

SECOND REPLAT OF PORT MALABAR UNIT FOUR

A REPLAT OF A PORTION OF
PORT MALABAR UNIT FOUR (P.B. 14, PG. 18)
CITY OF PALM BAY
BREVARD COUNTY, FLORIDA
SHEET 1 OF 1 SHEET

DESCRIPTION

A Replat of a portion of PORT MALABAR UNIT FOUR as recorded in Plat Book 14 at Page 18 of the Public Records of Brevard County, Florida, being more particularly described as follows:
Hulda Waterway, lots 8 thru 8, Block 26, lots 1,2,3,20,21 and 22, Block 28, lots 1 thru 8, Block 79, the drainage right-of-way adjacent to said lot 8, Block 79, all of the right-of-way of Hulda Street from the south line of said Lot 6, Block 26, northward, and all of the right-of-way of Cadillac Drive from the north line of Lot 9, Block 79, north and east to the westerly right-of-way line of said Hulda Street, all as shown on the said Plat of PORT MALABAR UNIT FOUR lying and being in the City of Palm Bay, Brevard County, Florida.

GENERAL NOTES

- ① denotes Permanent Reference Monument inscribed 2789.
- denotes Permanent Control Point.
- All radii are twenty-five feet unless otherwise indicated.
- Basis of bearing system is assumed for calculation purposes.
- Deed Restrictions are recorded in O.R. Book 2400 at page 568.
- ⊙ denotes Permanent Reference Monument found.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, owner of the land described in the foregoing caption of this plat, by its duly elected officers, acting by and with the authority of its Board of Directors, hereby dedicates and sets apart all of the streets and thoroughfares shown hereon to the City of Palm Bay. Tracts "A" and "B" are hereby designated for drainage and passive recreation purposes and are dedicated to the City of Palm Bay. With reference to Tracts "A" and "B", 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 purpose. An express purpose of this plat is to vacate that portion of the underlying plat of PORT MALABAR UNIT FOUR as recorded in Plat Book 14 at Page 18 of the Public Records of Brevard County, Florida, that lies within this plat. The easements hereinafter described or shown hereon are reserved for installation and maintenance of public utilities and drainage facilities and are hereby dedicated to the City of Palm Bay:

- A 20 foot strip along all Tract and lot lines abutting and adjacent to any waterway, except as otherwise shown.
- A 10 foot strip along the front and rear of each lot and a 6 foot strip along the sides of each lot, except as otherwise shown.
- 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 as otherwise shown.

IN WITNESS WHEREOF, the undersigned corporation has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on this 16th day of June, A.D., 1982.

GENERAL DEVELOPMENT CORPORATION

By Jack O'Neal
Jack O'Neal, Sr. Vice President

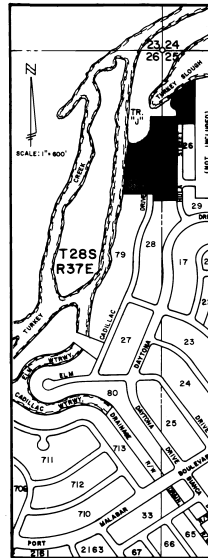
Attest: Saul J. Sack
Saul J. Sack, Asst. Secretary

SPECIAL NOTE:

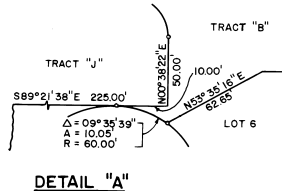
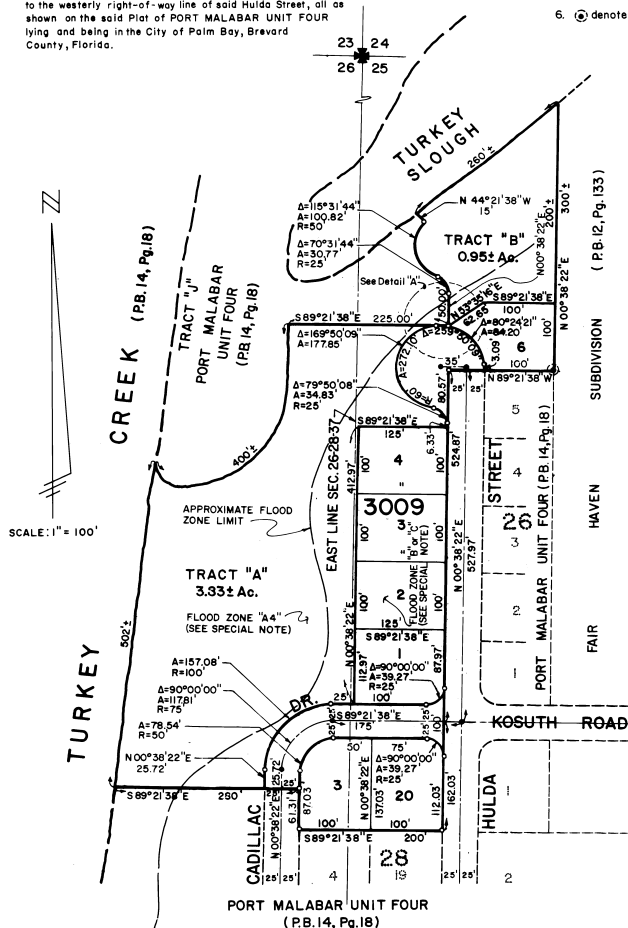
Portions of Tracts "A" and "B" are within FLOOD ZONE DESIGNATION "A-4" as shown on that certain map titled "FIRM FLOOD INSURANCE RATE MAP, CITY OF PALM BAY, FLORIDA, BREVARD COUNTY, PANEL 10 OF 30, COMMUNITY-PANEL NUMBER 120404 0010 A, EFFECTIVE DATE: SEPTEMBER 3, 1980" and issued by "FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION". All others lots shown hereon are within FLOOD ZONE DESIGNATION "B" and "C" as shown on said map.

EXPLANATION OF ZONE DESIGNATIONS:

- "A4" - Areas of 100 year flood; base flood elevations and flood hazard factors determined.
- "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.



LOCATION MAP
SECTIONS 25 & 26, T. 28 S., R. 37 E.



PLAT BOOK 29
AND PAGE 57

DEDICATION (CONTINUED)

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
COUNTY OF DADE } S.S.

Before me, the undersigned Notary Public, personally appeared Jack O'Neal, Sr. Vice President, and Saul J. Sack, Asst. Secretary, of GENERAL DEVELOPMENT CORPORATION, to me well known to be the individuals described in and who executed the foregoing Certificate of Ownership and Dedication, and that each duly acknowledged before me that they executed the same, as such officers, for and in behalf of said corporation.

Witness my hand and official seal of Dade County, Florida, this 16th day of June, A.D., 1982.

Augusta M. Crowley
Notary Public,
State of Florida at Large

My Commission Expires 7/27/86

CERTIFICATE OF SURVEYOR:

STATE OF FLORIDA } S.S.
COUNTY OF DADE } S.S.

I HEREBY CERTIFY that this plat is a true and correct representation of the lands described hereon as recently surveyed and plotted under my direction. The survey data shown on this plat complies with all of the requirements of Chapter 177, Florida Statutes as amended, and that the Permanent Reference Monuments will be set prior to the recording of this plat, in accordance with Section 177.09(7) and the Permanent Control Points will be set in accordance with Section 177.09(8).

Dated this 16th day of June, A.D., 1982.

Stanley B. Swartz
Stanley B. Swartz,
Professional Land Surveyor No. 2789, State of Florida
GENERAL DEVELOPMENT ENGINEERING CO.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on this 16th day of August, 1982, the City Council of the City of Palm Bay, Florida approved the foregoing plat.

By: William F. Madden
MAYOR

ATTEST: John Dumbros
Deputy CITY CLERK

CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, That on July 7, 1982 the Zoning Commission of the above Municipality approved the foregoing plat.

Warren P. Brown 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 SEP 29, 1982 at 11:21 AM File No. 7110314

Richard D. J...
Clerk of the Circuit Court
In and for Brevard County, Fla.

GENERAL DEVELOPMENT ENGINEERING CO.
1111 SOUTH BAYSHORE DR. MIAMI, FLORIDA

SHEET 1 OF 1 SHEET
7 TOTAL NO. OF LOTS

PM 4 R2

APPROVAL:

W. Allen
W. ALLEN
E. Clark
E. CLARK

W. Hansen
W. HANSEN

CALCULATED BY K.Y.
DRAWN BY RC
CHECKED BY MB
APPROVED BY