of said curve and said Westerly line, an arc distance of 451.12 feet; thence South 89°57'53" West along said Westerly line, a distance of 4.35 feet to the point of curvature of a circular curve concave to the Southeast, having a radius of 300.00 feet and a central angle of 45°00'00"; thence Southwestwardly along the arc of said curve and said Westerly line, an arc distance of 235.62 feet; thence South 44°57'53" West, along said Westerly line, a distance of 353.55 feet to the point of curvature of a circular curve concave to the East, having a radius of 300.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve and said Westerly line, an arc distance of 471.24 feet; thence South 45°02'07" East, along said Westerly line, a distance of 353.55 feet to the point of curvature of a circular curve concave to the Northeast, having a radius of 300.00 feet and a central angle of 44°04'03"; thence Southeastwardly along the arc of said curve and said Westerly line, an arc distance of 230.74 feet to the point of curvature of a non-tangent circular curve, concave to the East, having a radius of 3,175.00 feet and a central angle of 08°33'71"; thence from a tangent bearing of South 09°31'48" East, run Southerly along the arc of said curve and said Westerly line, an arc distance of 311.72 feet to a point lying South 74°50'41" West a distance of 125.00 feet from a 4"x4" concrete monument "P.R.M.", and the point of compound curvature with a circular curve concave to the Northeast, having a radius of 1,175.00 feet and a central angle of 23°27'34"; thence Southeastwardly along the arc of said curve and said Westerly line of Port Malabar Country Club Unit Two, an arc distance of 481.10 feet; thence South 43°04'32" East, along said Westerly line, a distance of 19.71 feet to the North line of Raysteff Country Club Subdivision, according to the plat thereof, as recorded in Plat Book 32, Page 61 of the said public records and the point of curvature of a non-tangent circular curve, concave to the Northwest, having a radius of 100.00 feet and a central angle of 55°23'27"; thence from a tangent bearing of South 35°12'35" West, run Southwestwardly along the arc of said curve and said North line, an arc distance of 96.68 feet; thence North 89°23'58" West, along said North line, a distance of 351.00 feet; thence North 00°36'02" East, along the East line of said Raysteff Country Club Subdivision, a distance of 35.00 feet to the point of curvature of a circular curve concave to the South, having a radius of 175.00 feet and a central angle of 180°00'00"; thence Westerly along the arc of said curve, and said North line, an arc distance of 549.78 feet; thence South 00°36'02" West, along the West line of said Raysteff Country Club Subdivision, a distance of 64.75 feet to the North line of Country Club Lakes Estates Phase One, according to the plat thereof, as recorded in Plat Book 66, Page's 77 through 80 of the said public records; thence North 89°23'58" West, along said North line, a distance of 11.72 feet to the West line of said Country Club Lakes Estates Phase One, a distance of 125.00 feet from a 4"x4" concrete monument "P.R.M.", and the point of compound curvature with a circular curve, concave to the South, having a radius of 75.00 feet and a central angle of 14°11'47"; thence from a tangent bearing of North 89°23'58" West, run Westerly along the arc of said curve and said North line, an arc distance of 18.58 feet; thence North 32°58'00" West, along said North line, a distance of 20.24 feet to the point of curvature of a circular curve concave to the Southwest, having a radius of 125.00 feet and a central angle of 05°57'32"; thence Northwesterly along the arc of said curve, and said North line, an arc distance of 13.00 feet; thence South 51°04'29" West, along said North line, a distance of 50.00 feet to the point of curvature of a non-tangent circular curve, concave to the Southwest, having a radius of 75.00 feet and a central angle of 26°53'09"; thence from a tangent bearing of North 38°55'31" West, run Northwesterly along the arc of said curve and said North line, an arc distance of 35.19 feet; thence North 65°48'40" West, along said North line, a distance of 52.57 feet to the point of curvature of a circular curve concave to the South, having a radius of 125.00 feet and a central angle of 20°31'31"; thence Westerly along the arc of said curve and said North line, an arc distance of 44.78 feet; thence North 86°20'11" West, along said North line, a distance of 45.46 feet to the point of curvature of a circular curve concave to the South, having a radius of 150.00 feet and a central angle of 08°35'34"; thence Westerly along the arc of said curve and said North line, an arc distance of 22.60 feet; thence South 85°04'18" West, along said North line, a distance of 17.00 feet to the point of curvature of a circular curve concave to the South, having a radius of 75.00 feet and a central angle of 13°15'31"; thence Westerly along the arc of said curve and said North line, an arc distance of 17.36 feet; thence South 71°48'44" West, along said North line, a distance of 7.32 feet to the East line of O.R.B. 7457, Page 2053 of the said public records; thence North 18°11'16" West, along said East line, a distance of 266.77 feet to the South line of said Bimini Bay; thence South 88°47'13" East, along said South line, a distance of 75.32 feet and the point of curvature of a circular curve concave to the Northwest, having a radius of 260.00 feet and a central angle of 90°00'00"; thence Northeastwardly along the arc of said curve and said South line, an arc distance of 408.41 feet; thence North 01°12'47" East, along the East line of said Bimini Bay, a distance of 422.65 feet to the point of curvature of a non-tangent circular curve, concave to the Northeast, having a radius of 300.00 feet and a central angle of 86°56'52"; thence from a tangent bearing of North 85°44'05" West, run Northwesterly along the arc of said curve and the said East line, an arc distance of 455.26 feet; thence North 01°12'47" East, along said East line, a distance of 317.10 feet to the POINT OF BEGINNING.

Less and except Island Green Villas, as recorded in O.R.B. 2746, Page 0093 and O.R.B 2750, Page 2105 of the Public Records of Brevard County, Florida

### Notes:

Containing 74,240 acres of land, more or less.

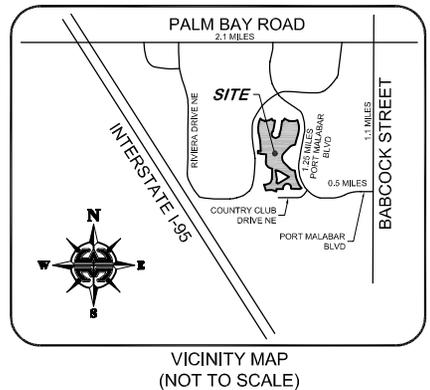
- The bearings shown hereon are based on the East line of Bimini Bay, as recorded in Plat Book 50, Page 46 of the Public Records of Brevard County, Florida, being N 01°12'47" E. Said bearing is identical with the plat and is rotated 00°09'55" clockwise from grid bearing.
- The following easements are hereby dedicated:
  - A public utility easement 10 feet in width along the front of all lots and tracts contiguous with and adjacent to the private roadways as shown hereon for the installation of Florida Power and Light (F.P.&L.), other public utilities, private roads, and private sidewalks.
  - All Drainage Easements as shown hereon are private and dedicated to the Country Club Lakes Estates Property Owner's Association, Inc. except for the 30 foot wide Public Drainage Easement located within Tract C.
  - Public Utility Easements as shown hereon are dedicated to the City of Palm Bay.
- All lot drainage is private and is the responsibility of the individual lot owner and/or the homeowners' association to maintain.
- 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 any 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 shall not apply to those private easements granted to or owned 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.
- For Covenants, Conditions Restrictions and Easements see O.R.B. 6376, Pg. 1840 and subsequent amendments recorded in O.R.B. 6444, Pg. 1274, O.R.B. 8551, Pg. 1260, O.R.B. 9059, Pg. 2796, O.R.B. 9628, Pg. 1190 and O.R.B. \_\_\_\_\_ Pg. \_\_\_\_\_
- Tract R-1 and R-2 are hereby conveyed to, controlled by, and maintained by the Country Club Lakes Estates Property Owner's Association, Inc. for private use only. Tract R-2 is subject to an ingress / egress easement hereby dedicated to the Island Green Villas Association, Inc.

### Notes Continued:

- Tracts A, B, C, D, E, F, and G, are hereby conveyed to, controlled by, and maintained by the Country Club Lakes Estates Property Owner's Association, Inc. for stormwater retention, recreation, landscaping and common open space.
- Tract OC-1 and OC-2 are to be quit claimed to the Island Green Villas Association, Inc. for a private driveway. Said association is responsible for maintenance of Tract OC-1 and OC-2.
- The Country Club Lakes Estates Property Owner's Association, Inc. shall have the primary maintenance responsibility for the drainage facilities constructed within the easements and stormwater 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 homeowner's association, their successors or assigns.
- The Country Club Lakes Estates Property Owner's Association, Inc. shall have the maintenance responsibility for drainage facilities constructed within the easements and stormwater tracts herein defined. The City of Palm Bay and the public has the right for drainage from Riviera Drive to pass through the stormwater management system, including Tracts D and G. The City of Palm Bay shall also have the right, but not the obligation, to perform maintenance and / or make emergency repairs if it deems necessary or desirable to maintain said drainage. Any expenses associated with said maintenance and / or repairs may be the responsibility of said homeowners' association, their successors, and / or assigns.
- Tract LS-1 shall be conveyed to the City of Palm Bay by Quit Claim Deed for a sanitary sewer lift station. The maintenance and operation of the lift station shall be the responsibility of the City of Palm Bay. The City of Palm Bay shall also have the responsibility of the Country Club Lakes Estates Property Owners Association, Inc.
- This is a residential subdivision per the City of Palm Bay Development Plan FD23-001-2021 and Ordinance No. 2021-69 with minor amendments approved in FD23-60-01.
- Survey monuments within the subdivision shall be set in accordance with Florida Statutes Chapter 177.091(8) & 177.091(9).
- Unless otherwise noted, all lot lines are radial to curves.

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE LIMITED BY ANY AUTHORITY. ANY DIGITAL OR PRINTED COPY OF THIS PLAT, INCLUDING ANY 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.

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING, INC.**  
 4675 N WICKHAM ROAD, SUITE 105  
 MELBOURNE, FLORIDA 32940  
 PHONE (321) 751-4444 FAX (321) 751-4445  
 PROJECT NUMBER: 224-0480



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 SHEET 1 OF 9  
 SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Company named below, being the owners in fee simple of the lands described in

## Reserve at Country Club Lakes Estates

The developer hereby dedicates to the public and the City of Palm Bay all Public Utility Easements and an easement over Tract R-1 (private road) for ingress/egress for law enforcement and emergency vehicles, and for the installation and maintenance of public utilities. The roadway, drainage facilities, drainage easements and tracts as further described in the notes within the subdivision are dedicated to the Country Club Lakes Estates Property Owner's Association, Inc. The City of Palm Bay is not responsible for any maintenance of said tracts or easements.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officer named below on \_\_\_\_\_

Country Club Lakes Developers, LLC  
 2400 S Lakemont Avenue, Suite 400  
 Orlando, Florida 32814

By: Daniel Kaiser Vice President of Land

Signed in the presence of: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Daniel Kaiser, as Vice President of Land of the above named company created under the laws of the State of Florida, on behalf of the company who state personally know to me \_\_\_\_\_ or has/have produced \_\_\_\_\_ as identification.

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

NOTARY PUBLIC \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed Professional Surveyor and Mapper, does hereby certify that on November 16, 2022, he completed the survey of the lands as shown in the foregoing plat and that said plat was prepared under his direction and supervision and that said plat complies with all the survey requirements of Chapters 177 Part 1, Florida Statutes and is located in Brevard County, Florida.

\_\_\_\_\_  
 Registration Number 5000

Jonathan M. Mott, P.L.S.  
 William Mott Land Surveying, Inc.  
 3180 Atlanta Circle, Suite 3  
 Melbourne, FL 32940  
 Certificate of Authorization Number LB-000960

### 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, P.L.S. No. 6366  
 City of Palm Bay, City Surveyor

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on \_\_\_\_\_ the City of Palm Bay City Council approved the foregoing plat.

\_\_\_\_\_  
 J. Robert Medina, Mayor

ATTEST:  
 \_\_\_\_\_  
 Terese M. Jones, City Clerk

### 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 \_\_\_\_\_

ATTEST:  
 \_\_\_\_\_  
 Clerk of the Circuit Court in and for Brevard County, Florida

# Reserve at Country Club Lakes Estates

LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST AND IN THE CITY OF PALM BAY, BREVARD COUNTY FLORIDA

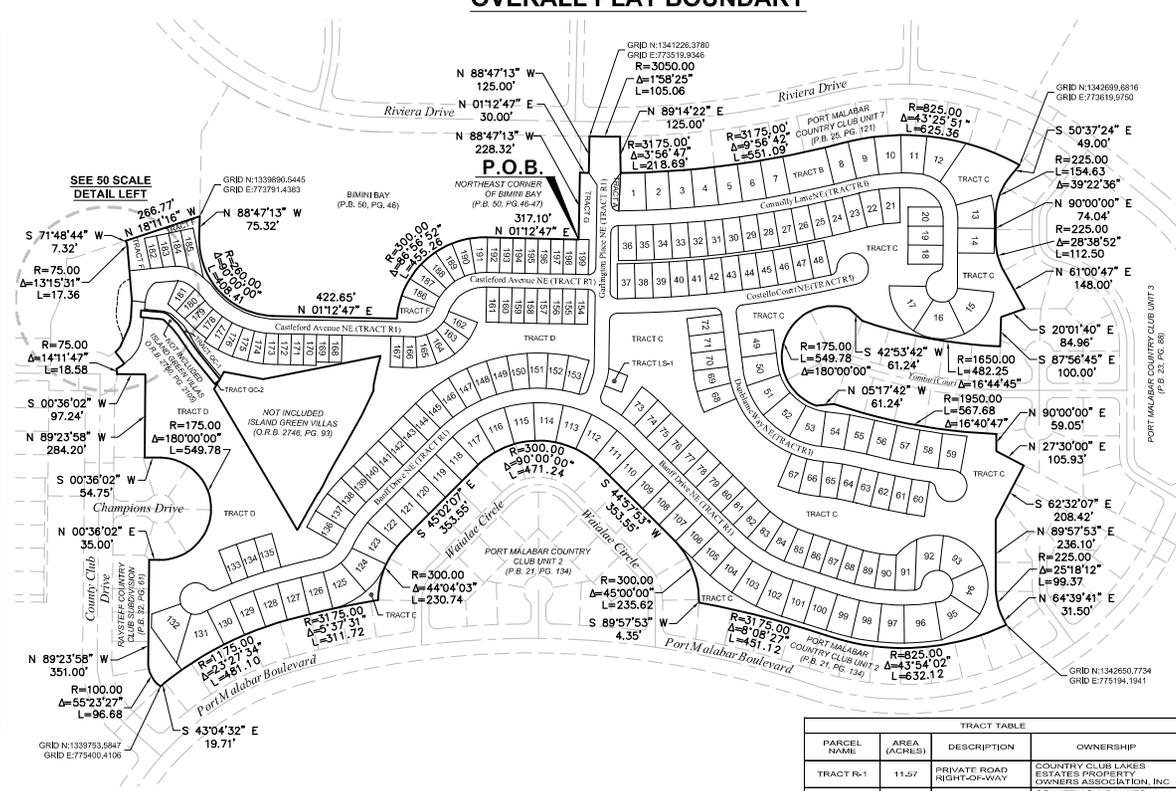
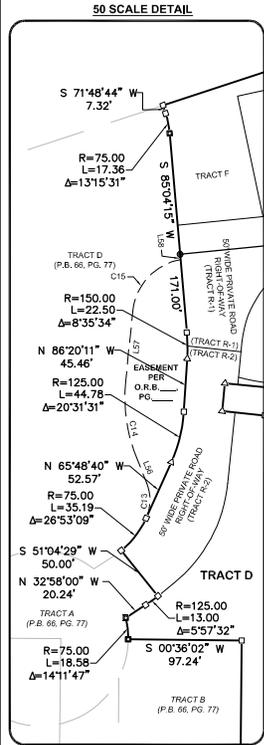
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SHEET 2 OF 9  
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST



GRAPHIC SCALE  
1 inch = 200 ft.

PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**  
4675 N.W. 20th ROAD, SUITE 105  
MELBOURNE, FLORIDA 32909-0205  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER: 204040

## OVERALL PLAT BOUNDARY



### Matters of record affecting the plat:

- Matters contained on the plat of Florida Indian River Land Company, as recorded in Plat Book 1, Page 194, Public Records of Brevard County, Florida.
- Covenants, conditions, restrictions, reservations, easements, and other matters contained in Warranty Deed recorded in O.R. Book 2285, Page 1067, and corrected in O.R. Book 2383, Page 159, Public Records of Brevard County, Florida.
- Grant of Easement to Malabar Lakes, Ltd. recorded in O.R. Book 2579, Page 750, as affected by Consent to Easements recorded in O.R. Book 2604, Page 1791, and Confirmation of Access Easement recorded in O.R. Book 2680, Page 1457, Public Records of Brevard County, Florida.
- Terms, covenants, conditions, easements, and other matters contained in Easement Agreement recorded in O.R. Book 2579, Page 755, as affected by Consent to Easements recorded in O.R. Book 2604, Page 1791, and Confirmation of Access Easement recorded in O.R. Book 2680, Page 1457, Public Records of Brevard County, Florida.
- Grant of Easement to Island Green, Inc. recorded in O.R. Book 2679, Page 1449, Public Records of Brevard County, Florida.
- Easement to Island Green, Inc. recorded in O.R. Book 2742, Page 2575, Public Records of Brevard County, Florida.
- Easement to General Development Utilities, Inc. recorded in O.R. Book 2742, Page 2579, as assigned to the City of Palm Bay, Florida, by Assignment of Easements recorded in O.R. Book 3255, Page 908, as further assigned to Palm Bay Utility Corporation by Assignment of Easements recorded in O.R. Book 3255, Page 1048, and Assignment of Plat and Other Easements recorded in O.R. Book 3255, Page 1152, Public Records of Brevard County, Florida.
- Grant of Easement to General Development Utilities, Inc. recorded in O.R. Book 2752, Page 1494, Public Records of Brevard County, Florida.
- Easement to Vincent Larosa and Vincent Gangi recorded in O.R. Book 2872, Page 540, Public Records of Brevard County, Florida.
- Covenants, conditions, easements, and other matters contained in Settlement Agreement by and Between Palm Bay Greens, L.L.C. and City of Palm Bay, Florida, recorded in O.R. Book 6888, Page 2463, Public Records of Brevard County, Florida.
- Recorded Notice of Environmental Resource Permit recorded in O.R. Book 7590, Page 1828, Public Records of Brevard County, Florida.
- Recorded Notice of Environmental Resource Permit recorded in O.R. Book 8205, Page 2375, Public Records of Brevard County, Florida.
- Terms, covenants, conditions, easements, and other matters contained in City of Palm Bay Water and Wastewater System Agreement recorded in O.R. Book 8270, Page 1588, Public Records of Brevard County, Florida.
- Terms, covenants, conditions, easements, and other matters contained in City of Palm Bay Water and Wastewater System Agreement recorded in O.R. Book 8307, Page 1781, Public Records of Brevard County, Florida.
- Resolution 2021-10 recorded in O.R. Book 9060, Page 2317, Public Records of Brevard County, Florida.
- City of Palm Bay Water and Wastewater System Agreement recorded in O.R. Book 9839, Page 2608, Public Records of Brevard County, Florida.
- Notice of Commencement recorded January 26, 2024, in Official Records Book 9878, Page 1694, Public Records of Brevard County, Florida.
- Zoning rules and regulations of City of Palm Bay, Florida.

PARCEL NAME	AREA (ACRES)	DESCRIPTION	OWNERSHIP
TRACT R-1	11.57	PRIVATE ROAD RIGHT-OF-WAY	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT R-2	0.23	PRIVATE ROAD RIGHT-OF-WAY	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT A	0.97	LANDSCAPE AND OPEN SPACE	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT B	0.45	OPEN SPACE AND RECREATION	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT C	12.85	RETENTION, OPEN SPACE AND RECREATION	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT D	10.06	RETENTION, OPEN SPACE AND RECREATION	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT E	0.10	OPEN SPACE	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT F	0.72	LANDSCAPE AND OPEN SPACE	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT G	0.36	LANDSCAPE AND OPEN SPACE	COUNTRY CLUB LAKES ESTATES PROPERTY OWNERS ASSOCIATION, INC.
TRACT QC-1	0.06	PRIVATE DRIVEWAY	ISLAND GREEN VILLAS ASSOCIATION, INC.
TRACT QC-2	83 SQ. FT.	PRIVATE DRIVEWAY	ISLAND GREEN VILLAS ASSOCIATION, INC.
TRACT LS-1	0.09	SANITARY SEWER LIFT STATION SITE	CITY OF PALM BAY

### State Plane Coordinate Notes:

The coordinates shown hereon are based on the State Plane Coordinate System for Florida's East Zone North American Datum of 1983 (NAD 83/2011). A G.P.S. Control Survey utilizing two (2) Spectra SP80 and two Spectra SP60 GNSS receivers was performed on June 1, 2022. The network vector data was processed and adjusted by Least Squares Method utilizing Spectra Survey Office Ver. 5.50. The network passed the Chi Square Test at 95% Precision Confidence Level and is within the network accuracy estimates per the FGDD Geospatial Positioning Accuracy Standards of the stations listed below. The stations listed below, adjusted June 27, 2012, were held fixed in the network adjustment.

Station Name	PID	Northing	Easting	Latitude	Longitude	Scale Factor	Convergence
Brevard County GPS 1085	DG8691	1329808.794	754716.825	27°59'30.11089"N	80°41'40.63987"W	0.99995231	00°08'36.0"
Brevard County GPS 5024	DG9463	1335870.744	778164.761	28°00'29.48585"N	80°37'18.86501"W	0.99995624	00°10'38.2"
Brevard County GPS 5053	DG8749	1340340.557	770783.627	28°01'13.96510"N	80°38'41.06981"W	0.99995623	00°10'00.8"
Brevard County GPS 5054	DG8750	1343501.538	770862.401	28°01'45.26257"N	80°38'40.06788"W	0.99995626	00°10'01.5"

The coordinate values shown on the plat boundary were computed utilizing AutoCAD Land Development Desktop. A project scale factor of 0.99995717 was used to convert ground distance to grid distance. The distances shown on the plat are ground distance. The project scale factor can be applied to convert the ground distance to grid distance. All the values shown are expressed in U.S. Survey Feet.

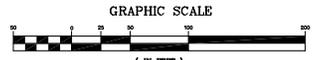




# Reserve at Country Club Lakes Estates

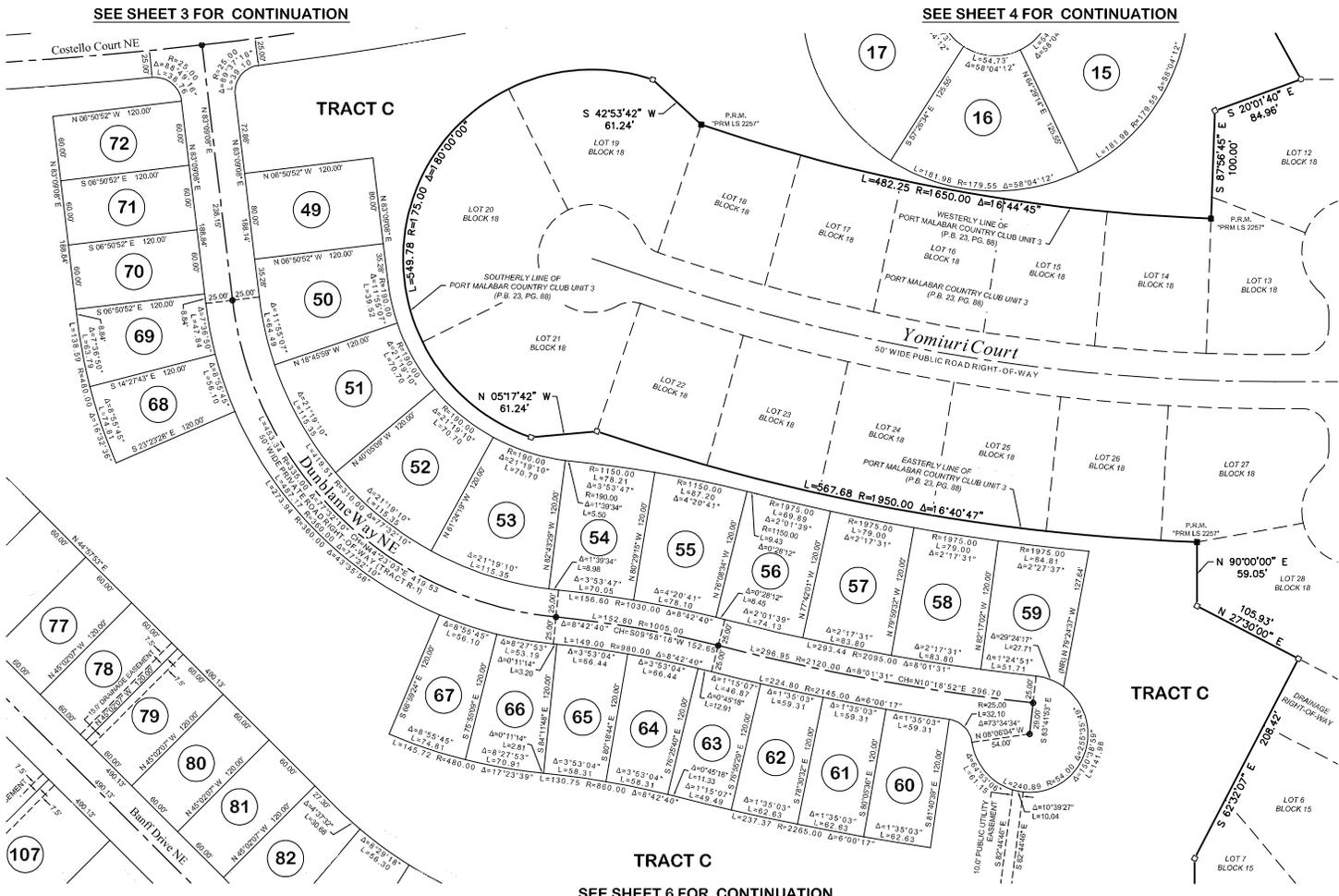
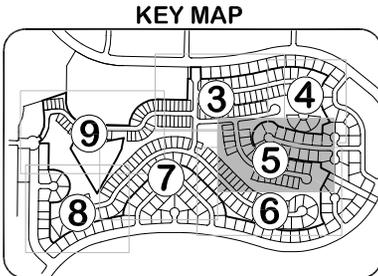
LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST AND IN THE CITY OF PALM BAY, BREVARD COUNTY FLORIDA

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 SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST



PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING, INC.**  
 4876 W. WICKHAM ROAD, SUITE 105  
 MELBOURNE, FLORIDA 32904-3025  
 PHONE (321) 751-4444 FAX (321) 751-4445  
 PROJECT NUMBER: 2046480

- LEGEND:**
- = 4" CONCRETE MONUMENT WITH NAIL AND CRIB MARKED "P.M.L.S. 2251" (SET)
  - = 5/8" IRON ROD WITH ALUMINUM CAP MARKED "P.M.L.S. 2251" (SET)
  - = 1" CONCRETE MONUMENT FOUND WITH IDENTIFICATION AS NOTED
  - = NAIL AND CRIB MARKED "P.M.L.S. 2251" (SET)
  - = 1/2" IRON ROD WITH CAP MARKED "P.M.L.S. 2251" (FOUND)
  - = NAIL AND CRIB MARKED "P.M.L.S. 2251" (SET)
  - = PUBLIC UTILITIES AND DRAINAGE EASEMENT
  - = CURVE NUMBER FOR CURVE TABLE
  - = LINE NUMBER FOR LINE TABLE
  - = BENCH MARK
  - = PLAT BOOK
  - = PAGE
  - = INDEX POINT
  - = POINT-ON-FILE
  - = POINT-ON-CURVE
  - = POINT-OF-INTERSECTION
  - = POINT-OF-ANGULARITY
  - = POINT-OF-REVERSE CURVATURE
  - = POINT-OF-COMPOUND CURVATURE
  - = POINT-OF-TANGENCY
  - = PERMANENT REFERENCE EQUIPMENT
  - = PERMANENT CONTROL POINT
  - = DENOTES LINE BREAK/CHANGE IN DIRECTION
  - = PERSONAL
  - = EASEMENT
  - = O.R.B./B.L.S. BOOK
  - = O.R.B./B.L.S. RECORDS BOOK
  - = HOME OWNERS ASSOCIATION
  - = LICENSED BUSINESS
  - = PROFESSIONAL LAND SURVEYOR
  - = PROFESSIONAL SURVEYOR AND MAPPER
  - = PLAT
  - = POINT
  - = LENGTH
  - = CHORD DISTANCE
  - = CHORD BEARING
  - = BLOCK



TRACT C







# Reserve at Country Club Lakes Estates

LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST AND IN THE CITY OF PALM BAY, BREVARD COUNTY FLORIDA

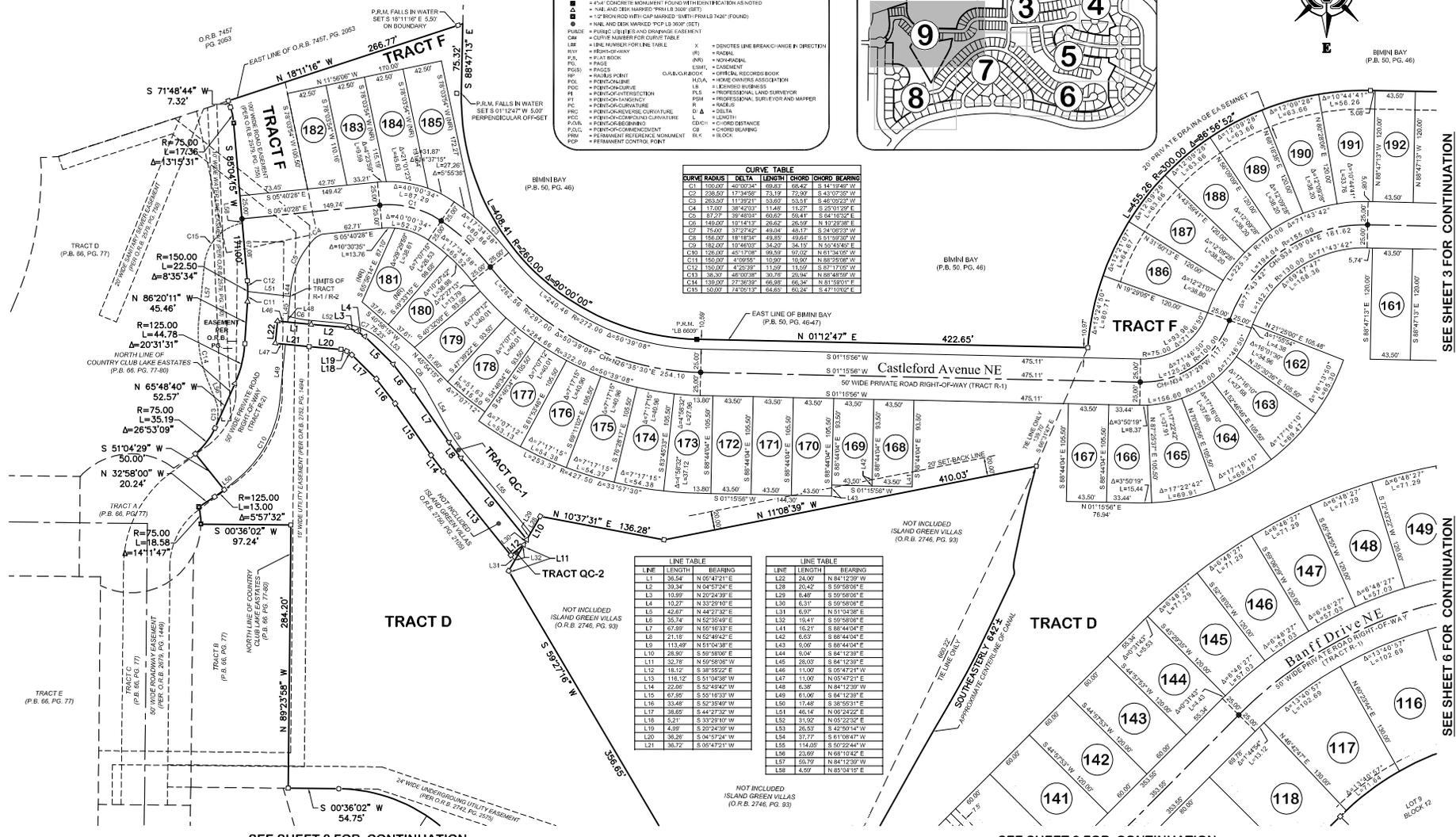
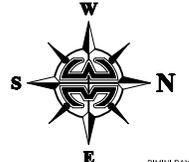
PREPARED BY:  
**W.M. WILLIAM MOTT LAND SURVEYING INC.**

4875 N WINDHAM ROAD, SUITE 105  
MELBOURNE, FLORIDA 32914-3266  
PHONE (321) 751-4444 FAX (321) 751-4445  
PROJECT NUMBER 226-0460

GRAPHIC SCALE



- LEGEND:**
- 4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED FROM LB 300P (SET)
  - 6" BRONZ ROD WITH ALLUMINUM CAP & MARKED FROM LB 300P (SET)
  - 4" CONCRETE MONUMENT FOUND WITH IDENTIFICATION AS NOTED
  - NAIL AND DISK MARKED FROM LB 300P (SET)
  - 1/2" BRONZ ROD WITH CAP MARKED FROM LB 700P (FOUND)
  - NAIL AND DISK MARKED FROM LB 300P (SET)
  - PUBLIC UTILITIES AND DRAINAGE EASEMENT
  - CURVE NUMBER FOR CURVE TABLE
  - LINE NUMBER FOR LINE TABLE
  - BENCH MARK
  - FLAT ROCK
  - FACE
  - PAGES
  - POINT-ON-LINE
  - POINT-OF-CURVATURE
  - POINT-OF-INTERSECTION
  - POINT-OF-TANGENCY
  - POINT-OF-COMMENCEMENT
  - POINT-OF-REVERSE CURVATURE
  - POINT-OF-TERMINATION
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL POINT
  - DENOTES LINE BREAK/CHANGE IN DIRECTION
  - RADIAL
  - MONUMENTAL
  - EASEMENT
  - G.U.M.-P.O.B.O.O.K.
  - G.U.M.-R.E.C.O.R.D.B.O.O.K.
  - H.O.A.
  - H.O.M.E.O.W.N.E.R.S.A.S.S.O.C.I.A.T.I.O.N.
  - L.I.C.E.N.S.E.D.S.U.R.V.E.Y.O.R.
  - P.R.O.F.E.S.S.I.O.N.A.L.L.A.N.D.S.U.R.V.E.Y.O.R.
  - P.O.B.
  - R.A.C.E.S.
  - R.O.A.D.
  - L.E.N.G.T.H.
  - C.H.O.R.D.D.I.S.T.A.N.C.E.
  - C.H.O.R.D.B.E.A.R.I.N.G.
  - H.U.C.K.



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	100.00	20.904°	100.00	56.42	S 64° 14' 41" W
C2	238.57	17° 14' 58"	73.17	72.97	S 43° 07' 35" W
C3	250.27	11° 19' 21"	63.62	63.51	S 46° 02' 23" W
C4	17.00	38° 42' 03"	11.48	11.27	S 25° 01' 29" E
C5	100.00	11° 19' 21"	63.62	63.51	S 46° 02' 23" W
C6	149.27	19° 14' 11"	26.52	26.50	N 10° 29' 35" E
C7	75.00	31° 27' 42"	49.24	45.17	S 24° 02' 23" W
C8	150.00	11° 19' 21"	63.62	63.51	S 46° 02' 23" W
C9	182.27	10° 46' 03"	34.20	34.19	N 50° 42' 46" E
C10	100.00	11° 19' 21"	63.62	63.51	S 46° 02' 23" W
C11	150.00	4° 00' 55"	10.90	10.90	N 88° 25' 08" W
C12	150.00	4° 00' 55"	10.90	10.90	S 87° 17' 00" W
C13	150.00	4° 00' 55"	10.90	10.90	N 88° 25' 08" W
C14	130.00	27° 32' 39"	66.28	66.34	N 81° 19' 01" E
C15	300.00	14° 01' 11"	64.95	64.24	S 44° 17' 01" E

LINE	LENGTH	BEARING
L1	39.54	N 05° 47' 21" E
L2	39.34	N 04° 57' 24" E
L3	10.99	N 20° 24' 28" E
L4	1.07	N 83° 29' 01" E
L5	42.67	N 44° 27' 32" E
L6	25.74	N 52° 39' 49" E
L7	17.98	N 55° 16' 33" E
L8	21.18	N 52° 49' 42" E
L9	113.49	N 14° 04' 08" E
L10	28.90	S 59° 48' 59" E
L11	32.78	N 59° 58' 39" W
L12	16.12	S 59° 52' 22" E
L13	118.12	S 51° 04' 59" W
L14	22.08	S 52° 49' 42" W
L15	37.89	S 51° 18' 21" W
L16	33.48	S 52° 35' 49" W
L17	39.85	S 44° 27' 52" W
L18	12.31	S 53° 29' 01" W
L19	4.99	S 20° 24' 59" W
L20	38.28	S 04° 57' 24" W
L21	30.72	S 09° 43' 21" W

LINE	LENGTH	BEARING
L22	24.00	N 84° 12' 39" W
L23	20.42	S 59° 58' 01" E
L24	8.46	S 59° 58' 01" E
L25	6.31	S 09° 59' 01" E
L26	6.97	N 01° 04' 39" E
L27	18.41	S 59° 58' 01" E
L28	18.21	S 59° 58' 01" E
L29	18.21	S 59° 58' 01" E
L30	18.21	S 59° 58' 01" E
L31	18.21	S 59° 58' 01" E
L32	18.21	S 59° 58' 01" E
L33	18.21	S 59° 58' 01" E
L34	18.21	S 59° 58' 01" E
L35	18.21	S 59° 58' 01" E
L36	18.21	S 59° 58' 01" E
L37	18.21	S 59° 58' 01" E
L38	18.21	S 59° 58' 01" E
L39	18.21	S 59° 58' 01" E
L40	18.21	S 59° 58' 01" E
L41	18.21	S 59° 58' 01" E
L42	18.21	S 59° 58' 01" E
L43	18.21	S 59° 58' 01" E
L44	18.21	S 59° 58' 01" E
L45	18.21	S 59° 58' 01" E
L46	18.21	S 59° 58' 01" E
L47	18.21	S 59° 58' 01" E
L48	18.21	S 59° 58' 01" E
L49	18.21	S 59° 58' 01" E
L50	18.21	S 59° 58' 01" E
L51	18.21	S 59° 58' 01" E
L52	18.21	S 59° 58' 01" E
L53	18.21	S 59° 58' 01" E
L54	18.21	S 59° 58' 01" E
L55	18.21	S 59° 58' 01" E
L56	18.21	S 59° 58' 01" E
L57	18.21	S 59° 58' 01" E
L58	18.21	S 59° 58' 01" E
L59	18.21	S 59° 58' 01" E
L60	18.21	S 59° 58' 01" E

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION