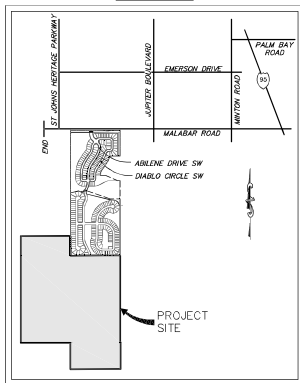


PRELIMINARY PLAT FOR CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

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

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
PROJECT #30476-4/5 A/B
DATE: 05-17-24
3970 WINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

VICINITY MAP



DESCRIPTION:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3827, 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:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, AND RUN NORTH 89°49'33" WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 65.00 FEET; THENCE NORTH 00°00'32" EAST, A DISTANCE OF 2891.89 FEET; THENCE SOUTH 00°01'17" WEST, A DISTANCE OF 406.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCELS; THENCE CONTINUE SOUTH 00°01'17" WEST, ALONG THE WEST RIGHT OF WAY LINE OF THE MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 8, A DISTANCE OF 2197.11 FEET; THENCE NORTH 89°49'27" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00°00'22" WEST, A DISTANCE OF 672.82 FEET; THENCE SOUTH 89°49'07" WEST, A DISTANCE OF 1268.02 FEET; THENCE NORTH 00°00'20" EAST, A DISTANCE OF 673.04 FEET TO THE SOUTH LINE OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE SOUTH 89°49'07" WEST, A DISTANCE OF 1255.03 FEET; THENCE NORTH 00°00'21" EAST ALONG THE EAST RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 8, A DISTANCE OF 2692.41 FEET; THENCE NORTH 89°47'06" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 5.81 FEET; THENCE SOUTH 00°01'55" EAST ALONG THE WEST LINE OF MALABAR LAKES WEST SUBDIVISION PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 37 (OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE 0.65 FEET; THENCE NORTH 89°45'53" EAST, ALONG THE SOUTH LINE OF SAID MALABAR LAKES WEST PHASE TWO, A DISTANCE OF 1249.59 FEET; THENCE SOUTH 00°01'49" WEST, A DISTANCE OF 494.43 FEET; THENCE NORTH 89°47'06" EAST, A DISTANCE OF 855.63 FEET; THENCE SOUTH 89°58'43" EAST, A DISTANCE OF 399.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 160.51 ACRES MORE OR LESS.

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°00'32" EAST FOR THE WEST RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 8 LYING IN THE NORTH HALF OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.
- 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.
- AN EASEMENT 5 FEET IN WIDTH IS DEDICATED ADJACENT TO AND CONTIGUOUS WITH ALL SIDE LOT LINES FOR THE PURPOSE OF PROVIDING FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE, UNLESS OTHERWISE SHOWN.
- AN EASEMENT 12 FEET IN WIDTH IS DEDICATED ALONG ALL LOTS 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.
- 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 DISK STAMPED "POWHSOK PLS 5383" WHERE POSSIBLE BEFORE THE TRANSFER OF ANY LOTS.
- TRACT AC-3 SHALL BE FOR THE PURPOSE OF WIRELESS/EGRESS 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.
- TRACT RL-1 SHALL BE FOR THE TEMPORARY PURPOSE OF INGRESS/EGRESS TO PARCEL 502 ACCORDING TO OFFICIAL RECORDS BOOK 7253, PAGE 2752, BREVARD COUNTY, FLORIDA AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACTS RD-1 SHALL BE FOR THE PURPOSE OF PRIVATE ROAD RIGHT-OF-WAY WITH AN EASEMENT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PRIVATE ROAD, PUBLIC AND PRIVATE UTILITIES AND SHALL BE MAINTAINED BY CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, AND EMERGENCY VEHICLES. THE CITY OF PALM BAY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE.
- TRACTS ST-8, ST-9, ST-10, ST-11, ST-12, ST-13, ST-14 AND ST-15 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.
- TRACT LS-3 SHALL BE FOR THE PURPOSE OF A SANITARY SEWER LIFT STATION SITE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF PALM BAY. MAINTENANCE OF LANDSCAPING WITHIN TRACT LS-3 IS THE RESPONSIBILITY OF CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACTS LD-10, LD-11 AND LD-12 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.
- TRACTS REC-2, REC-3, REC-4, REC-5 AND REC-6 SHALL BE FOR THE PURPOSE OF PRIVATE RECREATION, PUBLIC AND PRIVATE UTILITIES AND PRIVATE DRAINAGE FACILITIES AND SHALL BE OWNED BY THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.
- 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 UTILITIES EXISTS WITHIN SAID EASEMENT AND PROPER VERIFICATION HAS BEEN MADE.
- 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.
- TOTAL NUMBER OF LOTS = 522
LOTS 22-124, BLOCK D, LOTS 1-88, BLOCK D, AVERAGE LOT SIZE = 40' X 115' = 160' LOTS
LOTS 1-6, BLOCK 4, LOTS 1-88, BLOCK 6, LOTS 1-88, BLOCK 12, LOTS 1-21, BLOCK 6, LOTS 122-128, BLOCK D, LOTS 1-55, BLOCK F, LOTS 1-34, BLOCK G, LOTS 1-15, BLOCK H, LOTS 1-57, BLOCK I AND LOTS 1-6, BLOCK J AVERAGE LOT SIZE = 50' X 115' = 356 LOTS
- EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT.
- LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL.
- BUILDING SETBACKS: FRONT-20'; 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.
- ALL LANDS WITHIN THIS PLAT ARE SUBJECT TO TERMS AND CONDITIONS OF THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN CHAPARRAL COMMUNITY DISTRICT AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 5794, PAGE 2794, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- AN EASEMENT 5 FEET IN WIDTH IS DEDICATED ALONG THE REAR OF LOTS 23-43, BLOCK 4, ADJACENT TO MALABAR LAKES SUBDIVISION FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF BUFFER FENCE/WALL.
- UNLESS OTHERWISE SHOWN, ALL LINES ARE RADIAL.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVE 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.

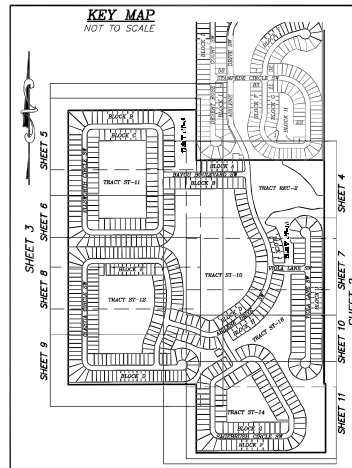
LEGEND

NAD NORTH AMERICAN DATUM
O.P.B. OFFICIAL RECORDS BOOK
(B.B.) BEARING BASIS
C= CURVE DELTA
R= CURVE RADIUS
L= CURVE LENGTH
CB= CHORD BEARING
C= CHORD DISTANCE
(R) RADIAL
(L) RADIAL
LICENSED BUSINESS
4"x4" CONCRETE MONUMENT FRM
TOLD STAMPING AS NOTED
5/8" IRON ROD PRM SET
STAMPED "POWHSOK PRM PLS 5383"
5/8" IRON ROD PRM FOUND
STAMPED "POWHSOK PRM PLS 5383"
NAIL AND DISK FRM SET
STAMPED "POWHSOK PRM PLS 5383"
NAIL AND DISK FRM FOUND
STAMPED "POWHSOK PRM PLS 5383"
POP NAIL AND DISK SET STAMPED
"POWHSOK POP PLS 5383"
POP NAIL AND DISK FOUND STAMPED
"POWHSOK POP PLS 5383"
PRM PERMANENT REFERENCE MONUMENT
PCM PERMANENT CONTROL POINT
PSM PROFESSIONAL LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
TWP TOWNSHIP
R/W RIGHT OF WAY
F/F FENCE
POL POINT ON LINE

TRACT TABLE

TRACT	AREA	PUBLIC - PRIVATE USES	OWNER AND MAINTENANCE RESPONSIBILITY
AC-3	1.52 ac.	INGRESS/EGRESS EASEMENT/PUBLIC UTILITIES AND DRAINAGE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
FL-1	0.16 ac.	TEMPORARY INGRESS/EGRESS EASEMENT	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
RD-1	17.38 ac.	PRIVATE ROAD RIGHT OF WAY, DRAINAGE & UTILITY RIGHT OF WAY	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-11	1.62 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-9	3.28 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-10	19.10 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-11	8.16 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-12	8.95 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-13	4.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-14	3.71 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-15	2.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
ST-16	9.44 ac.	PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
LD-10	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
LD-11	0.06 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
LD-12	0.08 ac.	COMMON AREA/PUBLIC AND PRIVATE UTILITIES/LANDSCAPING/PEDESTRIAN WALKWAY/OPEN SPACE	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
LS-3	0.10 ac.	SANITARY SEWER LIFT STATION	CITY OF PALM BAY
REC-2	6.60 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
REC-3	0.20 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
REC-4	0.29 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
REC-5	0.22 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT
REC-6	0.26 ac.	PRIVATE RECREATION/PUBLIC AND PRIVATE UTILITIES/PRIVATE DRAINAGE FACILITIES	CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT

THIS TABLE IS FOR GENERAL INFORMATION ONLY. SEE SURVEYOR'S NOTES AND PLAT DEDICATION FOR OFFICIAL INFORMATION!



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDEN 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.

SEE CONSENT AND JONDER RECORDED IN ORB _____ PAGE _____

SEE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT RECORDED IN ORB _____ PAGE _____

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

PLAT BOOK _____ PAGE _____

SHEET 1 OF 11

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Company named below, being the owner in fee simple of the lands described in **CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B** Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public drainage easements, public utility easements, and other public rights-of-way shown hereon to the perpetual use of the public, and tract RD-1 is dedicated to be a public road right of way tract owned and maintained by Chaparral of Palm Bay Community Development District and the City of Palm Bay shall not be responsible for maintenance.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below.
Chaparral Properties LLC, a Florida Limited Liability Company
2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607

By
John M. Ryan
Manager

Signed and sealed in the presence of:

(Print name)

(Print name)

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

THIS IS TO CERTIFY, that on this _____ day of _____, 2024 before me, by means of physical presence ☐ or on-line notation, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John M. Ryan as Manager of the above named company. Incorporated under the laws of the State of Florida, to me known to be the individual and officer described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; and that the said Dedication is the act and deed of said company.

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

(Print name)
Notary Public
County and State aforesaid
My Commission Number _____
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on January 26, 2022 he completed the survey of the lands shown in the foregoing plat and that this plat was prepared under my direction and supervision. This said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said land is located in Brevard County, Florida.

Registration No. 5383
Andrew W. Powhsok
AAL Land Surveying Services, Inc.
3970 Winton Road
West Melbourne, Florida 32904
ID: 0006823
Certificate of Authorization Number

CERTIFICATE OF REVIEWING SURVEYOR

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

Joseph N. Hyde PSM No.6366
Reviewing Surveyor for the City of Palm Bay

CERTIFICATE OF APPROVAL

BY MUNICIPALITY
THIS IS TO CERTIFY That on _____ the CITY COUNCIL OF THE CITY OF PALM BAY, approved the foregoing plat

J. Robert Medina, Mayor

ATTES:

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

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

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

PLAT PREPARED BY:
AAL LAND SURVEYING SERVICES, INC.

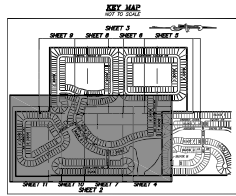
PROJECT #30476-1/2 A/B
DATE: 06-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

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

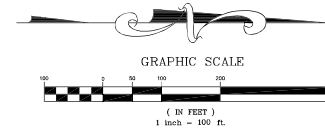
PLAT BOOK _____ PAGE _____
SHEET 2 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

LEGEND

NAD NORTH AMERICAN DATUM
O.B.B. OFFICIAL RECORDS BOOK
B.B.B. BEARING BASIS
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4"x4" CONCRETE MONUMENT PRM
FOUND STAMPING AS NOTED
5/8" IRON ROD PRM SET
STAMPED "POWISHOK PRM PLS 5383"
5/8" IRON ROD PRM FOUND
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NAIL AND DISK PRM SET
STAMPED "POWISHOK PRM PLS 5383"
NAIL AND DISK PRM FOUND
STAMPED "POWISHOK PRM PLS 5383"
POC NAIL AND DISK SET - STAMPED
POWISHOK POC PLS 5383
POC NAIL AND DISK FOUND STAMPED
POWISHOK POC PLS 5383
PERMANENT REFERENCE MONUMENT
PERMANENT CONTROL POINT
PLS PROFESSIONAL LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR AND MAPPER
LBS LICENSED BUSINESS
TOWNSHIP
R/W RIGHT OF WAY
PS POINT ON LINE



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DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
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RECORDS OF THIS COUNTY.



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988	989	990	991	992	993	994
995	996	997	998	999	1000	1001

ELLSWORTH CIRCLE SW

ELAYO AVENUE SW

ABILENE DRIVE SW

VIOLA LANE SW

TRACT ST-10

TRACT ST-16

TRACT ST-15

TRACT ST-8

TRACT ST-7

TRACT ST-4

TRACT ST-3

TRACT ST-2

TRACT ST-1

TRACT ST-0

TRACT ST-1

TRACT ST-2

TRACT ST-3

TRACT ST-4

TRACT ST-5

TRACT ST-6

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TRACT ST-56

TRACT ST-57

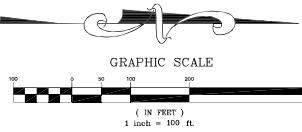
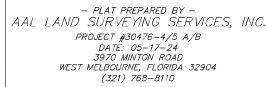
TRACT ST-58

TRACT ST-59

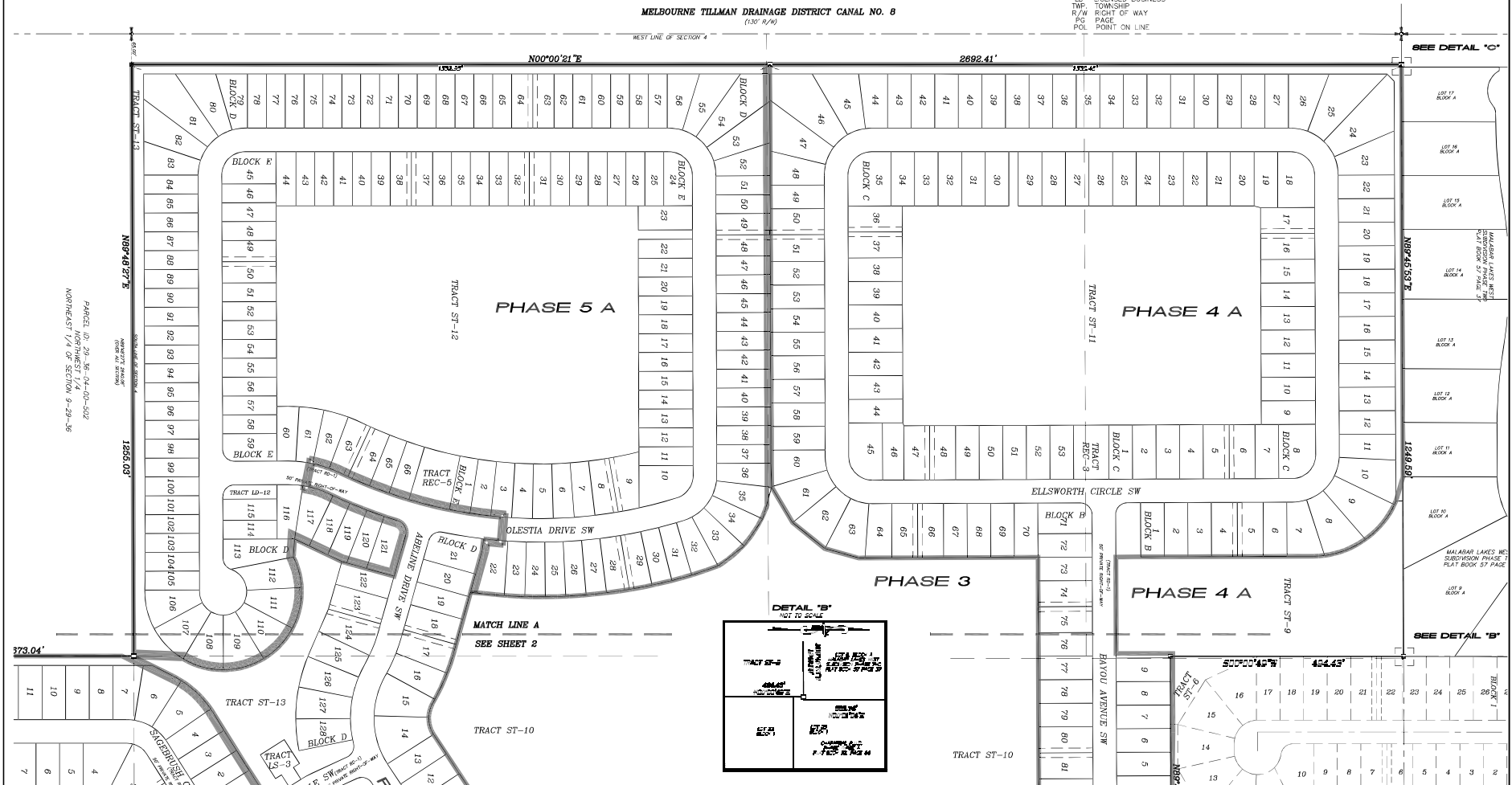
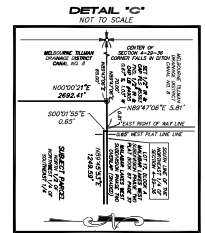
TRACT ST-60

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

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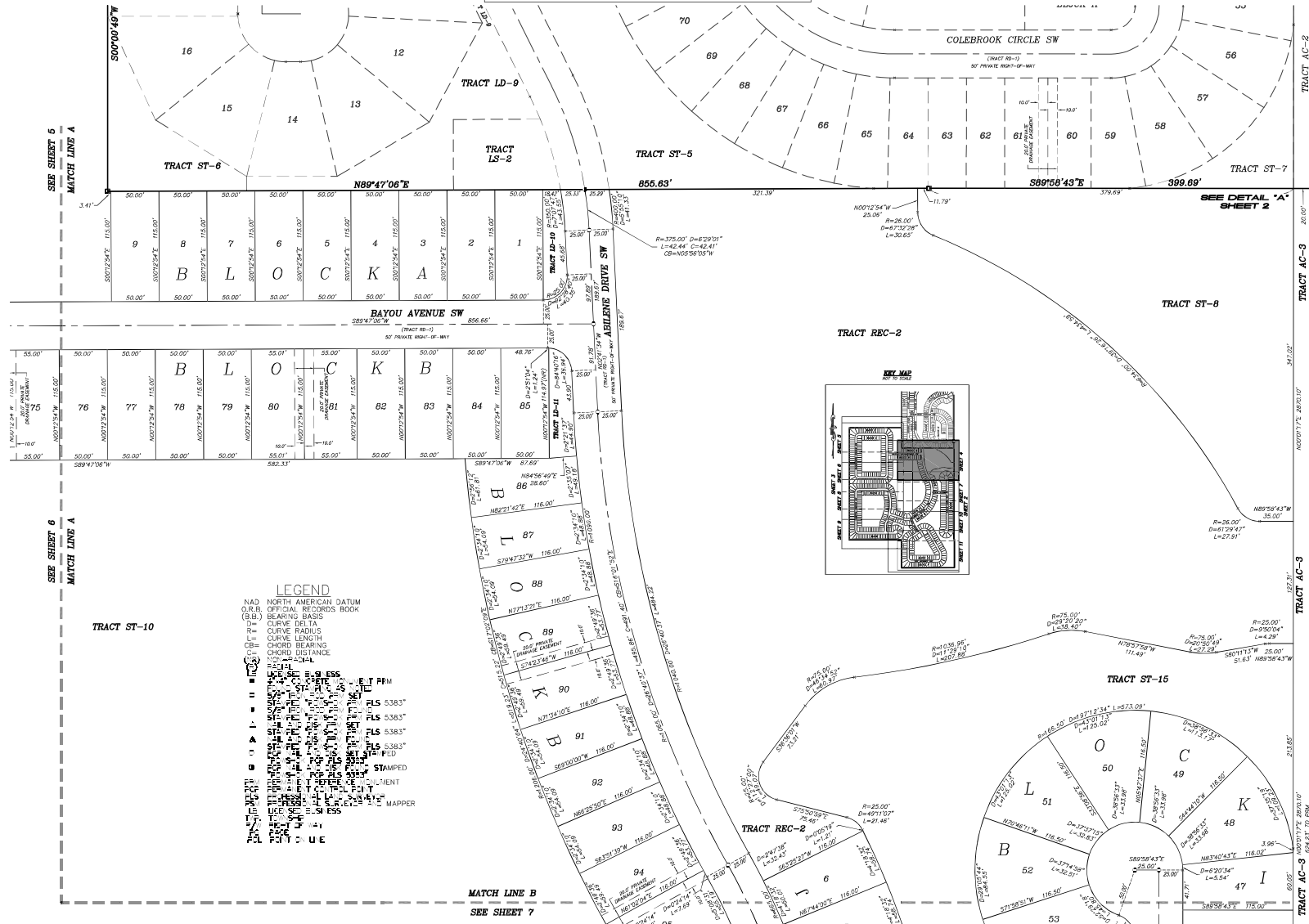
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[illegible]

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

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PLAT BOOK _____ PAGE _____
SHEET 4 OF 11
SECTIONS 4 & 9 TWP 29 S., RANGE 36 E.



CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

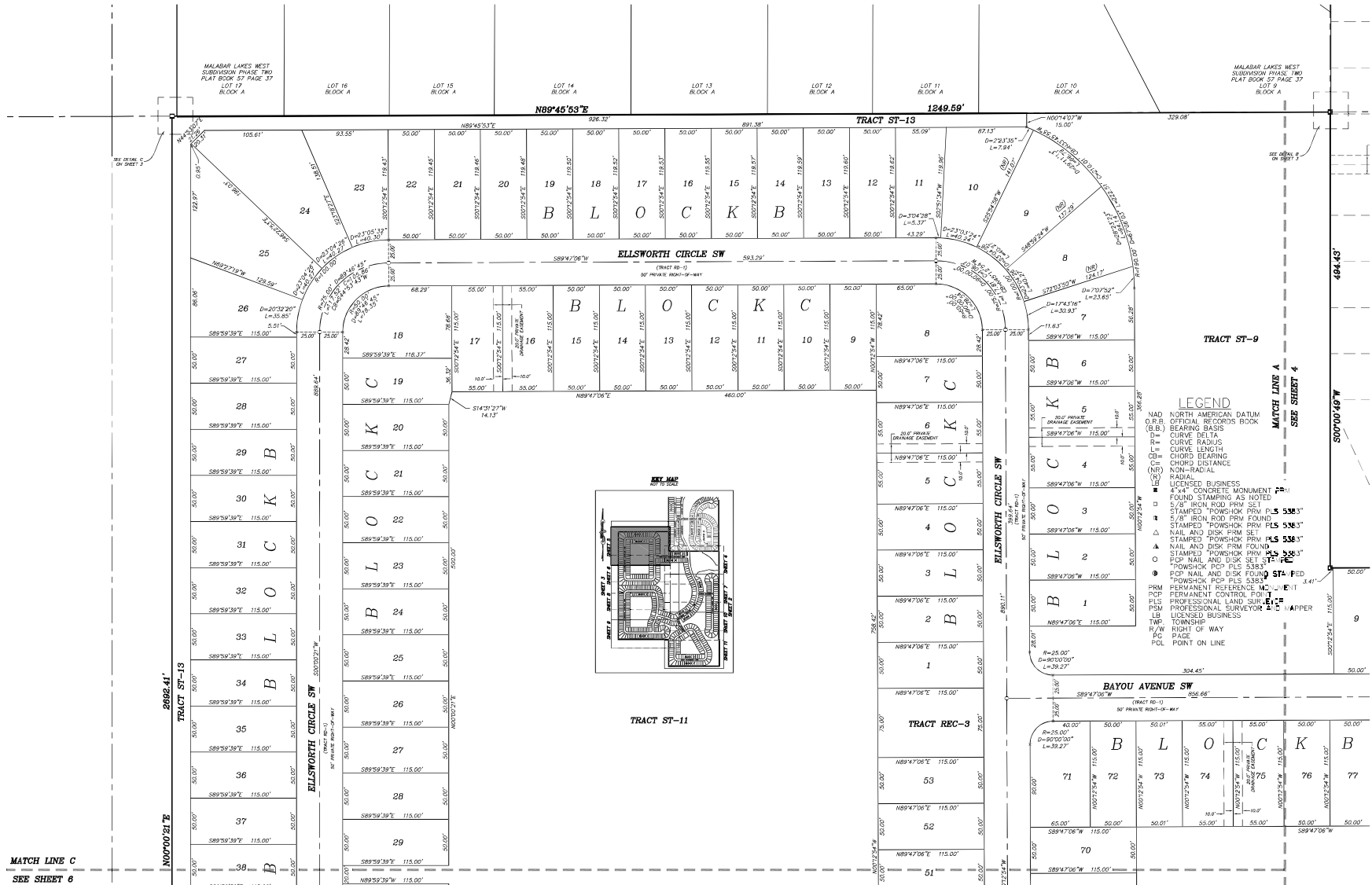
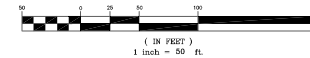
LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
PROJECT #10476-4/5 A/B
DATE: 05-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

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.

GRAPHIC SCALE



MATCH LINE C
SEE SHEET 6

MATCH LINE A
SEE SHEET 4

LEGEND
NAD NORTH AMERICAN DATUM
O.P.B. OFFICIAL RECORDS BOOK
(B.B.) BEARING BASIS
C.R. CURVE RADIUS
C.D. CURVE DELTA
C.L. CHORD LENGTH
C.B. CHORD BEARING
C.D. CHORD DISTANCE
N-RADIAL
RADIUS
L.B. LICENSED BUSINESS
4"X4" CONCRETE MONUMENT
FOUND STAMPING AS NOTED
5/8" IRON ROD PRM SET
STAMPED "POW-HOK PRM PLS 538.3"
STAMPED "POW-HOK PRM PLS 538.3"
STAMPED "POW-HOK PRM PLS 538.3"
NAIL AND DISK PRM FOUND
STAMPED "POW-HOK PRM PLS 538.3"
POW-HOK POP PLS 538.3
POW-HOK POP PLS 538.3
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
PLS PROFESSIONAL LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR
LB LICENSED BUSINESS
TWP TOWNSHIP
R/W RIGHT OF WAY
P.C. PAGE
P.O.L. POINT ON LINE

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

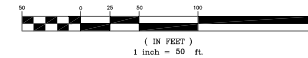
LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
PROJECT #19476-4/5 A/B
DATE: 05-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

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PLAT BOOK _____ PAGE _____
SHEET 6 OF 11
SECTIONS 4 & 9 TWP 29 S., RANGE 36 E.

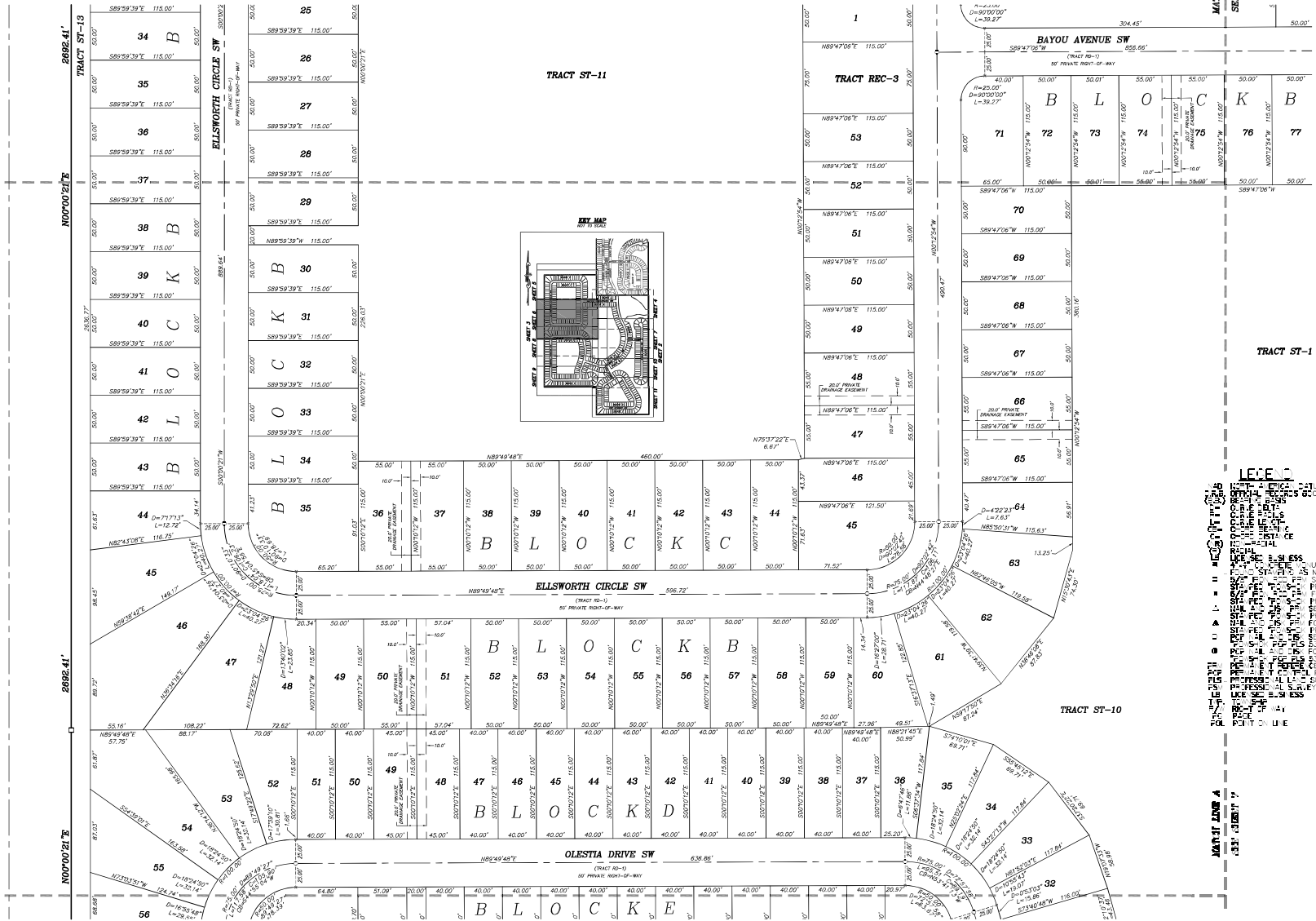
GRAPHIC SCALE



SEE SHEET 5
MATCH LINE C

MATCH LINE D
SEE SHEET 8

RECEIVED
BREVARD COUNTY
PLAT BOOK 19476-4/5
SHEET 6 OF 11
SECTION 4 & 9
TWP 29 S., RANGE 36 E.
DATE: 05-17-24
AAL LAND SURVEYING SERVICES, INC.
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

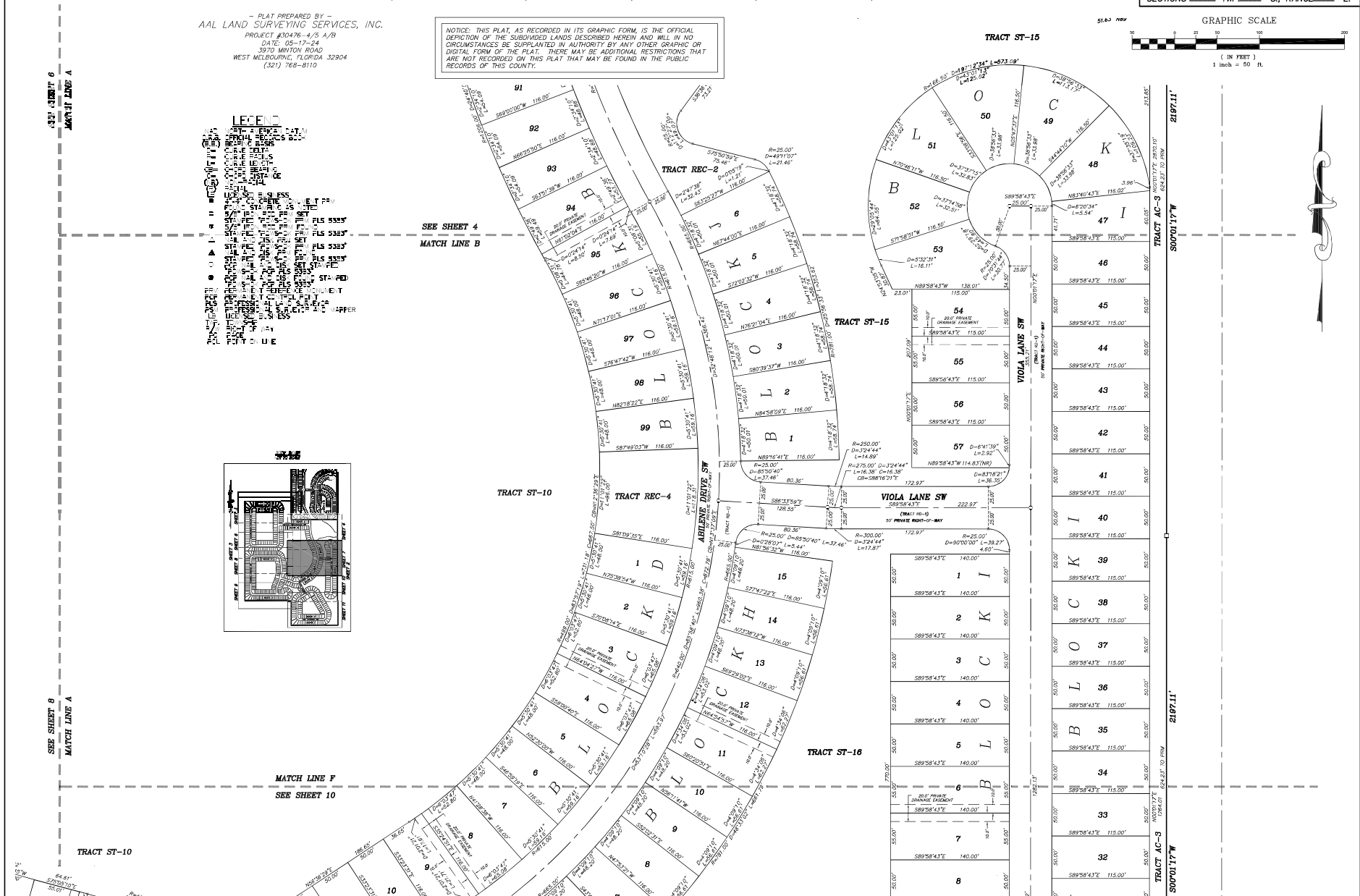
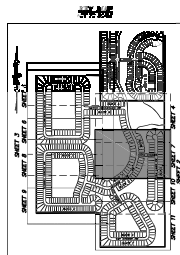


PLAT BOOK _____ PAGE _____
SHEET 7 OF 11
SECTIONS 4 & 9 TWP 29 S., RANGE 36 E.

GRAPHIC SCALE

(IN FRET)
1 inch = 50 ft.

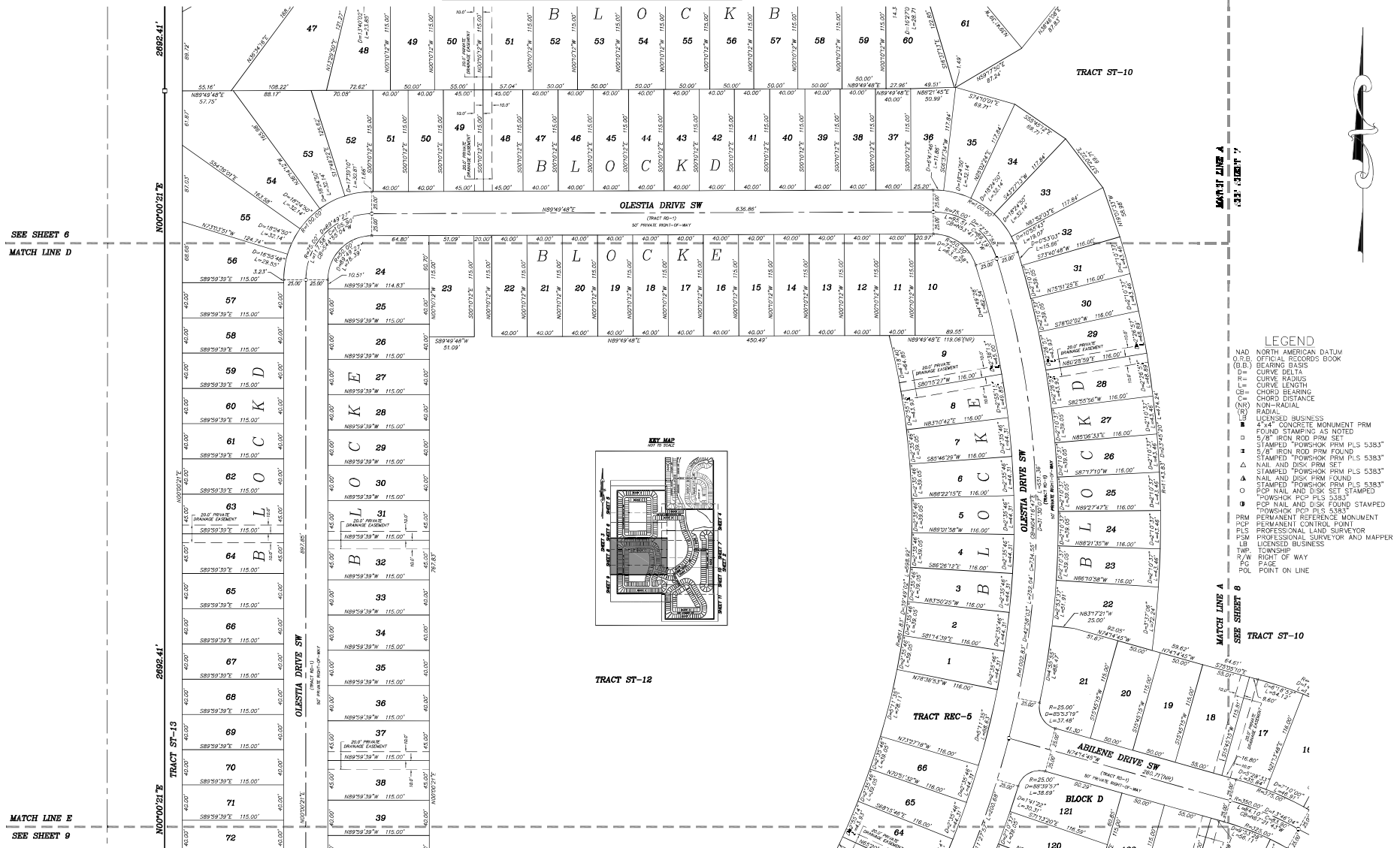
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LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

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



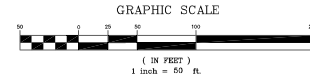
CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

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

PLAT BOOK _____ PAGE _____
SHEET 9 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
PROJECT #10476-4/5 A/B
DATE: 05-17-24
3970 WINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

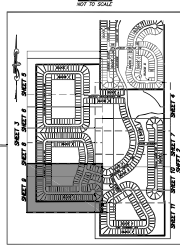
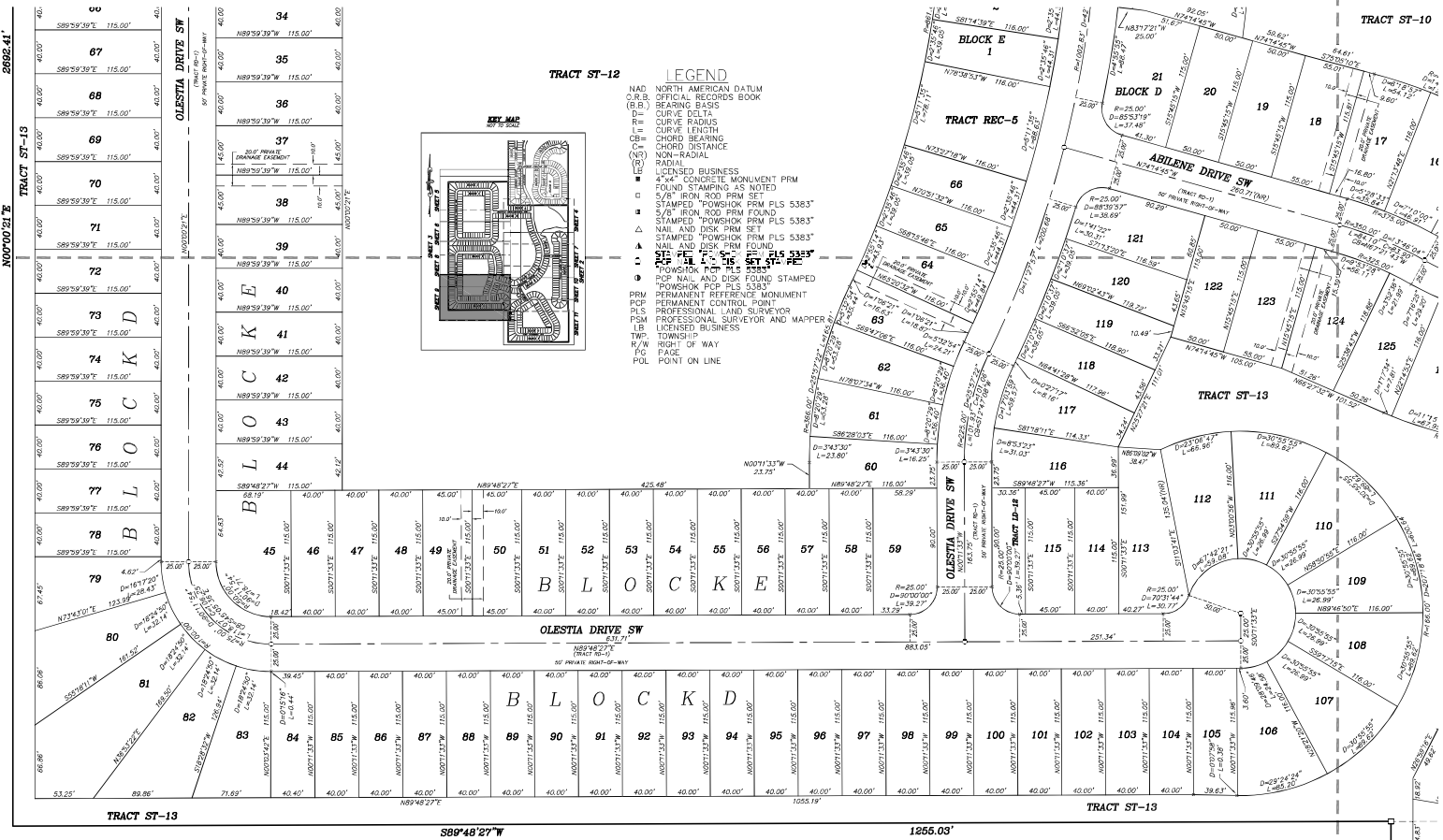
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MATCH LINE A
SEE SHEET 10

MATCH LINE A
SEE SHEET 11

SEE SHEET 8
MATCH LINE E



- LEGEND**
- NAD NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - R.B.S. BEARING RADII
 - D= CURVE DELTA
 - R= CURVE RADIUS
 - L= CURVE LENGTH
 - CB= CHORD BEARING
 - C= CHORD DISTANCE
 - NON-RADIAL
 - CONCRETE MONUMENT
 - FOUND STAMPING AS NOTED
 - 5/8" IRON ROD FOUND
 - STAMPED "POWISHOK PRM PLS 5383"
 - 5/8" IRON ROD FOUND
 - STAMPED "POWISHOK PRM PLS 5383"
 - NAIL AND DISK FOUND
 - STAMPED "POWISHOK PRM PLS 5383"
 - NAIL AND DISK FOUND
 - STAMPED "POWISHOK PRM PLS 5383"
 - PCP NAIL AND DISK FOUND STAMPED "POWISHOK PRM PLS 5383"
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - PLS PROFESSIONAL LAND SURVEYOR
 - LS LICENSED BUSINESS
 - TWP. TOWNSHIP
 - R/W RIGHT OF WAY
 - PG PAGE
 - POL POINT ON LINE

PARCEL ID: 29-36-04-01-002
(NOT PLATTED)

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

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

PLAT BOOK _____ PAGE _____
SHEET 10 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

LEGEND

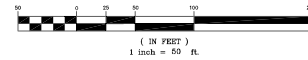
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- O.R.B.: OFFICIAL RECORDS BOOK
- (B.B.): BEARING BASIS
- D=: CURVE DELTA
- R=: CURVE RADIUS
- L=: CURVE LENGTH
- C=: CHORD BEARING
- CD=: CHORD DISTANCE
- (NR): NON-RADIAL
- TR=: RADIAL
- : LICENSED BUSINESS
- 4"x4" CONCRETE MONUMENT FROM
- 5/8" IRON ROD FROM SET
- FOUND STAMPING AS NOTED
- STAMPED "POW-SHOK PRM PLS 5383"
- 5/8" IRON ROD FROM FOUND
- STAMPED "POW-SHOK PRM PLS 5383"
- △: NAIL AND DISK FROM SET
- STAMPED "POW-SHOK PRM PLS 5383"
- ▲: NAIL AND DISK FROM FOUND
- STAMPED "POW-SHOK PRM PLS 5383"
- : POP NAIL AND DISK SET STAMPED
- POW-SHOK POP PLS 5383
- : POP NAIL AND DISK FOUND STAMPED
- POW-SHOK POP PLS 5383

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.

PROJECT #10476-4/5 A/B
DATE: 05-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

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 SUPERSEDED 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.

GRAPHIC SCALE



MATCH LINE G
SEE SHEET 11

CHAPARRAL P.U.D. PHASE FOUR A-B AND FIVE A-B

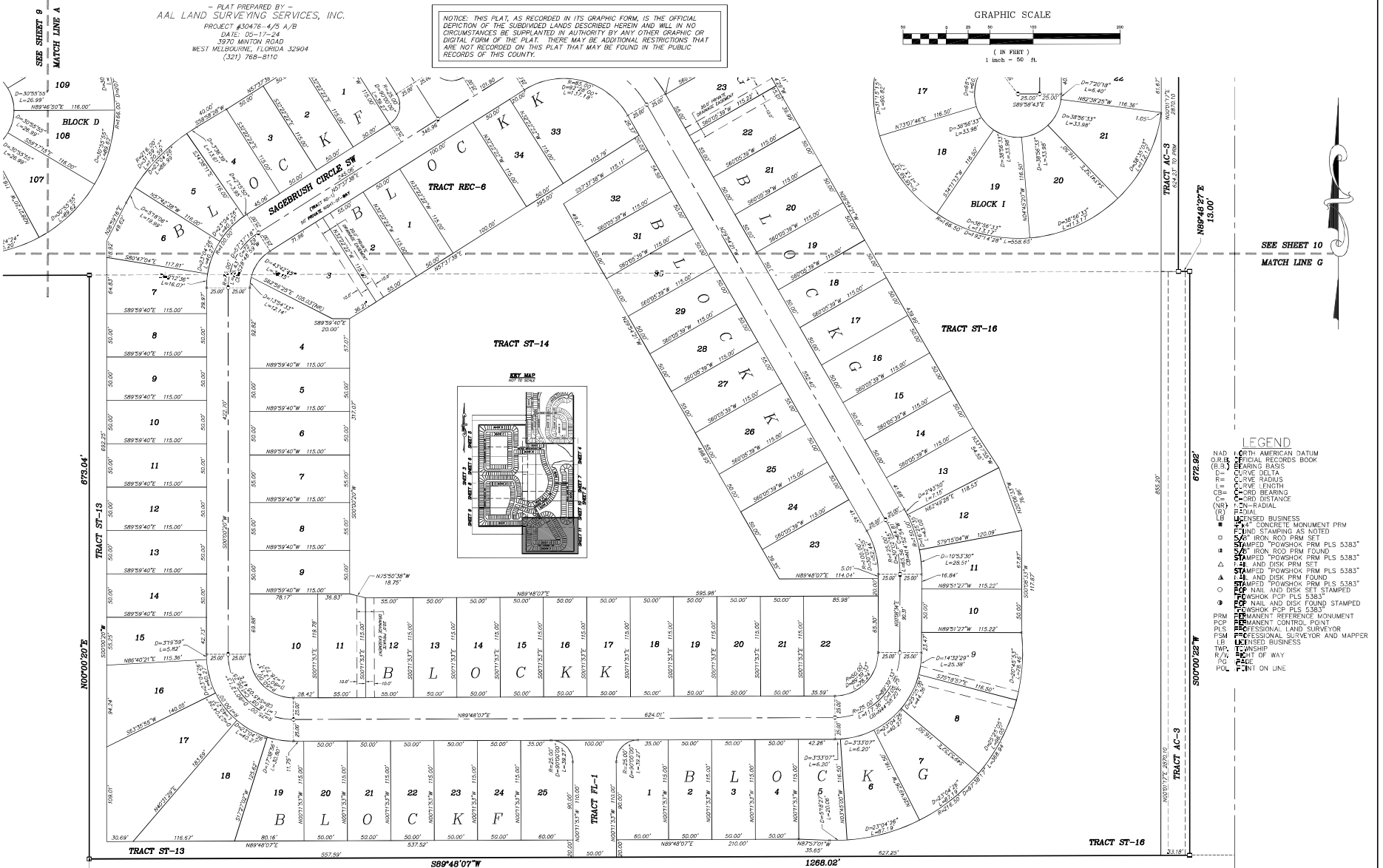
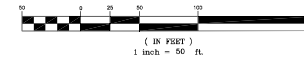
LYING IN SECTIONS 4&9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 11 OF 11
SECTIONS 4 & 9 TWP. 29 S., RANGE 36 E.

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
PROJECT #0676-4/5 A/B
DATE: 05-17-24
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

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DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT
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RECORDS OF THIS COUNTY.

GRAPHIC SCALE



- LEGEND
- NAD 83 NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - CL. CLEARING BASIS
 - R. CURVE RADIUS
 - L. CURVE LENGTH
 - CB. CURVE BEARING
 - C. CHORD DISTANCE
 - (NR) CHORD RADIAL
 - LB. LICENSED BUSINESS
 - 1. 1" CONCRETE MONUMENT PERM
 - 2. 1" AND STAMPING AS NOTED
 - 3. 1" IRON ROD PERM SET
 - 4. 1" IRON ROD PERM FOUND
 - 5. 1" STAMPED POWHOK PERM PLS 5383
 - 6. 1" AND DISK PERM SET
 - 7. 1" STAMPED POWHOK PERM PLS 5383
 - 8. 1" AND DISK PERM FOUND
 - 9. 1" STAMPED POWHOK PERM PLS 5383
 - 10. 1" STAMPED POWHOK PERM PLS 5383
 - 11. 1" STAMPED POWHOK PERM PLS 5383
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 - 88. 1" STAMPED POWHOK PERM PLS 5383
 - 89. 1" STAMPED POWHOK PERM PLS 5383
 - 90. 1" STAMPED POWHOK PERM PLS 5383
 - 91. 1" STAMPED POWHOK PERM PLS 5383
 - 92. 1" STAMPED POWHOK PERM PLS 5383
 - 93. 1" STAMPED POWHOK PERM PLS 5383
 - 94. 1" STAMPED POWHOK PERM PLS 5383
 - 95. 1" STAMPED POWHOK PERM PLS 5383
 - 96. 1" STAMPED POWHOK PERM PLS 5383
 - 97. 1" STAMPED POWHOK PERM PLS 5383
 - 98. 1" STAMPED POWHOK PERM PLS 5383
 - 99. 1" STAMPED POWHOK PERM PLS 5383
 - 100. 1" STAMPED POWHOK PERM PLS 5383