

34-76

SECOND REPLAT IN PORT MALABAR UNIT TWENTY ONE

ALL OF TRACTS B, C, D, E AND H AND A PORTION OF TRACTS A, F AND G,
 ALL OF THE FIRST REPLAT IN PORT MALABAR UNIT TWENTY ONE (P.B. 24, PG. 5)
 SECTION 19 TOWNSHIP 28 SOUTH, RANGE 37 EAST
 CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS

PLAT BOOK 94
 AND PAGE 76

CERTIFICATE OF OWNERSHIP AND DEDICATION

GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida by its duly elected officers, acting by and with the authority of its Board of Directors, hereby certifies that it is the owner of the land described in the caption of this plat, being Second Replat in Port Malabar Unit Twenty One. With respect to all tracts shown hereon, GENERAL DEVELOPMENT CORPORATION, reserves unto itself, its successors and assigns the right to all subsurface water lying below 400 feet together with the right of ingress and egress thereto and right to use portions thereof for the development of potable water supplies. GENERAL DEVELOPMENT CORPORATION hereby dedicates Tract "G-1" to the City of Palm Bay for open space, drainage and utility purposes.

The public easements hereinafter described are reserved for the installation and maintenance of public utilities and drainage facilities and are hereby dedicated to the City of Palm Bay.

1. A 10 foot strip along the front, rear and sides of each parcel.
 2. Except as otherwise indicated or 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 where easements are otherwise indicated or shown.

IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by the officers named below and its corporate seal to be affixed hereto on this 27 day of July, 1987.

GENERAL DEVELOPMENT CORPORATION
 By: *William J. Pfrisch, Jr.*
 William J. Pfrisch, Jr., Vice President
 Attest: *Nancy H. Roen*
 Nancy H. Roen, Assistant Secretary

STATE OF FLORIDA)
 COUNTY OF DADE) SS

The foregoing instrument was acknowledged before me this 27 day of July, 1987 by G.J. Pfrisch and Nancy H. Roen, Secretary and Assistant Secretary, respectively of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida, on behalf of the corporation.

My commission expires *July 12, 1988* Notary Public, State of Florida of Large

DESCRIPTION

All of Tracts "B", "C", "D", "E" and "H" and a portion of Tracts "A", "F" and "G" as shown in the plat of FIRST REPLAT IN PORT MALABAR UNIT TWENTY ONE as recorded in Plat Book 24 at Page 5 of the Public Records of Brevard County, Florida, and being more particularly described as follows:

1. Beginning at the Southeast corner of said TRACT "A"; thence N00°35'51"E along the West line of CULVER DRIVE for 104.52 feet; thence N44°20'05"W for 141.49 feet; thence N89°18'21"W for 250.10 feet (the last mentioned two courses being coincident with a portion of Parcel 102.18 as described in Official Record Book 2687, Page 2616 of the Public Records of Brevard County, Florida); thence S00°35'20"W along the East line of the lands described in Official Record Book 2301, Page 2955 of the Public Records of Brevard County, Florida for 205.15 feet; thence S89°24'31"E along a portion of the South line of said TRACT "A" for 350.00 feet to the Point of Beginning, and containing 1.53 acres, more or less.
2. Beginning at the Northeast corner of said TRACT "B"; thence N89°24'31"W along the North line of said TRACT "B" for 399.94 feet; thence S00°35'20"W along the West line of TRACTS "B", "C", "H" and "H" for 986.30 feet to the North line of TRACT "M"; thence S34°33'38"E for 124.55 feet; thence S81°35'16"E for 307.09 feet (the last mentioned two courses being coincident with the South line of said TRACT "B") to a point on the arc of a circular curve to the left whose radius point bears N22°52'45"W from said point; thence Northerly along the West Right-of-Way line of CULVER DRIVE and along the arc of said curve having a radius of 570.00 feet and a central angle of 16°31'24" for 164.38 feet to a Point of Tangency; thence N00°35'51"E along the West Right-of-Way line of CULVER DRIVE for 967.60 feet to the Point of Beginning and containing 10.04 acres, more or less.
3. Beginning at the Southwest corner of said TRACT "H"; thence S81°35'16"E along the South line of said TRACT "H" for 531.15 feet; thence W37°02'02"E for 1018.17 feet to a point on the arc of a circular curve to the left whose radius point bears S38°05'57"W from said point; thence Northwesterly along the arc of said curve having a radius of 910.00 feet and a central angle of 03°33'42" for 56.57 feet to a Point of Tangency; thence N55°27'45"W for 1579.22 feet (the last two mentioned courses being coincident with a portion of the southwesterly Right-of-Way line of Interstate 95); thence S00°35'51"W along the East Right-of-Way line of CULVER DRIVE for 1222.07 feet to a point of Curvature of a circular to the right having a radius of 670.00 feet; thence Southerly, continuing along said East Right-of-Way line of CULVER DRIVE and along the arc of said curve having a central angle of 15°15'56" for 171.95 feet to the Point of Beginning and containing 25.75 acres, more or less.

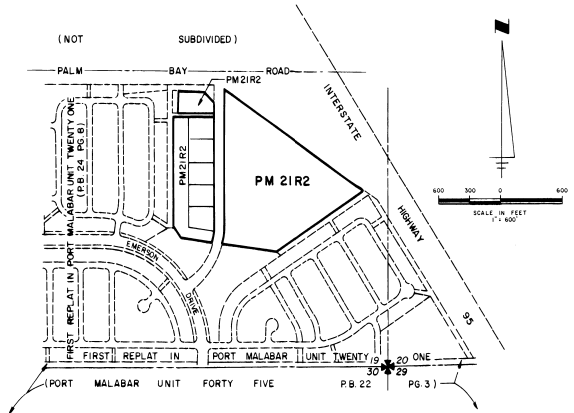
All of the above as shown on the said plat of FIRST REPLAT IN PORT MALABAR UNIT TWENTY ONE. All land lying and being in the City of Palm Bay, Brevard County, Florida and containing a total of 37.32 acres, more or less.

GENERAL NOTES

1. \odot Indicates Permanent Reference Monument set, inscribed 2789.
2. All radii are twenty five feet unless otherwise indicated.
3. Basis of bearing system is the plat of First Replat in Port Malabar Unit Twenty One.
4. Deed restrictions are recorded in O.R. Book 302 at Page 532 of the Public Records of Brevard County, Florida.

NOTICE: There may be additional restrictions that are recorded on this plat that may be found in the public records of this county

NOTE: All public utility easements, described or shown shall include cable television services



LOCATION MAP
 SECTION 19, TOWNSHIP 28 SOUTH, RANGE 37 EAST
 CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

APPROVAL:
 N. SHANDLOFF
 C.E. FANCHER
 S. SMITH
 E. CLARK
 CALCULATED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that this plat is a true and correct representation of the lands described hereon as recently surveyed and platted under my direction. The survey data shown on this plat complies with all the requirements of Chapter 177, Florida Statutes as amended, and that the Permanent Reference Measurements will be set prior to the recording of this plat, in accordance with Sections 177.09(1) and the Permanent Control Points will be set in accordance with Section 177.09(1).

Dated this 27 day of July, 1987, at A.D., 1987.
Stanley B. Shading
 Stanley B. Shading, Professional Land Surveyor No. 2789, State of Florida
 GENERAL DEVELOPMENT ENGINEERING COMPANY

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on this 27 day of July, 1987, the City Council of the City of Palm Bay, Florida approved the foregoing plat:
 BY: *William J. Pfrisch, Jr.*
 William J. Pfrisch, Jr., Mayor
 ATTEST: *Alan Pfrisch*
 Alan Pfrisch, City Clerk

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on *September 8, 1987* the Zoning Commission of the above Municipality approved the foregoing plat.
William J. Pfrisch, Jr.
 William J. Pfrisch, Jr., Planning and 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 *July 7, 1987* at *11:44 AM* File No. *829349*
Deborah J. ...
 Deborah J. ..., Clerk of the Circuit Court
 in and for Brevard County, Florida

GENERAL DEVELOPMENT ENGINEERING COMPANY,
 1111 SOUTH BAYSHORE DRIVE MIAMI, FLORIDA

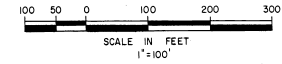
SHEET 1 OF 2 SHEETS
 6 TOTAL NO. LOTS

PM 21 R2

34-77

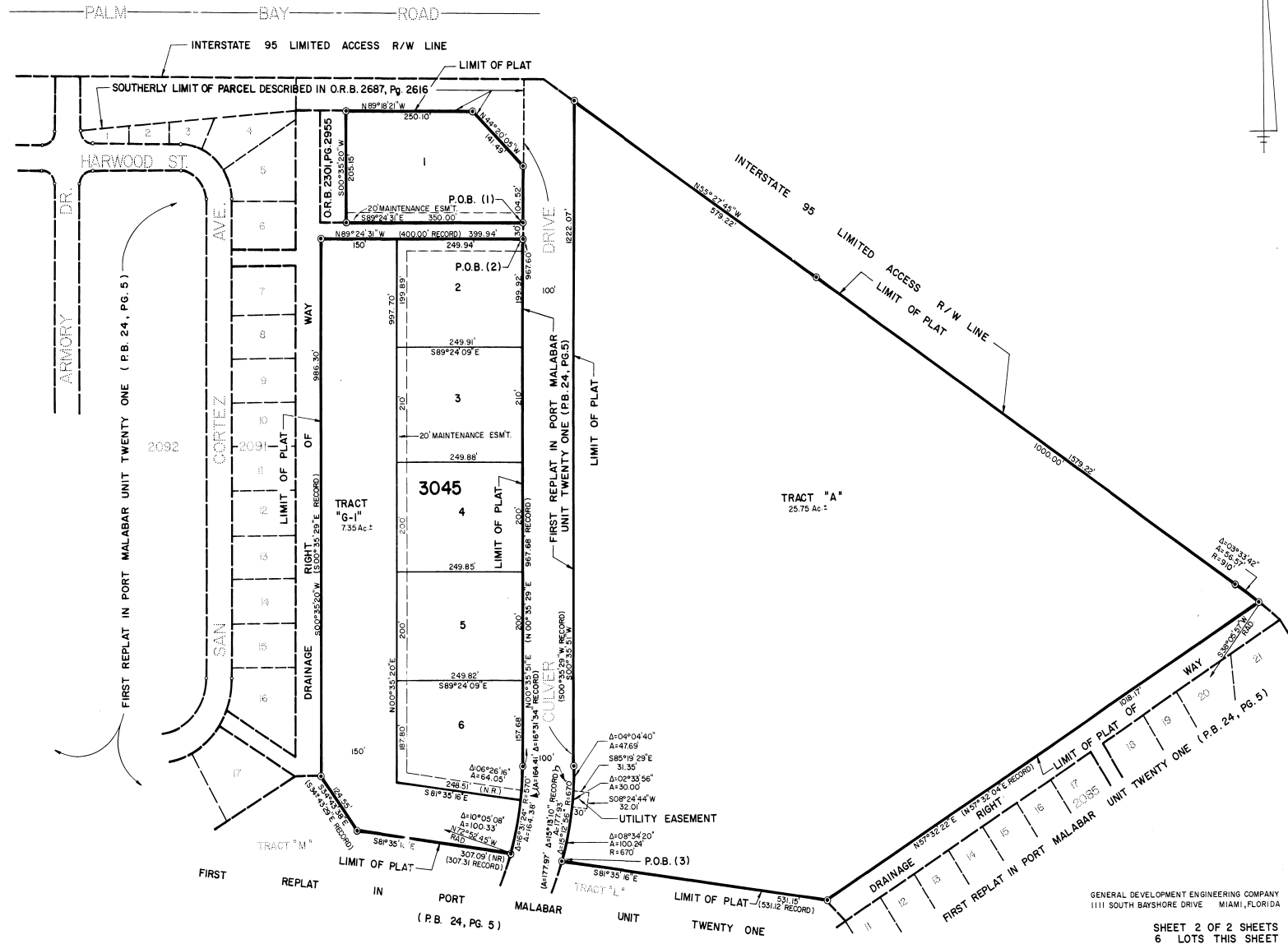
SECOND REPLAT IN PORT MALABAR UNIT TWENTY ONE

PLAT BOOK 34
AND PAGE 17



ALL OF TRACTS B,C,D,E AND H AND A PORTION OF TRACTS A,F AND G,
 ALL OF THE FIRST REPLAT IN PORT MALABAR UNIT TWENTY ONE (P.B.24, PG.5)
 SECTION 19 TOWNSHIP 28 SOUTH, RANGE 37 EAST
 CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS



CALCULATED BY _____
 DRAWN BY _____
 CHECKED BY _____
 APPROVED BY _____

GENERAL DEVELOPMENT ENGINEERING COMPANY
 1111 SOUTH BAYSHORE DRIVE MIAMI, FLORIDA

SHEET 2 OF 2 SHEETS
 6 LOTS THIS SHEET

PM 21 R2