

VICINITY MAP
NOT TO SCALE

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EASE ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS). BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF LIPSCOMB STREET BEING N01°01'20"E AS SHOWN.
- THERE IS 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL FRONT LOT AND TRACT LINES ADJACENT TO ALL RIGHT OF WAY LINE FOR THE PERPETUAL USE OF THE PUBLIC UTILITIES.
- TRACTS SMT 1, SMT 2, SMT 3 AND SMT 4, BEING STORMWATER MANAGEMENT TRACTS ARE TO BE OWNED AND MAINTAINED BY THE LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC. SAID TRACTS ARE SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT IN FAVOR OF THE CITY OF PALM BAY, FLORIDA.
- TRACTS OST 1, OST 2, OST 3, OST 4, OST 5, OST 6, OST 7, OST 8, OST 9, OST 10, OST 11, OST 12 AND OST 13 BEING OPEN SPACE TRACTS ARE TO BE OWNED AND MAINTAINED BY LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
- TRACT REC 1, BEING A RECREATIONAL TRACT IS TO BE OWNED AND MAINTAINED BY LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
- TRACTS RW 1, RW 2 AND RW 3 ARE ROADS AND SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. AN INGRESS/EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS SAID TRACTS RW 1, RW 2 AND RW 3.
- 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 TRACTS RW 1, RW 2 AND RW 3.
- 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 TRACTS RW 1, RW 2 AND RW 3.
- TRACTS RW 1, RW 2 AND RW 3 ARE HEREBY DEDICATED FOR PRIVATE USE AND AS A COMMON VEHICLE AND PEDESTRIAN WAY ACCESS EASEMENT FOR THE USE, MAINTENANCE, AND BENEFIT OF ALL LOTS WITHIN LIPSCOMB TOWNHOMES, AND FOR INGRESS AND EGRESS FROM EACH LOT TO THE ADJUTING PUBLIC STREETS.
- 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 TRACTS LS 1, OST 1, OST 2, OST 3, OST 4, OST 5, OST 6, OST 7, OST 8, OST 9, OST 10, OST 11, OST 12, OST 13, REC 1, RW 1, RW 2, RW 3, SMT 1, SMT 2, SMT 3 AND SMT 4, 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 LIPSCOMB TOWNHOMES.
- TRACT LS 1 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, FLORIDA. LANDSCAPE AND IRRIGATION WITHIN TRACT LS 1 SHALL BE MAINTAINED BY THE LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS.
- THE HOMEOWNERS ASSOCIATION SHALL HAVE THE PRIMARY MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONSTRUCTED WITHIN THE PRIVATE EASEMENTS AND STORMWATER TRACTS, HEREIN GRANTED. HOWEVER, THE CITY OF PALM BAY, FLORIDA 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 HOMEOWNERS' ASSOCIATION INC, THEIR SUCCESSORS, OR ASSIGNS.
- ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS INDICATED AS (NR), NON-RADIAL.
- 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.
- LOT CORNERS SHOWN HEREON WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
- HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) DERIVED FROM LEUNGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

LIPSCOMB TOWNHOMES

A REPLAT OF TRACTS 3 AND 4, PALM BAY COLONY SECTION TWO
PLAT BOOK 24, PAGE 38
AND TRACTS 5 AND 6, PALM BAY COLONY SECTION THREE
PLAT BOOK 24, PAGES 39
SECTION 14, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACTS 3 AND 4, PALM BAY COLONY SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 38, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND

TRACTS 5 AND 6, PALM BAY COLONY SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 39, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING 24.56 ACRES, MORE OR LESS (TOTAL)

SITE DATA:

LOCATION: LIPSCOMB STREET, CITY OF PALM BAY
TRACTS 3 & 4, PALM BAY COLONY SECTION TWO
TRACTS 5 & 6, PALM BAY COLONY SECTION THREE

FEMA (FIRM): 12009C0611G - 03/17/2014

FLOOD ZONE: ZONE X, ZONE A

PARCEL ID: TRACT 3 - PARCEL ID: 28-37-14-52-3 (5.38 AC)
TRACT 4 - PARCEL ID: 28-37-14-52-4 (6.84 AC)
TRACT 5 - PARCEL ID: 28-37-14-53-5 (6.78 AC)
TRACT 6 - PARCEL ID: 28-37-14-53-6 (5.56 AC)

TAX DISTRICT: 34U0 - PALM BAY

EXISTING ZONING: PUD

FUTURE LAND USE: MULTI-FAMILY RESIDENTIAL

PROJECT AREA: 24.56 ACRES ±

NUMBER OF BUILDINGS: 27 TOTAL

NUMBER OF UNITS: 7 (6 UNIT) + 20 (8 UNIT) = 202 TOTAL

UNIT TYPE: ALL UNITS - 3 BEDROOM/2 BATH

MAXIMUM BUILDING HEIGHT: 35'

PROPOSED BUILDING HEIGHT: 29'-2"

TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT LS 1	0.09	LIFT STATION	CITY OF PALM BAY
TRACT OST 1	0.53	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 2	0.40	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 3	0.11	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 4	0.06	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 5	0.68	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 6	0.15	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 7	0.40	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 8	0.06	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 9	0.11	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 10	0.11	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 11	0.85	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 12	0.06	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT OST 13	0.31	OPEN SPACE	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT REC 1	0.28	RECREATIONAL	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT RW 1	1.45	PRIVATE RIGHT OF WAY	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT RW 2	1.45	PRIVATE RIGHT OF WAY	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT RW 3	1.15	PRIVATE RIGHT OF WAY	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT SMT 1	4.00	STORWATER MANAGEMENT	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT SMT 2	0.84	STORWATER MANAGEMENT	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT SMT 3	1.06	STORWATER MANAGEMENT	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS
TRACT SMT 4	0.93	STORWATER MANAGEMENT	LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC, ITS SUCCESSORS AND/OR ASSIGNS

LEGEND

- CCR CERTIFIED CORNER RECORD
- CL CENTERLINE
- CHD. CHORD LENGTH
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- ID. IDENTIFICATION
- LB LICENSED BUSINESS
- MB MAP BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S). PAGE(S)
- P.I. POINT OF INTERSECTION
- P.R.C. POINT OF REVERSE CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- U.E. UTILITY EASEMENT

- DENOTES 4"x4x24" CONCRETE MONUMENT "PRM LB 966"
- DENOTES 1/2" IRON ROD W/CAP "LB 966"
- DENOTES NAIL AND DISK "PCP LB 966"

SHEET INDEX

SHEET	DESCRIPTION
SHEET 1	DEDICATION, LEGAL DESCRIPTION, NOTES
SHEET 2	OVERALL DETAIL
SHEETS 3-4	LOT AND TRACT DETAILS

ZONING INFORMATION

Existing Zoning PUD, Planned Unit Development

SURROUNDING ZONING
North LI, Light Industrial & Warehousing
East RMH, Residential Mobile Home
South LI, Light Industrial & Warehousing
West LDR (City of Melbourne)

PLAT BOOK: _____ PAGE: _____
SHEET 1 OF 4
SECTION 14, TOWNSHIP 28 SOUTH, RANGE 37 EAST

LIPSCOMB TOWNHOMES DEDICATION

KNOW ALL BY THESE PRESENTS, THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THE PLAT, HEREBY DEDICATES TO THE CITY OF PALM BAY, FLORIDA AN INGRESS AND EGRESS OVER AND ACROSS TRACTS RW 1, RW 2 AND RW 3 FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE AND HEREBY DEDICATES TO PRIVATE UTILITY COMPANIES, FOR THEIR PERPETUAL USE AN EASEMENT OVER AND ACROSS SAID TRACTS RW 1, RW 2 AND RW 3 FOR THE ACCESS AND MAINTENANCE OF UTILITIES AS DESCRIBED IN PLAT NOTES. TRACT LS 1 IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER LIFT STATION. NO OTHER TRACTS OR EASEMENTS ARE DEDICATED OR GRANTED TO THE PUBLIC. ALL RIGHT OF WAY TRACTS ARE DEDICATED TO THE LIPSCOMB TOWNHOMES HOMEOWNERS ASSOCIATION, INC. AND ALL MAINTENANCE RESPONSIBILITIES SHALL NOT BE THE CITY OF PALM BAY'S.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE MEMBER NAMED BELOW ON THIS _____ DAY OF _____ 2023 A.D.

PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company

By: _____
Print Name: Aaron Struckmeyer Director-Land Planning and Entitlements

WITNESSES:
Signature _____ Signature _____
Print Name _____ Print Name _____

STATE OF _____ COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023, BY Aaron Struckmeyer, AS Director-Land Planning and Entitlements of PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
NOTARY PUBLIC
NOTARY COMMISSION No. _____ NOTARY EXPIRATION _____

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 I OF FLORIDA STATUTES.

Joseph N. Hale, _____ Date _____
Professional Surveyor and Mapper No. 6366

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA CONTAINED HEREIN COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF CHAPTER 177.091(?) REGARDING "PERMANENT REFERENCE MONUMENTS," THAT THE LAND IS LOCATED IN SECTIONS 14, TOWNSHIP 28 SOUTH, RANGE 37 EAST, WITHIN THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA AND THAT I AM A PROFESSIONAL SURVEYOR AND MAPPER PURSUANT TO SECTION 177.061 OF THE FLORIDA STATUTES.

Richard D. Brown, P.S.M.
Dated _____ Registration No. 5700
Professional Surveying Certificate of Authorization No. L.B. 966

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

CERTIFICATE OF APPROVAL BY MUNICIPALITY:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2023, THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.
ATTEST:
ROBERT MEDINA, MAYOR 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, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON THE _____ DAY OF _____ 2023 IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA
PRINT NAME _____ FILE NUMBER _____

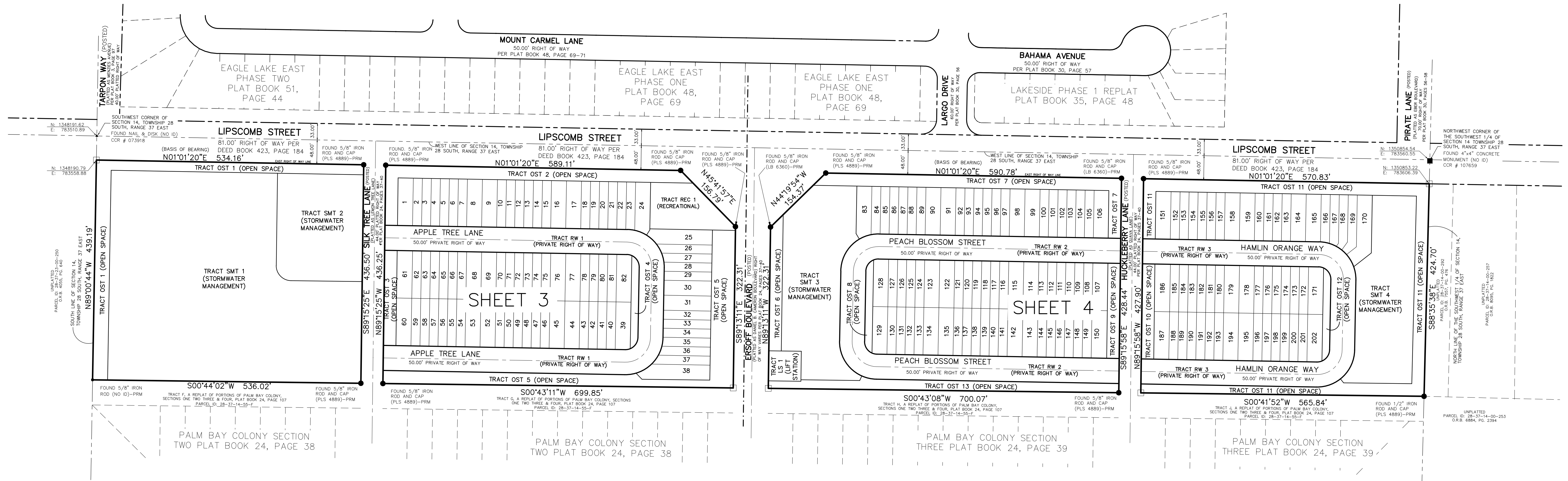
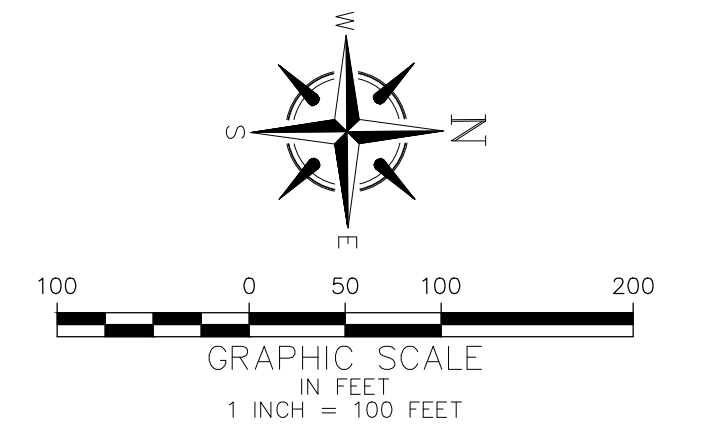
JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #966

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.

LIPSCOMB TOWNHOMES

A REPLAT OF TRACTS 3 AND 4, PALM BAY COLONY SECTION TWO
 PLAT BOOK 24, PAGE 38
 AND TRACTS 5 AND 6, PALM BAY COLONY SECTION THREE
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 CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____
 SHEET 2 OF 4
 SECTION 14, TOWNSHIP 28 SOUTH, RANGE 37 EAST



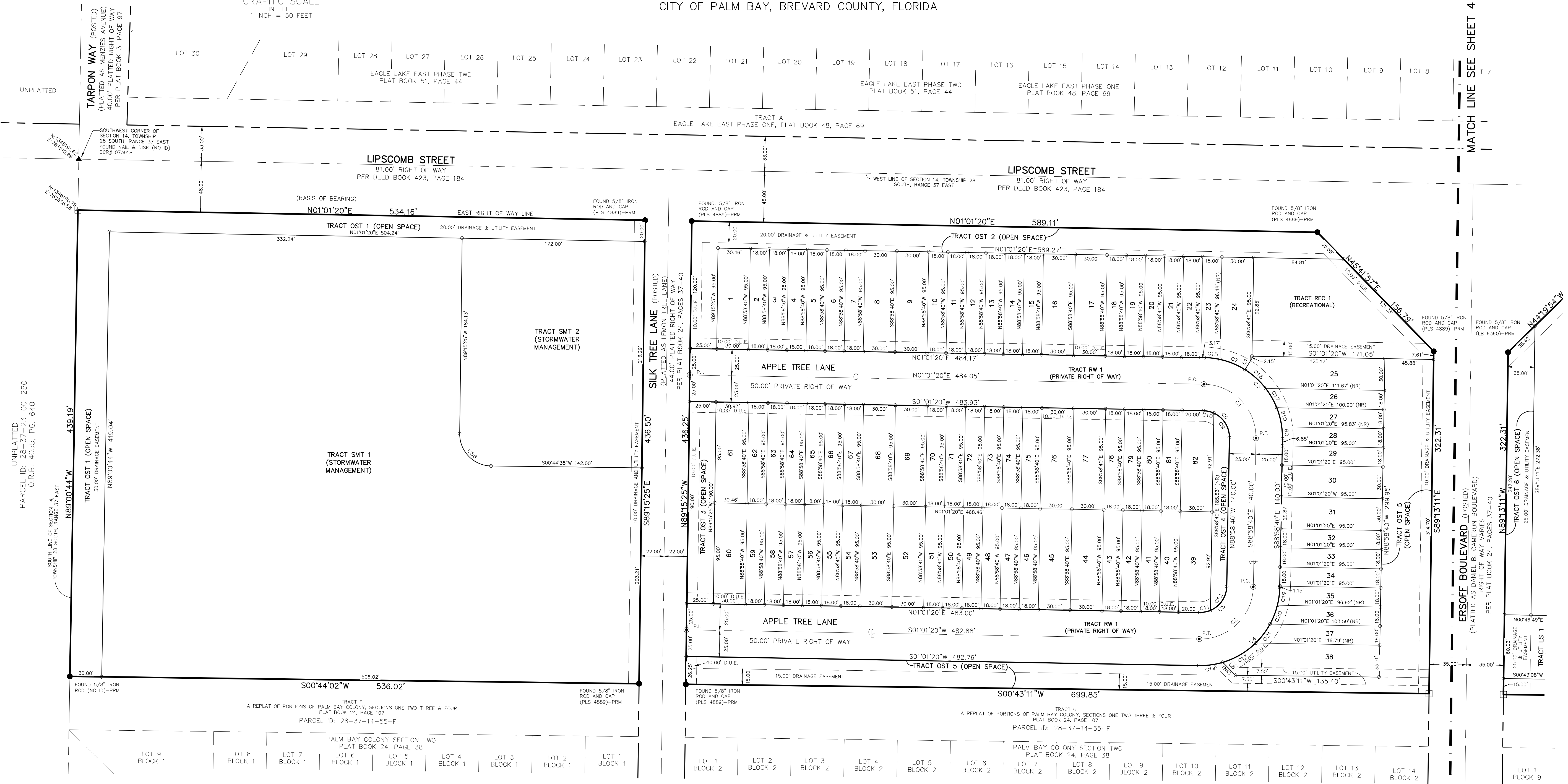
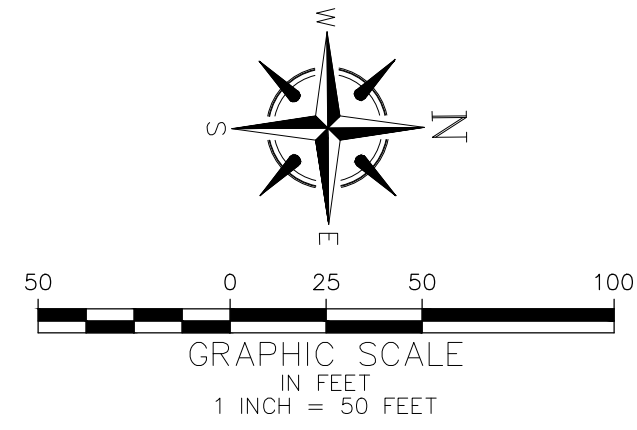
SHEET 3

SHEET 4

LIPSCOMB TOWNHOMES

A REPLAT OF TRACTS 3 AND 4, PALM BAY COLONY SECTION TWO
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 CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____
 SHEET 3 OF 4
 SECTION 14, TOWNSHIP 28 SOUTH, RANGE 37 EAST



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	50.00'	90°00'00"	78.54'	S46°01'20"W	70.71'
C2	50.00'	90°00'00"	78.54'	N43°58'40"W	70.71'
C3	75.00'	90°00'00"	117.81'	S46°01'20"W	106.07'
C4	75.00'	90°00'00"	117.81'	N43°58'40"W	106.07'
C5	25.00'	90°00'00"	39.27'	N43°58'40"W	35.36'
C6	25.00'	90°00'00"	39.27'	S46°01'20"W	35.36'
C7	75.00'	19°27'49"	25.48'	S22°09'33"W	25.36'
C8	75.00'	8°32'53"	11.19'	S86°44'54"W	11.18'
C9	25.00'	66°25'19"	28.98'	S57°48'41"W	27.39'
C10	25.00'	23°34'41"	10.29'	S12°48'41"W	10.22'
C11	25.00'	23°34'41"	10.29'	N10°46'00"W	10.22'
C12	25.00'	66°25'19"	28.98'	N55°46'00"W	27.39'

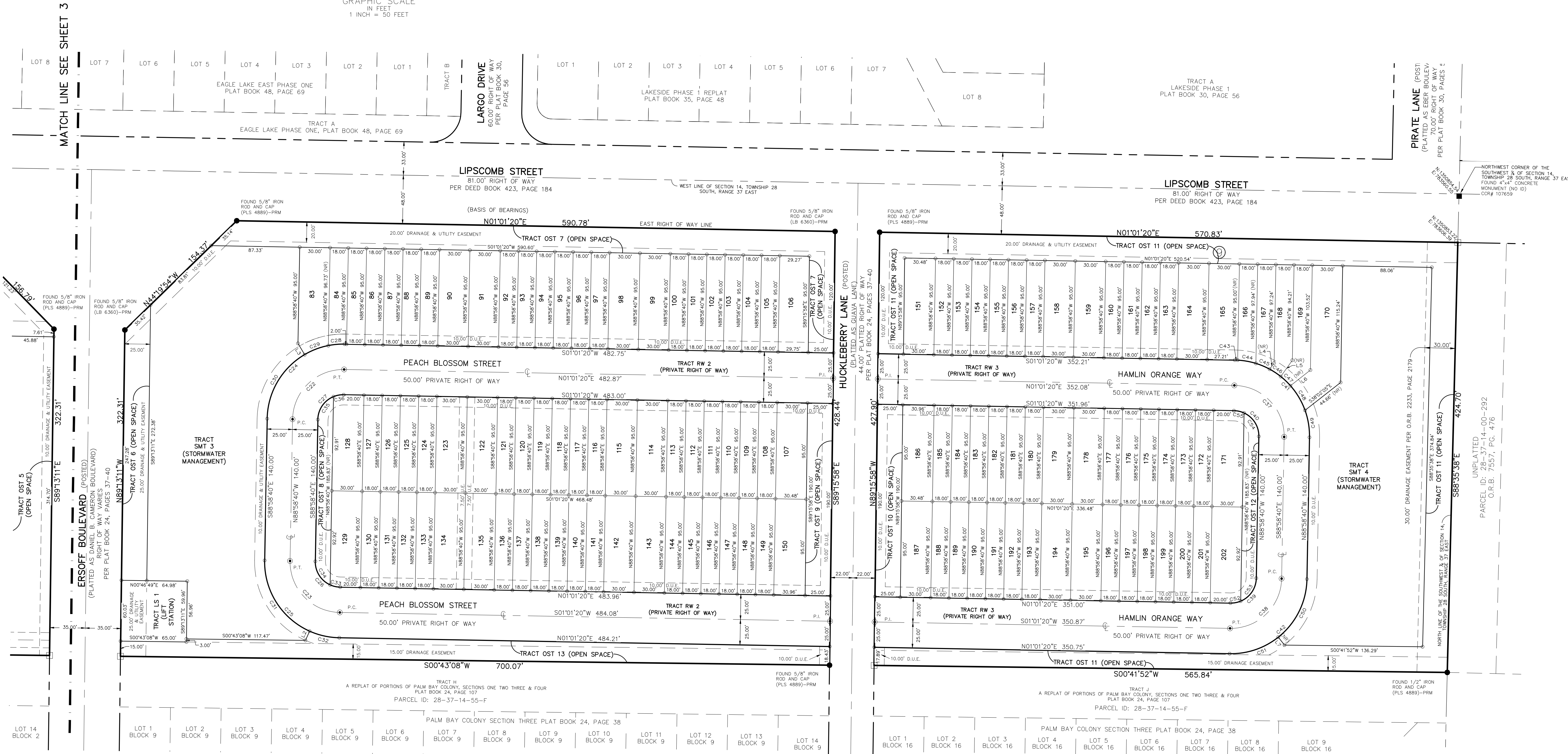
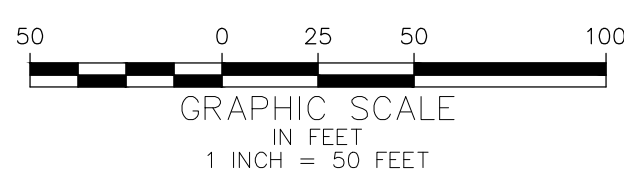
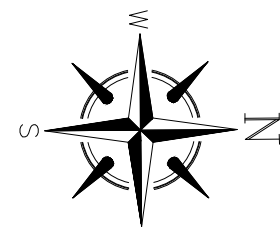
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C13	75.00'	27°43'59"	36.30'	N30°18'23"W	35.95'
C14	75.00'	17°27'44"	22.86'	N07°42'32"W	22.77'
C15	75.00'	11°24'18"	14.93'	S06°43'29"W	14.90'
C16	75.00'	14°19'18"	18.75'	S75°18'48"W	18.70'
C17	75.00'	16°04'48"	21.05'	S60°06'45"W	20.98'
C18	75.00'	20°10'54"	26.42'	S41°58'54"W	26.28'
C19	75.00'	12°59'06"	17.00'	N82°29'07"W	16.96'
C20	75.00'	14°42'20"	19.25'	N68°38'24"W	19.20'
C21	75.00'	17°06'52"	22.40'	N52°43'48"W	22.32'
C56	30.00'	90°00'00"	47.12'	N45°44'35"E	42.43'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S58°06'33"E	12.38'
L8	N45°43'11"E	17.02'

LIPSCOMB TOWNHOMES

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PLAT BOOK: _____ PAGE: _____
 SHEET 4 OF 4
 SECTION 14, TOWNSHIP 28 SOUTH, RANGE 37 EAST



CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C22	50.00'	90°00'00"	78.54'	S43°58'40"E	70.71'
C23	50.00'	90°00'00"	78.54'	N46°01'20"E	70.71'
C24	75.00'	90°00'00"	117.81'	S43°58'40"E	106.07'
C25	75.00'	90°00'00"	117.81'	N46°01'20"E	106.07'
C26	25.00'	90°00'00"	39.27'	N46°01'20"E	35.36'
C27	25.00'	90°00'00"	39.27'	S43°58'40"E	35.36'
C28	75.00'	12°19'04"	16.12'	S05°08'12"E	16.09'
C29	75.00'	19°12'16"	25.14'	S20°53'52"E	25.02'
C30	75.00'	58°28'40"	76.55'	S59°44'20"E	73.27'
C31	75.00'	66°52'42"	87.54'	N57°34'59"E	82.66'
C32	75.00'	23°07'18"	30.27'	N12°34'59"E	30.06'
C33	25.00'	23°34'41"	10.29'	N12°48'41"E	10.22'

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C34	25.00'	66°25'19"	28.98'	N57°48'41"E	27.39'
C35	25.00'	66°25'19"	28.98'	S55°46'00"E	27.39'
C36	25.00'	23°34'41"	10.29'	S10°46'00"E	10.22'
C37	50.00'	90°00'00"	78.54'	S46°01'20"W	70.71'
C38	50.00'	90°00'00"	78.54'	N43°58'40"W	70.71'
C39	25.00'	90°00'00"	39.27'	N43°58'40"W	35.36'
C40	25.00'	90°00'00"	39.27'	S46°01'20"W	35.36'
C41	75.00'	90°00'00"	117.81'	S46°01'20"W	106.07'
C42	75.00'	90°00'00"	117.81'	N43°58'40"W	106.07'
C43	75.00'	2°07'55"	2.79'	S02°05'18"W	2.79'
C44	75.00'	13°57'46"	18.28'	S10°08'08"W	18.23'
C45	75.00'	11°16'21"	14.76'	S22°45'11"W	14.73'

CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C46	75.00'	10°02'50"	13.15'	S33°24'47"W	13.14'
C47	75.00'	10°05'31"	13.21'	S43°28'58"W	13.19'
C48	75.00'	21°42'02"	28.41'	S59°22'44"W	28.24'
C49	75.00'	20°47'35"	27.22'	S80°37'33"W	27.07'
C50	75.00'	50°30'55"	66.12'	N63°43'12"W	64.00'
C51	75.00'	39°29'05"	51.69'	N18°43'12"W	50.67'
C52	25.00'	23°34'41"	10.29'	N10°46'00"W	10.22'
C53	25.00'	66°25'19"	28.98'	N55°46'00"W	27.39'
C54	25.00'	66°25'19"	28.98'	S57°48'41"W	27.39'
C55	25.00'	23°34'41"	10.29'	S12°48'41"W	10.22'

LINE #	DIRECTION	LENGTH
L2	N65°51'22"W	10.00'
L3	N59°30'00"E	12.98'
L4	S53°55'58"E	7.51'
L6	S38°02'02"E	25.10'
L7	S51°32'15"W	10.00'