

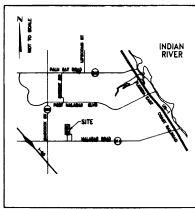
PALM BAY MEDICAL OFFICE CENTER
SECTION 34, TOWNSHIP 28 SOUTH, RANGE 37 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

A REPLAT OF A PORTION OF FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION,
AS RECORDED IN PLAT BOOK 1, PAGE 164, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 13 AND THE WEST 5.00 ACRES OF LOT 14, SECTION 34, TOWNSHIP 28 SOUTH, RANGE 37 EAST, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 164 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LESS THE NORTH 45.00 FEET THEREOF FOR CANAL RIGHT-OF-WAY FOR WATER CONTROL DISTRICT OF SOUTH BREVARD CANAL NUMBER 82 AND LESS THE WEST 47.00 FEET THEREOF FOR CANAL RIGHT-OF-WAY FOR THE WATER CONTROL DISTRICT OF SOUTH BREVARD CANAL NUMBER 78.

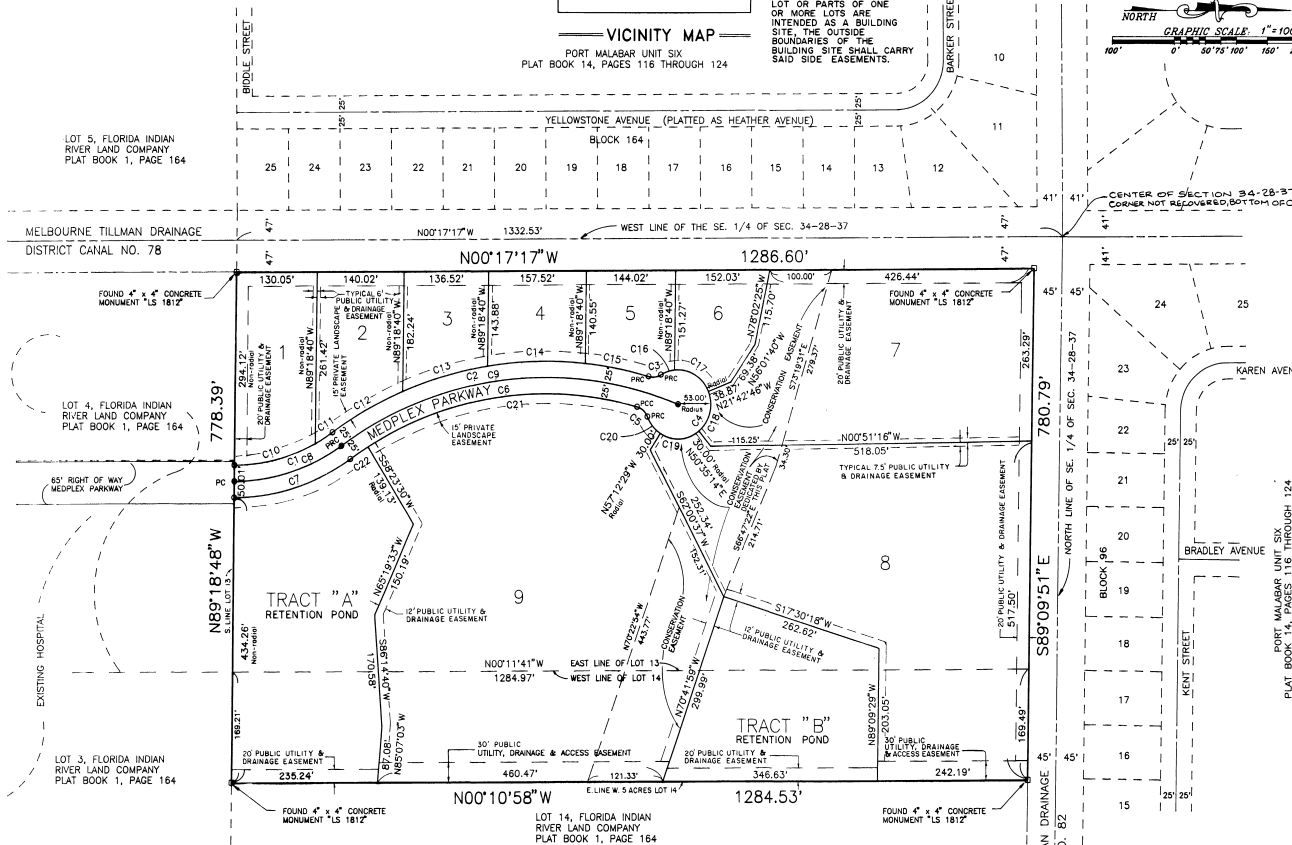
CONTAINING 23.003 ACRES, MORE OR LESS.



VICINITY MAP
PORT MALABAR UNIT SIX
PLAT BOOK 14, PAGES 116 THROUGH 124

SURVEYOR'S NOTES:

- THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- DEVELOPMENT RIGHTS TO THE CONSERVATION EASEMENT ARE LIMITED TO ACCESS DRIVES TO LOTS 7 AND 8, AND OTHER PARK-LIKE AMENITIES CONSTRUCTED BY THE HOMEOWNER'S ASSOC.
- 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.
- PC DENOTES POINT OF CURVATURE, PRC DENOTES POINT OF REVERSE CURVATURE.
- DENOTES PERMANENT CONTROL POINT (PCP), NAIL & DISK "LB 2648". □ DENOTES PERMANENT REFERENCE POINT (PRM).
- A 6.00 FEET WIDE PUBLIC UTILITY & DRAINAGE EASEMENT IS HEREBY RESERVED ALONG SIDE LOT LINES, UNLESS SHOWN OTHERWISE.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF N00°17'17"W, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 37 EAST.
- ADDITIONAL PROTECTIVE COVENANTS ARE RECORDED AT OFFICIAL RECORDS BOOK _____ PAGES _____ PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	218.58	188.58	87.00	183.98	N174°31'W	3455.31
C2	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C3	250.00	200.00	100.00	200.00	N07°00'00"W	4719.11
C4	33.00	259.13	17.50	68.04	S71°10'49"E	2807.95
C5	250.00	200.00	100.00	200.00	S89°10'00"W	5220.00
C6	542.98	485.17	299.78	408.48	S09°49'00"E	5243.20
C7	326.58	199.88	103.18	186.77	N17°38'52"W	3504.11
C8	301.50	184.33	86.09	181.98	N17°40'52"W	3000.17
C9	572.98	570.00	311.09	546.78	N08°40'58"E	5700.00
C10	218.58	188.58	87.00	183.98	N174°31'W	3455.31
C11	218.58	188.58	87.00	183.98	N174°31'W	3455.31
C12	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C13	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C14	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C15	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C16	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C17	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C18	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C19	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C20	592.98	434.93	286.95	512.27	N09°31'17"W	5115.22
C21	542.98	485.17	299.78	408.48	S09°49'00"E	5243.20
C22	542.98	485.17	299.78	408.48	S09°49'00"E	5243.20

* and also easements for construction, installation, operation and maintenance of cable television service.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION
PALM BAY MEDICAL OFFICE CENTER

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates Tracts "A" and "B" (Retention Pond Areas), the drainage easements, utility easements, access easements, and the street shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below, and the corporate seal to be affixed hereto on Feb. 3, 1992.

By: *H.J. Riddle Mills* Vice President
Attest: *S. Phelan* Vice President

Signed and sealed in the presence of: *Susan Stalling* Holmes Regional Medical Center, Inc.
Carol Spence
William C. Cannon

STATE OF FLORIDA, COUNTY OF BREVARD
THIS IS TO CERTIFY, That on 12/23/1992, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared *H. J. Riddle Mills* and *S. Phelan*, known to me to be the President and Vice President, respectively, of the above named Corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation, the act and deed of said corporation.

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

William O. Knappling
NOTARY PUBLIC
My commission expires 11/21/1994

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that he has surveyed the lands 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 thereon as required by Chapter 177 & 472, Florida Statutes; and that said land is located in Brevard County, Florida.

Dated: 11/23/1992
William O. Cannon Registration No. 4342

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on January 19, 1992, the City Commission of the City of Palm Bay, Florida, approved the foregoing plat.

John De... Mayor
Attest: *William O. Cannon* 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
Attest: _____
Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 11/23/1992, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board
Attest: _____
Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 11/23/1992, the Zoning Commission of the above City approved the foregoing plat.

William O. Cannon 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 12/23/1992 at 9:12 AM. File No. 999333.

William O. Cannon Clerk of the Circuit Court in and for Brevard County, Fla.

