



# MONTEREY COVE at BAYSIDE LAKES

A SUBDIVISION LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA  
BEING A REPLAT OF PORTIONS OF "FLORIDA INDIAN RIVER LAND COMPANY" RECORDED IN PLAT BOOK 1, PAGE 165



PLAT BOOK 49 PAGE 80

SHEET 1 OF 2

SEC. 19, TWP. 29 S., RGE. 37 E.

### PLAT DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 29 SOUTH, RANGE 37 EAST, CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF TRACT #1-45 OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE TWO", RECORDED IN PLAT BOOK 45, PAGES 82 THRU 84 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN N. 89°45'12"E., A DISTANCE OF 605.00 FEET TO A POINT OF BEGINNING; THENCE S. 02°52'30"W., A DISTANCE OF 1216.05 FEET; THENCE S. 89°45'12"W., A DISTANCE OF 282.50 FEET; THENCE N. 28°53'07"W., A DISTANCE OF 171.52 FEET TO A POINT ON A 320.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A RADIAL BEARING OF N. 28°53'07"W., A DISTANCE OF 159.95 FEET TO A POINT OF TANGENCY; THENCE S. 89°45'12"W., A DISTANCE OF 215.36 FEET TO THE POINT OF CURVATURE OF A 195.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 306.30 FEET TO A POINT OF TANGENCY; THENCE N. 00°14'48"W., A DISTANCE OF 170.00 FEET; THENCE S. 89°45'12"W., A DISTANCE OF 126.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BRAMBLEWOOD CIRCLE (A 50 FOOT WIDE RIGHT OF WAY), SAID POINT BEING ON A 237.50 FOOT RADIUS CURVE TO THE LEFT HAVING A RADIAL BEARING OF N. 60°29'40"W.; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 29°45'08" A DISTANCE OF 123.33 FEET TO A POINT OF TANGENCY; THENCE N. 00°14'48"W., ALONG SAID RIGHT OF WAY, A DISTANCE OF 325.00 FEET TO THE POINT OF CURVATURE OF A 237.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 72°48'12" A DISTANCE OF 301.78 FEET TO A POINT OF TANGENCY; THENCE N. 00°14'48"W., A DISTANCE OF 126.31 FEET TO A POINT OF TANGENCY; THENCE N. 00°14'48"W., A DISTANCE OF 63.53 FEET TO A POINT OF TANGENCY; THENCE N. 00°14'48"W., A DISTANCE OF 98.57 FEET TO THE POINT OF CURVATURE OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 13°57'29" A DISTANCE OF 146.17 FEET TO A POINT OF REVERSE CURVATURE OF A 670.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THRU A CENTRAL ANGLE OF 13°57'29" A DISTANCE OF 163.22 FEET TO THE POINT OF BEGINNING CONTAINING 32.700 ACRES.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN:

### MONTEREY COVE AT BAYSIDE LAKES

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC (SUBJECT TO NOTES HEREON).

IN WITNESS WHEREOF, THE BELOW NAMED 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:

DATE: February 21, 2003  
TOWN CENTER PARTNERS, LTD.  
A FLORIDA LIMITED PARTNERSHIP

BY: [Signature]  
BY: BAYSIDE LAKES DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION AS GENERAL PARTNER  
BY: BENJAMIN E. JEFFERIES, PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

[Signature] Lori Nuss

[Signature] Irene Sullivan

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON February 21, 2003 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

RESPECTIVELY AS PRESIDENT AND SECRETARY 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 THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THEREON AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: [Signature] Irene Sullivan  
Commission #00000000  
Expires Sep. 4, 2004  
Hondel Thum  
Hondel Thum & Co., Inc.

MY COMMISSION EXPIRES: 9/5/04

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON AUGUST 13, 2002, HE COMPLETED THE SURVEY OF THE LANDS SHOWN ON THE FOREGOING PLAT THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1)(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BAY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED.

DATE: February 20, 2003

[Signature]

ROBERT M. PACKARD, PSM  
REGISTERED FLORIDA SURVEYOR & MAPPER #3867  
FOR: R.M. PACKARD & ASSOC., INC.  
1013 ROCKLEDGE DRIVE  
ROCKLEDGE, FLORIDA 32955  
TEL. 1 (321) 632-6355  
FLORIDA CORPORATE CERTIFICATE #6649

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON December 19, 2002 THE CITY COUNCIL OF THE CITY OF PALM BAY, FLORIDA APPROVED THE FOREGOING PLAT.

MAYOR: [Signature] Edward Geier  
ATTEST: [Signature] Alice Bassmore

### CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

[Signature] Craig S. McKinnon  
CRAG S. MCKINNON, PSM  
REGISTERED FLORIDA SURVEYOR & MAPPER #5057

### 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:

March 4, 2003 AT 3:02 PM FILE NO. 200301398  
[Signature] Scott Ellis  
CLERK OF CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA.



### SURVEYOR'S NOTES:

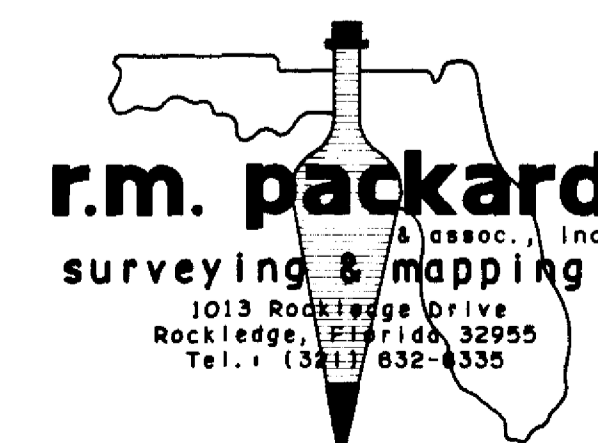
- INDICATES PERMANENT REFERENCE MONUMENTS STAMPED "PRM / PACKARD / LS #3867".
  - INDICATES PERMANENT CONTROL POINTS STAMPED "PCP / PACKARD / LS #3867".
  - THE BEARING STRUCTURE OF THIS PLAT IS BASED ON THE RECORD PLAT OF "BAYSIDE LAKES COMMERCIAL CENTER, PHASE TWO", RECORDED IN PLAT BOOK 45, PAGES 82 - 84. SPECIFICALLY, THE SOUTH LINE OF SAID SUBDIVISION - A BEARING OF N. 89°45'12"E.
  - A STRIP OF LAND 10 FEET IN WIDTH IS HEREBY DEDICATED ALONG / ADJACENT TO ALL ROAD RIGHTS OF WAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SIDEWALKS. DRIVEWAY ACCESS IS PERMITTED OVER AND ACROSS SAID EASEMENT.
  - A STRIP OF LAND 5 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL INTERIOR SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.
  - ALL OTHER EASEMENTS ARE AS DEPICTED.
  - THE RIGHT OF WAY OF GARDENDALE CIRCLE IS HEREBY DEDICATED TO AND TO BE MAINTAINED BY THE "MONTEREY COVE AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC.", HOWEVER EASEMENT IS HEREBY GRANTED FOR EMERGENCY VEHICLE, PUBLIC UTILITIES AND DRAINAGE.
  - TRACTS "R-1" (RECREATION) IS HEREBY DEDICATED TO AND TO BE MAINTAINED BY THE BAYSIDE LAKES COMMERCIAL CENTER PROPERTY OWNERS ASSOCIATION, INC.
  - TRACTS "P-1" AND "P-2" (PRESERVATION), TRACTS "S-1" AND "S-2" (SIGNAGE AND LANDSCAPING) AND TRACTS "D-1" (DRAINAGE) AND "D-2" (DRAINAGE AND ACCESS) ARE HEREBY DEDICATED TO AND MAINTAINED BY THE "MONTEREY COVE AT BAYSIDE LAKES HOMEOWNERS ASSOCIATION, INC."
  - TRACT "P-2" IS SUBJECT TO A CONSERVATION EASEMENT WITH THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
  - ALL PLATTED PUBLIC UTILITY EASEMENTS DEDICATED HEREON SHALL ALSO BE FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED

Joiner in Dedication: Job 4835 Pg. 2522

### ABBREVIATIONS:

- RAD = RADIUS
- DEL = DELTA
- ARC = LENGTH OF CURVE
- L# = BEARING LINE #
- C# = CURVE DATA #
- R/W = RIGHT OF WAY
- MTD = MELBOURNE - TILLMAN DRAINAGE DISTRICT
- N.R. = NON-RADIAL
- CHD. = CHORD
- BRG. = BEARING
- TAN. = TANGENT
- FND. = FOUND
- CM = CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- O.R. = OFFICIAL RECORDS
- S.F. = SQUARE FEET



BOUNDARY & KEY MAP  
SCALE: 1" = 100'

