

BROOKHAVEN

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
BEING A REPLAT OF FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION
PLAT BOOK 1, PAGE 164

PLAT DESCRIPTION: ALL OF LOT 5, LESS CANAL RIGHT-OF-WAY, AND THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 6, LESS CANAL RIGHT-OF-WAY, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 37 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 164, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONTAINING 20.7 ACRES, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

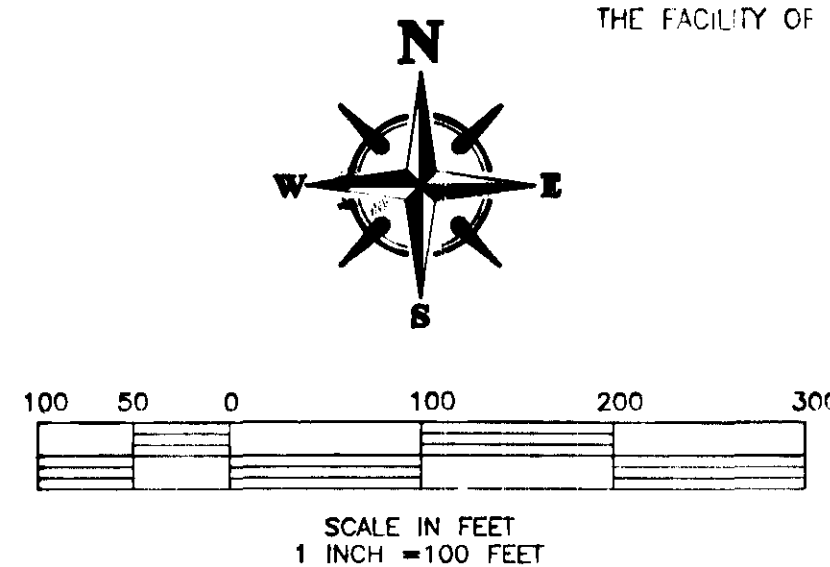
PORT MALABAR UNIT FIVE
(PLAT BOOK 14, PAGE 109)

SURVEYORS NOTES:

1. THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE RECORD PLAT OF PORT MALABAR UNIT FIVE, RECORDED IN PLAT BOOK 14, PAGE 109. SPECIFICALLY, THE CALCULATED LINE ON THE CENTERLINE OF BRADWAY STREET "A BEARING OF S 89°31'10"E".
2. TRACTS "A" (LANDSCAPE), AND "B" & "C" (RETENTION) ARE TO BE DEDICATED TO, OPERATED BY, AND MAINTAINED BY THE BROOKHAVEN HOMEOWNERS ASSOCIATION, INC., FOR ADDITIONAL REQUIREMENTS, LIMITATIONS AND/OR OTHER USES MAY BE FOUND IN THE SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS.
3. 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 PLAT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

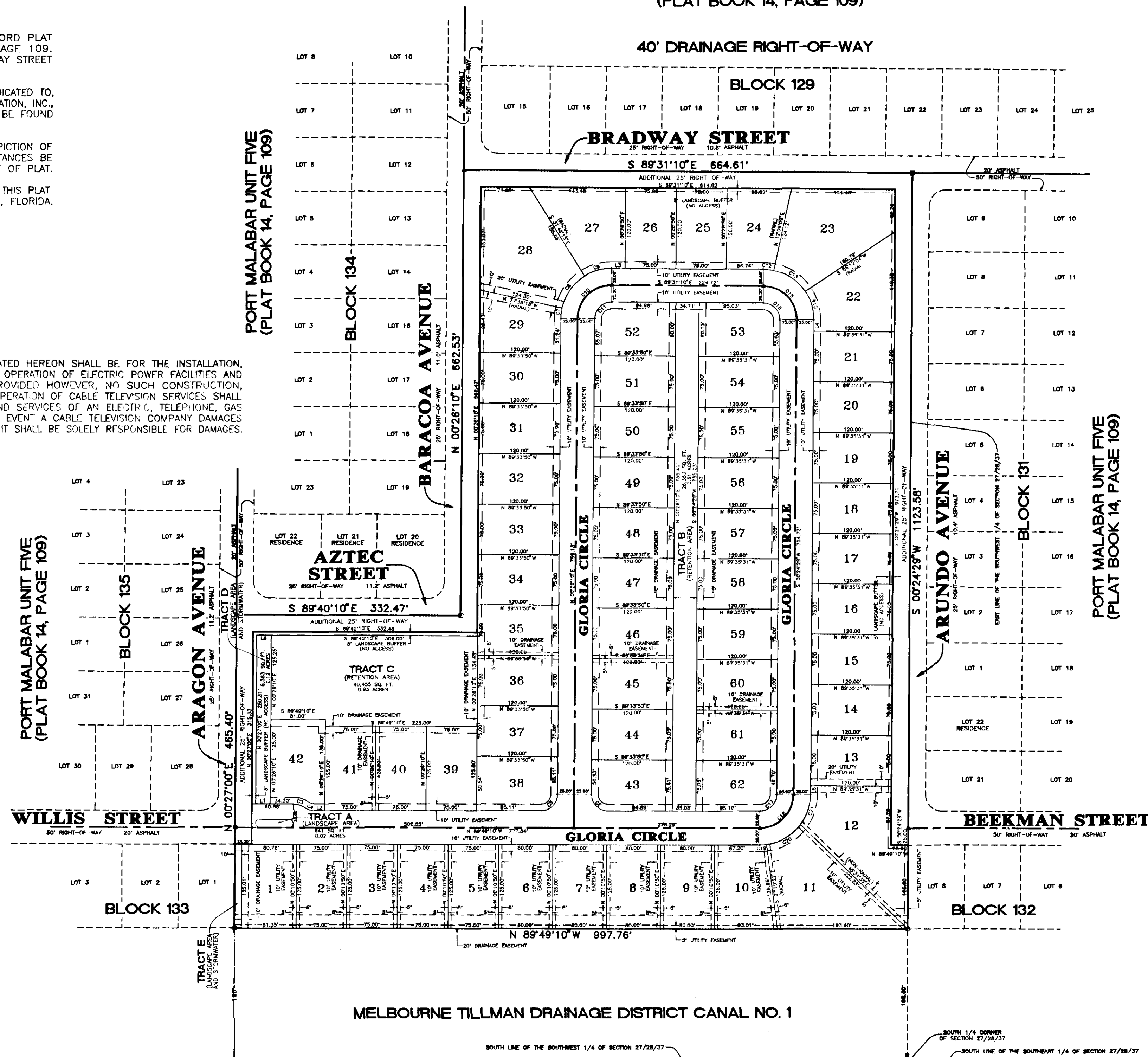
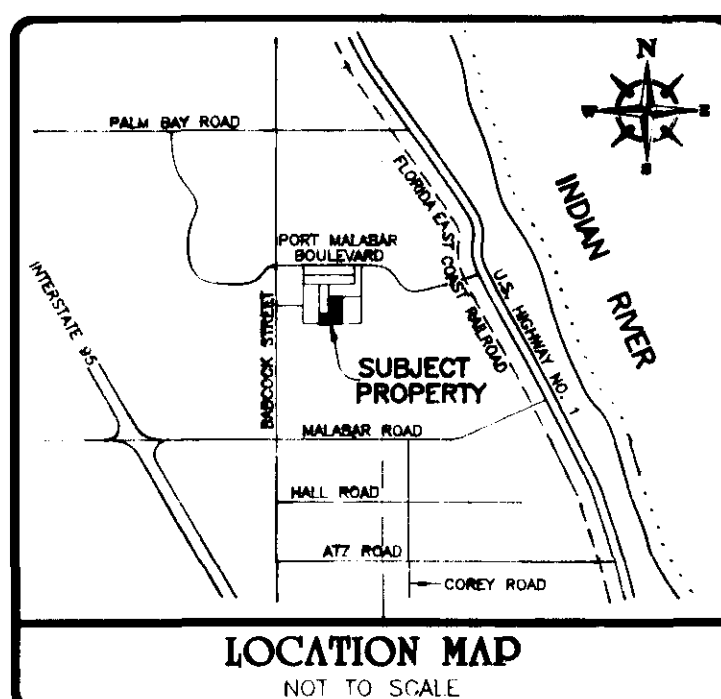
LEGEND:
□ = 4" x 4" CONCRETE MONUMENT SET
MARKED "P.M. LB 6426"
○ = 1/2" IRON ROD SET
MARKED "LB 6426"
△ = 1/2" NAIL & DISK SET
MARKED "PCP LB 6426"
L = LINE
C = CURVE

5. PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF ELECTRIC POWER FACILITIES AND 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 FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.



**SMITH
SURVEYING &
MAPPING, INC.**

4690 LIPSCOMB STREET N.E., SUITE 9, PALM BAY, FLORIDA 32909
Brevard(321)724-2940 Indian River(321)598-3228 Fax(321)951-4879
DRAWING NUMBER: PA-P01.DWG
DRAWN BY: R. TODD KEESEE



PLATBOOK 51 PAGE 2
SHEET 1 OF 2
SECTION 27, TWP. 28 S., RANGE 37 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being owner in fee simple of the lands described in

BROOKHAVEN

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all road, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces, and other rights-of-way, easements shown hereon to the perpetual use of the public and The City of Palm Bay and further described in the surety notes.
IN WITNESS WHEREOF has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on

By Jim Morris & Sons, Inc.
JOHN R. MORRIS, PRESIDENT

Attest: Joseph R. Morris
Joseph R. Morris, Secretary

Signed and sealed in the presence of Kathryn A. Tyson
Debra D. Morris

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY that on December 4, 2003
before me, an officer, duly authorized to take acknowledgements in the State and County aforesaid, personally appeared
JOHN R. MORRIS
JOSEPH R. MORRIS

To me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF I have hereto set my hand and seal on the above date.
Rosemarie Rollins
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor and mapper, does hereby certify that on October 15, 2002, He completed the survey of the lands shown in the foregoing plat, that said plat is a true and correct representation of a survey made under my responsible direction and supervision, that said survey is accurate to the best of my knowledge and belief, that permanent reference monuments (P.R.M.'s) have been placed as required by law, and that permanent control points (P.C.P.'s) and monuments according to sec. 177.091(9), F.S. will be set under the guarantees posted with the City of Palm Bay, Florida for the required improvements, and further, that the survey data complies with all the requirements of chapter 177, part 1, Florida Statutes, as amended.

Kevin A. Smith, P.S.M.
Kevin A. Smith P.S.M.
Registered Florida Surveyor & Mapper #4557
For: Smith Surveying & Mapping, Inc.
4690 Lipscomb Street, Suite 9
Palm Bay, Florida 32905
Tel. (321) 724-2940

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on July 3, 2003 the City Council of the city of Palm Bay, Florida approved the foregoing plat

John J. Mazzullo MAYOR
Alma Casanova ATTEST
CITY CLERK

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.

Craig S. McKinnon
Craig S. McKinnon, PSM
Registered Florida Surveyor & Mapper #5057

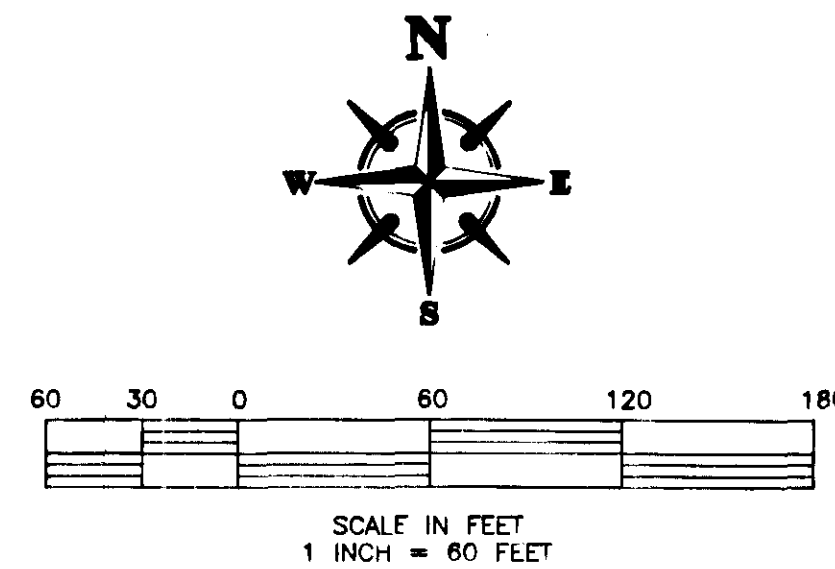
CERTIFICATION OF CLERK

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 December 18, 2003 at 9:36 PM
File No. 2003-397063

Scott Ellis
Clerk of the Circuit Court
in and for Brevard County, Florida

BROOKHAVEN

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
BEING A REPLAT OF FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION
PLAT BOOK 1, PAGE 164

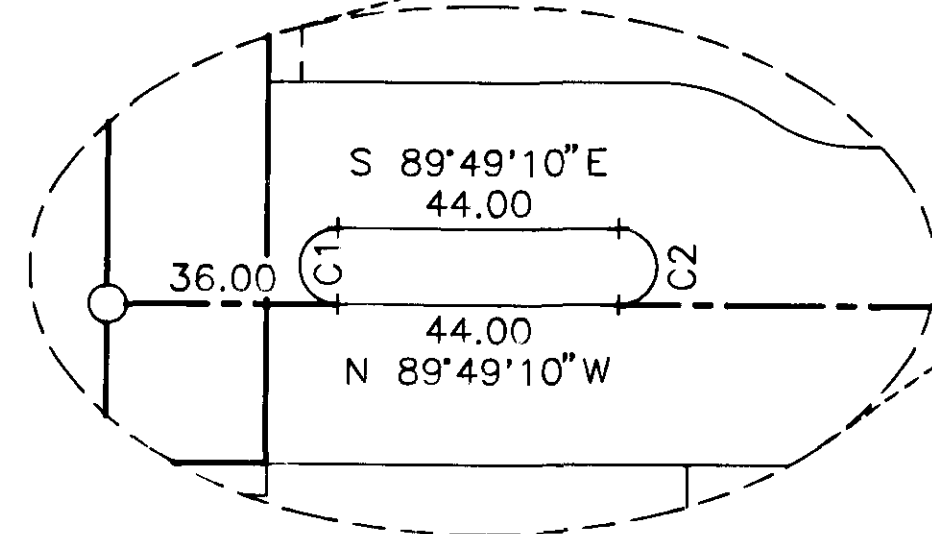


LEGEND:
□ = 4" x 4" CONCRETE MONUMENT SET
MARKED "PRM LB 6426"
○ = 1/2" IRON ROD SET
MARKED "LP 6426"
△ = NAIL & DISK SET
MARKED "PCP LB 6426"
L = LINE
C = CURVE

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	CHORD BRG.	DISTANCE
1	180°00'00"	6.00'	18.85'	N 00°10'50"E	12.00'
2	180°00'00"	6.00'	18.85'	S 00°10'50"W	12.00'
3	35°05'48"	30.00'	18.38'	S 72°16'16"E	18.09'
4	35°05'48"	25.00'	15.31'	S 72°16'16"E	15.08'
5	89°44'40"	25.00'	39.16'	N 45°18'30"E	35.28'
6	90°15'20"	25.00'	39.38'	S 44°41'30"E	35.43'
7	11°55'32"	75.00'	15.61'	N 06°23'56"E	15.58'
8	45°50'04"	75.00'	60.00'	N 35°16'44"E	58.41'
9	32°17'05"	75.00'	42.26'	N 74°20'18"E	41.70'
10	90°02'40"	50.00'	78.58'	N 45°27'30"E	70.74'
11	90°02'40"	25.00'	39.29'	N 45°27'30"E	35.37'
12	11°40'19"	75.00'	15.28'	S 83°41'00"E	15.25'
13	42°02'55"	75.00'	57.66'	S 55°49'23"E	56.25'
14	34°12'25"	75.00'	44.78'	S 16°41'43"E	44.11'
15	89°55'39"	50.00'	78.48'	S 44°33'21"E	70.67'
16	89°55'39"	25.00'	39.24'	S 44°33'21"E	35.33'
17	89°48'21"	25.00'	39.17'	S 45°17'40"W	35.29'
18	89°48'21"	50.00'	78.34'	S 45°17'40"W	70.57'
19	07°21'12"	75.00'	9.63'	S 86°30'14"W	9.62'
20	45°57'24"	75.00'	60.16'	S 59°50'56"W	58.56'
21	36°27'45"	75.00'	47.73'	S 18°38'22"W	46.92'

LINE DATA		
LINE	BEARING	DISTANCE
1	N 89°49'10"W	21.54'
2	N 89°49'10"W	15.04'
3	S 89°31'10"E	19.98'
4	S 00°24'29"W	16.76'
5	S 00°24'29"W	12.97'
6	S 89°40'10"E	21.48'

DETAIL OF TRACT A
SCALE: 1" = 30'



SMITH
SURVEYING & MAPPING, INC.
4960 UPSHUR STREET N.E. SUITE 9 PALM BAY, FLORIDA 32909
Brevard(321)724-2940 Indian River(561)589-3228 Fax(321)724-4979
DRAWING NUMBER: FA-PG2-LWG
DRAWN BY: R. TODD KELSEE

