

CATHEDRAL OAKS

SEC. 33, TWP. 28 SOUTH, RGE. 37 EAST
CITY OF PALM BAY, COUNTY OF BREVARD, FLORIDA

19-00-00-00

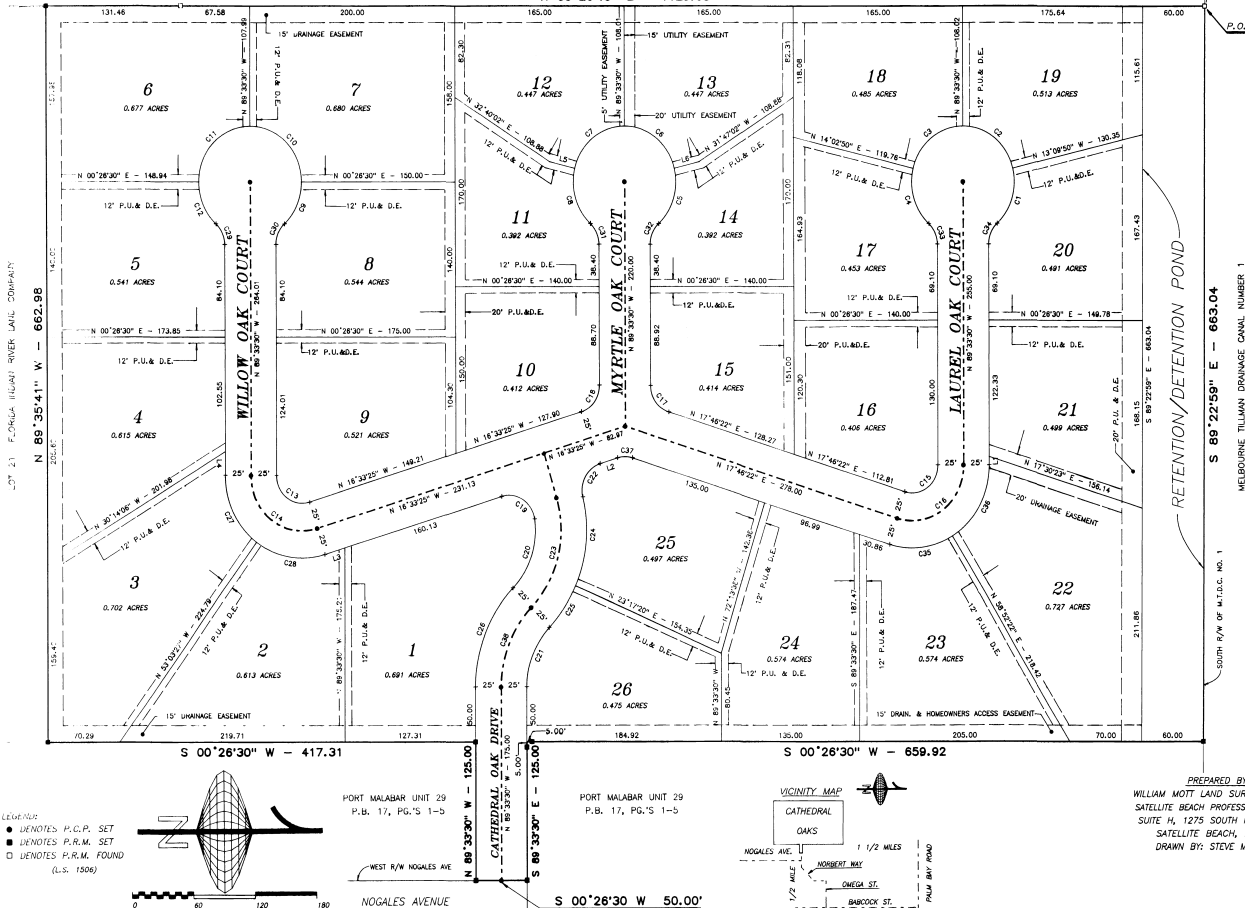
LAND DESCRIBED IN ORL 2308, PAGE 0787 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING LOT 28 IN SECTION 33, TOWNSHIP 28 SOUTH, RANGE 37 EAST, FLORIDA HIGHWAY WHERY LAND SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 164 ALSO OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LESS AND EXCLUDING THE NORTH 198 FEET THEREOF FOR MELBOURNE-TILLMAN DRAINAGE DISTRICT CANAL RIGHT-OF-WAY, TOGETHER WITH THE NORTH 50 FEET OF TRACT B IN PORT MALABAR UNIT TWENTY NINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH EAST CORNER OF PORT MALABAR UNIT 55 AS RECORDED IN PLAT BOOK 24, PAGES 132 THRU 136 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°22'59" EAST ALONG THE SOUTH LINE OF SAID MELBOURNE-TILLMAN RIGHT-OF-WAY A DISTANCE OF 663.04 FEET TO THE NORTHWEST CORNER OF PORT MALABAR UNIT TWENTY NINE AS RECORDED IN PLAT BOOK 17, PAGES 1 THRU 5 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°26'30" WEST TO THE NORTH LINE OF SAID TRACT B; THENCE SOUTH 89°33'30" EAST ALONG THE NORTH LINE OF TRACT B A DISTANCE OF 125.00 FEET TO THE WEST RIGHT-OF-WAY OF NOGALES AVENUE; THENCE SOUTH 00°26'30" WEST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 50.00 FEET; THENCE NORTH 89°33'30" WEST 125.00 FEET TO THE SAID WEST LINE OF PLAT BOOK 17, PAGES 1 THRU 5; THENCE SOUTH 00°26'30" WEST ALONG THE SAID WEST LINE A DISTANCE OF 417.31 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 89°35'41" WEST ALONG SAID SOUTH LINE A DISTANCE OF 662.98 FEET TO THE EAST LINE OF SAID PLAT BOOK 24, PAGES 132 THRU 136; THENCE NORTH 00°26'19" EAST ALONG SAID EAST LINE A DISTANCE OF 1129.68 FEET TO THE POINT-OF-BEGINNING, CONTAINING 17.318 ACRES OF LAND MORE OR LESS.

NOTES:

- THE BEARING STRUCTURE AS SHOWN HEREON IS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 37 EAST BEING S 89°22'59" E AS CALLED FOR IN O.N.B. 2308, PAGE 0787.
- EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES ARE HEREBY RESERVED AS SHOWN HEREON. THE 12 FOOT EASEMENTS SHOWN ON THE SIDE LOT LINES ARE CENTERED ON THE LOT LINES. THE 20 FOOT EASEMENTS ON THE REAR LOT LINES ARE CENTERED ON THE LOT LINES, EXCEPT FOR LOTS 19 THRU 22 WHERE MORE THAN ONE LOT ON PARTS OF ONE OR MORE LOTS ARE INTENDED AS A SINGLE BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID SIDE EASEMENTS, EXCEPT FOR THE COMMON LOT LINES OF LOTS 12 THRU 13 AND 21 & 22.
- FOR PROTECTIVE COVENANTS SEE O.R.B. _____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- FOR JOINDERS IN DEDICATION SEE O.R.B. _____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- "NOTICE" THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT CONTAINED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE TERM PUBLIC UTILITIES INCLUDES FLORIDA POWER LIGHT AND TV CABLE.

PORT MALABAR UNIT 55 (P.B. 24, PAGES 132-136)

N 00°26'19" E - 1129.68



CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BKG
C1	50.00	61°47'43"	53.83	29.82	81.84	N 72°15'58" W
C2	50.00	78°22'40"	66.67	38.34	81.84	S 38°38'50" W
C3	50.00	78°22'40"	66.67	38.34	81.84	S 37°43'20" W
C4	50.00	61°47'43"	53.83	29.82	81.84	N 73°08'58" W
C5	50.00	61°47'43"	53.83	29.82	51.25	N 72°15'58" W
C6	50.00	78°22'40"	66.67	38.34	81.84	S 38°38'50" W
C7	50.00	78°22'40"	66.67	38.34	81.84	S 37°43'20" W
C8	50.00	61°47'43"	53.83	29.82	81.84	N 73°08'58" W
C9	50.00	61°47'43"	53.83	29.82	51.25	N 72°15'58" W
C10	50.00	48°11'23"	42.05	22.38	40.82	N 85°27'48" W
C11	50.00	80°00'00"	78.54	50.00	70.71	S 44°33'30" W
C12	50.00	48°11'23"	42.05	22.38	40.82	N 86°20'48" W
C13	50.00	80°00'00"	78.54	50.00	70.71	S 45°30'30" W
C14	50.00	108°59'55"	93.37	67.57	80.39	N 36°53'30" W
C15	25.00	107°00'00"	46.86	33.78	40.19	S 38°03'30" W
C16	50.00	107°00'00"	93.38	67.57	80.39	N 36°53'30" W
C17	25.00	72°00'00"	21.71	18.39	29.63	S 54°03'30" W
C18	25.00	73°00'14"	31.85	18.50	29.74	S 53°03'27" W
C19	25.00	181°18'11"	43.33	24.43	38.11	N 33°10'58" W
C20	75.00	92°41'48"	68.96	37.15	66.57	S 75°54'14" W
C21	75.00	45°00'00"	58.80	31.07	57.40	N 67°03'30" W
C22	25.00	88°34'41"	37.62	23.68	34.38	N 60°00'48" W
C23	100.00	81°58'55"	106.21	60.08	103.01	N 75°33'27" W
C24	125.00	42°30'00"	129.84	48.74	90.81	S 85°45'30" E
C25	125.00	20°53'32"	45.58	24.05	43.34	S 55°02'48" E
C26	125.00	45°00'00"	68.96	37.15	66.57	S 75°54'14" E
C27	75.00	35°59'57"	70.03	37.80	67.51	N 63°41'22" E
C28	75.00	33°29'58"	70.03	37.80	67.51	N 61°11'58" E
C29	25.00	48°11'23"	21.03	11.18	20.41	N 85°27'48" W
C30	25.00	48°11'23"	21.03	11.18	20.41	N 86°20'48" W
C31	25.00	48°11'23"	21.03	11.18	20.41	N 85°27'48" W
C32	25.00	48°11'23"	21.03	11.18	20.41	N 86°20'48" W
C33	25.00	48°11'23"	21.03	11.18	20.41	N 85°27'48" W
C34	25.00	48°11'23"	21.03	11.18	20.41	N 86°20'48" W
C35	75.00	48°34'58"	63.38	33.84	61.09	N 60°50'04" W
C36	75.00	58°22'52"	74.94	41.84	73.21	S 65°02'30" W
C37	75.00	33°59'57"	70.03	37.80	67.51	N 60°00'48" W
C38	100.00	45°00'00"	78.54	41.42	76.54	S 67°03'30" E

LINE	DIRECTION	DISTANCE
1	N 89°33'30" W	7.47
2	S 89°33'30" E	17.79
3	N 16°32'25" W	20.35
4	S 89°33'30" E	21.46
5	N 14°02'50" W	25.00
6	N 13°09'50" W	25.00

PLAT BOOK 36
AND PAGE 88

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner... in fee simple of the lands described in... hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the 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.

IN WITNESS WHEREOF, the undersigned hereunto set... hand... and seal... on FEBRUARY 10, 1988.

W.L. Clark III

Signed and sealed in the presence of:

Shirley M. ...
Mark ...

STATE OF FLORIDA... COUNTY OF BREVARD
THIS IS TO CERTIFY, That on FEBRUARY 10, 1988, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

W.L. CLARK III TRUSTEE

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

James H. ...
NOTARY PUBLIC
My Commission Expires July 8, 1989

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on OCTOBER 9, 1988 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 plotted; that permanent reference monuments have been placed as shown therein as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated FEBRUARY 10, 1988

William A. ...
Registration No. 4310

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on FEBRUARY 10, 1988 the City Council of the City of Palm Bay approved the foregoing plat.

Mayor
MAYOR
City Clerk
CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open spaces and other rights of way, easements and areas dedicated for public use on this plat.

Chairman of the Board
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Chairman of the Board
Clerk of the Board
Approved
County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on the foregoing plat was approved the foregoing plat.

Planning and Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have compared 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 MARCH 29, 1988 at 05:05. File No. 813049.

Recorder
Recorder of Deeds
Clerk of the Circuit Court
and for Brevard County, Fla.

See errors on plat, see affidavit in O.R.B. 3110 Pt. 8393