

PRELIMINARY PLAT
PALM BAY PLACE

A REPLAT OF PORTION OF LOT 8 AND THE WEST 1/2 OF LOT 8, SECTION 34, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 164, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 28 SOUTH, RANGE 37 EAST AND IN THE CITY OF PALM BAY, FLORIDA.

SURVEYORS NOTES:

- Bearing based on State Plane Coordinate System Grid Bearing S89°21'35"E along the South line of the Southwest 1/4 of Section 34-28-37, as shown hereon.
- All utility easements and private drainage easements created by this plat are for the benefit of and dedicated to the City of Palm Bay and the Palm Bay Place Property Owners Association, Inc.
- Tract A is dedicated to the the City of Palm Bay for road right-of-way, 0.361 Acres
- Survey monumentation within the subdivision shall be set in accordance with Florida Statutes Chapter 177.091 (7-9).
- This is a commercial subdivision - Palm Bay No. _____
- Subdivision signs are regulated by Chapter 178 of the Palm Bay Code of Ordinances.
- Fencing of easements is regulated by Chapter 170 of the Palm Bay Code of Ordinances.
- The consent and joinder of the mortgagee to this plat is recorded in Official Records Book _____, Page _____, Public Records of Brevard County, Florida.
- The declaration of covenants, conditions and restrictions to this plat is recorded in Official Records Book _____, Page _____, Public Records of Brevard County, Florida.
- The Stormwater Agreement to this plat is recorded in Official Records Book _____, Page _____, Public Records of Brevard County, Florida.
- The development of any lot within the Palm Bay Place Subdivision plat must construct the internal driveway sections necessary to provide cross access to adjacent parcels, as required by the city of Palm Bay, at the time of development.

LEGAL DESCRIPTION:

A Parcel of land being a part of the West 1/2 of Lot 7 and part of Lot 8, in Section 34, Township 28 South, Range 37 East of the Florida Indian River Land Company Subdivision as recorded in Plat Book 1, Page 164, Public Records of Brevard County, Florida, the aforesaid parcel being more particularly described as follows:

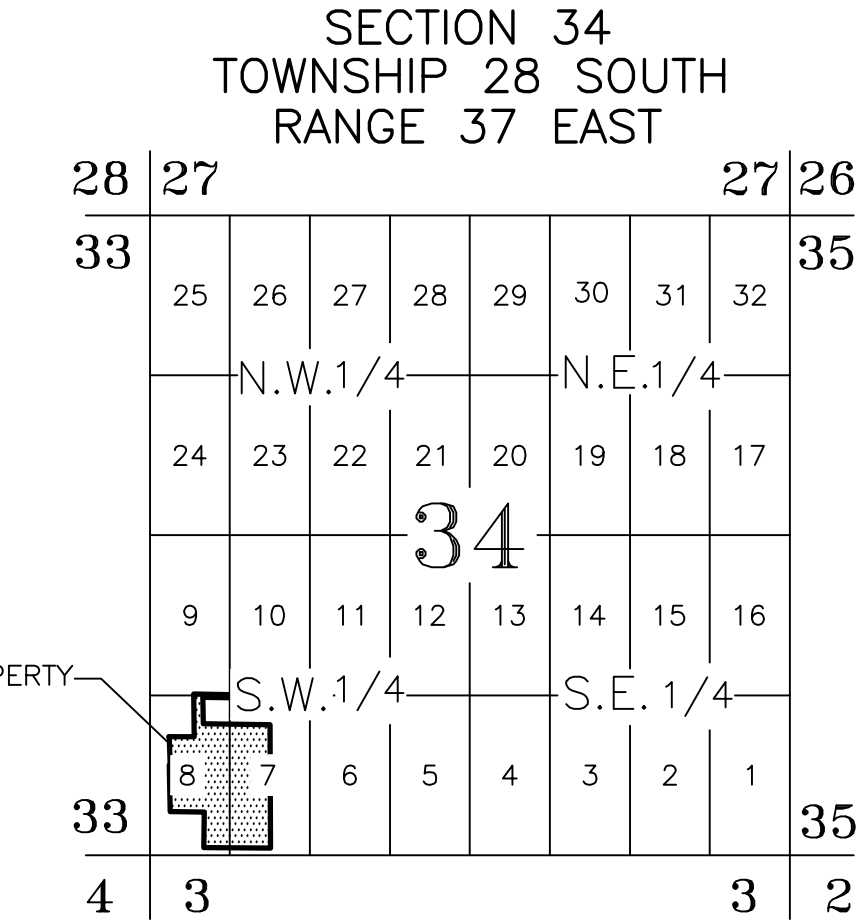
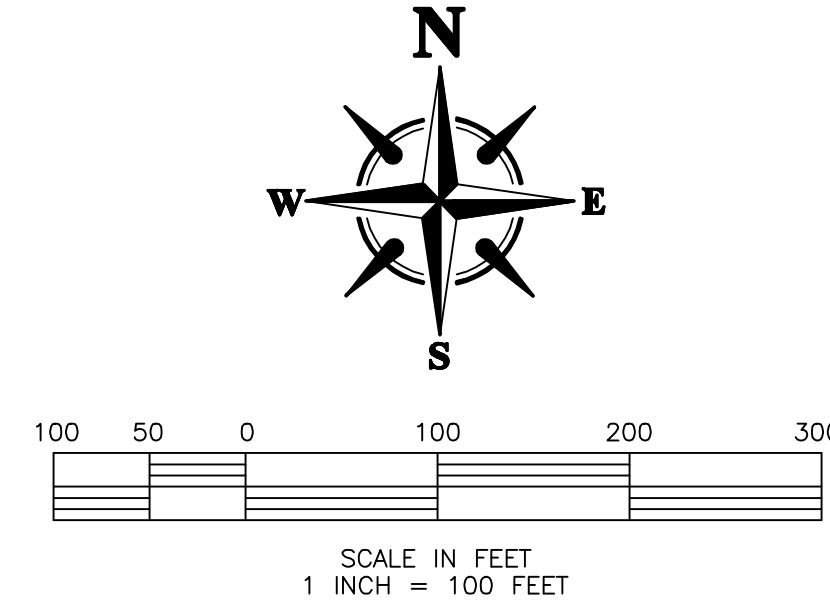
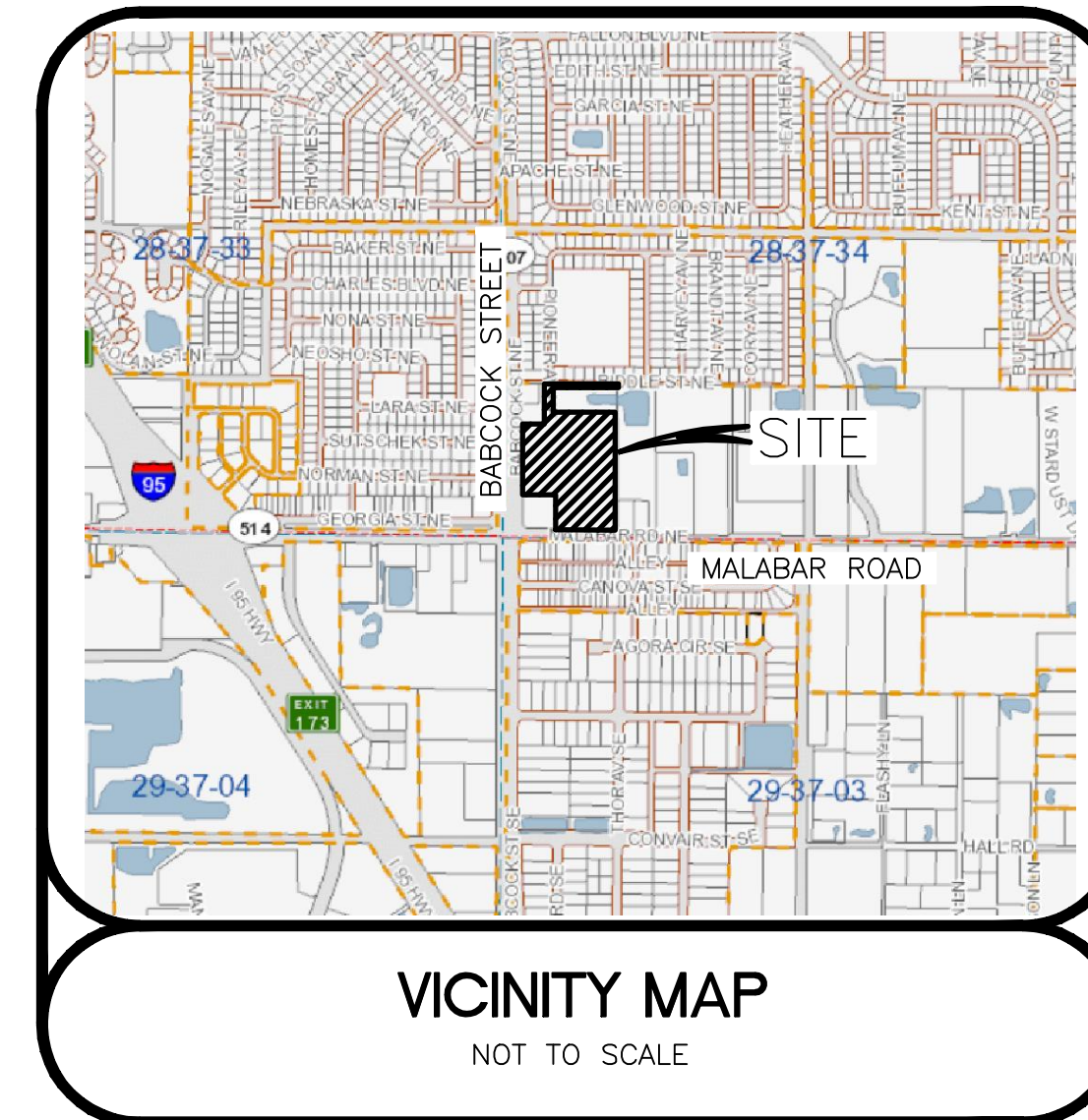
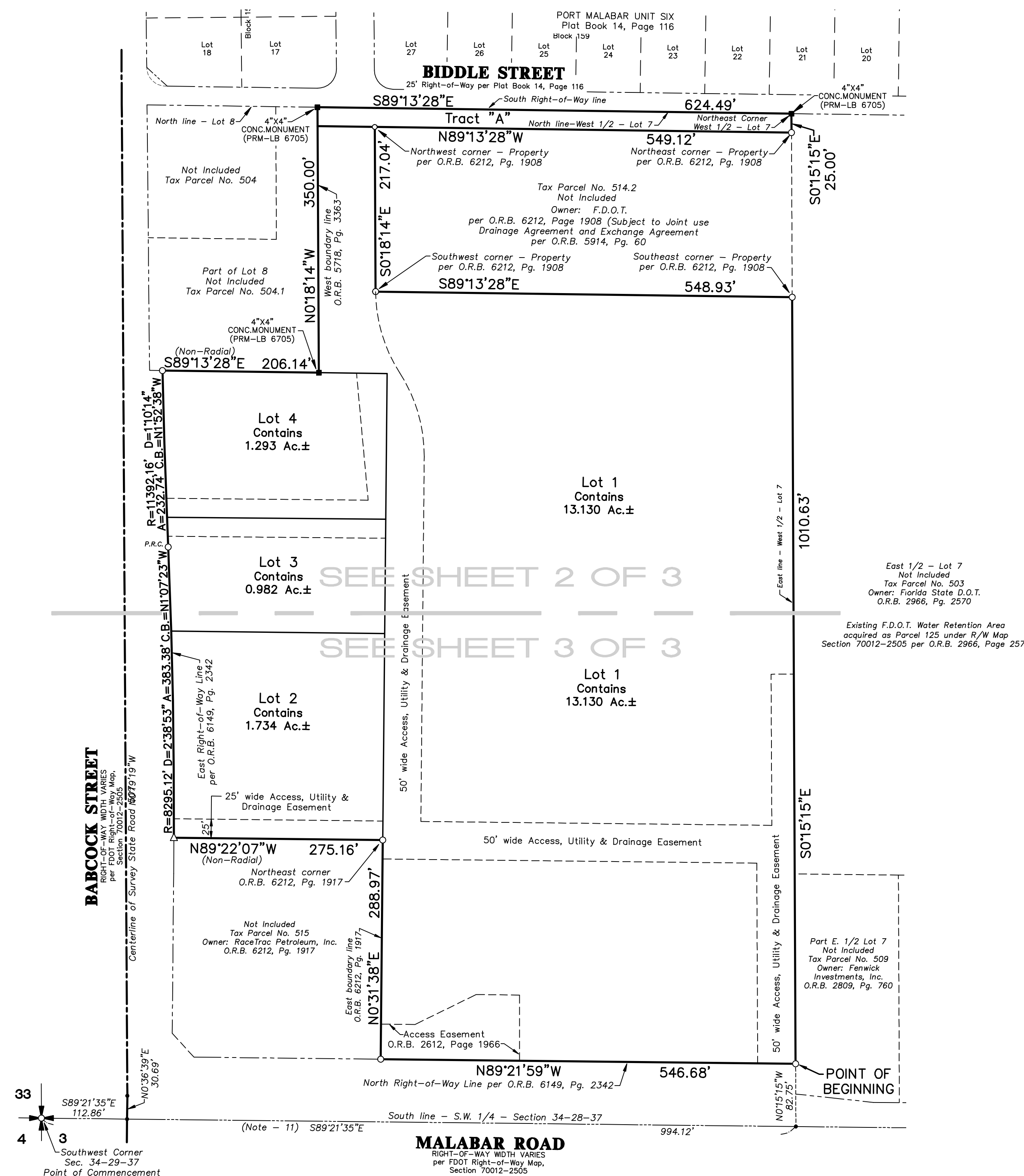
Commencing at the Southwest corner of the Southwest 1/4 of aforesaid Section 34, Township 28 South, Range 37 East; thence S89°21'35"E along the south line of said Southwest 1/4 of Section 34 a distance of 994.12 feet; thence N01°15'15"W a distance of 82.75 feet to the North Right-of-Way Line of Malabar Road (State Road 514) as recorded in O.R.B. 6149, Page 2342, Public Records of Brevard County, Florida, said point being the POINT OF BEGINNING of the herein described parcel; thence N89°21'59"W along said north Right-of-Way line a distance of 546.68 feet to the east boundary line of property described in O.R.B. 6212, Page 1917, Public Records of Brevard County, Florida; thence N0°31'38"E along aforesaid east boundary line a distance of 288.97 feet to the Northeast corner of property described in O.R.B. 6212, Page 1917; thence N89°22'07"W a distance of 275.16 feet to the east right-of-way line of Babcock Street (State Road 507) as also described in O.R.B. 6149, Page 2342; thence northerly along said east right-of-way line and along a curve which is concave westerly, having a radius of 8295.12 feet, a central angle of 2°38'53" and a chord bearing N1°07'23"W, an arc distance of 383.38 feet to a Point of Reverse Curve; thence continue Northerly along said east right-of-way line of Babcock Street and along a non-tangent curve which is concave easterly, having a radius of 11,392.16 feet, a central angle of 1°10'14" and chord bearing N1°52'38"W, an arc distance of 232.74 feet to a line which is 350.00 feet south of the North line of aforesaid Lot 8 in Section 34, Township 28 South, Range 37 East; thence S89°13'28"E parallel with aforesaid north line of Lot 8 a distance of 206.14 feet to the west line of property described in O.R.B. 5718, Page 3363, Public Records of Brevard County, Florida; thence N0°18'14"W a distance of 350.00 feet to the north line of aforesaid Lot 8 (said line also being the south right-of-way line of Biddle Street as shown on the plat of Port Malabar, Unit 6, as recorded in Plat Book 14, Page 116, Public Records of Brevard County, Florida; thence S89°13'28"E, also said south right-of-way line of Biddle Street and the north line of aforesaid Lot 8 and West 1/2 of Lot 7, a distance of 624.49 feet to the northeast corner of aforesaid West 1/2 of Lot 7; thence S0°15'15"E a distance of 25.00 feet to the Northeast corner of property as described in O.R.B. 6212, Page 1908, Public Records of Brevard County, Florida; thence N89°13'28"W a distance of 549.12 feet to the Northwest corner of said property described in O.R.B. 6212, Page 1908; thence S0°18'14"E a distance of 217.04 feet; thence S89°13'28"E a distance of 548.93 feet to the Southeast corner of aforesaid property described in O.R.B. 6212, Page 1908; thence S0°15'15"E along the east line of the West 1/2 of aforesaid Lot 7 a distance of 1010.63 feet to the Point of Beginning.

Contains 17.497 Acres, more or less.

LEGEND AND ABBREVIATIONS

- = SET P.R.M. 4"x 4" CONCRETE MONUMENT "PRM SMITH LB 7426"
- △ = SET P.C.P. PK NAIL & DISK "PCP SMITH LB 7426"
- = SET IRON ROD AND CAP "PRM SMITH LB 7426"
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- = FOUND IRON ROD
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- P.R.M. = PERMANENT REFERENCE MONUMENT
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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES TO BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION (PLAT BOOK 1, PAGE 164)

PREPARED BY:
SMITH SURVEYING & MAPPING, INC.
3350 MALABAR ROAD S.E., SUITE 1
PALM BAY, FLORIDA 32907
PHONE: (321) 951-4879
FAX: (321) 951-4878
E-MAIL: SMITHSURVEYING@GMAIL.COM

CERTIFICATE OF AUTHORIZATION L.B. 7426

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3
SECTION 34, TOWNSHIP 28 SOUTH, RANGE 37 EAST

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in
PALM BAY PLACE
hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, drainage easements, utility easements and rights of way easements 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 its corporate seal to be affixed hereto on _____
By _____ President
Attest: _____
Signed and sealed in the presence of: _____
STATE OF _____ COUNTY OF _____
THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared _____ and _____ respectively _____ President and _____ of the above named corporation incorporated under the laws of the State of _____ 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.
NOTARY PUBLIC _____ SEAL
My Commission Expires _____

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor and mapper, does hereby certify that on _____ MARCH 13, 2019 he completed the survey of the lands as 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 plat complies with all of the survey requirements of Chapter 177, Part 1, Florida Statutes, and that said land is located in Brevard County, Florida.

Kevin A. Smith, PLS Registration No. 4457
Smith & Associates Surveying and Mapping, Inc.
1350 Malabar Road S.E. Suite 1
Palm Bay, Florida 32907

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.

Joseph N Hale, PSM No. 6366
Reviewing Surveyor for the City of Palm Bay

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, that on _____ the _____ approved the foregoing plat

Mayor

City Clerk

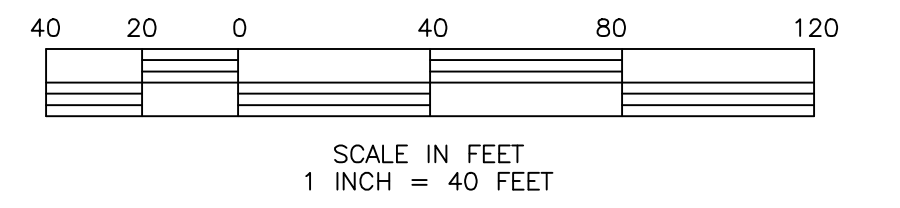
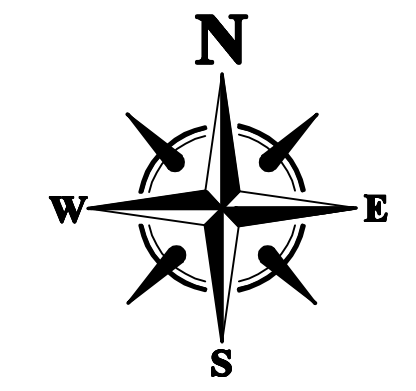
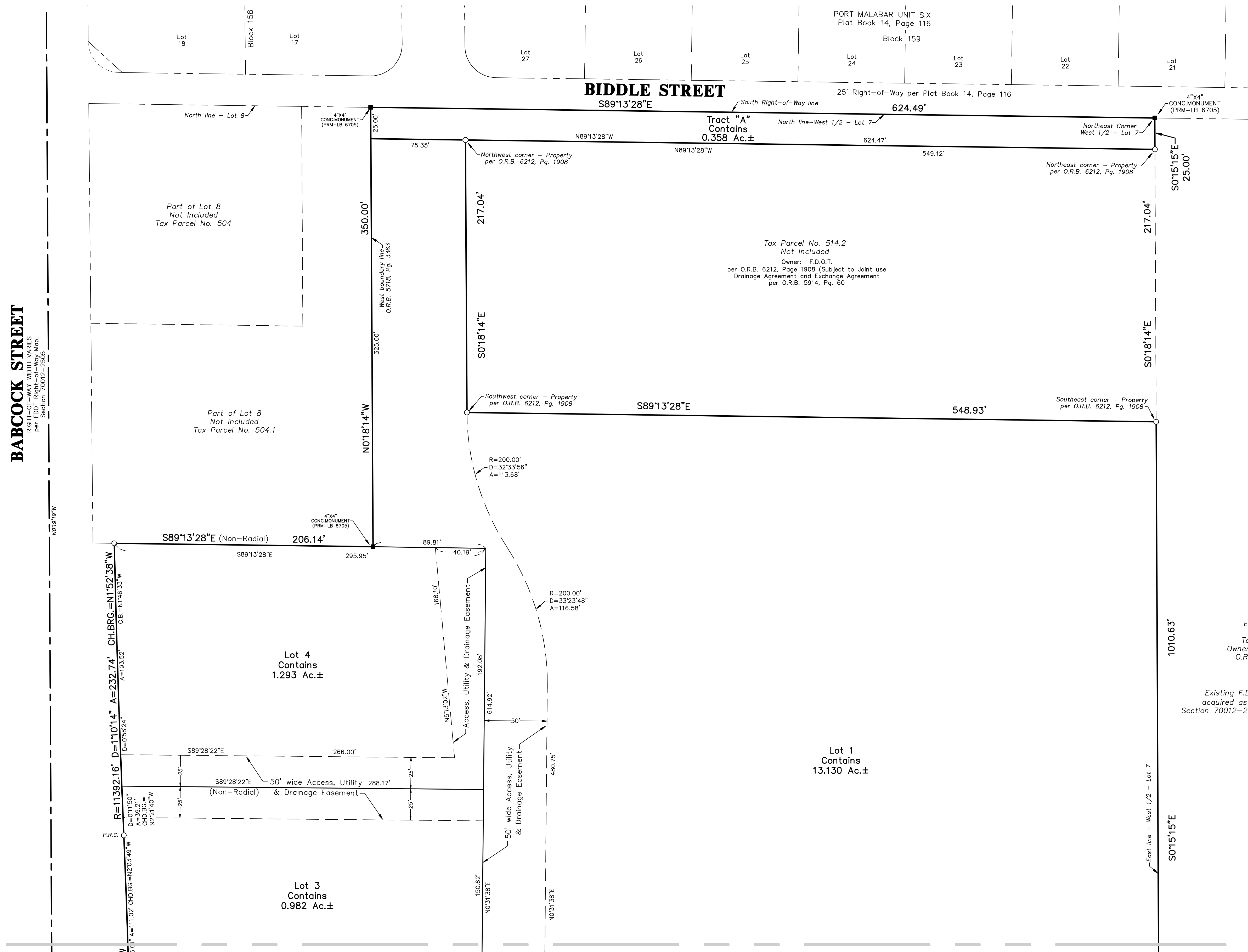
CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____ at _____
File No. _____

Clerk of the Circuit Court
in and for Brevard County, FL
PALM BAY NO. 0-0-2019

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PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 34, TOWNSHIP 28 SOUTH, RANGE 37 EAST



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BABCOCK STREET
RIGHT-OF-WAY WIDTH VARIES
per FDOT Right-of-Way Map,
Section 70012-2505

SEE SHEET 3 OF 3

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Brevard County (321)774-2940
Fax (321)951-4879
E-MAIL: SMITHSURVEYING@GMAIL.COM
3300 MALABAR ROAD S.E., SUITE 1
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WEBSITE: SMITHSURVEYING.NET

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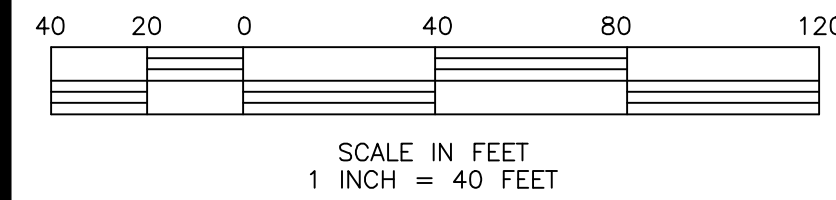
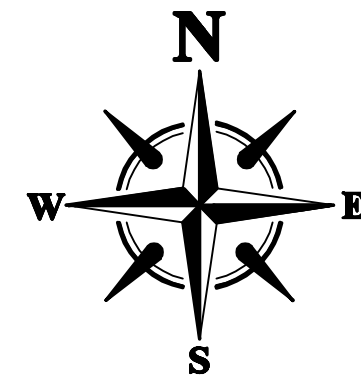
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SEE SHEET 2 OF 3



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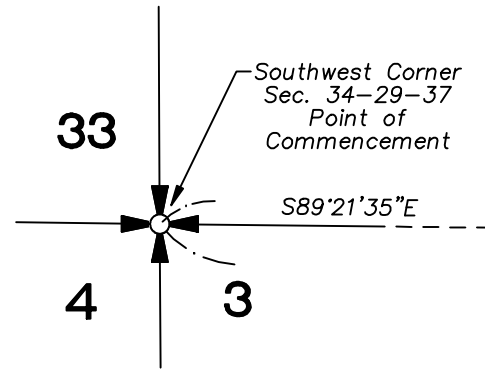
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BABCOCK STREET

Centerline of Survey State Road 307
per FDOT Right-of-Way Map, Section 70012-2505

Centerline of Survey State Road 307
per FDOT Right-of-Way Map, Section 70012-2505

Centerline of Survey State Road 307
per FDOT Right-of-Way Map, Section 70012-2505



MALABAR ROAD
RIGHT-OF-WAY WIDTH VARIES
per FDOT Right-of-Way Map,
Section 70012-2505

East 1/2 - Lot 7
Not Included
Tax Parcel No. 503
Owner: Florida State D.O.T.
O.R.B. 2966, Pg. 2570

Existing F.D.O.T. Water Retention Area
acquired as Parcel 125 under R/W Map
Section 70012-2505 per O.R.B. 2966, Page 2570

Not Included
Tax Parcel No. 509
Owner: Fenwick Investments, Inc.
O.R.B. 2809, Pg. 760

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