

PORT MALABAR COUNTRY CLUB UNIT NINE

A SUBDIVISION OF A PORTION OF FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK I, PAGE 164.
SECTION 28, TOWNSHIP 28 SOUTH, RANGE 37 EAST

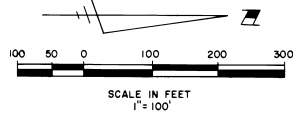
CITY OF PALM BAY
BREVARD COUNTY, FLORIDA
SHEET 1 OF 1 SHEETS

DESCRIPTION

ALL that tract or parcel of land lying in Section 28, Township 28 South, Range 37 East, more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 28; thence N 89°-23'-58"W, along the North line of the Southeast 1/4 of said Section 28, 988.30 feet; thence N 00°-36'-02"E, 20.00 feet to the POINT OF BEGINNING of the following described tract or parcel of land, thence N 00°-39'-50"E, 1311.72 feet; thence S 89°-33'-03"E, 328.32 feet; thence N 00°-36'-57"E, 666.28 feet; thence S 89°-37'-35"E, 605.52 feet to a point on the Westerly Right-of-Way line of BABCOCK STREET, as it now exists; thence S 00°-31'-10"W along said Right-of-Way line, 1956.23 feet; thence 39.31 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°-04'-52"; thence N 89°-25'-58"W, 913.23 feet to the POINT OF BEGINNING.

All lying and being in the City of Palm Bay, Brevard County, Florida.
Containing 3750 Acres, more or less.



GENERAL NOTES

- ① denotes Permanent Reference Monument scribed 2789
- ② denotes Permanent Reference Monument found scribed 1506.
- denotes Permanent Control Point.
- All radii are twenty-five feet unless otherwise indicated.
- Basis of bearing system is assumed for calculation purposes.
- Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
- Ⓛ indicates additional Centerline data.

ADDITIONAL CENTERLINE OF STREET CURVE DATA			
(FT)	(FT)	(DEG-MIN-SEC)	
86.84	131.13	S 48-30-39 E	
118.94	237.87	S 08-18-06 E	
48.97	93.11	S 27-08-36 E	
61.10	113.17	S 67-23-17 E	
44.45	88.54	N 5-44-38 E	
44.45	88.54	N 5-44-38 E	

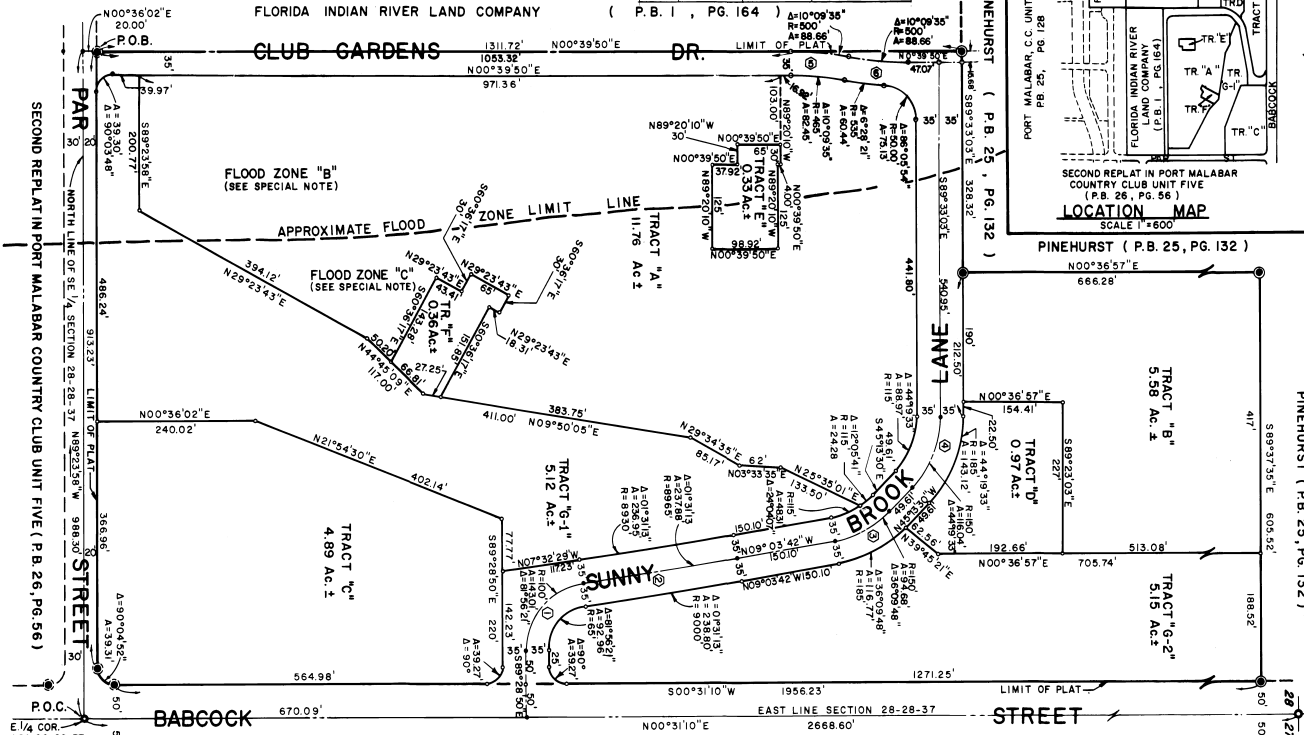
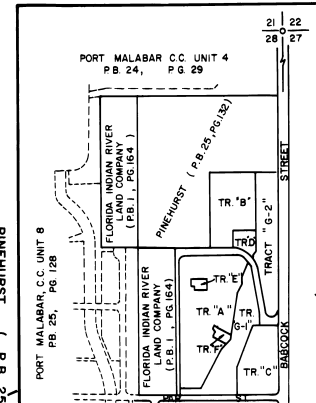
SPECIAL NOTE:

Portions of Tracts "A", "C" and "G-1", as shown on this plot, are within FLOOD ZONE DESIGNATION "B" as shown on that certain map titled "FIRM FLOOD INSURANCE RATE MAP, CITY OF PALM BAY, FLORIDA BREVARD COUNTY, PANEL 10 OF 30, COMMUNITY - PANEL NUMBER 120404 0010A, EFFECTIVE DATE: SEPTEMBER 3, 1980" and issued by the FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. All other tracts shown hereon are within FLOOD ZONE DESIGNATION "C" as shown on said map.

EXPLANATION OF ZONE DESIGNATIONS

"B" Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

"C" Areas of minimal flooding.



APPROVAL:
W ALLEN
E. CLARK
CALCULATED BY [Signature]
DRAWN BY [Signature]
CHECKED BY [Signature]
APPROVED BY [Signature]

PLAT BOOK 28
PAGE 49

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF FLORIDA) SS
COUNTY OF DADE) SS
GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, owner of the land described hereon, by its duly elected officers, acting by and with the authority of the Board of Directors, does hereby dedicate and set apart Sunny Brook Lane and Club Gardens Drive, as shown or described on this plat, to the use of the general public forever.

With reference to all tracts shown on this plat, General Development Corporation reserves unto itself, its successors or assigns, the rights to all subsurface water for development of potable water and the right of ingress and egress thereto and the right to use portions thereof for such purposes.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be signed and attested by the officers named below and its corporate seal to be affixed hereto on this 17 day of April, 1981.
GENERAL DEVELOPMENT CORPORATION

By: *Jack D'Neal*
Jack D'Neal
Attest: *Paul J. Sack*
Paul J. Sack
STATE OF FLORIDA)
COUNTY OF DADE) SS

The foregoing instrument was acknowledged before me by Jack D'Neal, Senior Vice-President, and attested by Paul J. Sack, Assistant Secretary, of General Development Corporation, a Delaware Corporation authorized to do business in the State of Florida, on behalf of the corporation.
Witness my hand and official seal this 17 day of April, 1981.
Stanley B. Shalita
Notary Public
State of Florida, at large
My Commission Expires 7/24/82

CERTIFICATE OF SURVEYOR
STATE OF FLORIDA) SS
COUNTY OF BREVARD) SS
I HEREBY CERTIFY that this plat is made from an actual survey made under my direction, that it is a correct representation of the land surveyed and that Permanent Reference Monuments have been placed as called for in Chapter 177, Florida Statutes.
Dated this 17th day of April, A.D. 1981.

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on April 2, 1981 the City Council of the City of Palm Bay, Florida approved the General Development Corporation Map of Sunny Brook Lane and Club Gardens Drive in Section 28, Township 28 South, Range 37 East, Brevard County, Florida.
Attest: *Franklin D. Roberts*
Mayor
Paul J. Sack
City Clerk

CERTIFICATE OF APPROVAL BY ZONING COMMISSION
THIS IS TO CERTIFY, That on April 2, 1981 the Zoning Commission of the above Municipality approved the foregoing plat.
U. G. Gable
Zoning 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 April 18, 1981 at 2:30 PM, File No. 549803.
R. C. Winsted Jr.
Clerk of the Circuit Court in and for Brevard County, Fla.
By: Norman C. Cooper