

PORT MALABAR UNIT FIFTY FIVE

A SUBDIVISION OF A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 1 OF 5 SHEETS

DESCRIPTION

A resubdivision of a portion of FLORIDA INDIAN RIVER LAND COMPANY, Plat Book 1, Page 164, Public Records of Brevard County, Florida, and being more particularly described as follows:

PARCEL 1:

All of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 28 South, Range 37 East lying Easterly of the Easterly Right of Way line of Interstate Highway 95, as it now exists and Southerly of the South Right of Way line of the M.T.D.D. Canal Number 1.

Containing 3.45 Acres, more or less.

PARCEL 2:

All of the West Half (W 1/2) of Section 33, Township 28 South, Range 37 East (LESS AND EXCEPT the South Half (S 1/2) of the Southwest Quarter (SW 1/4)), lying Easterly of the Easterly Right of Way line Interstate Highway 95, as it now exists, LESS AND EXCEPT the East Half (E 1/2) of the East Half (E 1/2) of the Northwest Quarter of said Section 33, LESS AND EXCEPT drainage easement as described in O.R.B. PG. 564, Public Records, Brevard County, Florida.

Containing 120.77 Acres, more or less.

All the above described lands lying in the City of Palm Bay, Brevard County, Florida.

Containing 124.22 Acres, more or less.

GENERAL NOTES

1. ● denotes Permanent Reference Monument inscribed 1506
2. • denotes Permanent Control Point.
3. All radii are twenty-five feet unless otherwise indicated.
4. Basis of bearing system is assumed for aculation purposes.
5. Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
6. Dead Restrictions are filed in O.R.B. #738, Pages 457
7. M.T.D.D. denotes Melbourne Tillman Drainage District.
8. For Street Centerline Curve Data Table see sheet 5.

*

The Easements hereinafter described are reserved for the installation and maintenance of public utilities and drainage facilities.

1. A 20 foot strip along the lot lines abutting and adjacent to the M.T.D.D. canals and drainage rights of way, except as shown by dashed lines.
2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a street Right of Way line, except as shown by dashed lines.
3. As shown by dashed lines.

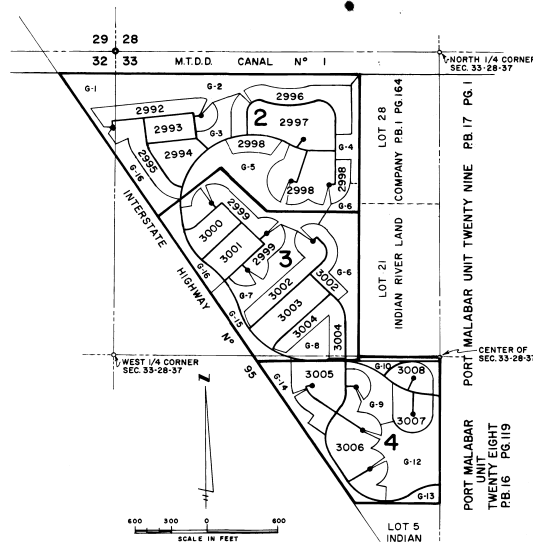
Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.

and

The express purposes of this plat are:

1. To abandon, close, vacate and discontinue for public use all the streets as shown on said plat of Florida Indian River Land Company, Plat Book 1, Page 164 of the Public Records of Brevard County, Florida, lying within the limits of this plat.
2. To replat said portions into lots and blocks as shown.

RESTRICTIONS
ORB 1738 PAGE 451



LOCATION & KEY MAP

SECTIONS 32 AND 33, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY
BREVARD COUNTY, FLORIDA

GENERAL DEVELOPMENT ENGINEERING COMPANY
2095 S.W. U.S. HIGHWAY N° 1 VERO BEACH, FLORIDA

SHEET 1 OF 5 SHEETS
223 TOTAL N° OF LOTS

PLAT BOOK 24
AND PAGE 132

STATE OF FLORIDA DEDICATION

COUNTY OF DADE
GENERAL DEVELOPMENT CORPORATION, a Delaware corporation authorized to do business in the State of Florida, by its duly elected officers, acting by and with authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart the streets and thoroughfares to the Public.
GENERAL DEVELOPMENT CORPORATION is recording this plat of "PORT MALABAR UNIT FIFTY FIVE", and has designated certain areas of land as Tracts G-1 thru G-17 intended for use by the property owners in Port Malabar Unit Fifty Five, for open space, recreation, and other related activities. The Tracts are also intended to be used for drainage and temporary retention of storm water run-off of the property included in this plat and other contiguous property and for public utility easements which may be granted in the future in accordance with Article IX of the Declaration of Covenants and Restrictions referred to in Item 6 of the GENERAL NOTES on this page. The said Article IX is hereby incorporated and made a part of this plat. The above described Tracts are not dedicated hereby for the use of the General Public, but are set aside for the common use and enjoyment of the Property Owners of Port Malabar Unit Fifty Five, as more fully described in Article IX of the Declaration of Covenants and Restrictions referred to above.

GENERAL DEVELOPMENT CORPORATION hereby covenants, for itself, its heirs and assigns that it will convey the Tracts referred to above to the Port Malabar Unit Fifty Five Property Owner's Association, Inc., the members of which are the property owners of Port Malabar Unit Fifty Five not later January 1, 1990.

* Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto wherever discontinued or abandoned by law. IN WITNESS WHEREOF, the Undersigned Corporation has caused these presents to be executed by the Officers named below and the official seal to be affixed hereto, this 23 day of April, A.D. 1977.

GENERAL DEVELOPMENT CORPORATION
1111 SOUTH BAYSHORE DRIVE MIAMI, FLA.

Attest: *W. E. Allen* By: *W. E. Allen*
ASST. SECRETARY SR. VICE PRESIDENT

STATE OF FLORIDA COUNTY OF DADE
THIS IS TO CERTIFY, That on April 13, 1977, before me, an officer duly authorized to take acknowledgments in and for the County of Dade, personally appeared C. C. CRUMP, Jr., respectively SENIOR VICE PRESIDENT and ASSISTANT SECRETARY of the above named corporation, to me known to be the individuals and officers designated in and who executed the foregoing Declaration and severally acknowledged to me that the official seal of said corporation is duly affixed thereto and that the Declaration 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 My Commission Expires

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on March 6, 1976, he completed the survey of the lands as shown in the foregoing plat that said plat is a correct representation of the lands therein described and that the permanent reference monuments have been placed as shown. Witness my hand and seal this 6th day of March, 1976. Dated APRIL 4, 1977. Registration No. 1506
KENNETH F. MILLER

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

THIS IS TO CERTIFY, That on June 3, 1976, the City Council of the City of Palm Bay, Brevard County, Florida, approved the foregoing plat.
Attest: *Walter Huffer* MAYOR.
CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on June 3, 1976, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

NOT APPLICABLE

Attest: *W. E. Allen*
Clerk of the Board.
Approved: _____ County Engineer

CERTIFICATE OF APPROVAL
BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on August 4, 1976, the Zoning Commission of the above approved the foregoing plat.
Attest: *W. E. Allen*
Zoning Director Planning Director

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 MAY 5, 1977, at 4:12 P.M. File No. 131654
R. C. Winstad Jr.

Clerk of the Circuit Court
In and for Brevard County, Fla.
By: *Thomas C. Coquer, Jr.*

P.R.M. SET
June 1976
APPROVAL FB 1740
Pg 1-6

LEGAL
DEV. COORDINATOR
UTILITIES
SALES

COMM. DEV.
4-10-75

DRAWN BY
CHECKED BY
APPROVED BY

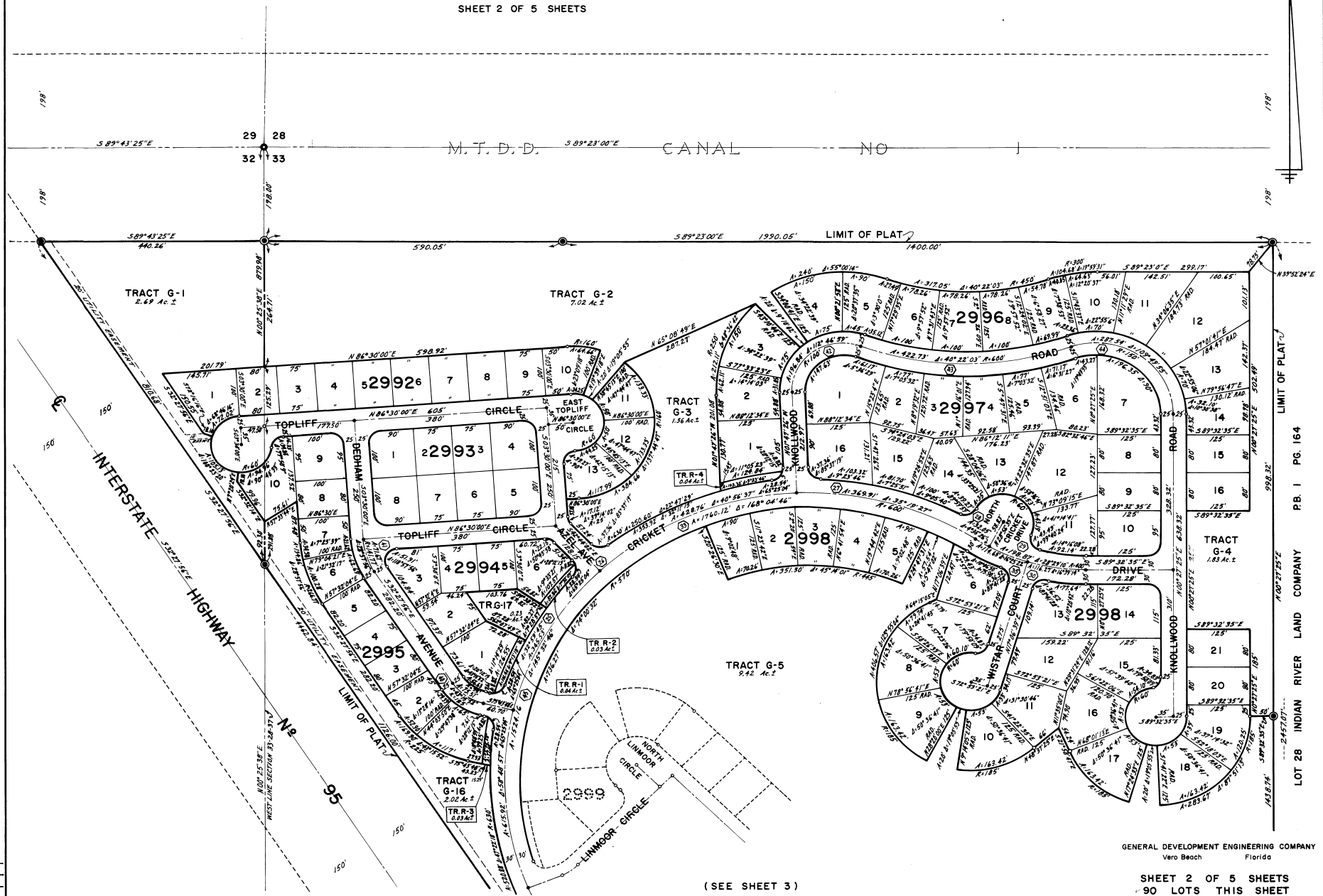
PORT MALABAR UNIT FIFTY FIVE

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 2 OF 5 SHEETS

PLAT BOOK 24
AND PAGE 133

100 50 0 100 200 300
SCALE IN FEET
1" = 100'



CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

(SEE SHEET 3)

GENERAL DEVELOPMENT ENGINEERING COMPANY
Vero Beach Florida

SHEET 2 OF 5 SHEETS
90 LOTS THIS SHEET

PM-55

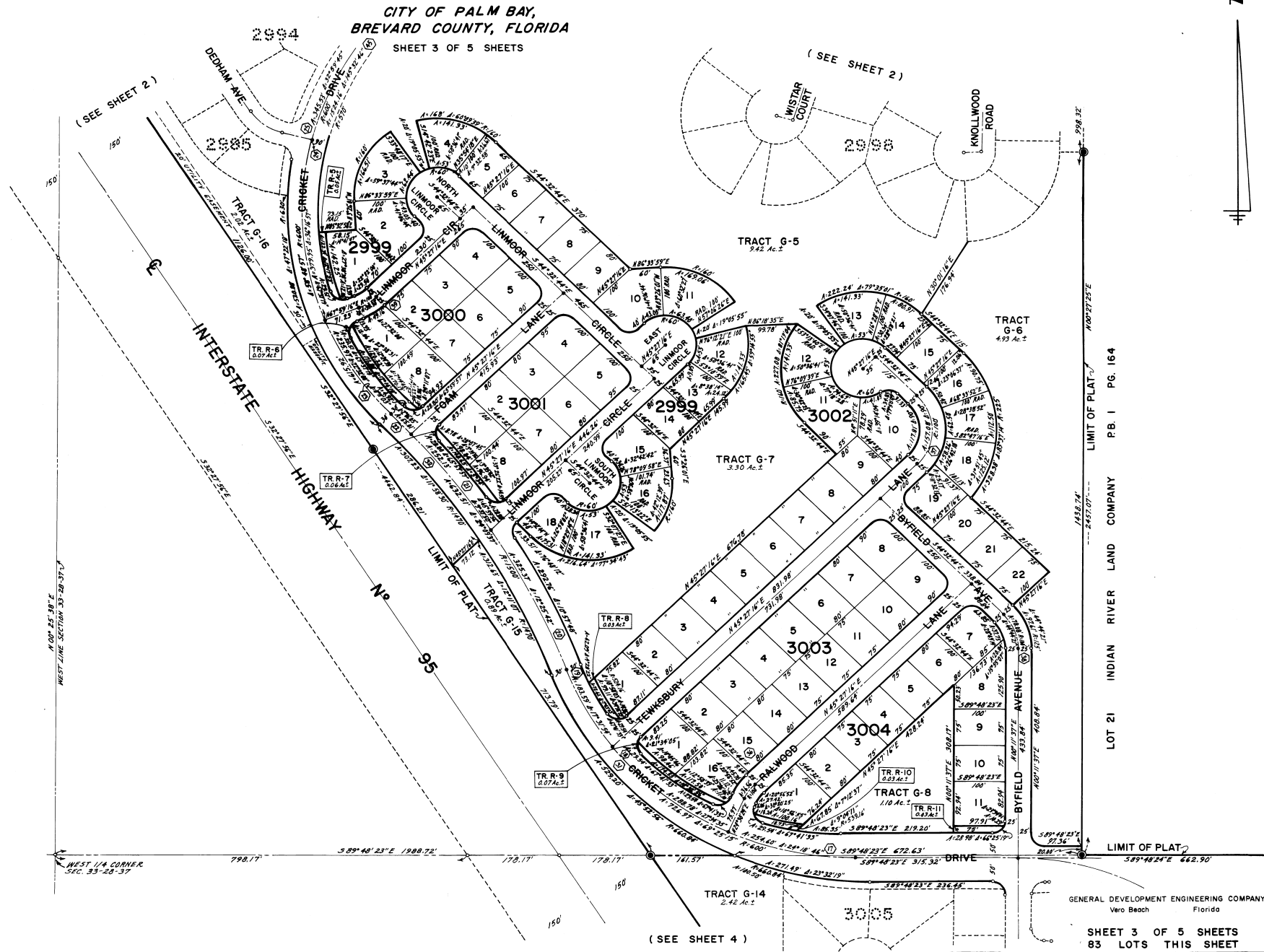
PORT MALABAR UNIT FIFTY FIVE

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 3 OF 5 SHEETS

PLAT BOOK 24
AND PAGE 134

100 50 0 100 200 300
SCALE IN FEET
1" = 100'



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APPROVED BY

GENERAL DEVELOPMENT ENGINEERING COMPANY
Vero Beach, Florida

SHEET 3 OF 5 SHEETS
83 LOTS THIS SHEET

PORT MALABAR UNIT FIFTY FIVE

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

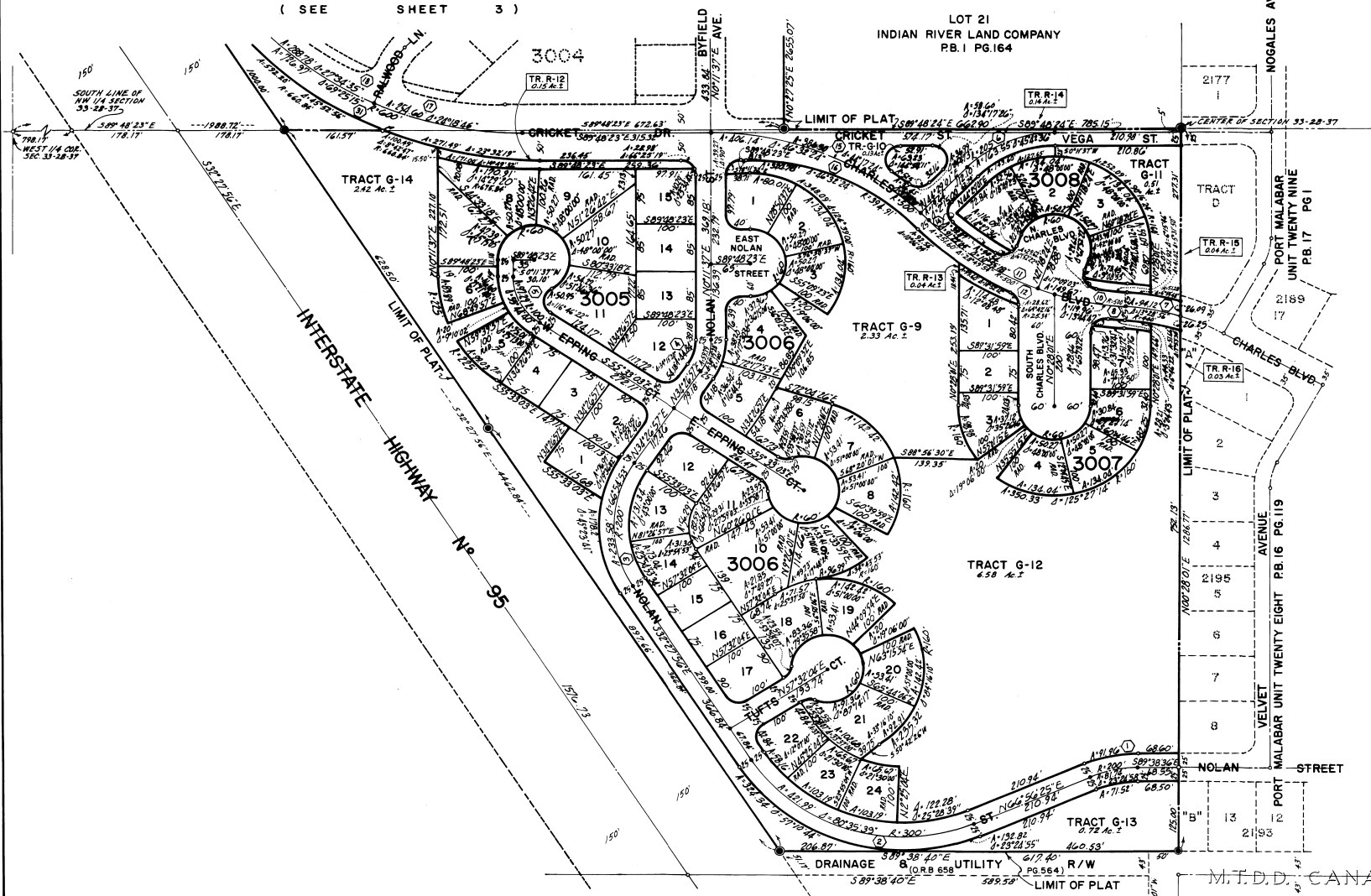
SHEET 4 OF 5 SHEETS

PLAT BOOK 24
AND PAGE 135

100 50 0 100 200 300
SCALE IN FEET
1" = 100'



(SEE SHEET 3)



LOT 21
INDIAN RIVER LAND COMPANY
P.B. 1 PG. 164

TRACT
MALABAR
UNIT TWENTY NINE
P.B. 17 PG. 1

VELVET AVENUE
PORT MALABAR UNIT TWENTY EIGHT P.B. 16 PG. 119

M.T.D.D. CANAL NO. 76

LOT 5
INDIAN RIVER LAND COMPANY
P.B. 1 PG. 164

GENERAL DEVELOPMENT ENGINEERING COMPANY
Vero Beach Florida

SHEET 4 OF 5 SHEETS
50 LOTS THIS SHEET

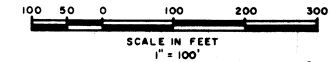
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PORT MALABAR UNIT FIFTY FIVE

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 5 OF 5 SHEETS

PLAT BOOK 24
AND PAGE 136



STREET CENTER LINE CURVE DATA TABLE

(10)	RADIUS (FT)	CENTRAL ANGLE DEG-MN-SEC	ARC (FT)	TANGENT (FT)	CHORD (FT)	CHORD BEARING DEG-MN-SEC
1	200.00	23-24-58	81.74	41.45	81.17	N 78-38-55 E
2	300.00	80-35-39	421.99	254.39	388.05	S 72-45-45 E
3	200.00	66-54-53	233.58	132.16	220.52	S 0-59-30 W
4	100.00	34-15-20	59.79	30.82	58.90	S 17-19-17 W
5	100.00	55-44-40	97.29	52.89	93.50	S 27-40-43 E
6	205.00	45-42-36	163.55	86.41	159.24	S 67-20-19 W
7	400.00	13-28-56	94.12	47.28	93.90	S 79- 6-11 E
8	500.00	13-44-47	119.96	60.27	119.67	S 78-58-16 E
9	500.00	3-24-16	29.71	14.86	29.70	S 70-23-44 E
10	500.00	17- 9- 3	149.67	75.40	149.11	N 77-16- 8 W
11	500.00	25-25-38	221.89	112.80	220.07	S 55-58-47 E
12	500.00	28-49-54	251.60	128.52	248.95	N 57-40-55 W
13	500.00	42-34-40	371.56	194.83	363.07	S 64-33-19 E
14	500.00	2-15- 0	19.63	9.82	19.63	S 44-23-29 E
15	500.00	44-17-24	386.50	203.49	376.95	S 67-39-41 E
16	500.00	46-32-24	406.14	215.02	395.06	N 66-32-11 W
17	600.00	24-18-47	254.60	129.25	252.69	S 77-39- 0 E
18	600.00	27-34-35	288.78	147.24	285.99	S 51-42-19 E
19	600.00	17-31-54	183.59	92.52	182.87	S 29- 9- 5 E
20	1500.00	12-25-42	325.37	163.33	324.73	S 26-38-59 E
21	1500.00	9-37-50	252.13	126.36	251.83	S 37-37-45 E
22	1500.00	2- 6- 5	55.01	27.51	55.00	S 43-29-42 E
23	600.00	22-32- 0	235.97	119.53	234.44	S 33-16-45 E
24	600.00	36-16-57	379.95	196.59	373.63	S 3-52-16 E
25	600.00	32-59-45	345.53	177.70	340.77	S 30-46- 5 W
26	600.00	40-56-37	428.76	223.99	419.69	S 67-44-16 W
27	600.00	35-19-27	369.91	191.05	364.08	N 74- 7-42 W
28	400.00	4-35-26	32.05	16.03	32.03	N 58-45-42 W
29	400.00	11-49-56	82.60	41.45	82.45	N 66-58-23 W
30	400.00	16-39-14	116.27	58.55	115.85	N 81-12-58 W
31	600.00	69-20-15	726.97	415.62	683.31	S 55- 5-45 E
32	1500.00	24- 9-37	632.51	321.03	627.83	S 32-27-56 E
33	600.00	16-8-46	1760.12	5746.89	1193.51	S 39-29-39 W
34	400.00	33- 4-36	230.92	118.78	227.72	N 73- 0-17 W
35	400.00	16-25-22	114.65	57.72	114.26	S 64-40-40 E
36	100.00	20-56-52	36.56	18.49	36.35	S 34-58-50 W
37	100.00	90- 0- 0	157.08	100.00	141.42	S 0-27-16 W
38	100.00	44-44-21	78.08	41.16	76.11	S 22-10-34 E
39	100.00	22-32- 0	39.33	19.92	39.07	S 56-43-16 W
40	100.00	43-15-52	75.51	39.66	73.72	S 54- 5-52 E
41	141.77	28-57-56	71.67	36.62	70.91	S 17-58-58 E
42	100.00	112-46-59	196.84	150.46	166.56	S 54-36- 4 W
43	600.00	40-22- 3	422.73	220.56	414.03	N 80-11-29 W
44	150.00	109-49-55	287.54	213.56	245.49	N 54-27-33 W
45	600.00	145-32-46	1524.16	1935.06	1146.17	N 87-02-35 E

CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

GENERAL DEVELOPMENT ENGINEERING COMPANY
Vero Beach Florida

SHEET 5 OF 5 SHEETS
O LOTS THIS SHEET

PM-55