

PORT MALABAR UNIT THIRTY ONE

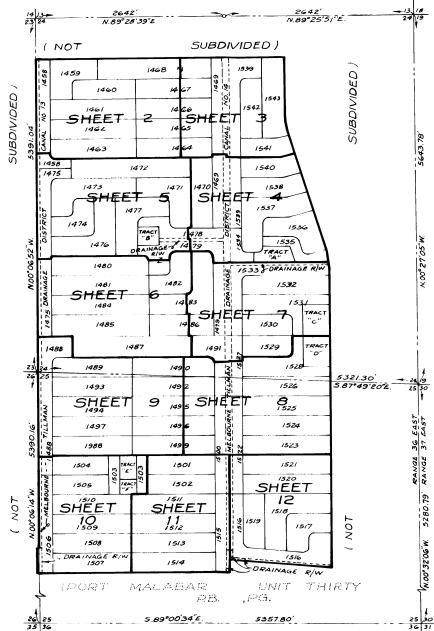
A SUBDIVISION OF PORTIONS OF SECTIONS 24, 25 AND 26,
TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 1 OF 12 SHEETS

DESCRIPTION

Portions of Sections 24, 25 and 26, Township 29 South, Range 36 East, all being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 24; thence N00°06'52"W, along the West line of said Section 24, 4771.02 feet; thence N89°28'39"E, 3450.87 feet; thence S00°17'12"E, 865 feet to a point of curve; thence Southeastery along the arc of circular curve to the left having a radius of 1000 feet, a central angle of 15°32'34" for a distance of 271.27 feet, to a point of tangency; thence S15°49'46"E, 1917.19 feet to a point of curve; thence Southeastery along the arc of a circular curve to the right having a radius of 1000 feet, a central angle of 15°30'01" for a distance of 270.56 feet to a point of tangency; thence S00°19'39"E, 4568.67 feet; thence N85°45'07"W, 1410.04 feet, to a point on the East line of the West 1/2 of said Section 25; thence S00°19'02"E, along the East line of the West 1/2 of said Section 25, 200.64 feet; thence N85°45'07"W, 132.22 feet to a point of curve; thence Northwestery along the arc of a circular curve to the left having a radius of 200 feet, a central angle of 4°24'50" for a distance of 1541 feet to a point of tangency; thence S89°50'03"W, 2535.20 feet; thence N00°08'47"W, 408.36 feet; thence N89°46'00"E, 13 feet to the West 1/4 corner of said Section 25; thence N00°06'14"W, along the West line of said Section 25, 2695.08 feet to the Southwest corner of said Section 24 and the POINT OF BEGINNING; LESS the Melbourne-Tillman Drainage District Canals No.13 and No.14.

All land lying and being in the City of Palm Bay, Brevard County, Florida and containing 679.84 Acres, more or less.



LOCATION & KEY MAP
SECS. 24, 25 & 26, TWP. 29S, RGE. 36E.
BREVARD COUNTY - FLORIDA
SCALE 1" = 1000'

ENGINEER'S NOTE

Dimensions on corner lots are to the intersection of Block lines extended, unless otherwise shown. All radii are 25 feet, unless otherwise shown.
⊙ Indicates Permanent Reference Monuments.
Basis of bearings is assumed for computation purposes.

DECEMBER - 1962
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI FLORIDA

See Affidavit recorded 2/9/2022 in official
Records Book 9410 Page 594

* Unless otherwise indicated a strip of land 20 feet wide of lot lines abutting to and adjacent to all Canals and Drainage Rights of Way and 6 feet wide of the rear of each lot and 6 feet wide of the sides of each lot is reserved for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: Side lot lines lying adjacent to Streets shall contain no easements and where more than one lot is intended as a building site, or where parts of one or more lots are intended as a building site the outside boundaries of said building site shall carry said side easements.

PLAT BOOK 17
AND PAGE 22 3335-4

DEDICATION

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 plat for the uses and purposes therein expressed and dedicates the Streets, Avenues, Roads, Drives, Drainage Rights of Way shown hereon to the perpetual use of the public.
IN WITNESS WHEREOF, the named presents to be signed and attested to by the officers named below and the corporate seal to be affixed hereto on the 15th day of November, 1962 A.D.
GENERAL DEVELOPMENT CORPORATION

By: Herbert Rosser Vice President
Attest: E. L. Dumas Secretary Treasurer

STATE OF FLORIDA COUNTY OF DADE
THIS IS TO CERTIFY, That on the 15th day of November, 1962 A.D. before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HERBERT ROSSER SAVAGE and E. L. DUMAS respectively Vice President and Secretary Treasurer of the above named corporation incorporated under the laws of the State of Florida in 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.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Cynthia C. Mitchell
NOTARY PUBLIC
My Commission Expires May 30, 1966 SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, do hereby certify that on the 17th day of December, 1962 A.D., he completed the 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 as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated: December 17, 1962 A.D.
James Edward Clark Registration No. 1453
James Edward Clark Registered Engineer No. 5028 State of Florida

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on December 10th, 1962 the Council of the City of Palm Bay approved the foregoing plat.
W. J. Stearns SEAL
MAYOR.
ATTEST: J. H. Miller CITY CLERK.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 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 ZONING COMMISSION

THIS IS TO CERTIFY, That on the Zoning Commission of the above Municipality approved the foregoing plat.
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 at 11:30 A.M. Nov 13, 1962
W. J. Stearns
Clerk of the Circuit Court in and for Brevard County, Fla.

DRAWN BY - E.L.
CHECKED BY - J.E.
APPROVED BY - J.E.

PORT MALABAR UNIT THIRTY ONE

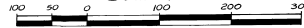
PLAT BOOK 17
Page 23

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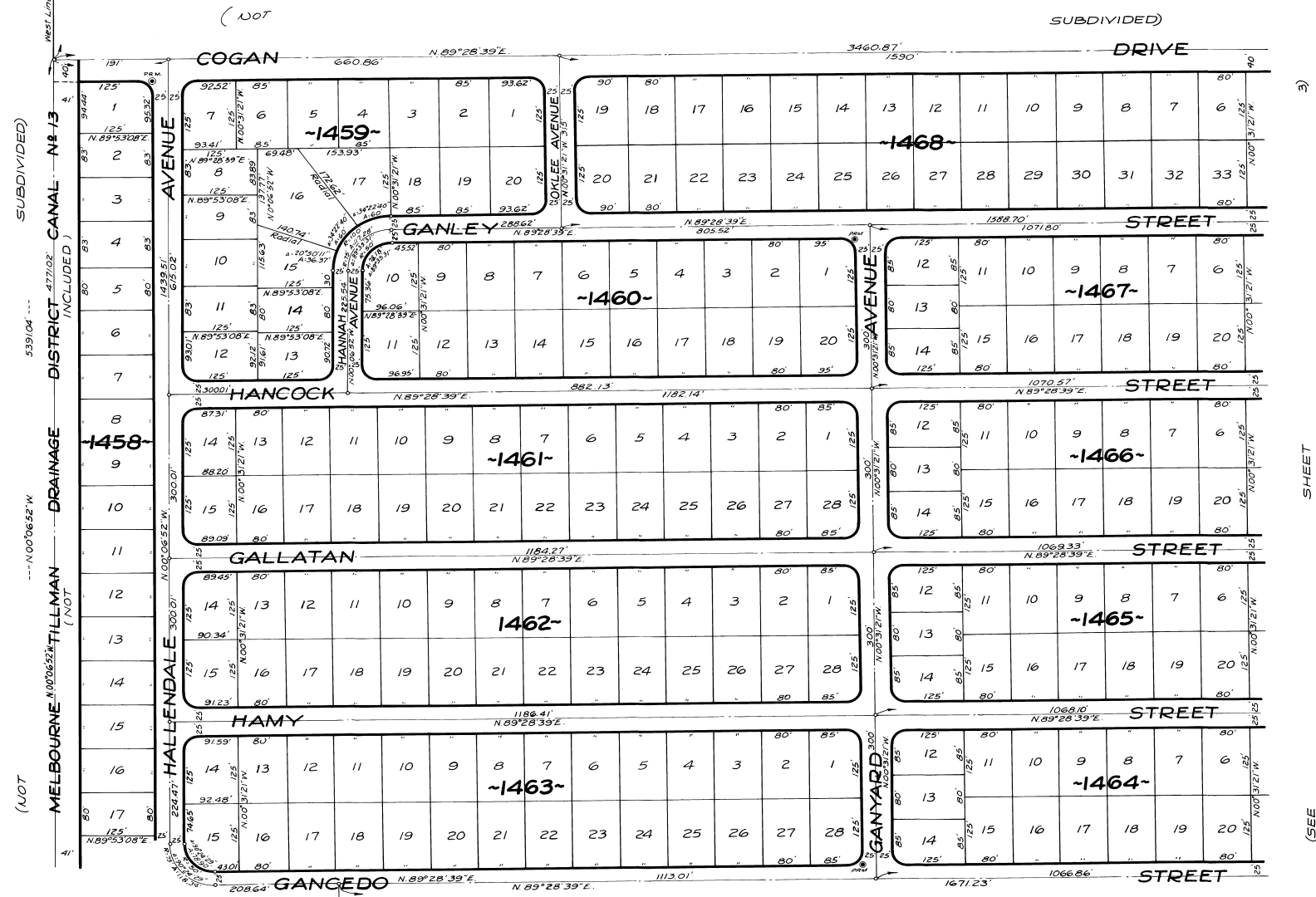
SHEET 2 OF 12 SHEETS

DECEMBER - 1962

Scale: 1"=100'



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CALCULATED BY: *Alk*
DRAWN BY: *JB*
CHECKED BY: *JB*
APPROVED BY: *JB*

(SEE

SHEET

5)

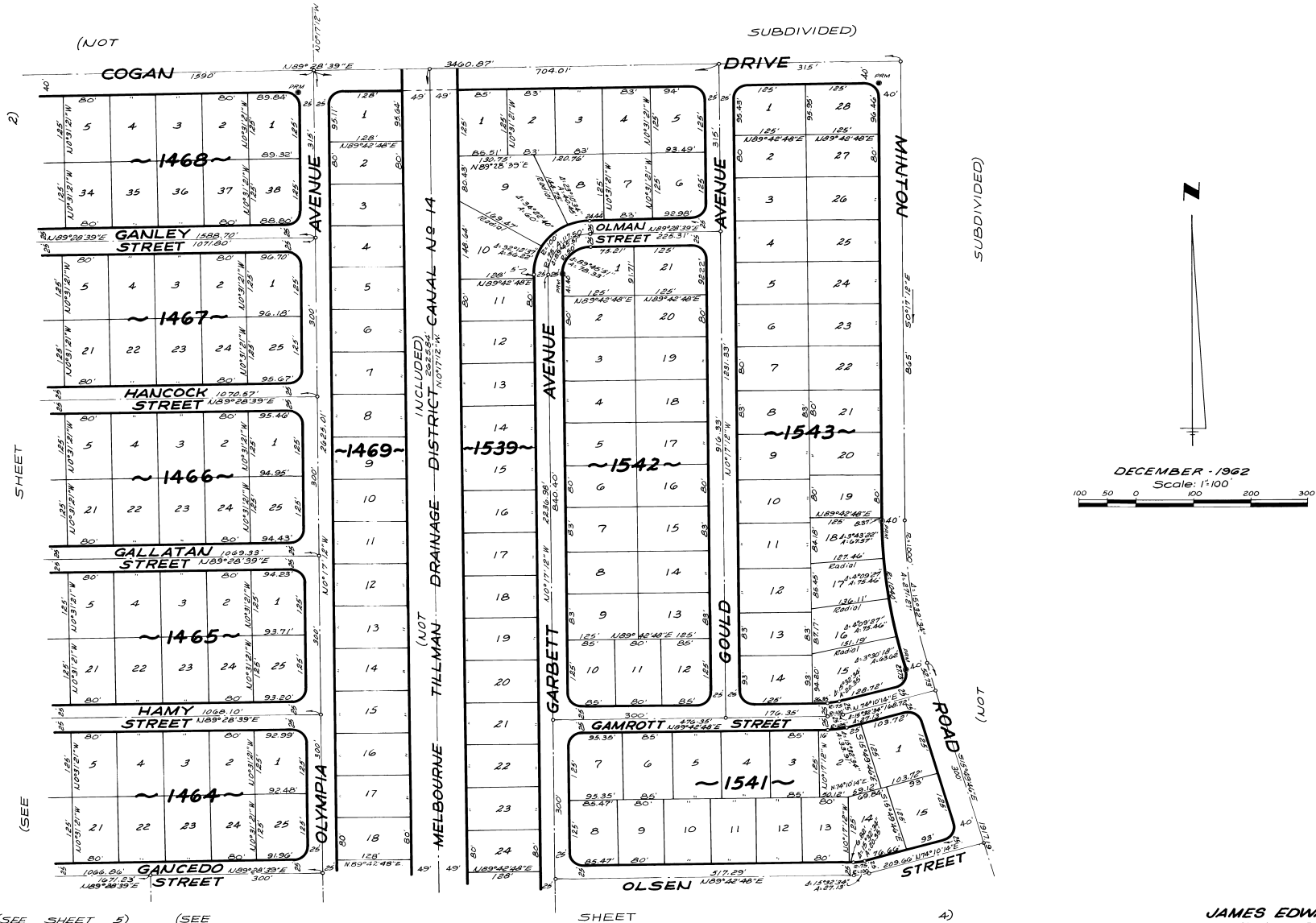
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 2 OF 12 SHEETS
229 LOTS THIS SHEET

PORT MALABAR UNIT THIRTY ONE

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A SUBDIVISION OF PORTIONS OF SECTIONS 24, 25 AND 26,
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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 3 OF 12 SHEETS



CALCULATED BY: *[Signature]*
DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
APPROVED BY: *[Signature]*

(SEE SHEET 5) (SEE SHEET 4)

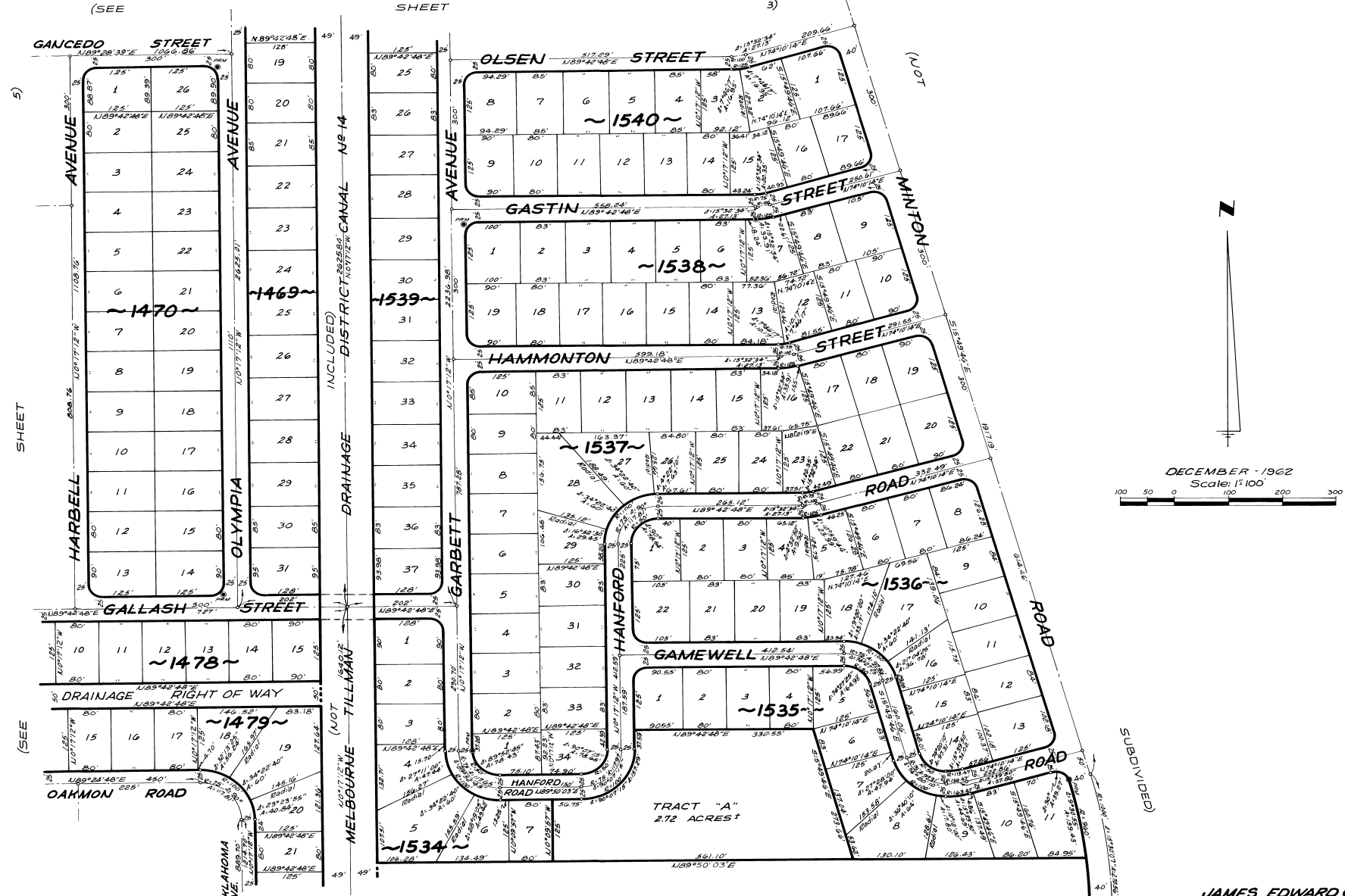
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 3 OF 12 SHEETS
156 LOTS THIS SHEET

PORT MALABAR UNIT THIRTY ONE

PLAT BOOK 17
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A SUBDIVISION OF PORTIONS OF SECTIONS 24, 25 AND 26,
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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 4 OF 12 SHEETS



DECEMBER - 1962
Scale: 1" = 100'

CALCULATED BY - *Mark*
DRAWN BY - *R.C.B.*
CHECKED BY - *J.B.*
APPROVED BY - *J.C.*

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 4 OF 12 SHEETS
175 LOTS THIS SHEET

PORT MALABAR UNIT THIRTY ONE

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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 5 OF 12 SHEETS
DECEMBER 1962
Scale: 1"=100'

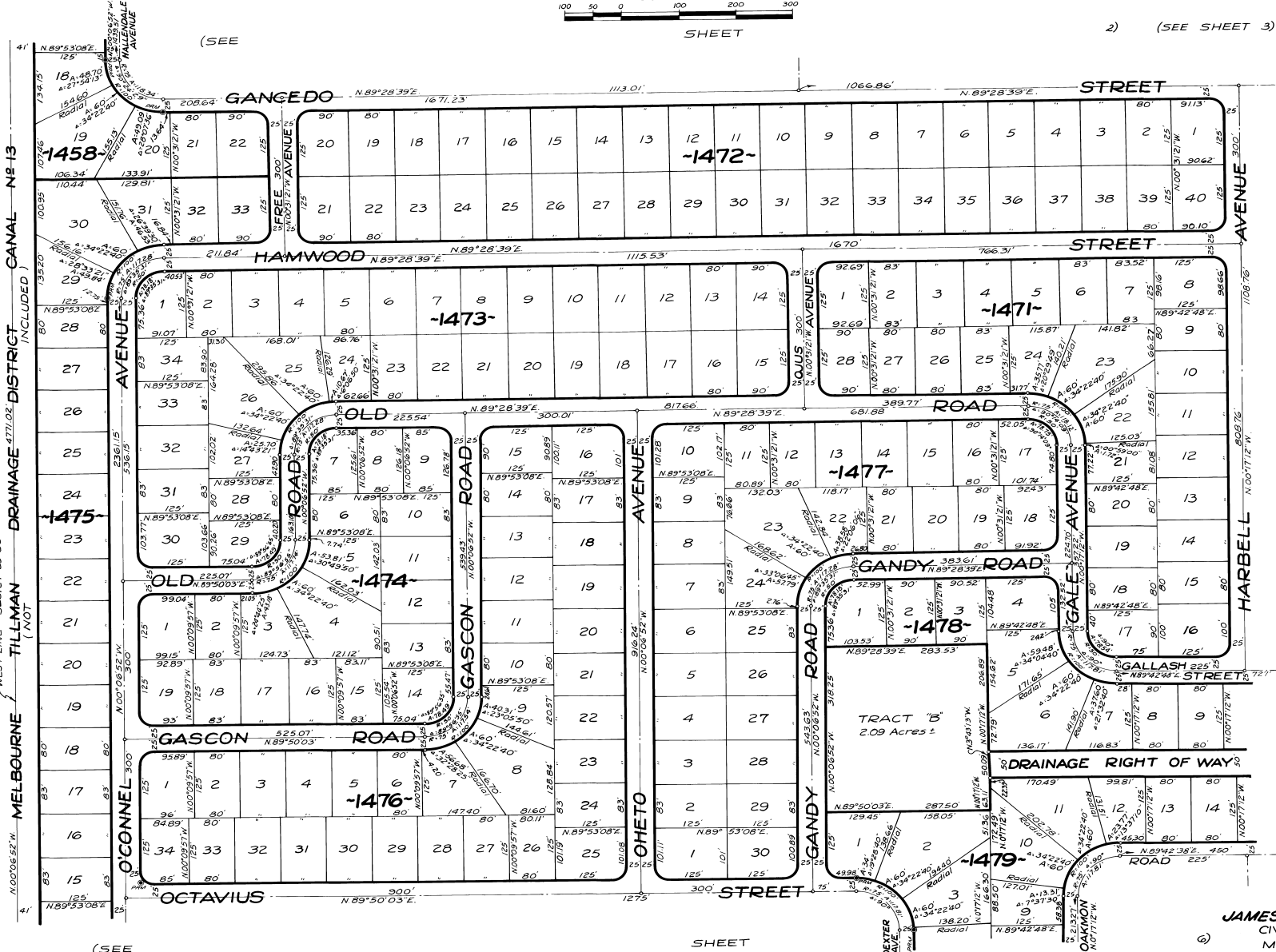


SHEET

2) (SEE SHEET 3)



SUBDIVIDED)



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CALCULATED BY: *RL*
DRAWN BY: *EL*
CHECKED BY: *JB*
APPROVED BY: *JEC*

(SEE

SHEET

(SEE

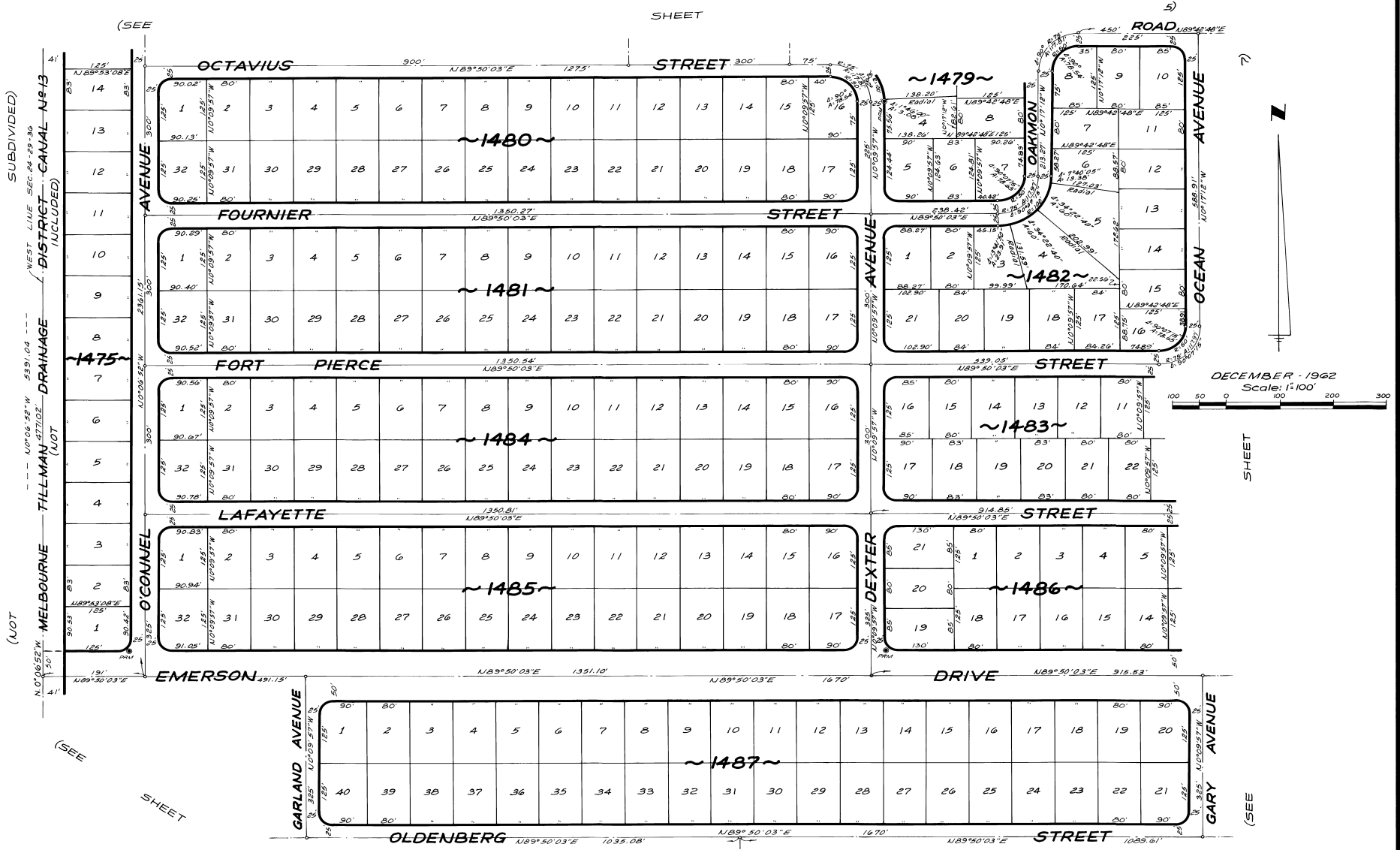
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 5 OF 12 SHEETS
227 LOTS THIS SHEET

PORT MALABAR UNIT THIRTY ONE

A SUBDIVISION OF PORTIONS OF SECTIONS 24, 25 AND 26,
TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 6 OF 12 SHEETS

SHEET



CALCULATED BY: R.C.G.
DRAWN BY: R.C.G.
CHECKED BY: J.B.
APPROVED BY: J.E.C.

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

PORT MALABAR UNIT THIRTY ONE

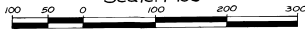
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A SUBDIVISION OF PORTIONS OF SECTIONS 24, 25 AND 26,
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SHEET 8 OF 12 SHEETS

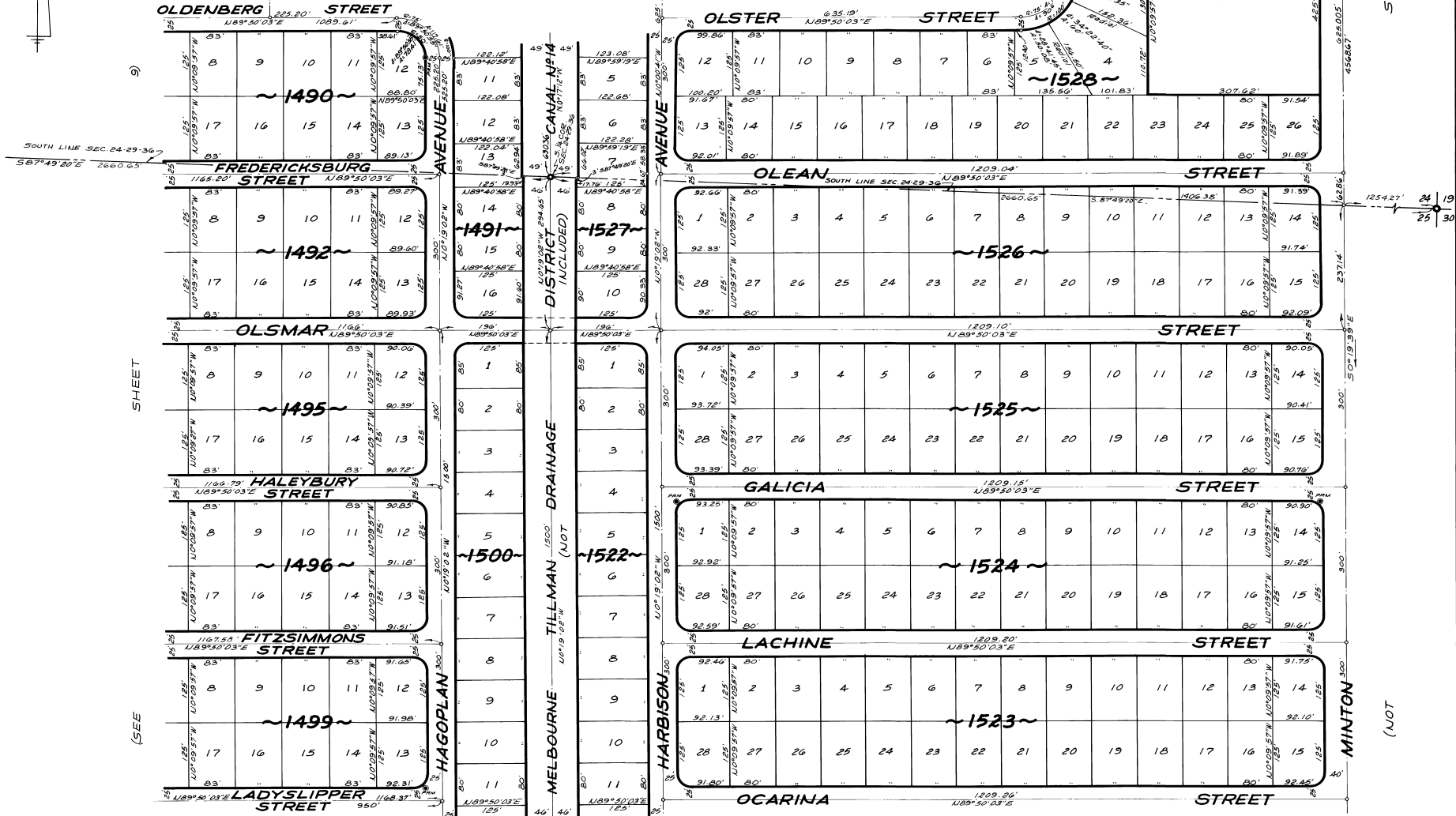
DECEMBER, 1962

Scale: 1"=100'



(SEE SHEET 7)

(SEE SHEET 6)



ROAD
SUBDIVIDED

(NOT
MINTON

(SEE SHEET

11)

(SEE

SHEET

12) JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

CALCULATED BY- R.C.
DRAWN BY- R.C.H.
CHECKED BY- J.B.
APPROVED BY- J.W.

SHEET 8 OF 12 SHEETS
222 LOTS THIS SHEET

PORT MALABAR UNIT THIRTY ONE

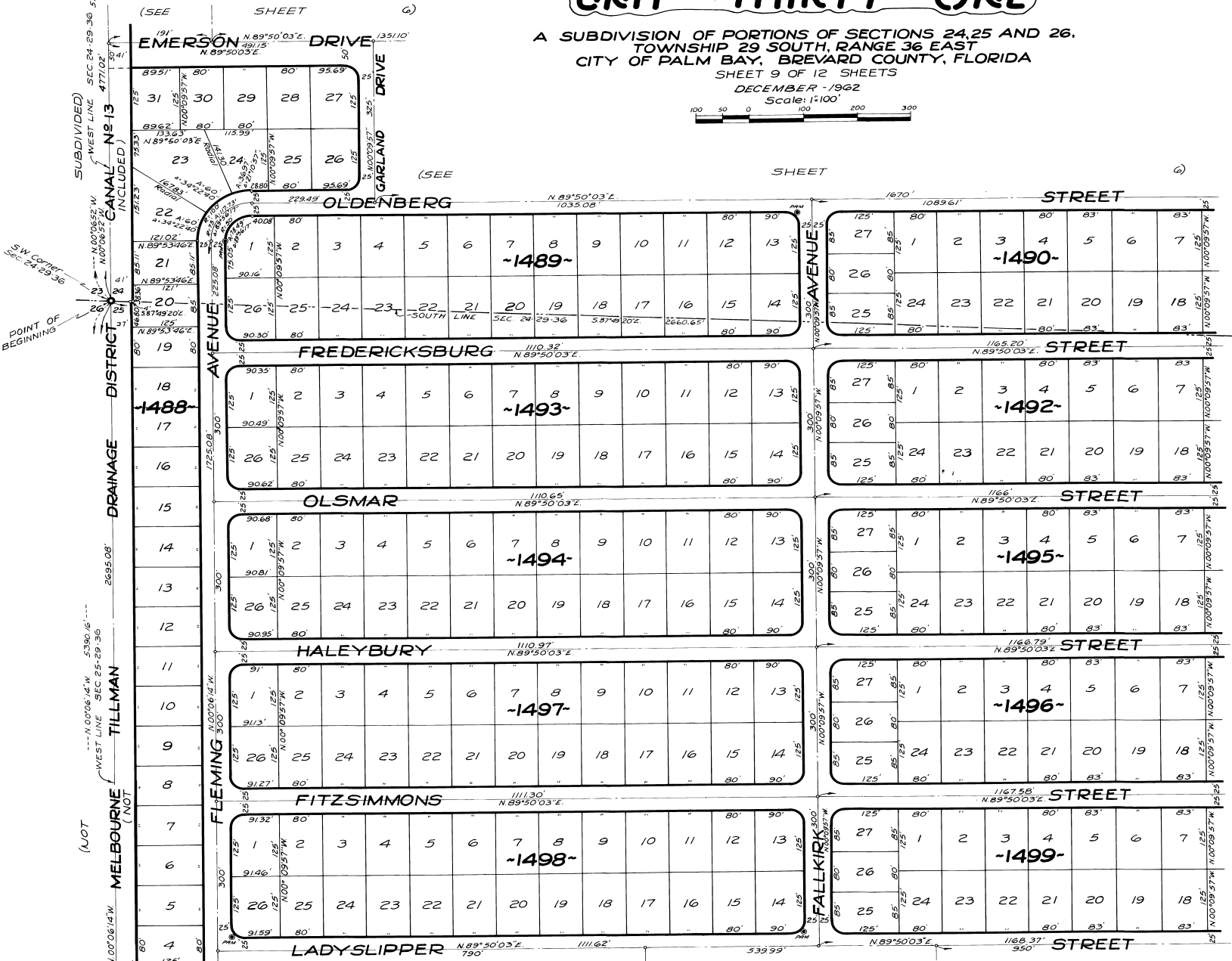
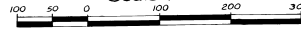
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SHEET 9 OF 12 SHEETS

DECEMBER - 1962

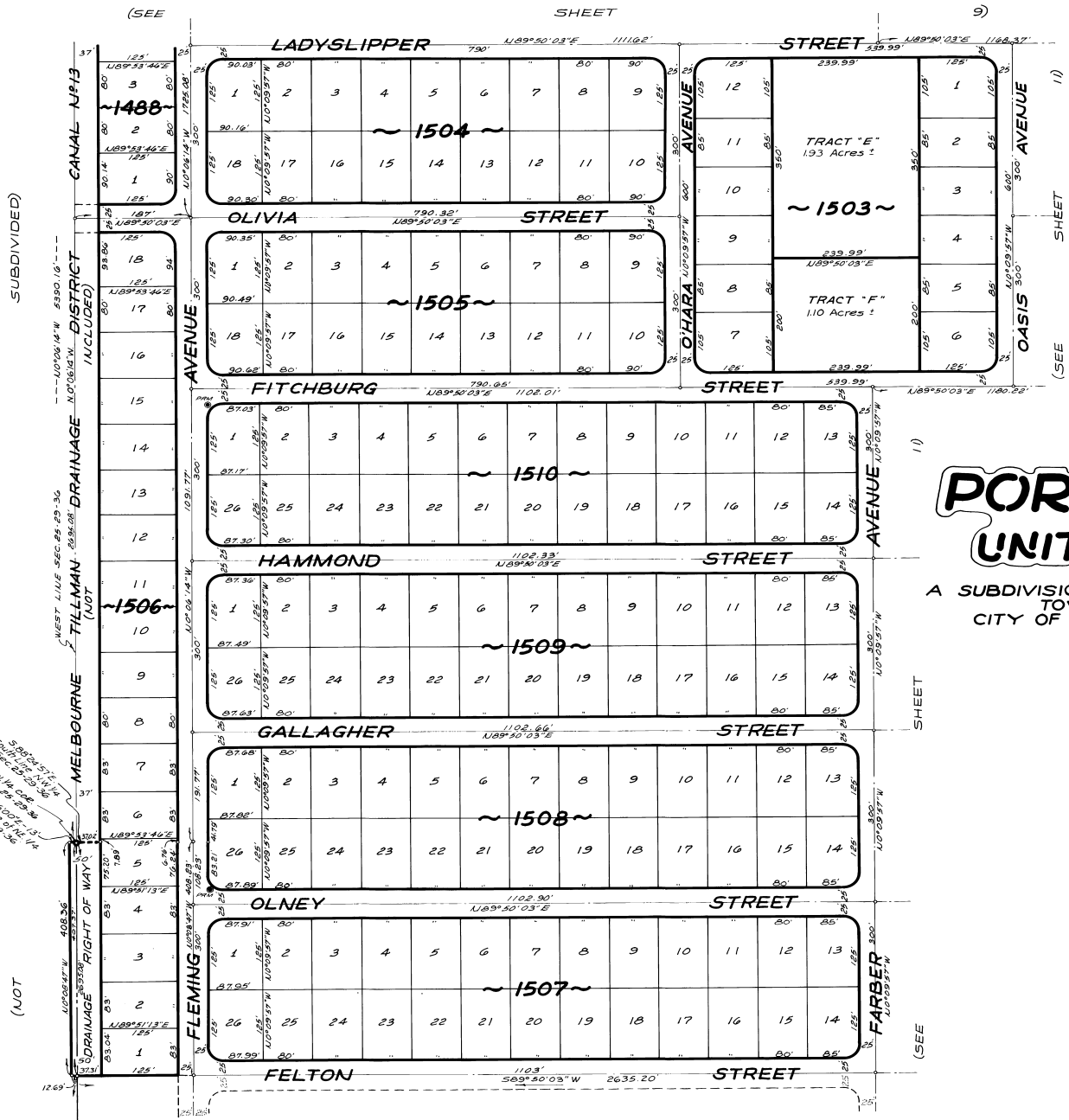
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CALCULATED BY - E.C.
DRAWN BY - E.C.
CHECKED BY - J.B.
APPROVED BY - J.E.C.

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 9 OF 12 SHEETS
243 LOTS THIS SHEET



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A SUBDIVISION OF PORTIONS OF SECTIONS 24, 25 AND 26,
TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 10 OF 12 SHEETS



CALCULATED BY: ECL
DRAWN BY: R.C.G.
CHECKED BY: J.B.
APPROVED BY: J.M.

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 10 OF 12 SHEETS
173 LOTS THIS SHEET

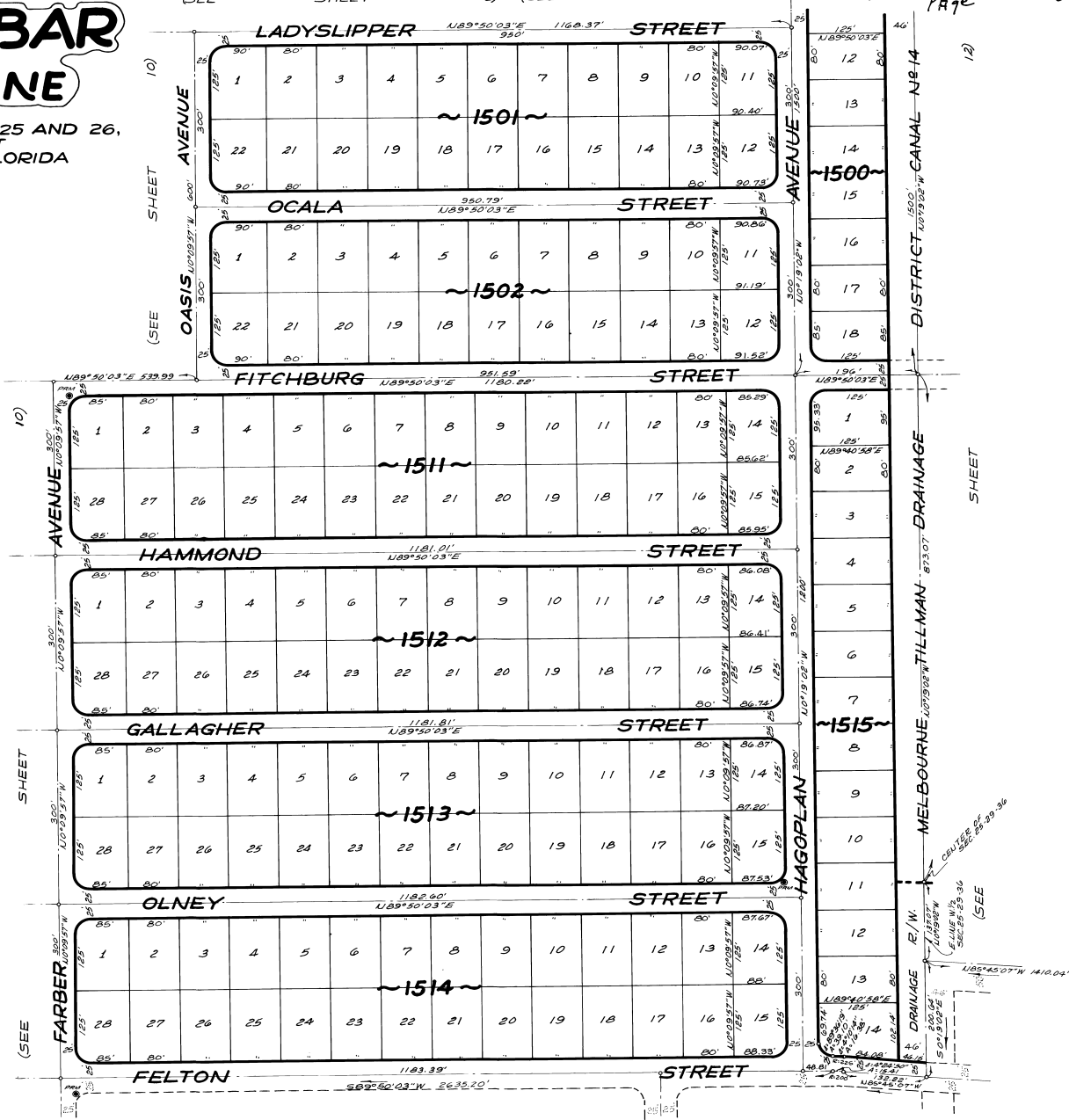
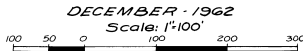
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SHEET 11 OF 12 SHEETS

(SEE SHEET 9) (SEE SHEET 8)

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N



PORT MALABAR UNIT THIRTY ONE

CALCULATED BY: R.C.L.
DRAWN BY: R.C.C.
CHECKED BY: J.B.
APPROVED BY: J.C.C.

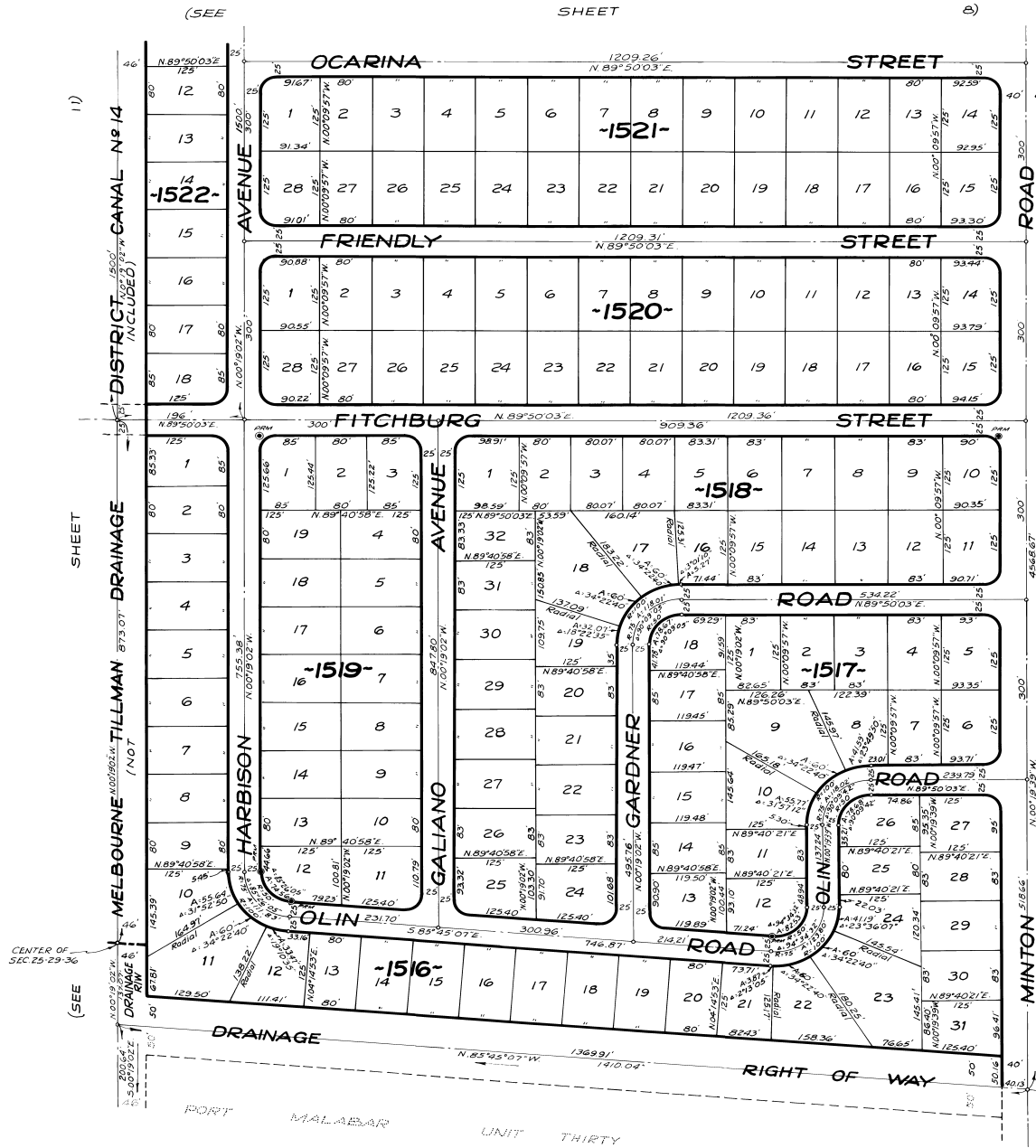
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 11 OF 12 SHEETS
177 LOTS THIS SHEET

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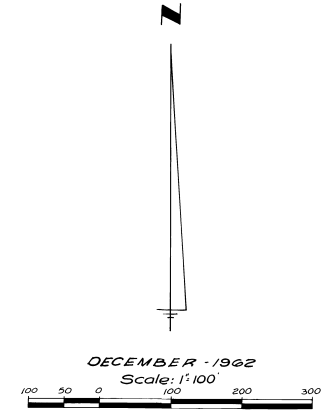
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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA
SHEET 12 OF 12 SHEETS

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(SUBDIVIDED)

(NOT)



CALCULATED BY - *ed*
DRAWN BY - *JB*
CHECKED BY - *JB*
APPROVED BY - *guc*

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 12 OF 12 SHEETS
163 LOTS THIS SHEET