

MALABAR LAKES WEST SUBDIVISION PHASE 2

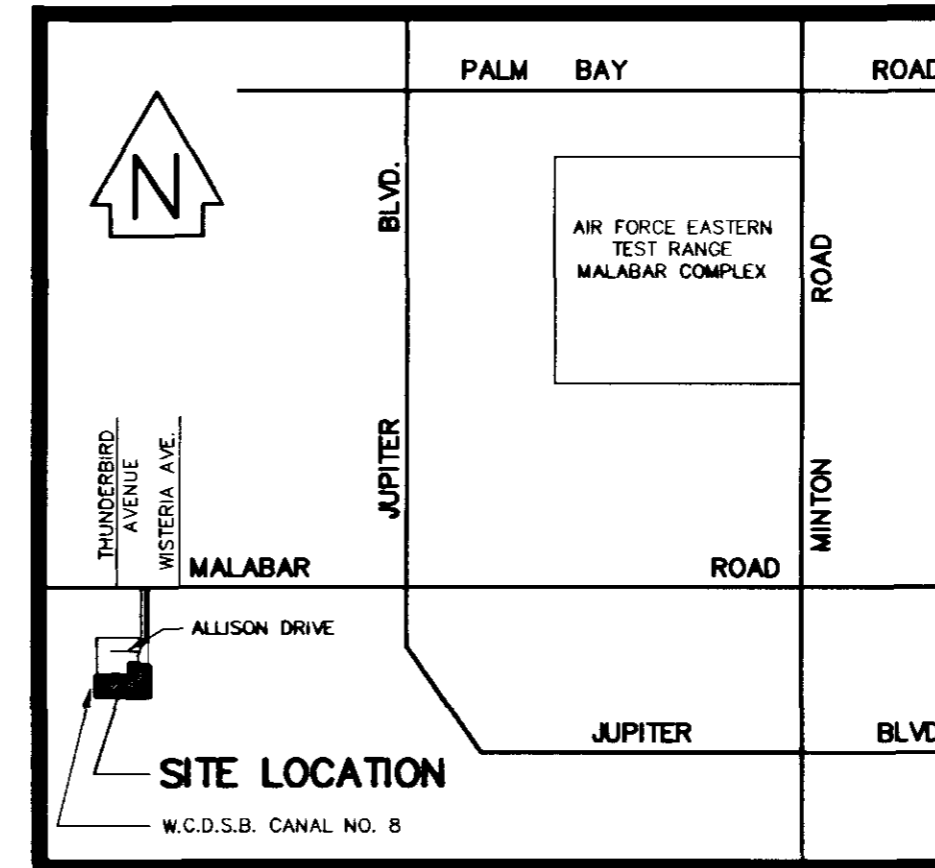
A SUBDIVISION LYING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BEING N. 89°45'31" E., AN ASSUMED BEARING.
- THERE IS HEREBY DEDICATED ALONG ALL REAR AND SIDE LOT LINES, A 7.50 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE, UNLESS OTHERWISE SHOWN.
- THERE IS HEREBY DEDICATED ALONG THE FRONT OF ALL LOTS COINCIDENT WITH AND ADJOINING TO THE RIGHT OF WAY ESTABLISHED BY THIS PLAT, A 10.00 FOOT WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE.
- ALL PLATTED UTILITY EASEMENTS SHALL BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, GAS, TELEPHONE, DRAINAGE OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED TO BE USED AS A SINGLE BUILDING SITE, THE OUTSIDE BOUNDARIES OF THAT BUILDING SITE SHALL CARRY THE SIDE LOT LINE EASEMENTS, PROVIDED THAT NO UTILITIES EXIST WITHIN SAID EASEMENT AND PROPER VERIFICATION HAS BEEN MADE.
- LOTS ABUTTING TRACT "D", MALABAR LAKES WEST SUBDIVISION PHASE 1A, AS RECORDED IN PLAT BOOK 43, PAGES 23-24, HAVE NO RIPARIAN RIGHTS WITH RESPECT TO ANY DRAINAGE FACILITIES, PONDS, LAKES AND DRAINAGE STRUCTURES OR AQUATIC LANDSCAPE FEATURES.
- FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE O.R.B. 5222 PAGE(S) 109
- FOR MORTGAGEES JOINDER IN DEDICATION SEE O.R.B. PAGE O.R.B. PAGE
- FOR BINDING DEVELOPMENT PLAN SEE O.R.B. 3411, PG. 3272.
- AN EASEMENT FOR EMERGENCY ACCESS AND MAINTENANCE IS HEREBY DEDICATED TO BREVARD COUNTY OVER ALL PRIVATE DRAINAGE EASEMENTS. BREVARD COUNTY'S ONLY RESPONSIBILITY IS TO MAINTAIN THE FLOW OF STORMWATER RUNOFF WITHIN THE PUBLIC ROAD RIGHT OF WAY LIMITS.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; THENCE S. 00°00'14" E. ALONG THE NORTH - SOUTH MID-SECTION LINE, A DISTANCE OF 2693.15 FEET TO THE CENTER OF SAID SECTION 4; THENCE N. 89°47'34" E. ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 70.00 FEET TO THE POINT-OF-BEGINNING; THENCE N. 00°00'14" W. A DISTANCE OF 441.15' TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF MALABAR LAKES WEST SUBDIVISION PHASE 1A, AS RECORDED IN PLAT BOOK 43, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF MALABAR LAKES WEST SUBDIVISION PHASE 1A, N. 89°47'51" E., A DISTANCE OF 0.10 FEET TO THE SOUTHWEST CORNER OF SAID MALABAR LAKES WEST SUBDIVISION PHASE 1A; THENCE ALONG SAID SOUTH LINE OF MALABAR LAKES WEST SUBDIVISION PHASE 1A FOR THE FOLLOWING 9 COURSES: THENCE N. 89°47'51" E., A DISTANCE OF 111.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 09°25'31", WHICH CHORD BEARING IS N. 85°05'05" E.; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 130.29 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1208.00 FEET, A CENTRAL ANGLE OF 18°51'02", WHICH CHORD BEARING IS N. 89°47'51" E.; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 397.44 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 08°21'18", WHICH CHORD BEARING IS S. 84°57'17" E.; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 115.49 FEET TO A NON-TANGENT LINE; THENCE N. 73°51'02" E., A DISTANCE OF 59.34 FEET; THENCE N. 00°00'04" E., A DISTANCE OF 282.00 FEET; THENCE S. 89°59'56" E., A DISTANCE OF 175.00 FEET; THENCE S. 00°00'04" W., A DISTANCE OF 54.18 FEET; THENCE S. 89°59'56" E., 266.00 FEET; THENCE CONTINUE S. 89°59'56" E., ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE OF MALABAR LAKES WEST SUBDIVISION PHASE 1A, A DISTANCE OF 0.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S. 00°02'45" W., A DISTANCE OF 683.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE S. 89°47'34" W., ALONG SAID SOUTH LINE, A DISTANCE OF 1250.22 FEET TO THE POINT-OF-BEGINNING.
CONTAINING 15.57 ACRES (678,459 SQUARE FEET), MORE OR LESS.

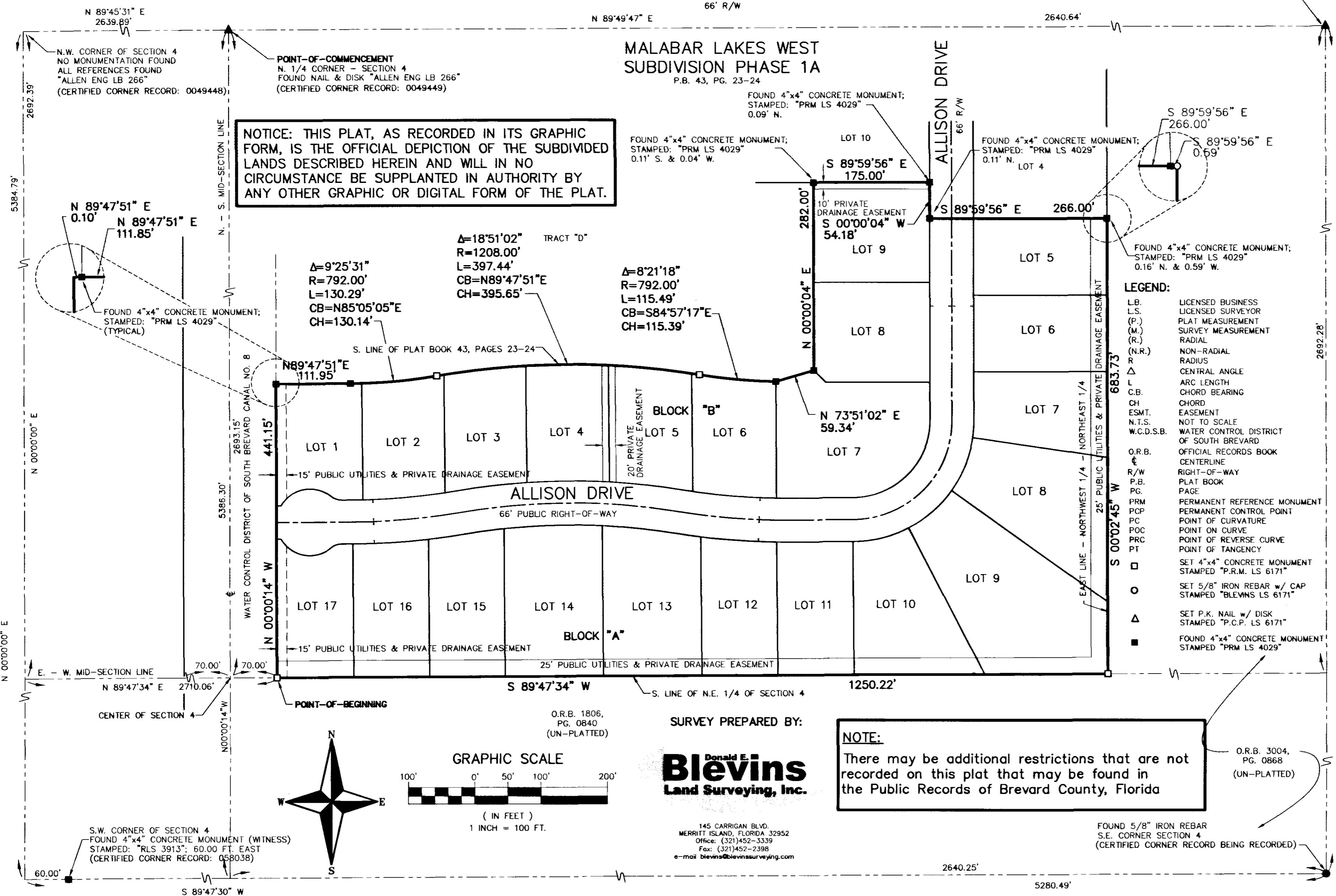


LOCATION MAP
N.T.S.

N.E. CORNER OF SECTION 4
FOUND NAIL & DISK (NO I.D.)
ALL REFERENCES FOUND "ALLEN ENG LB 266"
(CERTIFIED CORNER RECORD: 0022309)

MALABAR ROAD

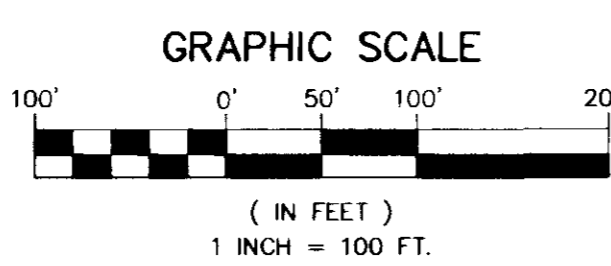
MALABAR LAKES WEST SUBDIVISION PHASE 1A
P.B. 43, PG. 23-24



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTE:
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Brevard County, Florida

Blevins
Land Surveying, Inc.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in **MALABAR LAKES WEST SUBDIVISION PHASE 2** hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets and easements, as further described in the notes and shown hereon to the perpetual use of the public. The drainage facilities and all drainage easements within the subdivision are private and are not dedicated to or the responsibility of Brevard County.
IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on **JANUARY 21, 2004**
By **Pat Moore**
PAT MOORE, PRESIDENT
SUNDANCE HILL, LLC.
300 MAGNOLIA AVENUE
MERRITT ISLAND FLORIDA 32952
Signed and sealed in the presence of **Carol Laback**
Patricia Anne Wilson
Scott Ellis

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, That on **JANUARY 21, 2004** before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared **PAT MOORE** and **N/A** respectively **PRESIDENT** and **N/A** 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 thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Patricia Anne Wilson
NOTARY PUBLIC
My Commission Expires **10/17/10**

CERTIFICATE OF PLATTING SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on **March 10, 2003** he completed the Boundary survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all the survey requirements of Chapters 177, Part 1 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated **1/21/04**
Donald E. Blevins, Jr. Registration No. 4637
DONALD E. BLEVINS, JR.
DONALD E. BLEVINS LAND SURVEYING, INC. - CERTIFICATE OF AUTHORITY NUMBER 7133
145 CARRIGAN BLVD. - MERRITT ISLAND, FLORIDA 32952

CERTIFICATE OF COUNTY SURVEYOR
I hereby certify that I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes.
Susan G. Jackson, P.S.M. Registration No. 4637
SUSAN G. JACKSON, P.S.M. - COUNTY SURVEYOR **2/25/04**

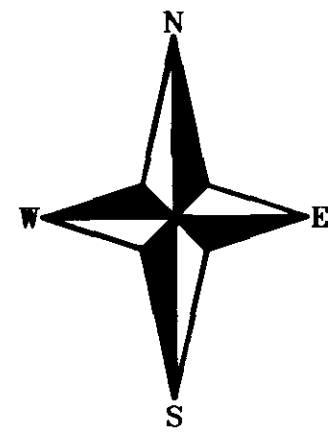
CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all streets, easements, and areas dedicated for public use on this plat.
ATTEST: **Nancy Hees** Chairman of the Board
Scott Ellis Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, That on **1-27-04** the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.
ATTEST: **Nancy Hees** Chairman of the Board
Scott Ellis Clerk of the Board

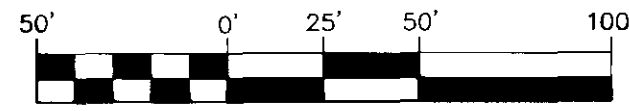
CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on **2/10/2004** at **9:16 AM** in the Public Records of Brevard County, Florida.
Scott Ellis Clerk of the Circuit Court
in and for Brevard County, Fla.

MALABAR LAKES WEST SUBDIVISION PHASE 2

A SUBDIVISION LYING IN SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA.



GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.

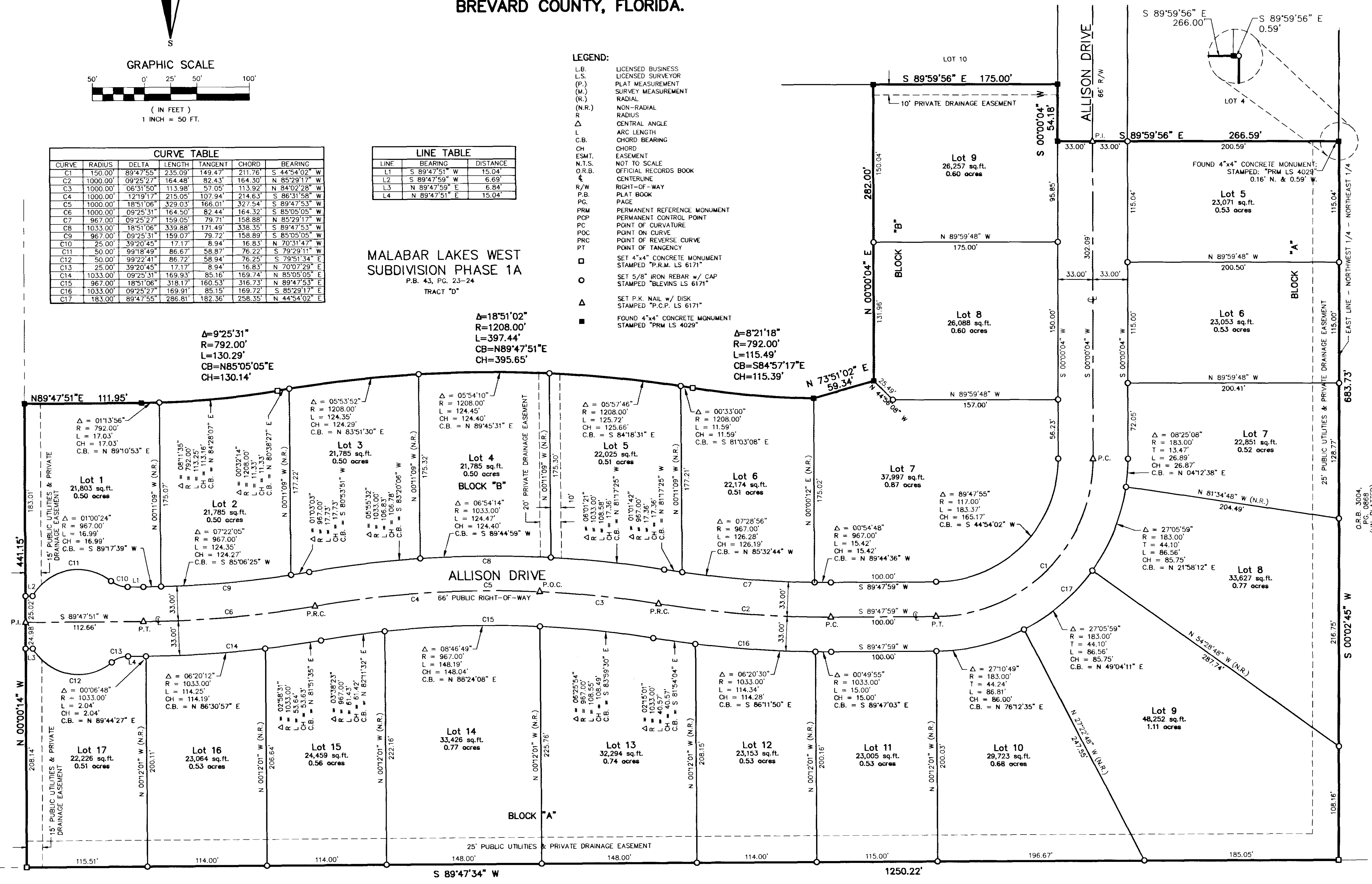
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	150.00'	89°47'55"	235.09'	149.47'	211.76'	S 44°54'02" W
C2	1000.00'	09°25'27"	164.48'	82.43'	164.30'	N 85°29'17" W
C3	1000.00'	06°31'50"	113.98'	57.05'	113.92'	S 84°02'28" W
C4	1000.00'	12°19'17"	215.05'	107.94'	214.63'	S 86°31'58" W
C5	1000.00'	18°51'06"	329.03'	166.01'	327.54'	S 89°47'53" W
C6	1000.00'	09°25'31"	164.50'	82.44'	164.32'	S 85°05'05" W
C7	967.00'	09°25'27"	159.05'	79.71'	158.88'	N 85°29'17" W
C8	1033.00'	18°51'06"	339.88'	171.49'	338.35'	S 89°47'53" W
C9	967.00'	09°25'31"	159.07'	79.72'	158.89'	S 85°05'05" W
C10	25.00'	39°20'45"	17.17'	8.94'	16.83'	N 70°31'47" W
C11	50.00'	99°18'49"	86.67'	58.87'	76.22'	S 79°29'11" W
C12	50.00'	99°22'41"	86.72'	58.94'	76.25'	S 79°51'34" E
C13	25.00'	39°20'45"	17.17'	8.94'	16.83'	N 70°07'29" E
C14	1033.00'	09°25'31"	169.93'	85.16'	169.74'	N 85°05'05" E
C15	967.00'	18°51'06"	318.17'	160.53'	316.73'	N 89°47'53" E
C16	1033.00'	09°25'27"	169.91'	85.15'	169.72'	S 85°29'17" E
C17	183.00'	89°47'55"	286.81'	182.36'	258.35'	N 44°54'02" E

LINE	BEARING	DISTANCE
L1	S 89°47'51" W	15.04'
L2	S 89°47'59" W	6.84'
L4	N 89°47'51" E	15.04'

MALABAR LAKES WEST
SUBDIVISION PHASE 1A
P.B. 43, PG. 23-24
TRACT "D"

LEGEND:

- L.B. LICENSED BUSINESS
- L.S. LICENSED SURVEYOR
- (P.) PLAT MEASUREMENT
- (M.) SURVEY MEASUREMENT
- (R.) RADIAL
- (N.R.) NON-RADIAL
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- C.B. CHORD BEARING
- CH CHORD
- ESMT. EASEMENT
- N.T.S. NOT TO SCALE
- O.R.B. OFFICIAL RECORDS BOOK
- CENTERLINE
- RIGHT-OF-WAY
- P.B. PLAT BOOK
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PC POINT OF CURVATURE
- POC POINT ON CURVE
- PRC POINT OF REVERSE CURVE
- PT POINT OF TANGENCY
- SET 4"x4" CONCRETE MONUMENT STAMPED "P.R.M. LS 6171"
- SET 5/8" IRON REBAR w/ CAP STAMPED "BLEVINS LS 6171"
- ▲ SET P.K. NAIL w/ DISK STAMPED "P.C.P. LS 6171"
- FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LS 4029"



O.R.B. 1806,
P.C. 0840
(UN-PLATTED)

SURVEY PREPARED BY:

Donald E. Blevins
Land Surveying, Inc.

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