

# TIMBERS AT EVERLANDS PHASE 3

BEING A REPLAT OF A PORTION OF TRACT FD1, TIMBERS AT EVERLANDS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 64, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

## PLAT NOTES:

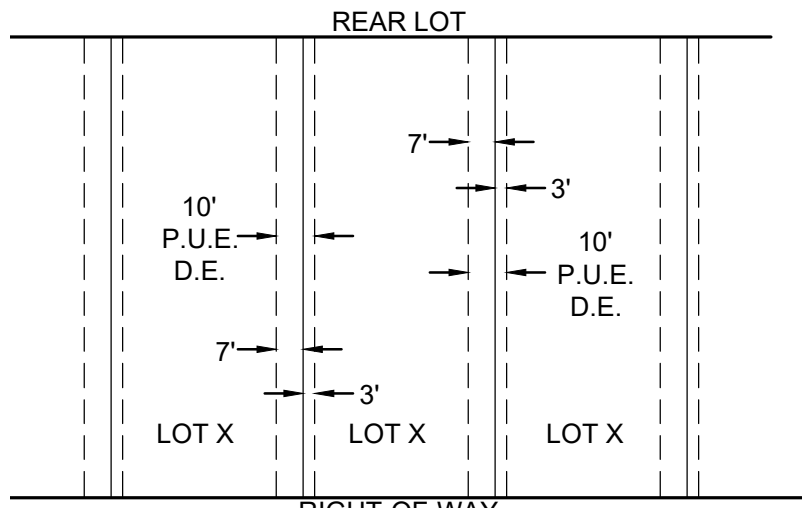
- BEARING REFERENCE: ASSUMED BEARING OF N89°44'20"E ON THE NORTH LINE OF PACE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).
- UNLESS OTHERWISE NOTED ALL LINES ARE RADIAL.
- ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER, OR THE DECLARED MAINTENANCE ENTITY (I.E. HOMEOWNER ASSOCIATION).
- 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.
- UNLESS OTHERWISE NOTED THERE IS HEREBY DEDICATED OVER AND ACROSS THE FRONT OF ALL LOTS AND TRACTS ABUTTING AND COINCIDENT WITH THE PRIVATE RIGHTS-OF-WAY, A 10 FOOT WIDE PERPETUAL PUBLIC UTILITY EASEMENT.
- A 3.00 FOOT WIDE AND 7.00 FOOT WIDE PERPETUAL PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES WITHIN BLOCK "D", "F", "FF", "G", "GG", "HH", "I", "II", "J", "JJ", "L", "LL", "N", "O", LOTS 1-10, AND "P" LOTS 7-10 AS SHOWN ON "SIDE LOT EASEMENT DETAIL A", UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE LOT, OR PARTS OF ONE OR MORE LOTS, ARE USED AS A SINGLE BUILDING SITE, ONLY THE OUTER BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE EASEMENTS.
- A 5.00 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES WITHIN BLOCK "C", "CC", "E", "H", "K", "M", "MM", "O", LOTS 11-25 & "P" LOTS 1-6 AS SHOWN ON "SIDE LOT EASEMENT DETAIL B", UNLESS OTHERWISE NOTED. WHERE MORE THAN ONE LOT, OR PARTS OF ONE OR MORE LOTS, ARE USED AS A SINGLE BUILDING SITE, ONLY THE OUTER BOUNDARIES OF THE BUILDING SITE SHALL CARRY THE SIDE EASEMENTS.
- DRAINAGE AND UTILITY EASEMENTS SHOWN ARE CENTERED ALONG LOT LINES UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.
- 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.
- PER THE SUPPLEMENTAL DRAINAGE EASEMENT EXPANSION OR RELOCATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6915, PAGE 1507-1539, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE CITY OF PALM BAY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ALL PUBLIC DRAINAGE EASEMENTS AS SHOWN, NOTED AND/OR DEDICATED ON THIS PLAT.
- THERE IS HEREBY DEDICATED TO THE CITY OF PALM BAY, FLORIDA A PUBLIC DRAINAGE EASEMENT OVER AND ACROSS TRACT "B2", "C1", "C2", "D1", "D2", "D3", "D4", AND "E" FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, ACCESS AND REPAIR OF PUBLIC DRAINAGE FACILITIES.
- ALL INTERNAL ROADWAYS ARE DESIGNATED AS TRACT "Z" AND SHALL BE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., 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".
- 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".
- 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".
- TRACT "Z" IS 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 TIMBERS AT EVERLANDS, AND FOR INGRESS AND EGRESS FROM EACH LOT TO THE ABUTTING 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 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 TIMBERS AT EVERLANDS.
- 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 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.
- THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TIMBERS AT EVERLANDS AS RECORDED IN OFFICIAL RECORDS BOOK 9766, PAGE 425, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS SUBDIVIDED HEREON ARE SUBJECT TO THE FOLLOWING:
  - NOTICE OF ESTABLISHMENT OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT IN OFFICIAL RECORDS BOOK 8693, PAGE 2281, AS AMENDED IN OFFICIAL RECORDS BOOK 9271, PAGE 2431.
  - FINAL JUDGMENT IN OFFICIAL RECORDS BOOK 9257, PAGE 1663 AND OFFICIAL RECORDS BOOK 9671, PAGE 1011.
  - LIEN OF RECORD OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT IN OFFICIAL RECORDS BOOK 9298, PAGE 220.
  - TRUE-UP AGREEMENT IN OFFICIAL RECORDS BOOK 9298, PAGE 223.
  - DECLARATION FOR EVERLANDS RECORDED IN OFFICIAL RECORDS BOOK 9466, PAGE 1511, BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604 OR SEC. 3605, UNLESS EXEMPT UNDER TITLE 42 U.S.C. SUCH DECLARATION DOES ESTABLISH AND PROVIDE WITHOUT LIMITATION FOR EASEMENTS, LIENS, CHARGES, AND ASSESSMENTS.
  - ORDINANCE NO. 85-49 IN OFFICIAL RECORDS BOOK 2756, PAGE 10.
  - ORDINANCE NO. 2003-32 IN OFFICIAL RECORDS BOOK 5030, PAGE 541.
  - ORDINANCE NO. 2004-37 IN OFFICIAL RECORDS BOOK 5352, PAGE 1548
  - TERMS AND CONDITIONS OF RESERVED EASEMENTS AND LICENSE RIGHTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5468, PAGE 6896, AS AFFECTED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5507, PAGE 1769, AS CORRECTED BY CORRECTED FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 5509, PAGE 439.
  - DECLARATION OF EASEMENTS IN OFFICIAL RECORDS BOOK 6149, PAGE 2612, AS SUPPLEMENTED IN OFFICIAL RECORDS BOOK 8915, PAGE 1507.
  - RESOLUTION 2021-65 IN OFFICIAL RECORDS BOOK 9408, PAGE 2279.
  - MEMORANDUM OF OPTION AGREEMENT RECORDED IN OR BOOK 9521, PAGE 2902.
  - PLAT OF TIMBERS AT EVERLAND PHASE 1A IN PLAT BOOK 73, PAGE 64.
  - NOTICE OF ENVIRONMENTAL RESOURCE PERMIT IN OFFICIAL RECORDS BOOK 8583, PAGE 198.

## DESCRIPTION OF TIMBERS AT EVERLANDS PHASE 3

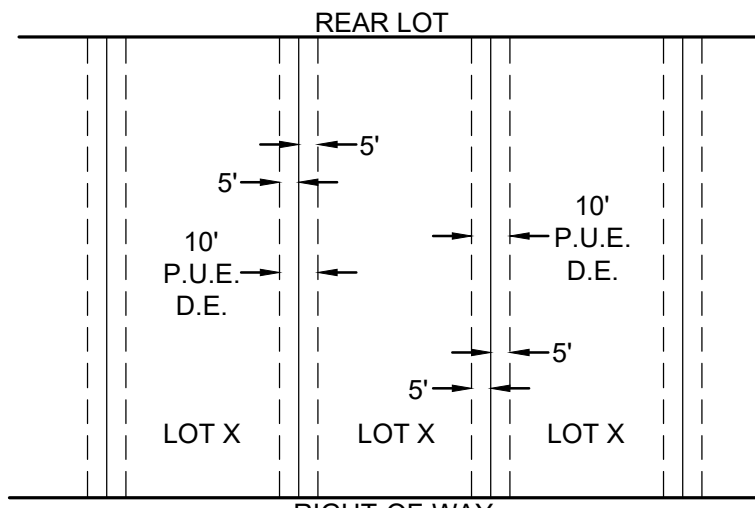
PART OF TRACT FD1, TIMBERS AT EVERLANDS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 64, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT FD1, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF PACE DRIVE, AN 80.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), AND RUN N00°42'46"E, ALONG THE EAST LINE OF SAID TRACT FD1, (SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59), A DISTANCE OF 2489.93 FEET TO THE SOUTHEAST CORNER OF TRACT E, TIMBERS AT EVERLANDS PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 48, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TIMBERS AT EVERLANDS, PHASE 2 THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE N80°00'00"W, A DISTANCE OF 248.02 FEET; 2) THENCE S78°31'23"W, A DISTANCE OF 153.06 FEET; 3) THENCE N80°00'00"W, A DISTANCE OF 155.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 35°00'28", A CHORD BEARING OF S72°29'46"W AND A CHORD LENGTH OF 387.89 FEET), A DISTANCE OF 394.09 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 45°07'04", A CHORD BEARING OF S77°33'05"W, AND A CHORD LENGTH OF 80.56 FEET), A DISTANCE OF 82.68 FEET TO THE END OF SAID CURVE; 6) THENCE N79°53'23"W, A DISTANCE OF 273.54 FEET TO THE NORTHEAST CORNER OF TRACT I, TIMBERS AT EVERLANDS PHASE 1C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 44, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID TIMBERS AT EVERLANDS PHASE 1C THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE S10°06'37"W, A DISTANCE OF 120.00 FEET; 2) THENCE S11°14'07"E, A DISTANCE OF 53.68 FEET; 3) THENCE S10°06'37"W, A DISTANCE OF 120.00 FEET; 4) THENCE S79°53'23"E, A DISTANCE OF 80.46 FEET; 5) THENCE S02°31'41"E, A DISTANCE OF 375.53 FEET; 6) THENCE S08°50'07"E, A DISTANCE OF 78.33 FEET TO THE SOUTHEAST CORNER OF SAID TIMBERS AT EVERLANDS PHASE 1C, THENCE CONTINUE S08°50'07"E, A DISTANCE OF 83.21 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 17°16'24", A CHORD BEARING OF S03°35'46"E AND A CHORD LENGTH OF 16.22 FEET), A DISTANCE OF 16.28 FEET TO THE END OF SAID CURVE; THENCE S12°13'58"E, A DISTANCE OF 174.78 FEET; THENCE S11°04'56"W, A DISTANCE OF 245.94 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 104°57'36", A CHORD BEARING OF S25°06'52"W AND A CHORD LENGTH OF 85.66 FEET), A DISTANCE OF 98.92 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S36°04'22"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 126.20 FEET; THENCE S55°55'38"E, A DISTANCE OF 100.00 FEET; THENCE S59°50'15"E, A DISTANCE OF 327.48 FEET; THENCE N27°24'31"E, A DISTANCE OF 120.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 04°09'57", A CHORD BEARING OF S64°40'28"E AND A CHORD LENGTH OF 18.17 FEET), A DISTANCE OF 18.18 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST; THENCE S00°54'33"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 167.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 95°33'30", A CHORD BEARING OF S48°41'17"W AND A CHORD LENGTH OF 155.52 FEET), A DISTANCE OF 175.12 FEET TO THE END OF SAID CURVE; THENCE N83°31'58"W, A DISTANCE OF 169.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 04°18'09", A CHORD BEARING OF N81°22'53"W AND A CHORD LENGTH OF 9.76 FEET) TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHWEST, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK C, TIMBERS AT EVERLANDS PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID TIMBERS OF EVERLANDS PHASE 1B THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE S10°46'12"W, A DISTANCE OF 120.00 FEET; 2) THENCE S00°36'59"W, A DISTANCE OF 50.66 FEET; THENCE S09°03'50"W, A DISTANCE OF 205.72 FEET TO A NON-TANGENT INTERSECTION WITH THE CURVED NORTH RIGHT-OF-WAY LINE OF SAID PACE DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1580.00 FEET, A CENTRAL ANGLE OF 13°54'12", A CHORD BEARING OF S76°27'55"E AND A CHORD LENGTH OF 382.46 FEET), A DISTANCE OF 383.40 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1462.48 FEET, A CENTRAL ANGLE OF 20°44'51", A CHORD BEARING OF S78°53'16"E AND A CHORD LENGTH OF 526.69 FEET), A DISTANCE OF 529.58 FEET TO THE END OF SAID CURVE; 3) THENCE N89°44'20"E, A DISTANCE OF 298.01 FEET TO THE POINT OF BEGINNING. CONTAINING 63.34 ACRES, MORE OR LESS.

| PARCEL TABLE |              |                                                                                |                                                                                     |
|--------------|--------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| PARCEL ID    | AREA (ACRES) | TRACT USE                                                                      | OWNERSHIP AND MAINTENANCE ENTITY                                                    |
| TRACT B2     | 2.34         | DRAINAGE, FENCE WALL, SIGNAGE, OPENSACE, & LANDSCAPING                         | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT C1     | 2.49         | PEDESTRIAN ACCEESS, STORMWATER, DRAINAGE, OPEN SPACE, UTILITIES, & LANDSCAPING | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT C2     | 3.69         | PEDESTRIAN ACCEESS, STORMWATER, DRAINAGE, OPEN SPACE, UTILITIES, & LANDSCAPING | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT D1     | 2.46         | STORMWATER                                                                     | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT D2     | 1.62         | STORMWATER                                                                     | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT D3     | 1.64         | STORMWATER                                                                     | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT D4     | 1.63         | STORMWATER                                                                     | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT E      | 8.27         | PEDESTRIAN ACCESS, DRAINAGE, OPEN SPACE, UTILITIES, & LANDSCAPING              | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |
| TRACT Z      | 8.42         | VEHICULAR & PEDESTRIAN ACCESS, UTILITIES, DRAINAGE & SIDEWALKS                 | THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS |



SIDE LOT EASEMENT DETAIL "A"



SIDE LOT EASEMENT DETAIL "B"

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.



**B.S.E. CONSULTANTS, INC.**  
CONSULTING • ENGINEERING • LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400 MELBOURNE, FL 32901  
PHONE: (321) 725-9074 FAX: (321) 725-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION: LB0004905  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

DATE: 1/18/24  
DESIGN/DRAWN: SMG/EAK  
DRAWING#10860600\_305\_001  
PROJECT#10860.600

- THIS PLAT PREPARED BY -

## SURVEY SYMBOL LEGEND

1/4 SECTION CORNER, MARKED AS NOTED

PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

PERMANENT REFERENCE MONUMENT (PRM); SET 5/8" IRON ROD & CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 7

SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the limited liability company named below, being the owner in fee simple of the lands described in

TIMBERS AT EVERLANDS PHASE 3

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 dedicates to private utility companies, for their perpetual use an easement over and across said TRACT Z for the access and maintenance of utilities as described in the plat notes. No other tracts or easements are dedicated or granted to the public. All Right of Way tracts are dedicated to the Homeowners' Association and all maintenance responsibilities shall not be the City of Palm Bay's.

DRP FL 6, LLC, a Delaware limited liability company  
By: DW General Partner, LLC, its Manager

By: \_\_\_\_\_  
Name: Houdin Honarvar, Authorized Signatory for Manager

Witness:

Signature

Printed Name

Witness:

Signature

Printed Name

DRP FL 6, LLC  
590 MADISON AVE FL 13  
NEW YORK, NY 10022

STATE OF NEW YORK COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ by Houdin Honarvar, Authorized Signatory for Manager of the above named limited liability company, 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 officer thereunto duly authorized; that official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

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

NOTARY PUBLIC

Notary Public, State of New York  
My Comm. Expires \_\_\_\_\_  
Comm. No. \_\_\_\_\_

SEAL

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 11/17/2023 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 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.

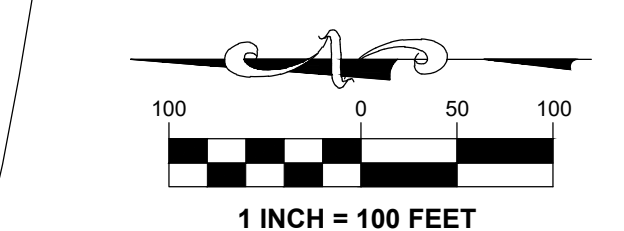
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 2 OF 7  
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST

**Diagram A: SIDE LOT EASEMENT DETAIL "A"**

This diagram illustrates a side lot easement detail for a rear lot. The rear lot is shown on the left, with a 10' P.U.E. D.E. (Public Use Easement/Drainage Easement) on its left side. A 7' easement is shown on the left side of the rear lot. The right-of-way is shown in the center, with a 3' easement on its right side. Lot X is shown on the right, with a 10' P.U.E. D.E. on its left side.

**Diagram B: SIDE LOT EASEMENT DETAIL "B"**

This diagram illustrates a side lot easement detail for a rear lot. The rear lot is shown on the left, with a 10' P.U.E. D.E. on its left side. A 5' easement is shown on the left side of the rear lot. The right-of-way is shown in the center, with a 5' easement on its right side. Lot X is shown on the right, with a 10' P.U.E. D.E. on its left side.



1/4 SECTION CORNER; MARKED AS NOTED

■ PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

● PERMANENT REFERENCE MONUMENT (PRM); SET 5/8" IRON ROD & CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED

▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

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

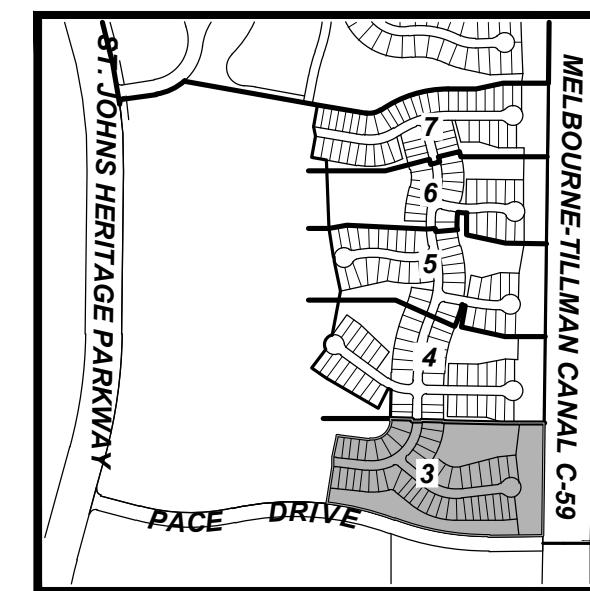
 **SHEET LAY-OUT**  
NTS

|                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  <p><b>B.S.E. CONSULTANTS, INC.</b><br/>CONSULTING - ENGINEERING - LAND SURVEYING<br/>312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901<br/>PHONE: (321) 725-3674 FAX: (321) 723-1159<br/>CERTIFICATE OF BUSINESS AUTHORIZATION: LB0004195<br/>CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004195</p> | <p>DATE: 1/18/24<br/>DESIGN/DRAWN: SMG/EAK<br/>DRAWING#10860600_305_002<br/>PROJECT#10860.600</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|

# TIMBERS AT EVERLANDS PHASE 3

BEING A REPLAT OF A PORTION OF TRACT FD1, TIMBERS AT EVERLANDS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 64, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 7  
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST

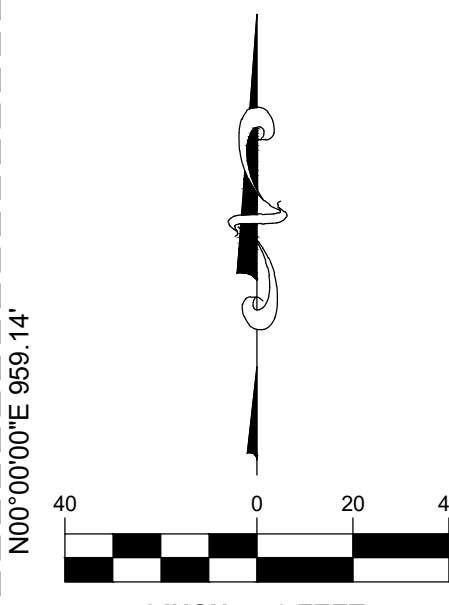


SHEET LAY-OUT  
NTS

SEE SHEET 4  
N89°05'27"W 85.00'

FOR CONTINUATION

SEE SHEET 2 OF 7 FOR  
TRACT E OVERALL  
LINE & CURVE DATA



MELBOURNE-TILLMAN CANAL C-59  
WATER CONTROL DISTRICT

EAST LINE OF TRACT FD1  
TIMBERS AT EVERLANDS PHASE 1A  
PB 73, PG 64

SEE EASEMENT  
DETAIL "A" ABOVE

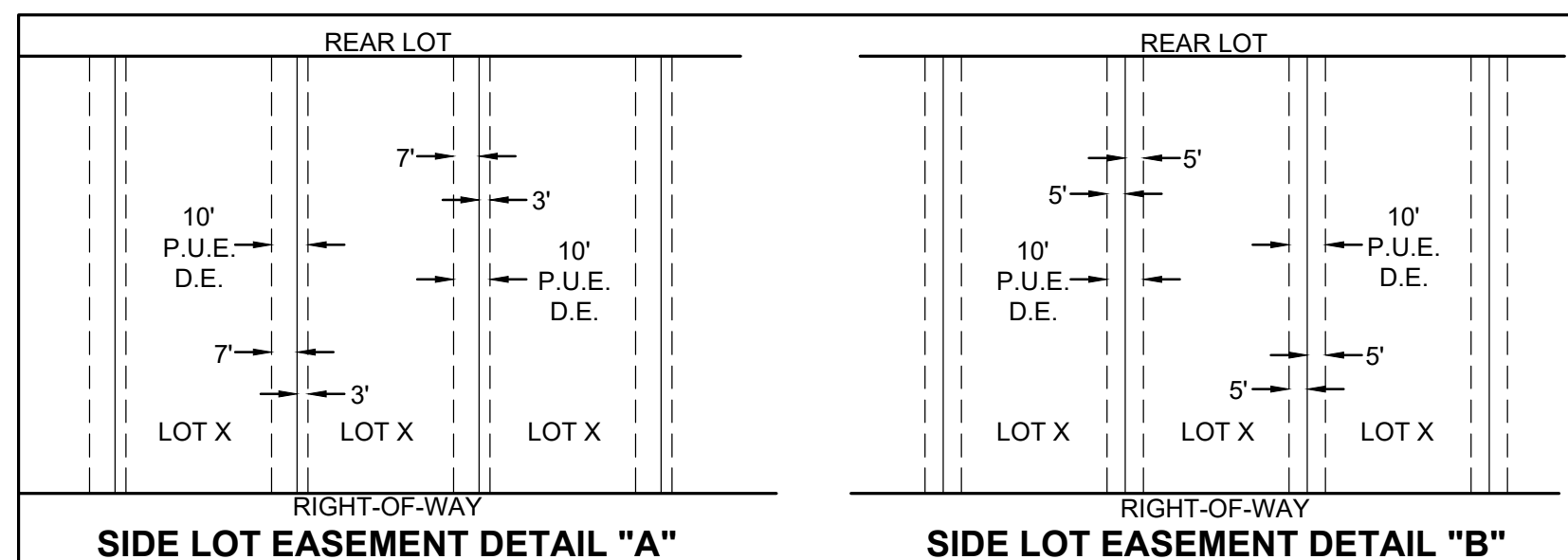
POB

NORTHEAST CORNER PACE DRIVE  
SOUTHEAST CORNER OF TRACT FD1  
TIMBERS AT EVERLANDS PHASE 1A  
PB 73, PG 64

PACE DRIVE  
(80' PUBLIC R/W PER ORB 6149, PG 2602)

## SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 5/8" IRON ROD & CAP 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

## ABBREVIATIONS

DE 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

## ABBREVIATIONS

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

## ABBREVIATIONS

POC POINT OF COMMENCEMENT  
PRC POINT OF REVERSE CURVATURE  
P.S.E. PLANNED SIDEWALK EASEMENT  
P.U.D. PLANNED UNIT DEVELOPMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
R RADIUS  
R/W RIGHT-OF-WAY  
TYP TYPICAL

| CURVE TABLE |            |         |          |               |
|-------------|------------|---------|----------|---------------|
| CURVE #     | ARC LENGTH | RADIUS  | DELTA    | CHORD BEARING |
| C1          | 9.76'      | 130.00' | 4°18'09" | S81°22'53"E   |
| C2          | 18.77'     | 250.00' | 4°18'09" | N81°22'53"W   |
| C3          | 19.03'     | 420.00' | 2°35'48" | N82°14'04"W   |
| C4          | 13.60'     | 300.00' | 2°35'48" | S82°14'04"E   |
| C5          | 16.18'     | 275.00' | 3°22'16" | S81°50'50"E   |

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
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CERTIFICATE OF BUSINESS AUTHORIZATION #992  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #L8004985

DATE: 1/26/24  
DESIGN/DRAWN: SMG/EAK  
DRAWING#10860600\_305\_003  
PROJECT#10860.600

***BEING A REPLAT OF A PORTION OF TRACT FD1, TIMBERS AT EVERLANDS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 64, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA***



' MINUTES/FEET  
" SECONDS/INCHES  
° DEGREES  
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AL ARC LENGTH  
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PG(S) PAGE(S)  
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 P.U.E. PUBLIC UTILITY EASEMENT  
 R RADIUS  
 RW RIGHT-OF-WAY  
 TYP TYPICAL

- PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 5/8" IRON ROD & CAP STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- ▲ PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

- THIS PLAT PREPARED BY -

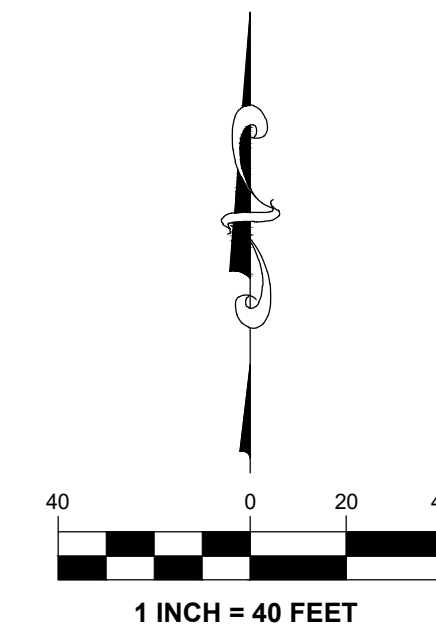
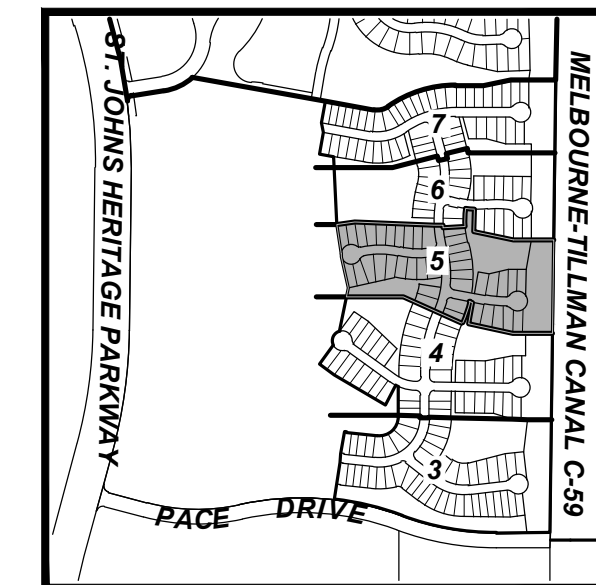


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DRAWING#10860600\_305\_004  
PROJECT#10860.600

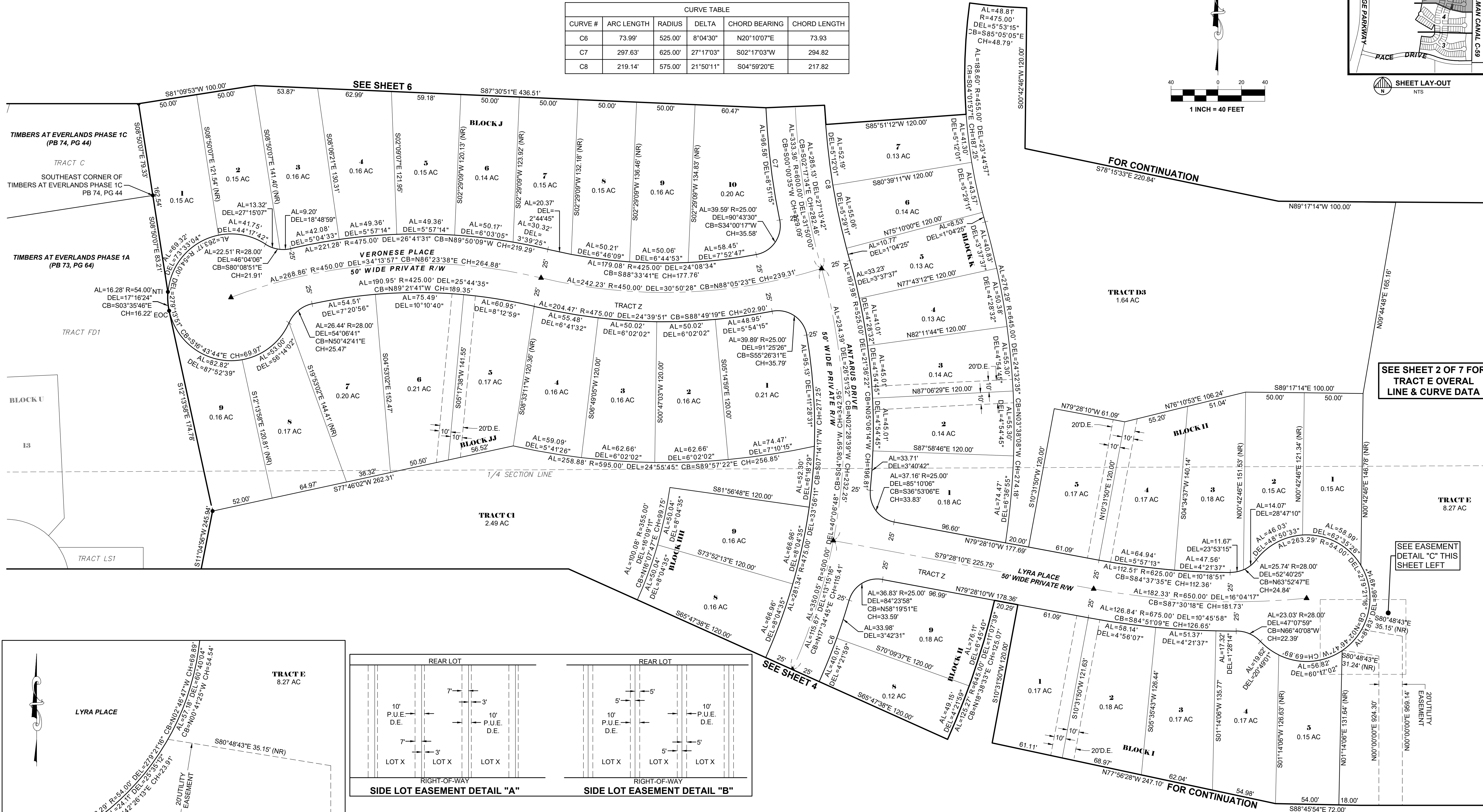
# TIMBERS AT EVERLANDS PHASE 3

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PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 5 OF 7  
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST

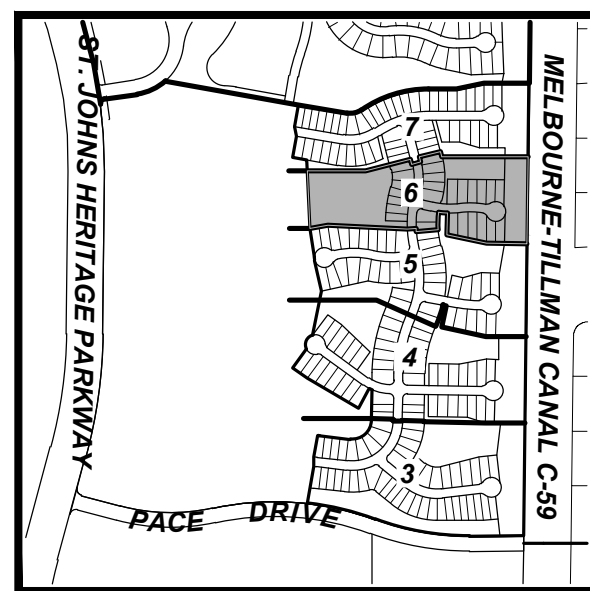


| CURVE TABLE |            |         |           |               |              |
|-------------|------------|---------|-----------|---------------|--------------|
| CURVE #     | ARC LENGTH | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C6          | 73.99'     | 525.00' | 8°04'30"  | N20°10'07"E   | 73.93        |
| C7          | 297.63'    | 625.00' | 27°17'03" | S02°17'03"W   | 294.82       |
| C8          | 219.14'    | 575.00' | 21°50'11" | S04°59'20"E   | 217.82       |



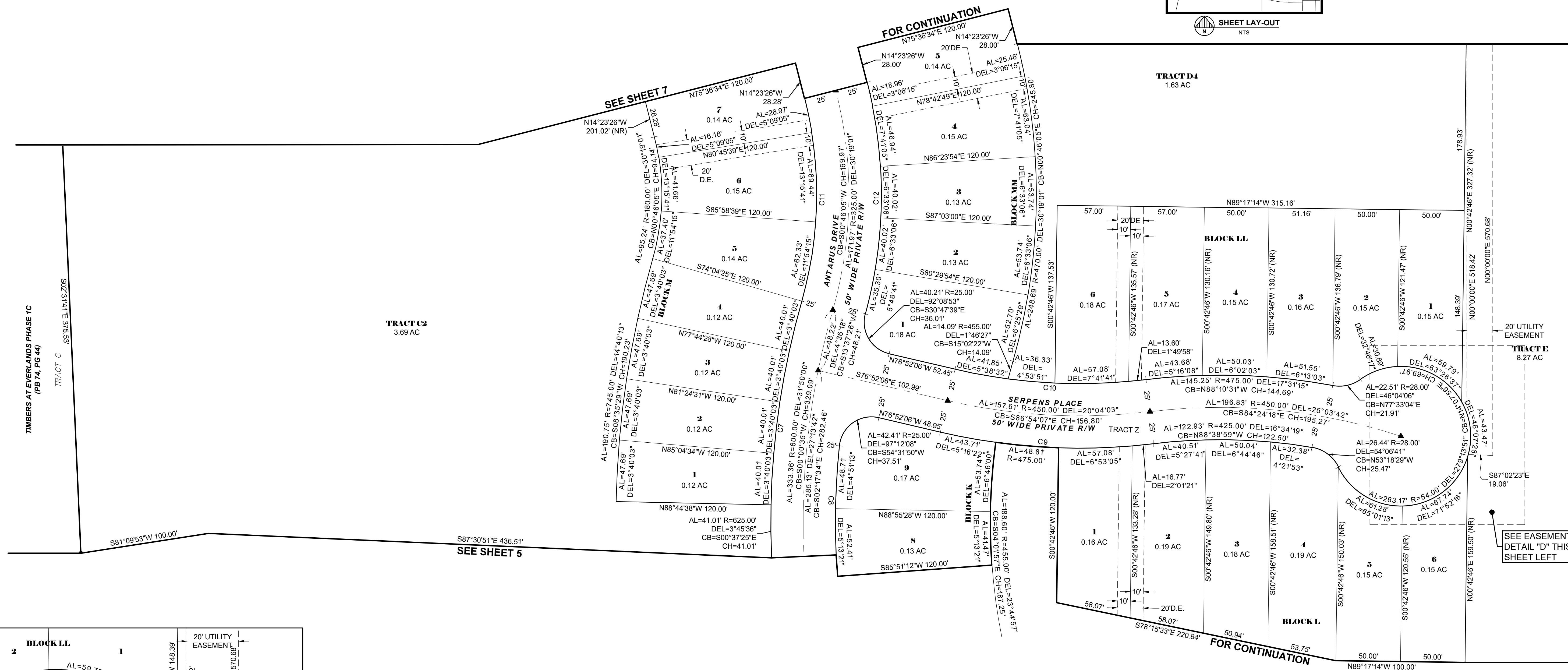
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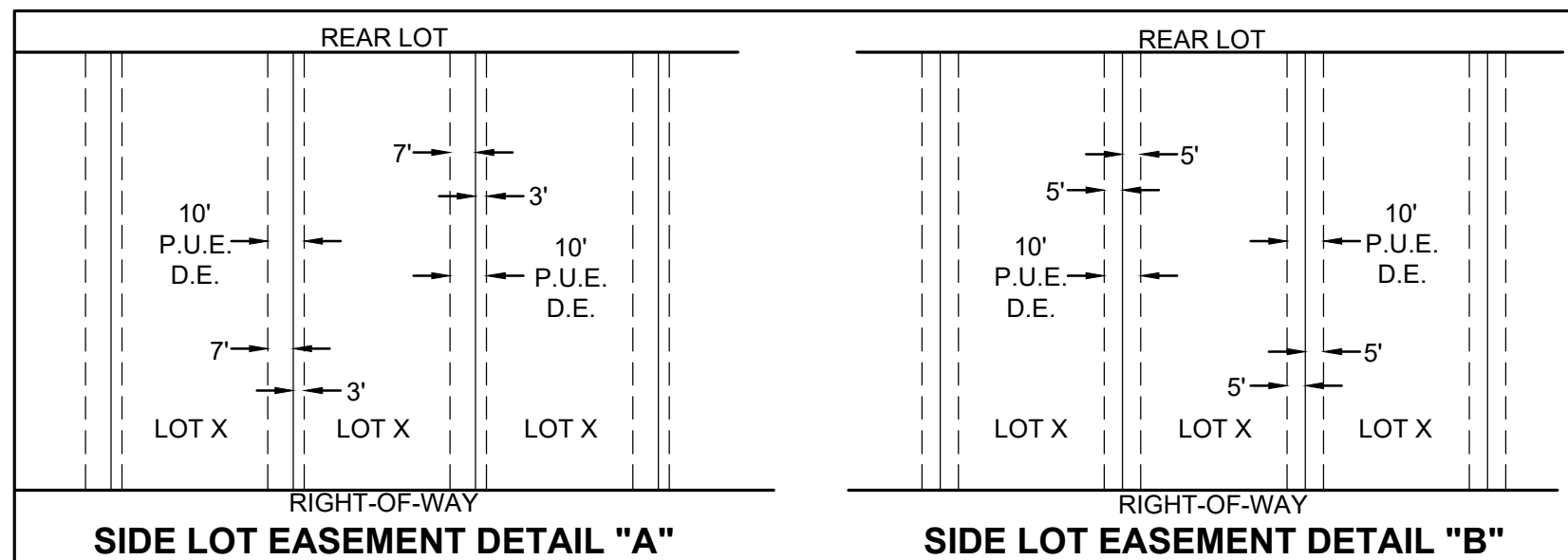
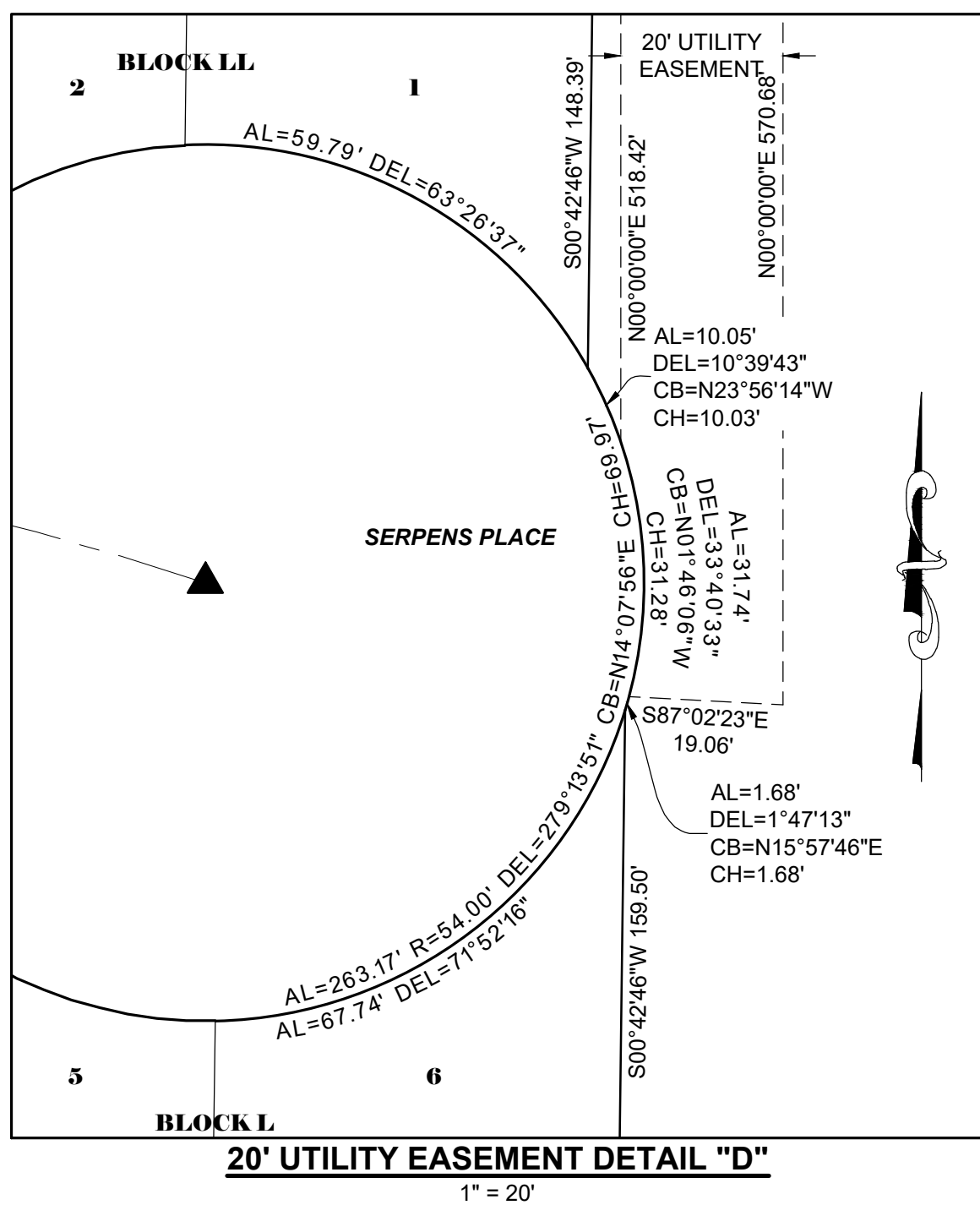
SHEET LAY-OUT  
NTS

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 6 OF 7  
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST

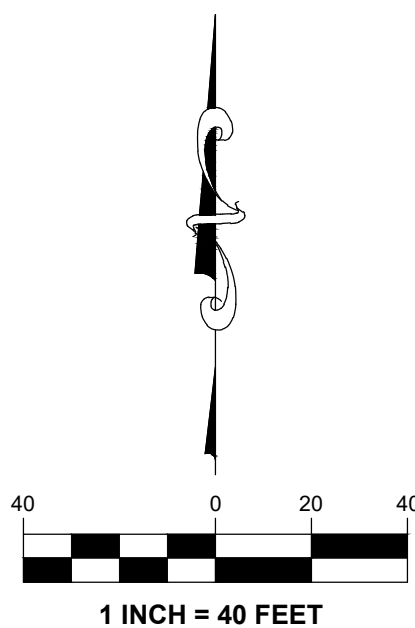


SEE EASEMENT  
DETAIL "D" THIS  
SHEET LEFT

SEE SHEET 2 OF 7 FOR  
TRACT E OVERAL  
LINE & CURVE DATA



| CURVE TABLE |            |         |           |               |
|-------------|------------|---------|-----------|---------------|
| CURVE #     | ARC LENGTH | RADIUS  | DELTA     | CHORD BEARING |
| C7          | 297.63'    | 625.00' | 27°17'03" | S02°17'03"W   |
| C8          | 219.14'    | 575.00' | 21°50'11" | S04°59'20"E   |
| C9          | 166.36'    | 475.00' | 20°04'03" | S86°54'07"E   |
| C10         | 148.85'    | 425.00' | 20°04'03" | S86°54'07"E   |
| C11         | 158.74'    | 300.00' | 30°19'01" | N00°46'05"E   |
| C12         | 181.25'    | 350.00' | 29°40'13" | N00°26'41"E   |



1" = 40 FEET

- THIS PLAT PREPARED BY -

## SURVEY SYMBOL LEGEND

- 1/4 SECTION CORNER; MARKED AS NOTED
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## ABBREVIATIONS

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT

## ABBREVIATIONS

- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRA/Delta ANGLE
- E EAST
- EOC END OF CURVE
- EX EXISTING
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL

## ABBREVIATIONS

- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
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- R RADIUS
- R/W RIGHT-OF-WAY
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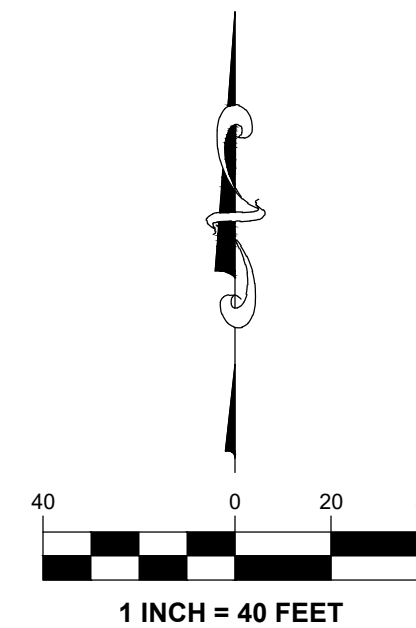
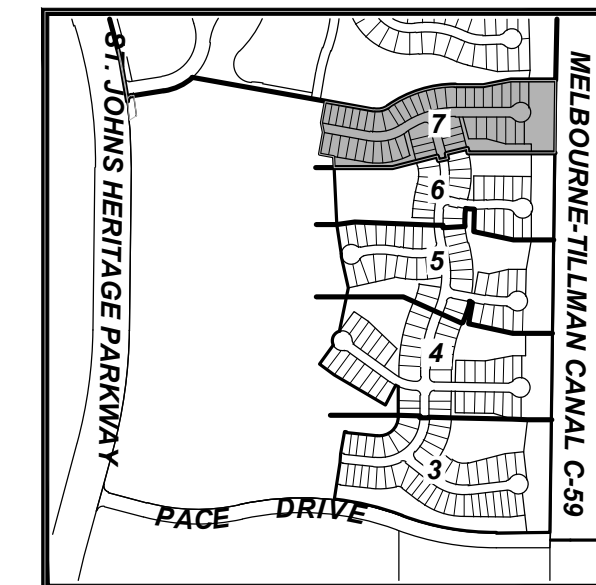
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CERTIFICATE OF BUSINESS AUTHORIZATION: 955  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB000495

DATE: 1/26/24  
DESIGN/DRAWN: SMG/EAK  
DRAWING#10860600\_305\_006  
PROJECT#10860.600

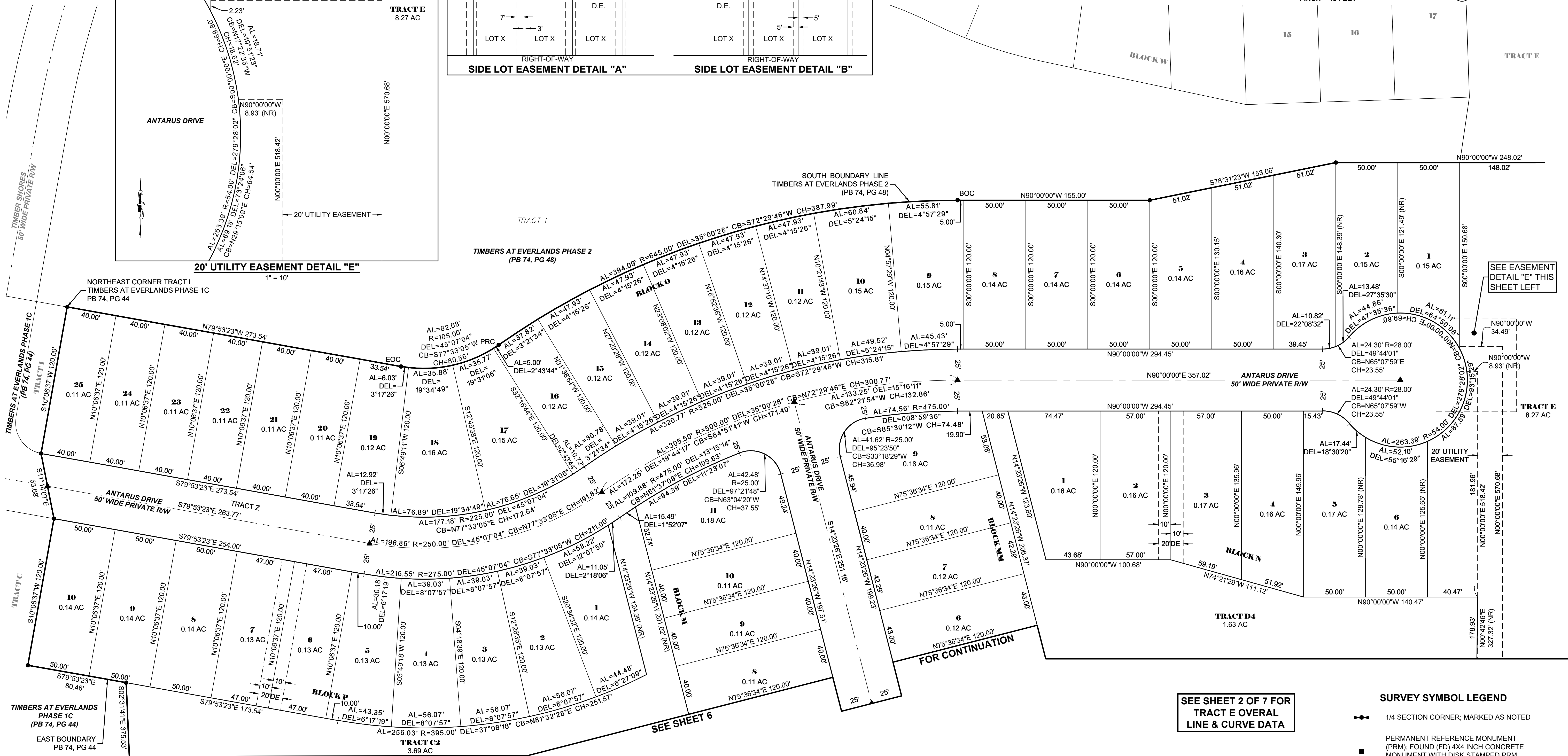
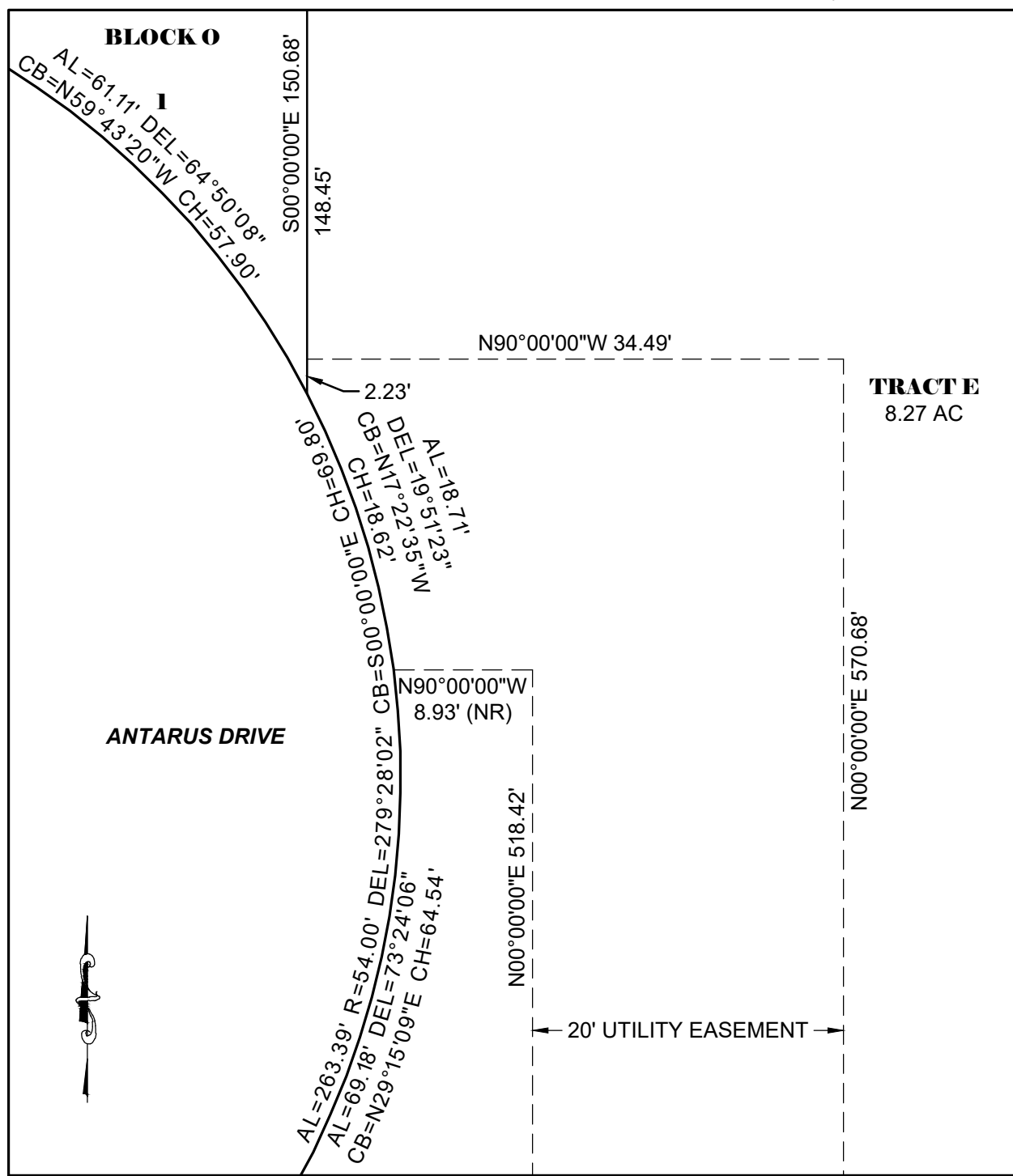
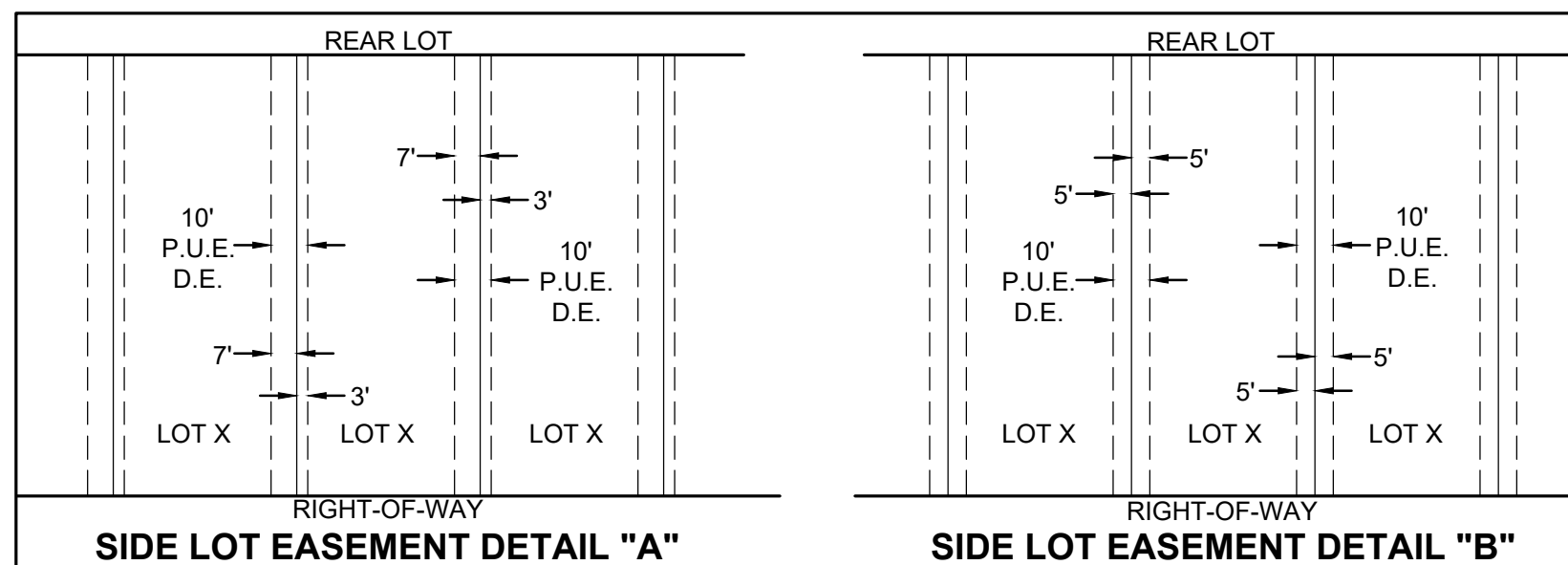
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PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 7 OF 7  
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST



SHEET LAY-OUT  
NTS



## ABBREVIATIONS

' MINUTES/FEET  
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## SURVEY SYMBOL LEGEND

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CERTIFICATE OF BUSINESS AUTHORIZATION #992  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB004905

DATE: 1/26/24  
DESIGN/DRAWN: SMG/EAK  
DRAWING#10860600\_305\_007  
PROJECT#10860.600