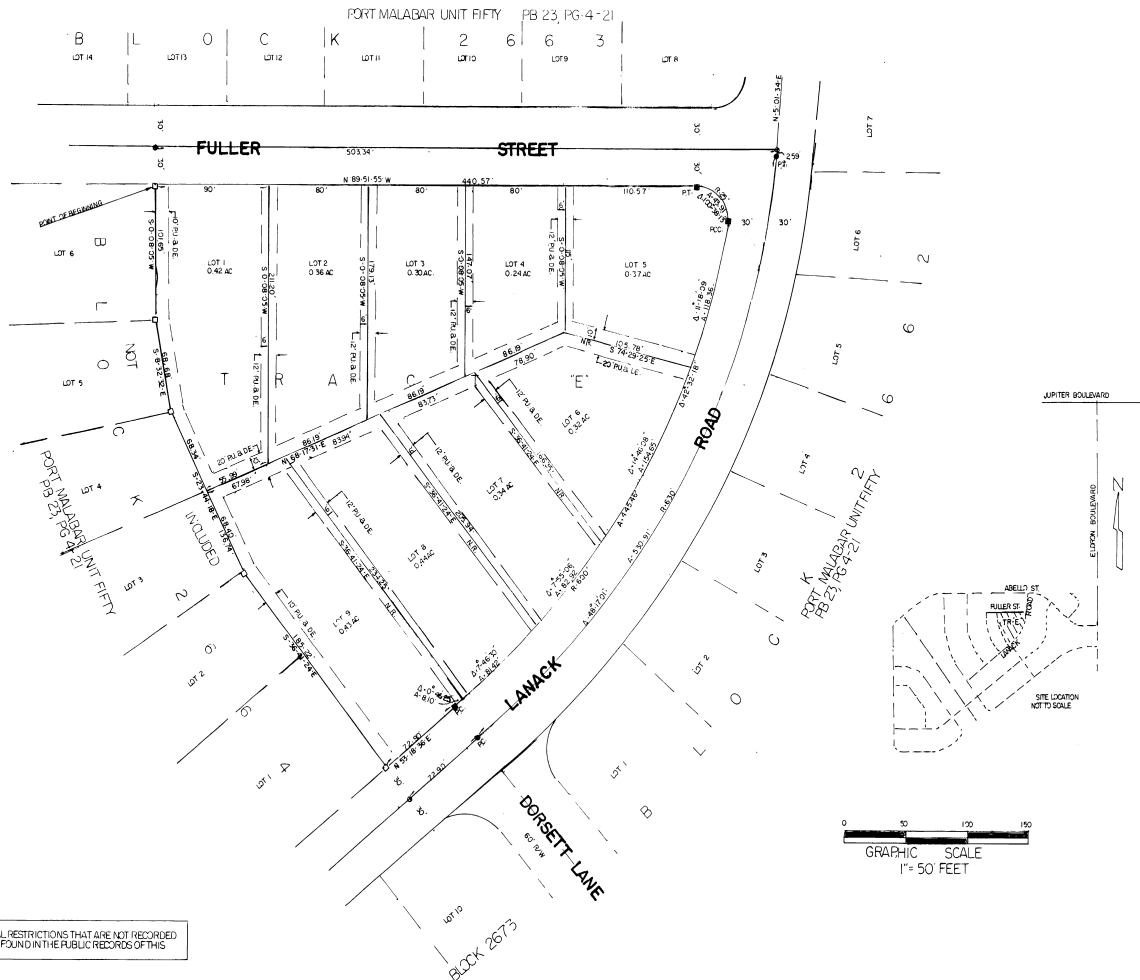


# PAT / DEE ESTATES

REPLAT OF TRACTE FORT MALABAR UNIT FIFTY, PB 23, PG 4-21  
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA.

DESCRIPTION:

TRACT E, FORT MALABAR UNIT FIFTY AS RECORDED IN PLAT BOOK 23, PAGES 4 THRU 21 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 6 BLOCK 2673 PORT MALABAR UNIT FIFTY, FROM THE NORTHWEST CORNER OF LOT 6 BLOCK 2673 PORT MALABAR UNIT FIFTY, FROM THE POINT OF BEGINNING, THENCE S 02 08 26" W ALONG EAST LINE OF LOT 6 BLOCK 2673 PORT MALABAR UNIT FIFTY 121.67 FEET, THENCE S 88 08 08" E 136.74 FEET, THENCE S 23 44 18" E 187.21 FEET TO SOUTHWEST CORNER OF LOT 1, BLOCK 2673 PORT MALABAR UNIT FIFTY AND NORTHWEST CORNER OF WAY OF JUPITER ROAD, THENCE S 15 05 16" E ALONG WEST LINE OF LOT 1, BLOCK 2673 PORT MALABAR UNIT FIFTY 110.57 FEET TO THE POINT OF BEGINNING, THENCE ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 127 34 18" AN RADIUS OF 251 FEET TO POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY OF FULLER STREET, THENCE N 89 51 55" W ALONG SAID SOUTH RIGHT-OF-WAY 503.34 FEET TO POINT OF BEGINNING, CONTAINING 3.22 ACRES MORE OR LESS.



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

PREPARED BY:  
**WALTER L. MOYER LAND SURVEYING**  
1700 ANIMAL STREET SE.  
PALM BAY, FLORIDA  
PHONE 407 723-1984

ABBREVIATIONS:  
LS - LAND SURVEYOR  
PC - POINT OF COMMENCEMENT  
PE - POINT OF BEGINNING  
PCO - POINT OF COMMENCEMENT OF CURVE  
PI - PLAT BOOK  
P - PAGES  
S - SECTORS  
Q - QUARTERS  
N.B. - NORTH BOUNDARY  
A.C. - AREA  
S.W. - SOUTH WEST CORNER  
P.M. - PERMANENT REFERENCE MONUMENT  
P.U. & D. - PUBLIC UTILITY AND DRAINAGE EASEMENT

- SURVEYOR'S NOTES:
1. BEARING BASED ON RECORDED PLAT
  2. 8" POUND NAIL AND WASHER (S.S. 1953)
  3. 8" - 10" ROUND 4x4" CONCRETE MONUMENT (100 GAL.)
  4. 0" - 1" CONCRETE PERMANENT CONTROL POINT, SHARPPED (S.S. 2808)
  5. 0" - 1" CONCRETE PERMANENT REFERENCE MONUMENT, SHARPPED (P.M. 1.5 2008)
  6. BEARINGS REFERENCED TO SOUTH RIGHT-OF-WAY OF FULLER STREET AS N 89 51 55" W
  7. SAID UTILITY AND DRAINAGE EASEMENTS, 10' FOOT WIDE, 8' FOOT DEEP, UNLESS OTHERWISE SHOWN
  8. ALL UTILITY EASEMENTS SHALL ALLOW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION, TELEPHONE OR OTHER PUBLIC UTILITY IN THE EVENT THAT A CABLE TELEVISION OR TELEPHONE COMPANY SHALL BE THE OWNER OF SAID PUBLIC UTILITY. IT SHALL BE SAID RESPONDENT'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FROM THE CITY OF PALM BAY.
  9. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A SINGLE BUILDING SITE, THE CITY OF PALM BAY WILL ALLOW THE SITE TO BE DEVELOPED AS A SINGLE BUILDING SITE.
  10. PERMITS FOR THE CONSTRUCTION OF SAID UTILITY SHALL BE OBTAINED BY THE OWNER OF SAID UTILITY.
  11. PERMITS FOR THE CONSTRUCTION OF SAID UTILITY SHALL BE OBTAINED BY THE OWNER OF SAID UTILITY.
  12. SEE RESTRICTIONS IN OR 3453 PL 4177 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

**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 plat 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 his hand and seal on January 19, 1995.  
*Patricia Lamoineux* PAT/DEE, INC.

Signed and sealed in the presence of:  
*David B. Brown*  
*William P. Brown*  
STATE OF FLORIDA, COUNTY OF BREVARD.  
THIS IS TO CERTIFY, that on January 19, 1995, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Patricia Lamoineux, L.S. 62-692-55-759-0 FL. Driver's License

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.  
*David B. Brown*  
NOTARY PUBLIC  
My Commission Expires April 26, 1998

**CERTIFICATE OF SURVEYOR**  
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, hereby certify that on October 31, 1994, he completed the survey of the lands as shown in the foregoing plat. This said plat is a correct representation of the lands therein described and that permanent reference monuments have been placed as required by Chapter 177, Florida Statutes, and that said land is located in Brevard County, Florida. Dated November 2, 1994.  
Registration No. 2522

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**  
THIS IS TO CERTIFY, that on January 19, 1995, the City Council of the City of Palm Bay, Brevard County, Florida, approved the foregoing plat.  
*Matt E. Brown* MAYOR  
*William P. Brown* CITY CLERK

**CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY That the Board of County Commissioners hereby accept 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.  
ATTEST: Chairman of the Board  
Clerk of the Board

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
THIS IS TO CERTIFY, That on January 19, 1995, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.  
ATTEST: 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 January 19, 1995, the Zoning Commission of the above City approved the foregoing plat.  
*William P. Brown* 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 February 3, 1995, at 1:01 PM, in my office.  
*William P. Brown*  
Clerk of the Circuit Court in and for Brevard County, Fla.