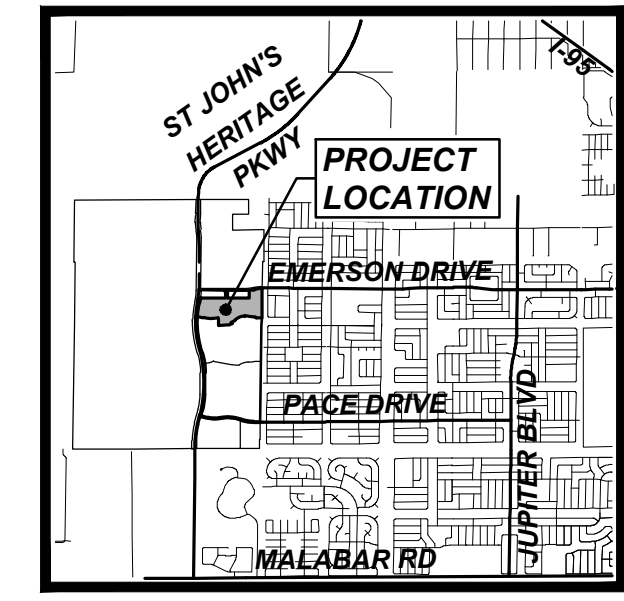


# TIMBERS AT EVERLANDS PHASE 4

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 SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 1 OF 10  
SECTIONS 20, 21, 28, AND 29, 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 4**  
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.

**PLAT NOTES:**

- BEARING REFERENCE: ASSUMED BEARING OF N00°44'56"E ON THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59. (SAID LINE ALSO BEING THE EAST LINE OF TIMBERS AT EVERLANDS PHASE 1A AS RECORDED IN PLAT BOOK 73, PAGE 64, 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 10.00 FOOT WIDE PERPETUAL PUBLIC UTILITY EASEMENT.
- A 5.00 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES WITHIN BLOCK "TG", "TH", "TI", "TJ", "TK", "TL", "VD", "VE", "VF", "VG", "VH", "VI", AND "VJ" 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.
- 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.
- 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, UNDER, 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 LOT OWNERS WITHIN TIMBERS AT EVERLANDS AND THE TIMBERS AT EVERLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, 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, AS AFFECTED BY 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; AND 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. 8-49 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 5488, PAGE 8896, 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.
  - WATER AND WASTEWATER SYSTEM AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9903, PAGE 465.

**DESCRIPTION OF TIMBERS AT EVERLANDS PHASE 4**

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 SECTIONS 20, 21 AND 28, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF EMERSON DRIVE, A 100.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 6149, PAGE 2602, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TIMBERS AT EVERLANDS PHASE 1A), AND RUN ALONG THE BOUNDARY OF SAID TIMBERS AT EVERLANDS PHASE 1A, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: 1) THENCE WESTERLY ALONG THE ARC OF THE CURVED SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1390.00 FEET, A CENTRAL ANGLE OF 11°58'19", A CHORD LENGTH OF 289.91 FEET AND A CHORD BEARING OF S84°04'50"W), A DISTANCE OF 290.44 FEET TO THE END OF SAID CURVE; 2) THENCE S78°05'41"W, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 102.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 3) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1650.00 FEET, A CENTRAL ANGLE OF 05°23'59", A CHORD LENGTH OF 155.45 FEET AND A CHORD BEARING OF S80°47'41"W), A DISTANCE OF 155.50 FEET TO THE NORTHEAST CORNER OF COMMERCIAL PARCELS C-10 THROUGH C-12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; 4) THENCE S00°40'06"W, ALONG THE EAST LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, A DISTANCE OF 312.92 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12; 5) THENCE N89°19'54"W, ALONG THE SOUTH LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12, A DISTANCE OF 899.66 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT AND THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12; 6) THENCE ALONG THE WEST LINE OF SAID COMMERCIAL PARCELS C-10 THROUGH C-12 AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 08°38'41", A CHORD LENGTH OF 137.17 FEET AND A CHORD BEARING OF N03°39'15"W), A DISTANCE OF 137.30 FEET TO THE END OF SAID CURVE; 7) THENCE N00°40'06"E, CONTINUING ALONG THE WEST LINE OF SAID PARCELS C-10 THROUGH C-12, A DISTANCE OF 128.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 8) THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE WEST LINE OF SAID PARCELS C-10 THROUGH C-12, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 49.50 FEET AND A CHORD BEARING OF N45°40'06"E), A DISTANCE OF 54.98 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EMERSON DRIVE; 9) THENCE N89°19'54"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND A POINT ON THE BOUNDARY OF COMMERCIAL PARCELS C-13 THROUGH C-16, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5750, PAGE 7950, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; 10) THENCE ALONG THE BOUNDARY OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16 AND ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD LENGTH OF 49.50 FEET AND A CHORD BEARING OF S44°19'54"E) A DISTANCE OF 54.98 FEET TO THE END OF SAID CURVE; 11) THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCELS C-13 THROUGH C-16, S00°40'06"W A DISTANCE OF 128.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 12) THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE BOUNDARY OF SAID PARCELS C-13 THROUGH C-16, (SAID CURVE BEING CURVED CONCAVE TO THE EAST AND HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 07°56'29", A CHORD LENGTH OF 137.11 FEET AND A CHORD BEARING OF S03°18'09"E), A DISTANCE OF 137.22 FEET TO THE SOUTHEAST CORNER OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16; 13) THENCE N89°19'54"W, CONTINUING ALONG THE BOUNDARY OF SAID PARCELS C-13 THROUGH C-16, A DISTANCE OF 1052.39 FEET TO THE SOUTHWEST CORNER OF SAID COMMERCIAL PARCELS C-13 THROUGH C-16 AND A NON-TANGENT INTERSECTION WITH THE CURVED EAST RIGHT-OF-WAY LINE OF ST. JOHN'S HERITAGE PARKWAY, (A 200.00 FOOT WIDE PUBLIC RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 7491, PAGE 1713, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); 14) THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2200.00 FEET, A CENTRAL ANGLE OF 06°08'58", A CHORD LENGTH OF 236.01 FEET AND A CHORD BEARING OF S11°13'10"W), A DISTANCE OF 236.13 FEET TO A POINT OF REVERSE CURVATURE; 15) THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2700.00 FEET, A CENTRAL ANGLE OF 12°03'44", A CHORD LENGTH OF 567.36 FEET AND A CHORD BEARING OF S08°15'47"W), A DISTANCE OF 568.41 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST AND THE NORTHWEST CORNER OF 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 BOUNDARY OF SAID TIMBERS AT EVERLANDS PHASE 2, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: 1) THENCE S01°56'19"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 256.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTH, AND HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 26°01'10", A CHORD BEARING OF S83°39'24"E, AND A CHORD LENGTH OF 382.25 FEET), A DISTANCE OF 385.55 FEET TO THE END OF SAID CURVE; 3) THENCE N83°20'01"E, A DISTANCE OF 240.52 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 4) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE WEST, AND HAVING A RADIUS OF 842.00 FEET, A CENTRAL ANGLE OF 14°54'20", A CHORD BEARING OF S02°44'04"E, AND A CHORD LENGTH OF 218.43 FEET), A DISTANCE OF 219.05 FEET TO THE END OF SAID CURVE; 5) THENCE S04°43'06"W, A DISTANCE OF 86.13 FEET; 6) THENCE N86°49'15"E, A DISTANCE OF 359.22 FEET; 7) THENCE S84°32'51"E, A DISTANCE OF 86.62 FEET; 8) THENCE N86°49'15"E, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 9) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 41°07'43", A CHORD BEARING OF N66°15'24"E, AND A CHORD LENGTH OF 126.45 FEET), A DISTANCE OF 129.21 FEET TO A CUSP OF CURVE; 10) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 5°58'24", A CHORD BEARING OF N35°51'05"W, AND A CHORD LENGTH OF 64.09 FEET), A DISTANCE OF 64.12 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTHEAST; 11) THENCE N57°08'08"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 120.00 FEET; 12) THENCE N68°58'17"E, A DISTANCE OF 50.83 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE RIGHT; 13) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE SOUTHEAST, AND HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 44°04'09", A CHORD BEARING OF N67°15'20"E, AND A CHORD LENGTH OF 442.70 FEET), A DISTANCE OF 453.80 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE NORTH; 14) THENCE N06°39'00"W ALONG SAID NON-TANGENT LINE, A DISTANCE OF 10.48 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE TO THE LEFT; 15) THENCE ALONG THE ARC OF SAID CURVE, (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 3700.00 FEET, A CENTRAL ANGLE OF 6°46'21", A CHORD BEARING OF S82°40'29"E, AND A CHORD LENGTH OF 437.09 FEET), A DISTANCE OF 437.35 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE TO THE SOUTHEAST; 16) THENCE S82°35'08"E ALONG SAID NON-TANGENT LINE, A DISTANCE OF 50.34 FEET; 17) THENCE S89°38'50"E, A DISTANCE OF 228.86 FEET TO THE NORTHEAST CORNER OF SAID TIMBERS AT EVERLANDS PHASE 2 AND A POINT ON THE EAST BOUNDARY OF SAID TRACT FD1, (SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59); THENCE N00°44'56"E ALONG THE BOUNDARY OF SAID TIMBERS AT EVERLANDS PHASE 1A AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1193.64 FEET TO THE POINT OF BEGINNING, CONTAINING 58.92 ACRES, MORE OR LESS.

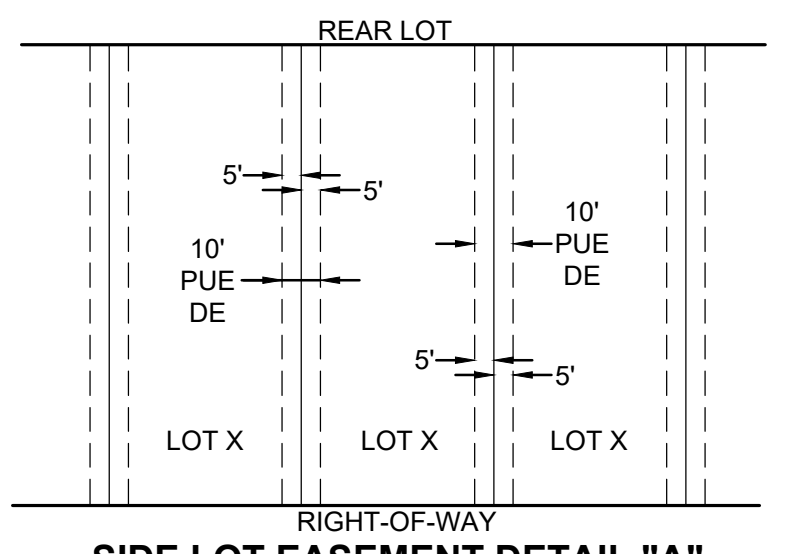
**LOCATION MAP**

**ABBREVIATIONS**

- MINUTES/FEET
- SECONDS/INCHES
- DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- 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
- 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
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PSE PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL

**SURVEY SYMBOL LEGEND**

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

**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 401, MELBOURNE, FL 32901  
PHONE: (321) 725-2674 FAX: (321) 725-1199  
CERTIFICATE OF BUSINESS AUTHORIZATION: LB000490  
DATE: 11/8/23  
DESIGN/DRAWN: LEH/EAK  
DRAWING#10860600\_306\_001  
PROJECT#10860.600

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 11/6/2023 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. \_\_\_\_\_

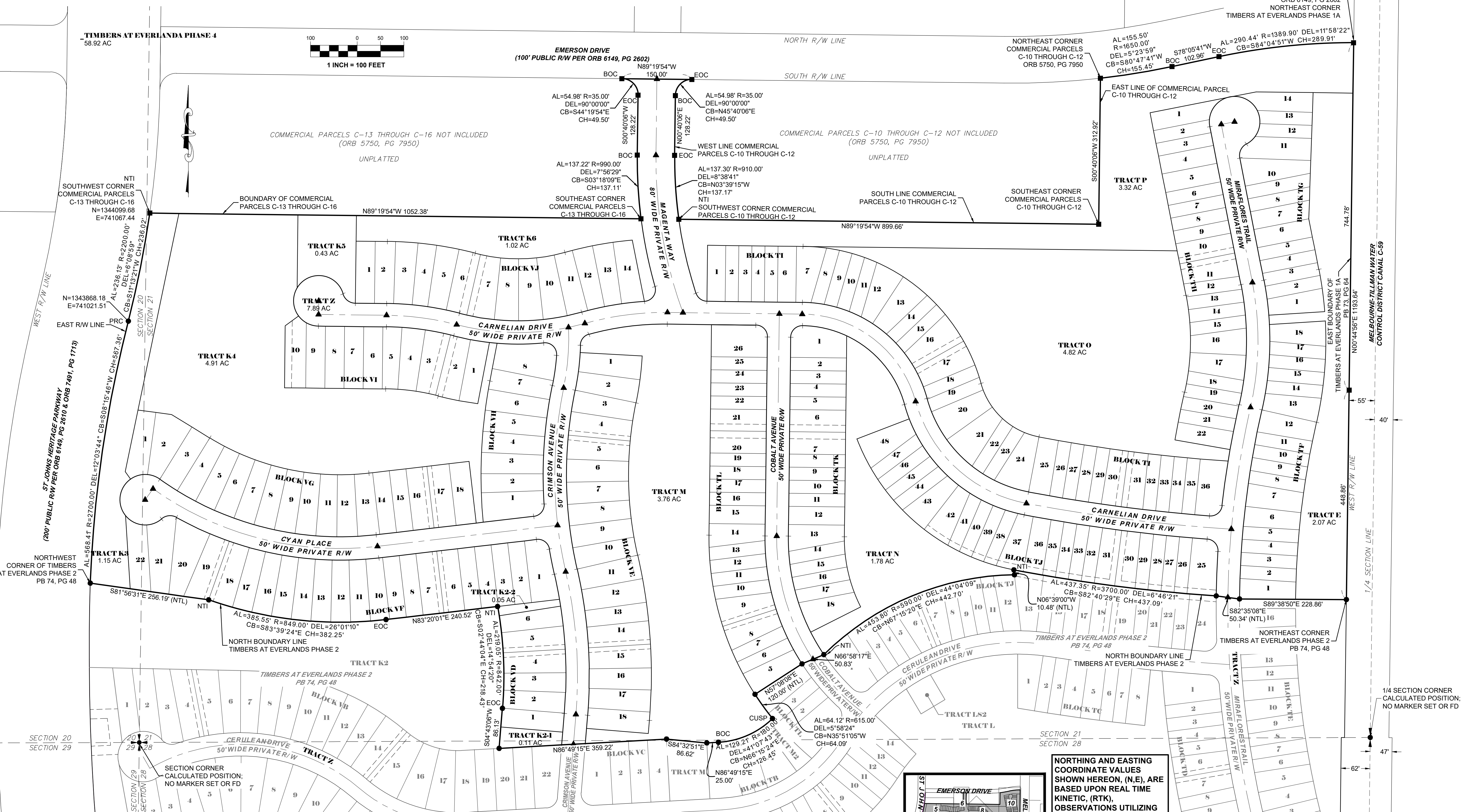
ATTEST: Clerk of the Circuit Court in and for Brevard County, Fla.

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.

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# TIMBERS AT EVERLANDS PHASE 4

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 SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



**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**

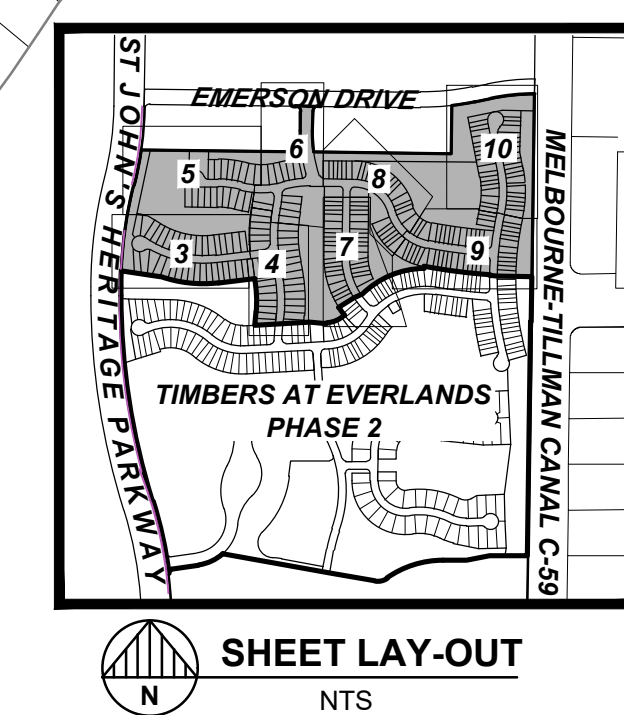
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING

**ABBREVIATIONS**

- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PSE PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RW RIGHT-OF-WAY
- TYP TYPICAL

**SURVEY SYMBOL LEGEND**

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

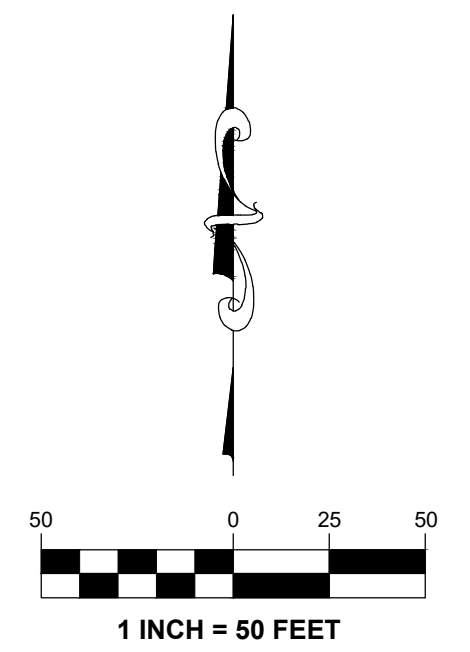
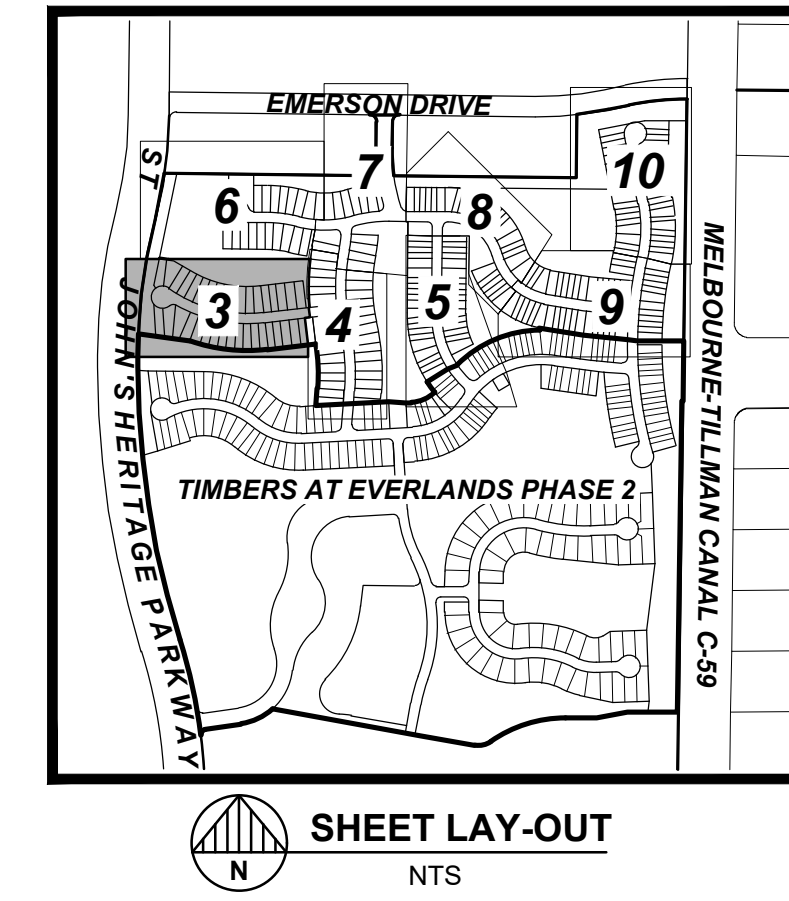


**NORTHING AND EASTING COORDINATE VALUES SHOWN HEREON, (N,E), ARE BASED UPON REAL TIME KINETIC, (RTK), OBSERVATIONS UTILIZING A SPECTRA SP80 GLOBAL POSITIONING SYSTEM, (GPS), DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FPRN NETWORK FOR DISTRICT 5 AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983, 2012 ADJUSTMENT (NAD83/2012), FLORIDA EAST ZONE.**

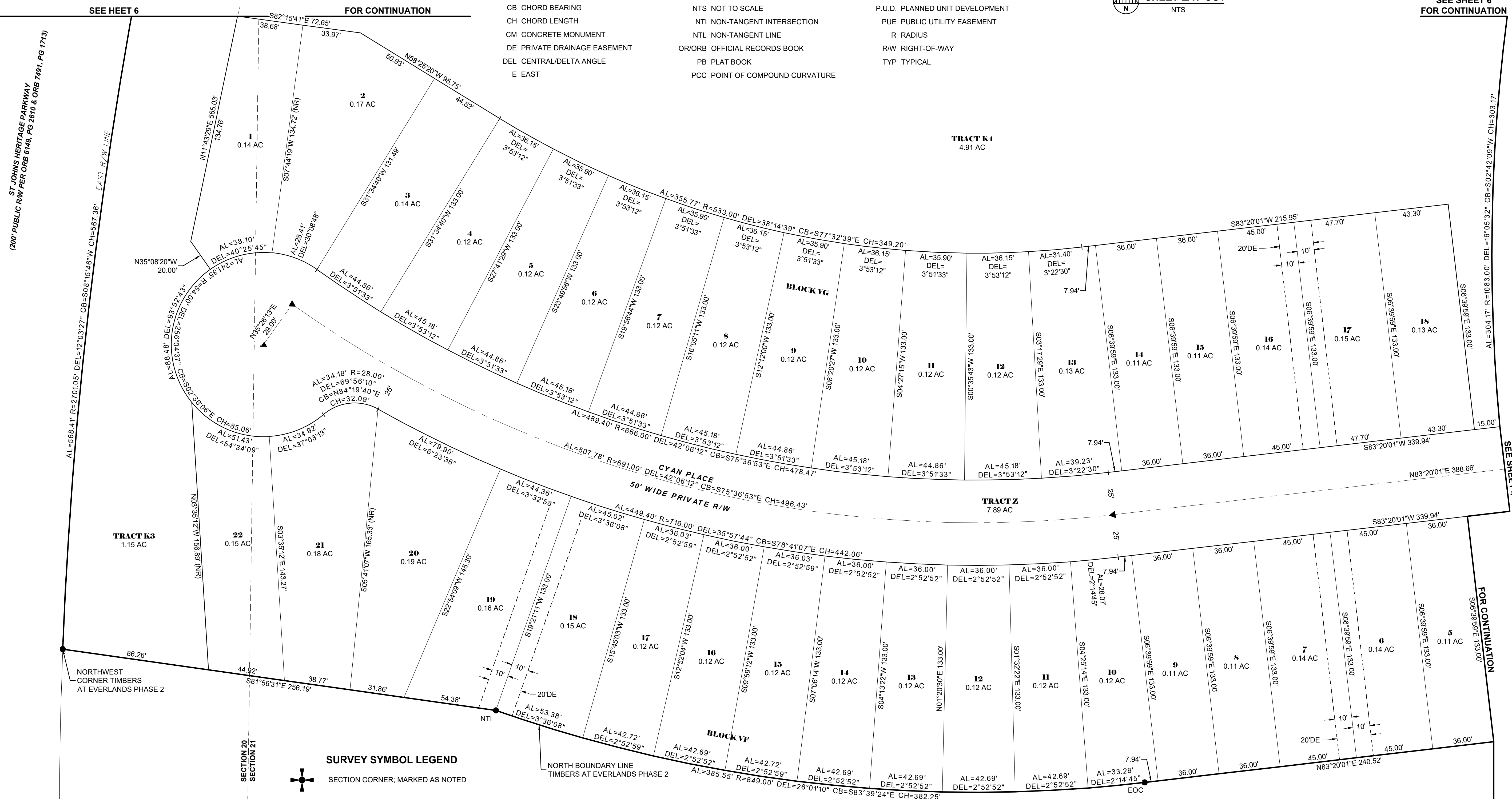
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# TIMBERS AT EVERLANDS PHASE 4

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 SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



<b>ABBREVIATIONS</b>	<b>ABBREVIATIONS</b>	<b>ABBREVIATIONS</b>
* MINUTES/FEET	EOC END OF CURVE	PCP PERMANENT CONTROL POINT
* SECONDS/INCHES	EX EXISTING	PG(S) PAGE(S)
* DEGREES	FD FOUND	POB POINT OF BEGINNING
AC ACRES	FT FOOT/FEET	POC POINT OF COMMENCEMENT
AL ARC LENGTH	N NORTH	PRC POINT OF REVERSE CURVATURE
BOC BEGINNING OF CURVE	NR NON-RADIAL	PSE PUBLIC SIDEWALK EASEMENT
CB CHORD BEARING	NTS NOT TO SCALE	P.U.D. PLANNED UNIT DEVELOPMENT
CH CHORD LENGTH	NTI NON-TANGENT INTERSECTION	PUE PUBLIC UTILITY EASEMENT
CM CONCRETE MONUMENT	NTL NON-TANGENT LINE	R RADIUS
DE PRIVATE DRAINAGE EASEMENT	OR/ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
DEL CENTRAL/Delta ANGLE	PB PLAT BOOK	TYP TYPICAL
E EAST	PCC POINT OF COMPOUND CURVATURE	



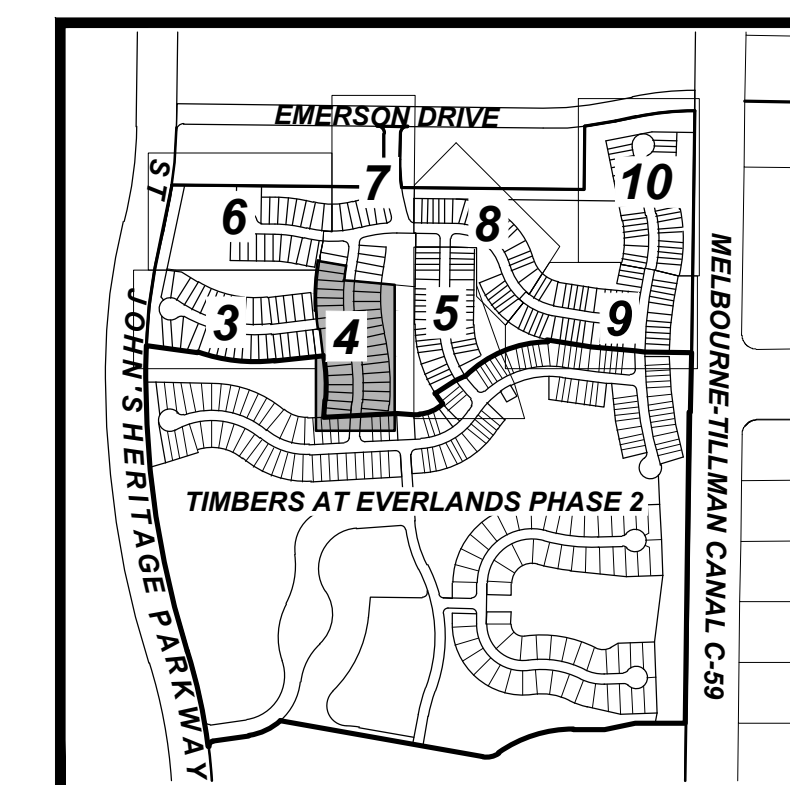
**SURVEY SYMBOL LEGEND**

	SECTION CORNER; MARKED AS NOTED
	1/4 SECTION CORNER; MARKED AS NOTED
	PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
	SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
	PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

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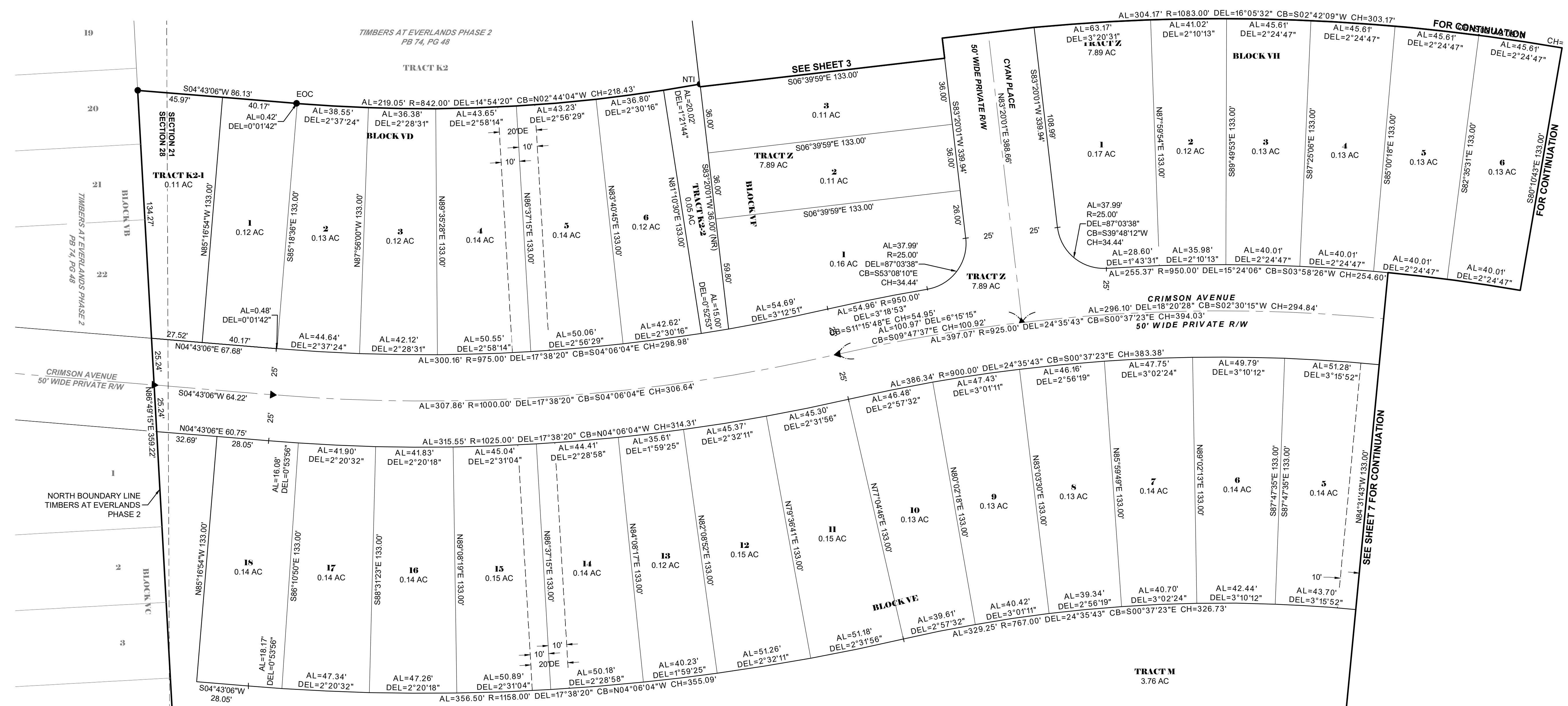
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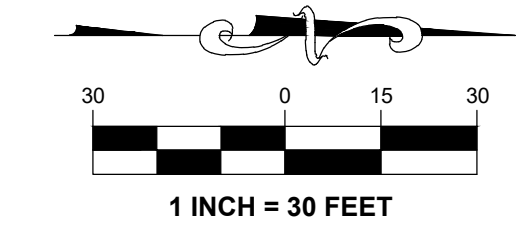


- SURVEY SYMBOL LEGEND**
- SECTION CORNER, MARKED AS NOTED
  - 1/4 SECTION CORNER, MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
  - SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
  - PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

SHEET LAY-OUT  
NTS



- ABBREVIATIONS**
- ' MINUTES/FEET
  - " SECONDS/INCHES
  - ° DEGREES
  - AC ACRES
  - AL ARC LENGTH
  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - CM CONCRETE MONUMENT
  - DE PRIVATE DRAINAGE EASEMENT
  - DEL CENTRAL/Delta ANGLE
  - E EAST
  - EX EXISTING
  - FD FOUND
  - FT FOOT/FEET
  - N NORTH
  - NR NON-RADIAL
  - 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
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - PUE PUBLIC UTILITY EASEMENT
  - R RADIUS
  - R/R RIGHT-OF-WAY
  - TYP TYPICAL

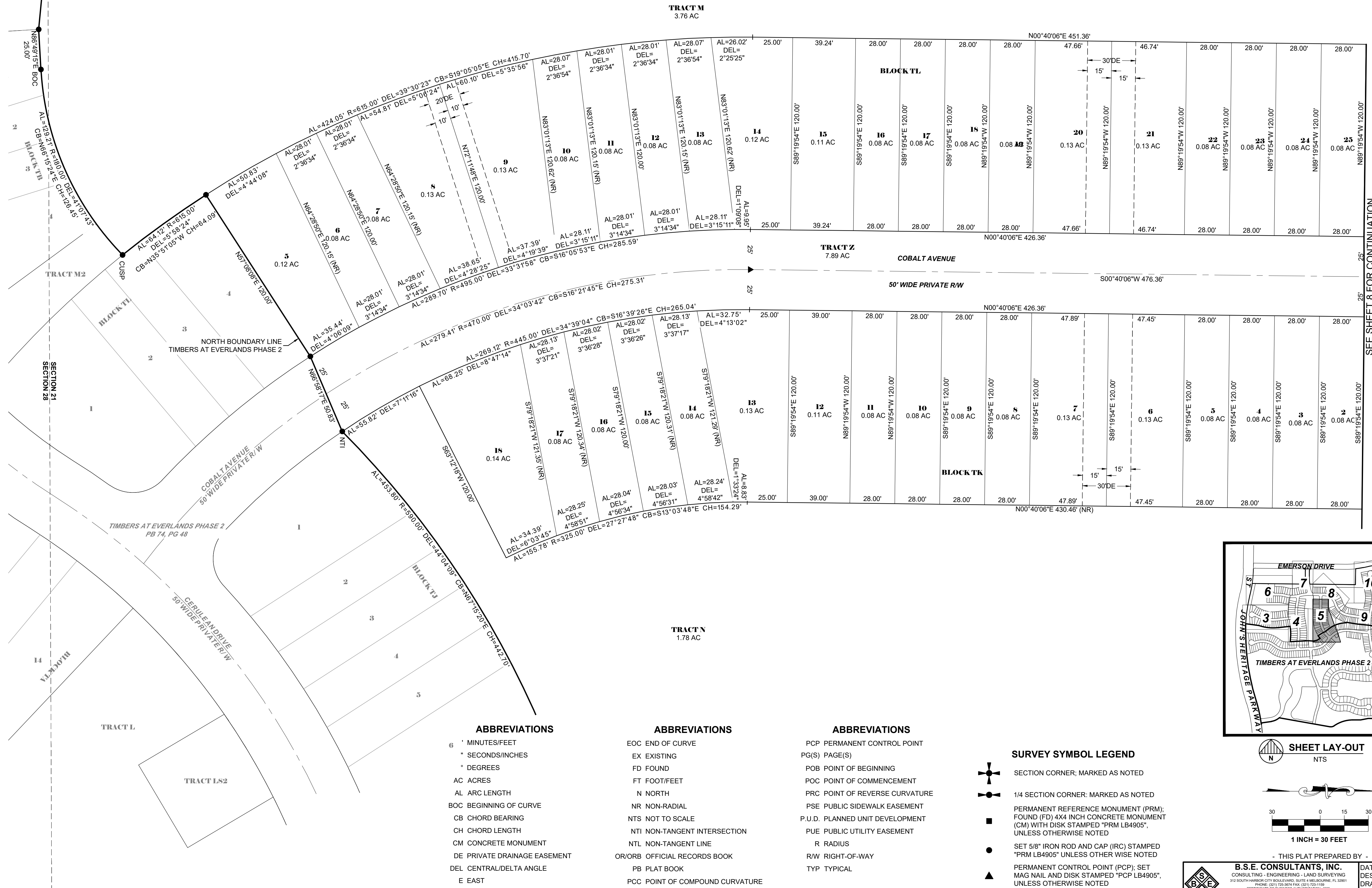


THIS PLAT PREPARED BY -  
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 400, MELBOURNE, FL 32901  
PHONE: (321) 725-3074 FAX: (321) 725-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION #959  
DATE: 11/08/23  
DESIGN/DRAWN: LEH/EAK  
DRAWING#10860600\_306\_004  
PROJECT# 10860.600

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# TIMBERS AT EVERLANDS PHASE 4

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 SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



### ABBREVIATIONS

- 6' MINUTES/FEET
- " SECONDS/INCHES
- ° DEGREES
- AC ACRES
- AL ARC LENGTH
- BOC BEGINNING OF CURVE
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/DELTA ANGLE
- E EAST

### ABBREVIATIONS

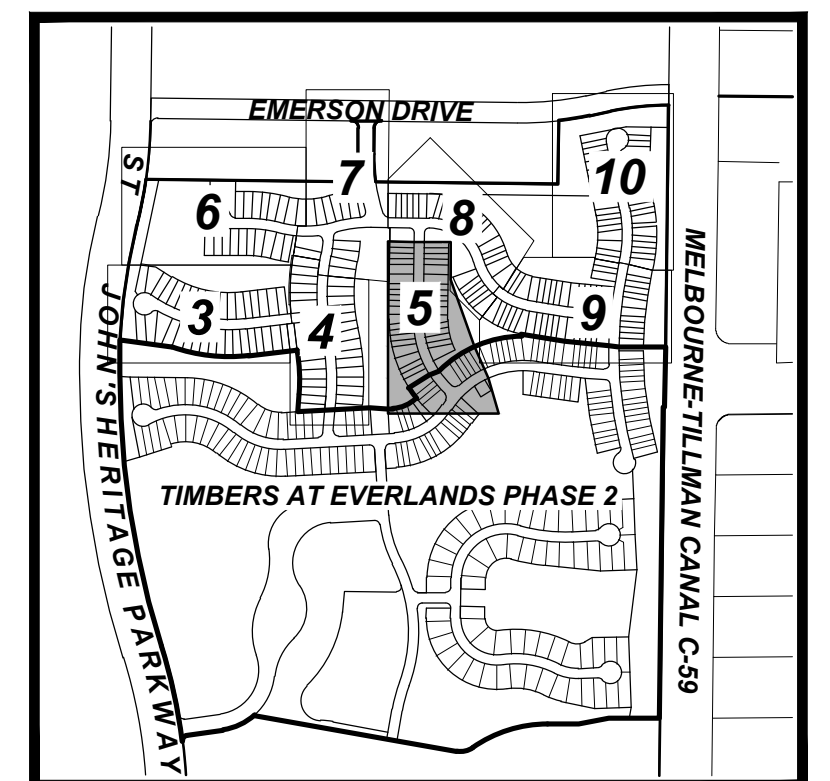
- EOC END OF CURVE
- EX EXISTING
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- NTS NOT TO SCALE
- NTI NON-TANGENT INTERSECTION
- NTL NON-TANGENT LINE
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PCC POINT OF COMPOUND CURVATURE

### ABBREVIATIONS

- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PSE PUBLIC SIDEWALK EASEMENT
- P.U.D. PLANNED UNIT DEVELOPMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL

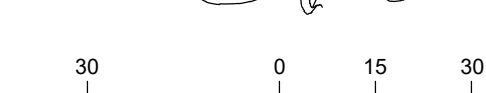
### SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED



### SHEET LAY-OUT

NTS



1 INCH = 30 FEET

- THIS PLAT PREPARED BY -

**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901  
PHONE: (321) 725-3074 FAX: (321) 725-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION #955

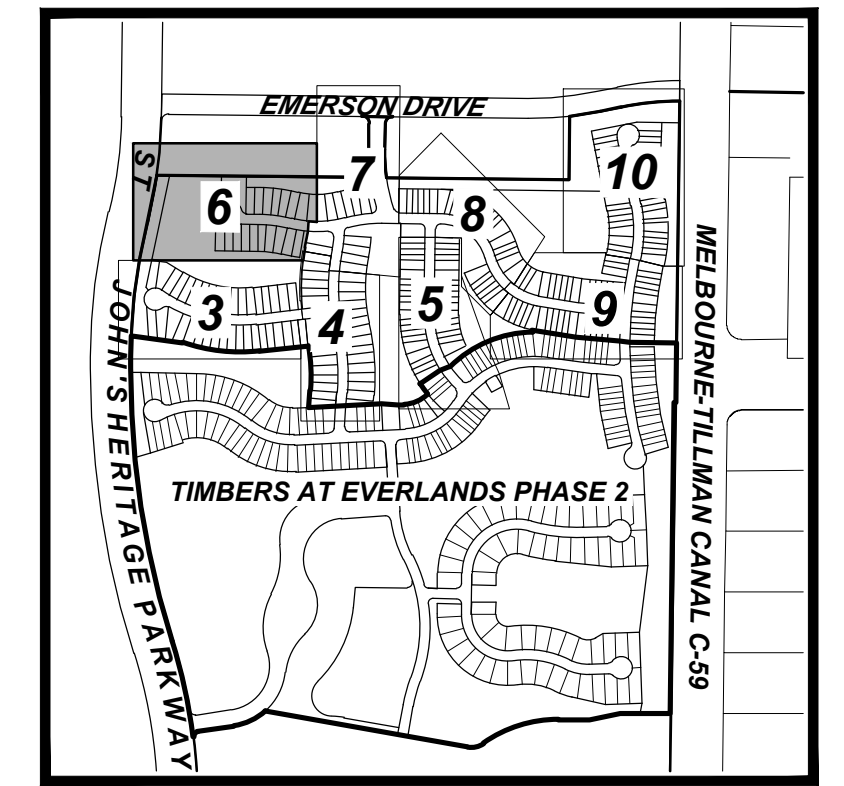
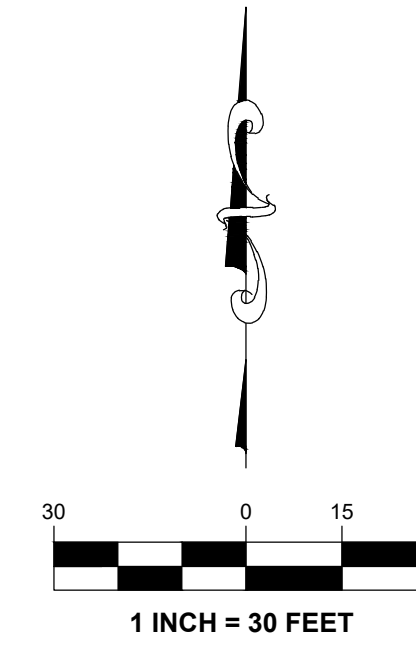
DATE: 11/08/23  
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PROJECT# 10860.600

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# TIMBERS AT EVERLANDS PHASE 4

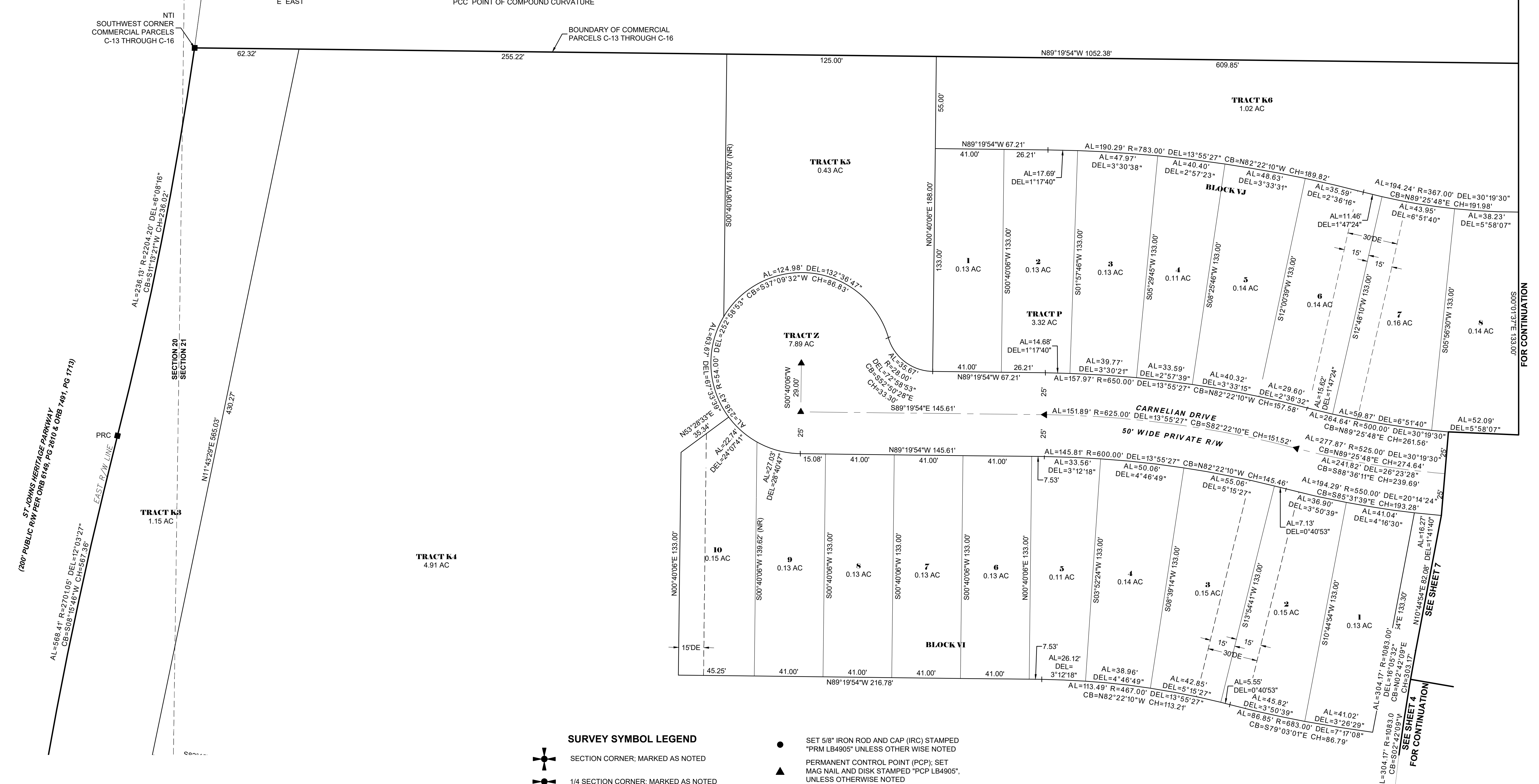
BEING A REPLAT OF A PORTION OF TRACT FD1, TIMBERS AT EVERLANDS PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 64, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
' MINUTES/FEET	EOC END OF CURVE	PCP PERMANENT CONTROL POINT
" SECONDS/INCHES	EX EXISTING	PG(S) PAGE(S)
° DEGREES	FD FOUND	POB POINT OF BEGINNING
AC ACRES	FT FOOT/FEET	POC POINT OF COMMENCEMENT
AL ARC LENGTH	N NORTH	PRC POINT OF REVERSE CURVATURE
BOC BEGINNING OF CURVE	NR NON-RADIAL	PSE PUBLIC SIDEWALK EASEMENT
CB CHORD BEARING	NTS NOT TO SCALE	P.U.D. PLANNED UNIT DEVELOPMENT
CH CHORD LENGTH	NTI NON-TANGENT INTERSECTION	PUE PUBLIC UTILITY EASEMENT
CM CONCRETE MONUMENT	NTL NON-TANGENT LINE	R RADIUS
DE PRIVATE DRAINAGE EASEMENT	OR/ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
DEL CENTRAL/Delta ANGLE	PB PLAT BOOK	TYP TYPICAL
E EAST	PCC POINT OF COMPOUND CURVATURE	



SHEET LAY-OUT  
NTS

COMMERCIAL PARCELS C-13 THROUGH C-16  
NOT INCLUDED  
(ORB 5750, PAGE 7950)

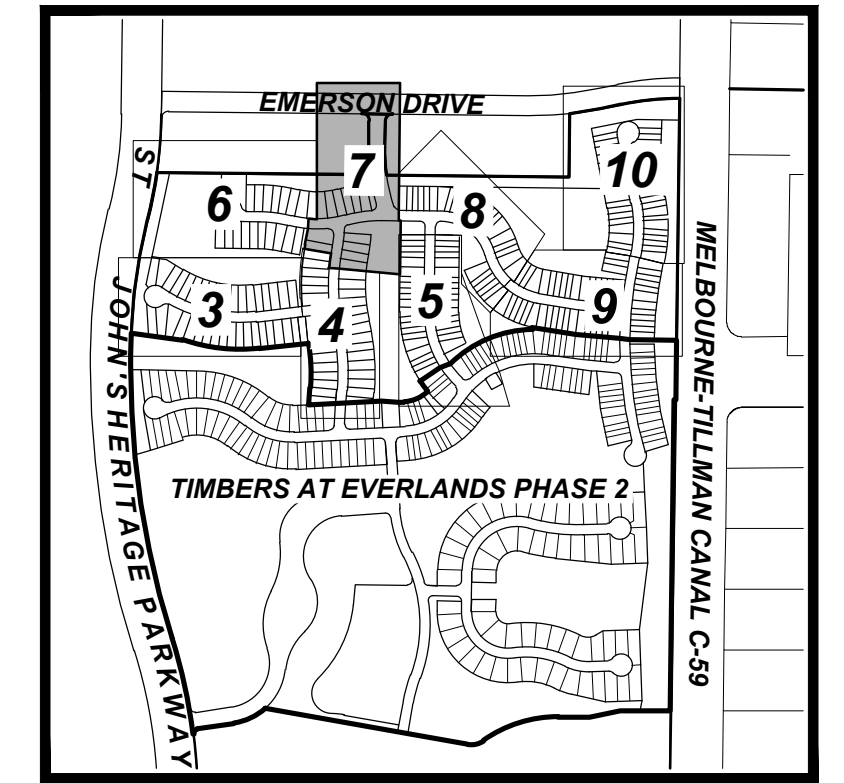


- SURVEY SYMBOL LEGEND**
- SECTION CORNER; MARKED AS NOTED
  - 1/4 SECTION CORNER; MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
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  - PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

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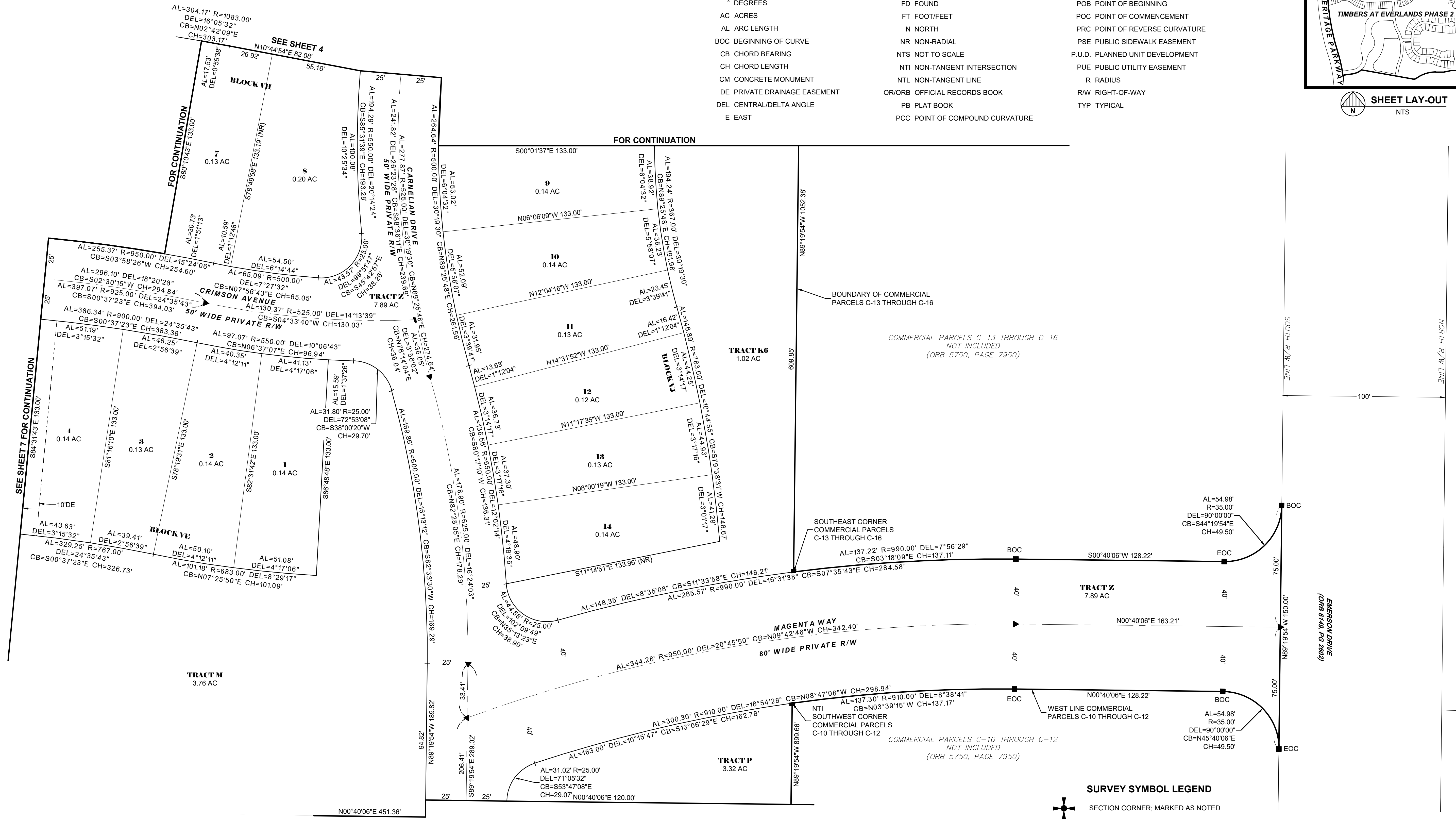
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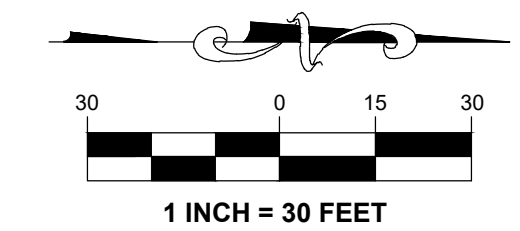


SHEET LAY-OUT  
NTS

ABBREVIATIONS		ABBREVIATIONS		ABBREVIATIONS	
'	MINUTES/FEET	EOC	END OF CURVE	PCP	PERMANENT CONTROL POINT
"	SECONDS/INCHES	EX	EXISTING	PG(S)	PAGE(S)
°	DEGREES	FD	FOUND	POB	POINT OF BEGINNING
AC	ACRES	FT	FOOT/FEET	POC	POINT OF COMMENCEMENT
AL	ARC LENGTH	N	NORTH	PRC	POINT OF REVERSE CURVATURE
BOC	BEGINNING OF CURVE	NR	NON-RADIAL	PSE	PUBLIC SIDEWALK EASEMENT
CB	CHORD BEARING	NTS	NOT TO SCALE	P.U.D.	PLANNED UNIT DEVELOPMENT
CH	CHORD LENGTH	NTI	NON-TANGENT INTERSECTION	PUE	PUBLIC UTILITY EASEMENT
CM	CONCRETE MONUMENT	NTL	NON-TANGENT LINE	R	RADIUS
DE	PRIVATE DRAINAGE EASEMENT	OR/ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
DEL	CENTRAL/DELTA ANGLE	PB	PLAT BOOK	TYP	TYPICAL
E	EAST	PCC	POINT OF COMPOUND CURVATURE		



- SURVEY SYMBOL LEGEND**
- SECTION CORNER; MARKED AS NOTED
  - 1/4 SECTION CORNER; MARKED AS NOTED
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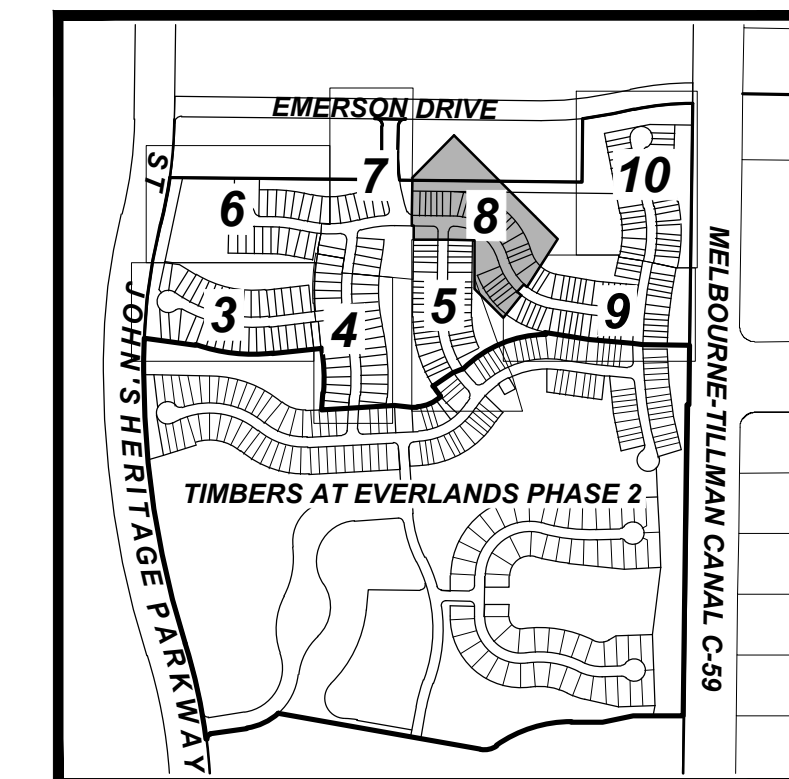
- THIS PLAT PREPARED BY -

	<b>B.S.E. CONSULTANTS, INC.</b>	DATE: 11/08/23
	CONSULTING - ENGINEERING - LAND SURVEYING	DESIGN/DRAWN: LEH/EAK
	312 SOUTH HARBOR CITY BOULEVARD, SUITE # MELBOURNE, FL 32901	DRAWING#1086060_306_007
	PHONE: (321) 725-3074 FAX: (321) 725-1159	PROJECT# 10860.600

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# TIMBERS AT EVERLANDS PHASE 4

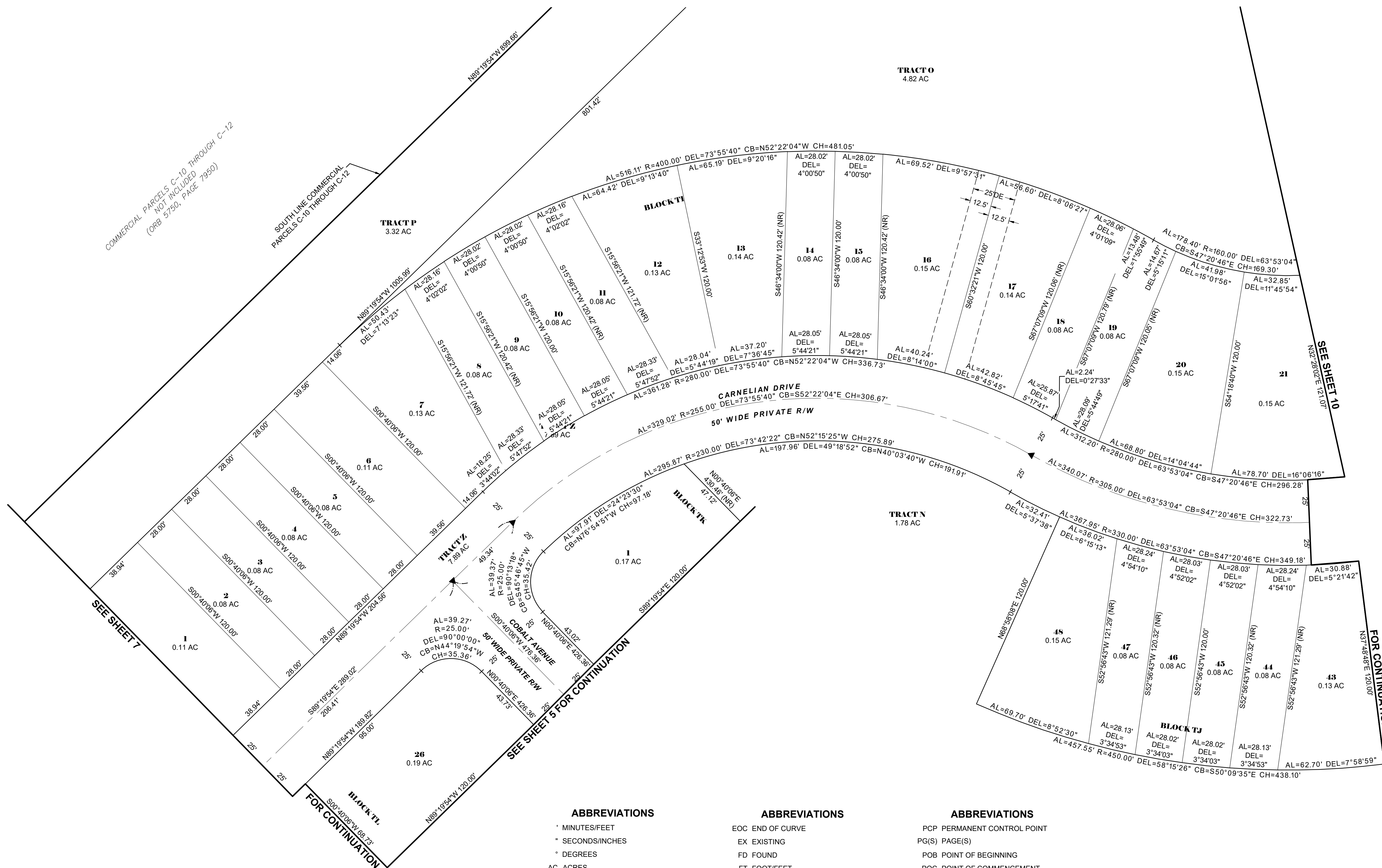
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SHEET LAY-OUT  
NTS

### SURVEY SYMBOL LEGEND

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COMMERCIAL PARCELS C-10 THROUGH C-12  
(ORB 5750, PAGE 7950)

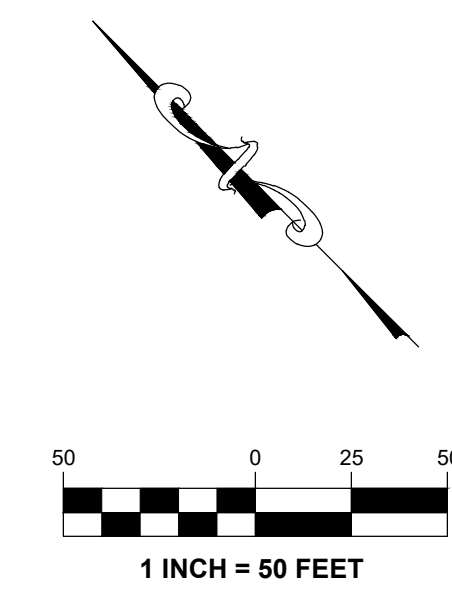
SEE SHEET 7

FOR CONTINUATION

SEE SHEET 10

FOR CONTINUATION

<b>ABBREVIATIONS</b>	<b>ABBREVIATIONS</b>	<b>ABBREVIATIONS</b>
* MINUTES/FEET	EOC END OF CURVE	PCP PERMANENT CONTROL POINT
* SECONDS/INCHES	EX EXISTING	PG(S) PAGE(S)
* DEGREES	FD FOUND	POB POINT OF BEGINNING
AC ACRES	FT FOOT/FEET	POC POINT OF COMMENCEMENT
AL ARC LENGTH	N NORTH	PRC POINT OF REVERSE CURVATURE
BOC BEGINNING OF CURVE	NR NON-RADIAL	PSE PUBLIC SIDEWALK EASEMENT
CB CHORD BEARING	NTS NOT TO SCALE	P.U.D. PLANNED UNIT DEVELOPMENT
CH CHORD LENGTH	NTI NON-TANGENT INTERSECTION	PUE PUBLIC UTILITY EASEMENT
CM CONCRETE MONUMENT	NTL NON-TANGENT LINE	R RADIUS
DE PRIVATE DRAINAGE EASEMENT	OR/ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
DEL CENTRAL/Delta ANGLE	PB PLAT BOOK	TYP TYPICAL
E EAST	PCC POINT OF COMPOUND CURVATURE	

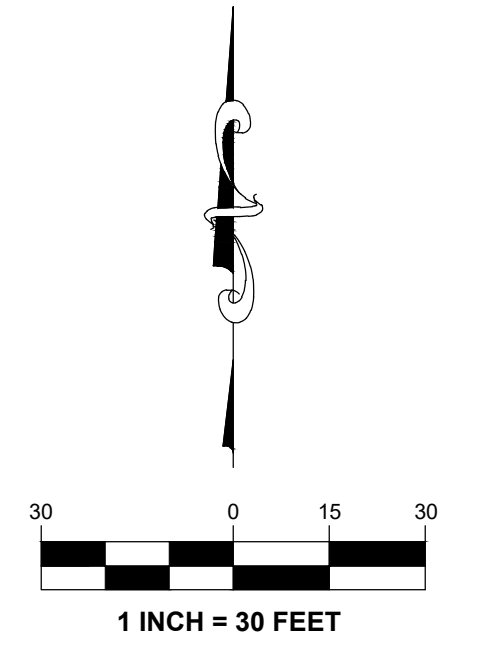
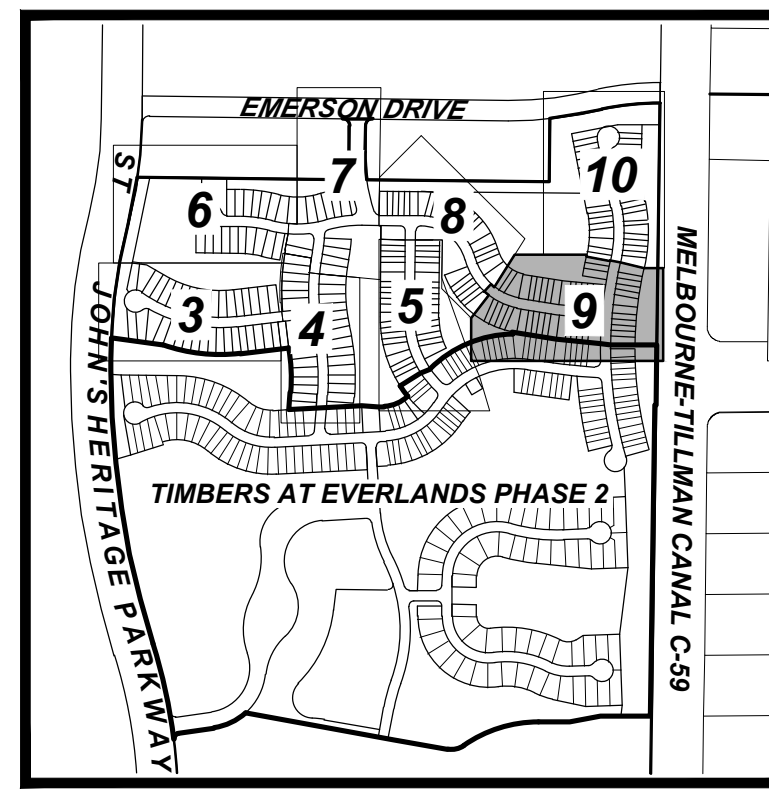


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# TIMBERS AT EVERLANDS PHASE 4

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 SECTIONS 20, 21, 28, AND 29, TOWNSHIP 28 SOUTH, RANGE 36 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



### SURVEY SYMBOL LEGEND

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- 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
- DE PRIVATE DRAINAGE EASEMENT
- DEL CENTRAL/Delta ANGLE
- E EAST

### ABBREVIATIONS

- EOC END OF CURVE
- EX EXISTING
- FD FOUND
- FT FOOT/FEET
- N NORTH
- NR NON-RADIAL
- 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

### ABBREVIATIONS

- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- POB POINT OF BEGINNING
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- P.U.D. PLANNED UNIT DEVELOPMENT
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- TYP TYPICAL



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EAST BOUNDARY OF TIMBERS AT EVERLANDS PHASE 1A PB 73, PG 64

448.86' PRM TO PRM  
MELBOURNE-TILLMAN WATER CONTROL DISTRICT CANAL C-59

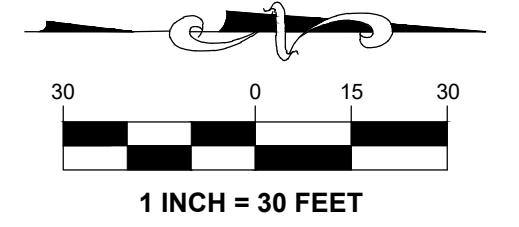
R/W LINE

- THIS PLAT PREPARED BY -

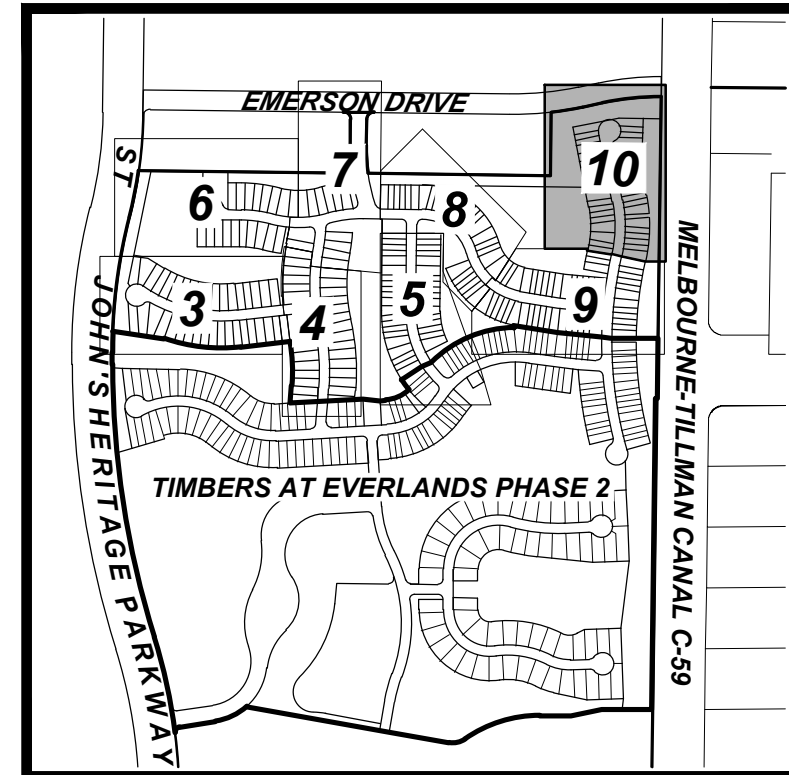
	<b>B.S.E. CONSULTANTS, INC.</b>	DATE: 11/08/23
	CONSULTING - ENGINEERING - LAND SURVEYING	DESIGN/DRAWN: LEH/EAK
	312 SOUTH WABLER CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901	PHONE: (321) 725-3074 FAX: (321) 725-1109
	CERTIFICATE OF BUSINESS AUTHORIZATION #99	PROJECT# 10866.000

# TIMBERS AT EVERLANDS PHASE 4

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 SEE SHEET 7 FOR CONTINUATION



- ABBREVIATIONS**
- ' MINUTES/FEET
  - " SECONDS/INCHES
  - ° DEGREES
  - AC ACRES
  - AL ARC LENGTH
  - BOC BEGINNING OF CURVE
  - CB CHORD BEARING
  - CH CHORD LENGTH
  - CM CONCRETE MONUMENT
  - 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
  - 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
  - POC POINT OF COMMENCEMENT
  - PRC POINT OF REVERSE CURVATURE
  - PSE PUBLIC SIDEWALK EASEMENT
  - P.U.D. PLANNED UNIT DEVELOPMENT
  - PUE PUBLIC UTILITY EASEMENT
  - R RADIUS
  - R/W RIGHT-OF-WAY
  - TYP TYPICAL



- SURVEY SYMBOL LEGEND**
- SECTION CORNER; MARKED AS NOTED
  - 1/4 SECTION CORNER; MARKED AS NOTED
  - PERMANENT REFERENCE MONUMENT (PRM); FOUND (FD) 4X4 INCH CONCRETE MONUMENT (CM) WITH DISK STAMPED "PRM LB4905", UNLESS OTHERWISE NOTED
  - SET 5/8" IRON ROD AND CAP (IRC) STAMPED "PRM LB4905" UNLESS OTHERWISE NOTED
  - PERMANENT CONTROL POINT (PCP); SET MAG NAIL AND DISK STAMPED "PCP LB4905", UNLESS OTHERWISE NOTED

