

# ADAMSON CREEK PHASE TWO

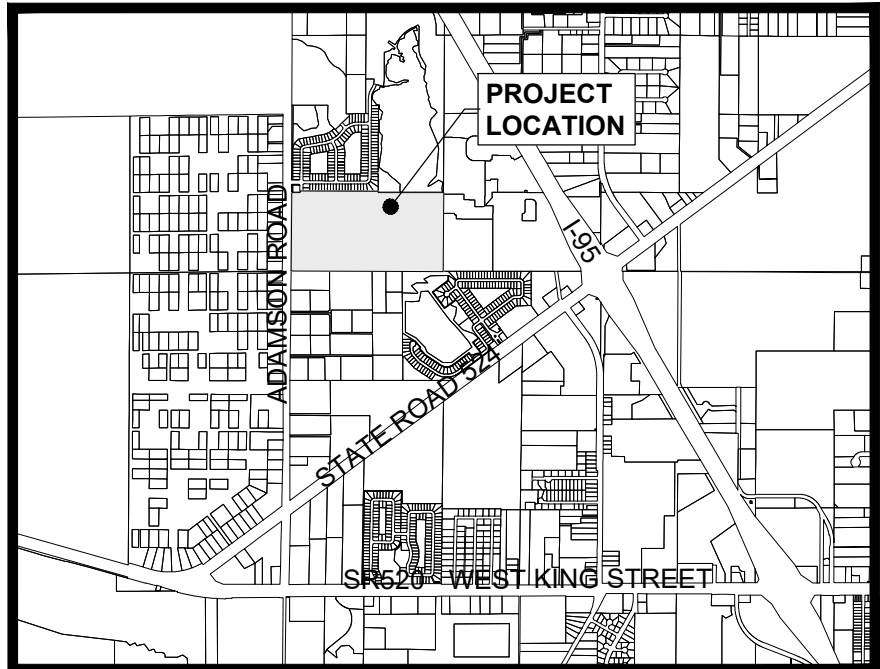
## A REPLAT OF TRACT 1, ADAMSON CREEK PHASE ONE-A, PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

### PLAT NOTES:

- BEARING REFERENCE: ASSUMED BEARING OF N00°14'50"E ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091(8) AND 177.091(9).
- LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, 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, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE FOLLOWING EASEMENTS ARE HEREBY GRANTED:
  - A PUBLIC EASEMENT 10.00 FEET WIDE ACROSS ALL LOTS AND TRACTS CONTIGUOUS WITH AND ADJACENT TO THE ROAD RIGHTS-OF-WAY DEDICATED BY THIS PLAT IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF FLORIDA POWER AND LIGHT (FPL&L) FACILITIES, POTABLE WATER, RECLAIMED WATER, PRIVATE DRAINAGE, AND OTHER PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
  - AN EASEMENT TO THE CITY OF COCOA AND BREVARD COUNTY FOR EMERGENCY ACCESS FOR INGRESS/EGRESS AND MAINTENANCE OVER ALL PRIVATE DRAINAGE EASEMENTS AND STORM WATER MANAGEMENT TRACTS.
  - AN EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF COCOA OVER ALL DRAINAGE EASEMENTS AND TRACTS FOR ACCESS TO ADJOINING CONSERVATION TRACTS AND CONSERVATION EASEMENTS.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER TO MAINTAIN SAID PRIVATE DRAINAGE WITHIN THEIR HOME SITE. THIS DOES NOT INCLUDE DRAINAGE PIPES WITHIN THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON.
- THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND ACCESS TO THE STORM WATER FACILITIES BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC. WITHIN THE PLAT BOUNDARY.
- WHERE PRIVATE SIDEWALKS ARE LOCATED WITHIN LOTS OR TRACTS SHOWN HEREON, SUCH LOTS AND TRACTS SHALL BE SUBJECT TO A PRIVATE SIDEWALK EASEMENT HEREBY DEDICATED TO ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC. TO ACCOMMODATE SUCH SIDEWALK, FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING THE PRIVATE SIDEWALKS WITHIN SAID PRIVATE SIDEWALK EASEMENTS.
- TRACT A IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., FOR UTILITIES, LANDSCAPE AMENITIES, RECREATION, OPEN SPACE, MAIL FACILITIES, AND STORM WATER MANAGEMENT.
- TRACT B IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPE AMENITIES AND UTILITIES.
- TRACT C IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY, THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., FOR THE CONSERVATION OF PRESERVED WETLANDS AND UPLANDS AND PASSIVE RECREATIONAL USE. NO ALTERATION OR FILLING IS ALLOWED IN TRACT C. TRACT C IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF COCOA PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
- TRACT D IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., FOR UTILITIES, LANDSCAPE AMENITIES, RECREATION, OPEN SPACE, AND STORMWATER MANAGEMENT
- TRACT E IS HEREBY DEDICATED TO, CONTROLLED BY, AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., FOR UTILITIES, LANDSCAPE AMENITIES, RECREATION, OPEN SPACE, AND STORMWATER MANAGEMENT.
- TRACT Z IS HEREBY DEDICATED TO, AND SHALL BE OWNED AND MAINTAINED BY THE ADAMSON CREEK HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES OF PRIVATE VEHICULAR/PEDESTRIAN ACCESS, PUBLIC AND PRIVATE UTILITIES, PRIVATE LANDSCAPING, PRIVATE SIGNAGE AND PRIVATE SIDEWALKS.
- THE LANDS BEING PLATTED HEREUNDER ARE SUBJECT TO THE FOLLOWING:
  - RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON PLAT OF ADAMSON CREEK PHASE ONE-A, AS RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - EASEMENT TO BREVARD COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 2976, PAGE 3606, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
  - RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS, STIPULATIONS, RESERVATIONS AND OTHER PROVISIONS, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 5821, PAGE 2831, AMENDED IN OFFICIAL RECORDS BOOK 5851, PAGE 9854; OFFICIAL RECORDS BOOK 5880, PAGE 2379; OFFICIAL RECORDS BOOK 5908, PAGE 4101, AS ASSIGNED IN OFFICIAL RECORDS BOOK 7607, PAGE 1832; OFFICIAL RECORDS BOOK 7956, PAGE 47; OFFICIAL RECORDS BOOK 7956, PAGE 53; AND FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 8071, PAGE 1953, AND AMENDMENTS IN OFFICIAL RECORDS BOOK 8294, PAGE 161 AND OFFICIAL RECORDS BOOK 8510, PAGE 2959. AMENDMENTS IN OFFICIAL RECORDS BOOK 9655 PAGE 1834, SUPPLEMENTAL DECLARATION IN OFFICIAL RECORDS BOOK 9170 PAGE 181, AND CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 9819, PAGE 2938 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - BY LAWS FOR ADAMSON CREEK HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 5821, PAGE 2858, AMENDMENT IN OFFICIAL RECORDS BOOK 7384, PAGE 473 AND CERTIFICATE OF AMENDMENT IN OFFICIAL RECORDS BOOK 8926, PAGE 172, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - ARTICLES OF INCORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 5821, PAGE 2873, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - EASEMENT TO BELLSSOUTH COMMUNICATIONS, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 5842, PAGE 3223, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - BINDING DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5903, PAGE 6559, AS MODIFIED IN OFFICIAL RECORDS BOOK 6192, PAGE 2697 AND OFFICIAL RECORDS BOOK 7156, PAGE 999 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - CERTIFICATE OF ADOPTION OF ARCHITECTURAL GUIDELINES AND COMMUNITY-WIDE STANDARDS AS RECORDED IN OFFICIAL RECORDS BOOK 8908, PAGE 2960, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET PARKER-KALON NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED



LOCATION MAP  
NTS

TRACT DATA TABLE / OPEN SPACE CALCULATION					
TRACT ID	AREA (±ACRES)	AREA (±PERCENT)	TRACT USE	USEABLE COMMON OPEN SPACE CREDIT (±ACRES)	BASIS FOR OPEN SPACE CREDIT
A	6.63	46.07%	STORMWATER MANAGEMENT, LANDSCAPE, OPEN SPACE, AND RECREATIONAL AMENITIES	1.44	LAKE = 50% OF 2.88 AC TOTAL REQUIRED OPEN SPACE
B	0.18	1.25%	LANDSCAPE, OPEN SPACE, UTILITIES	2.43	TRACT A ACCESSIBLE UPLAND AREA
C	64.74		UPLAND BUFFER, WETLAND PRESERVATION, AND OPEN SPACE	1.73	50' VIEW CORRIDOR FROM SEGMENT OF TRACT A TRAIL ADJACENT TO TRACT C
D	0.69	4.79%	LANDSCAPE, OPEN SPACE		
E	0.89	6.18%	LANDSCAPE, OPEN SPACE		
Z	1.12	7.78%	PRIVATE RIGHT-OF-WAY		
N/A	4.88	33.91%	RESIDENTIAL DEVELOPMENT (30 LOTS)		
	79.13		TOTAL SITE AREA		
	14.39	100.00%	TOTAL PUD BOUNDARY		
	5.60	38.92%	TOTAL PROVIDED OPEN SPACE	5.60	
	2.88	20.00%	TOTAL REQUIRED OPEN SPACE (20% OF 14.39 ACRES)	2.88	

NOTE: PUD BOUNDARY INCLUDES 64.74 ACRES OF PRESERVED WETLANDS AND UPLANDS, NOT INCLUDED IN REQUIRED OPEN SPACE OR OPEN SPACE CALCULATIONS

### ABBREVIATIONS

- \* MINUTES/FEET
- \* SECONDS/INCHES
- \* DEGREES
- AC ACRE
- AL ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- CM CONCRETE MONUMENT
- COR CORNER
- DEL DELTA ANGLE
- E EAST / EASTING
- FD FOUND
- FT FEET
- ID# IDENTIFICATION NUMBER
- IRC IRON ROD AND CAP
- N NORTH / NORTHING
- N&D NAIL AND DISK
- NAVDB8 NORTH AMERICAN VERTICAL DATUM 1988
- NGVD29 NATIONAL GEODETIC VERTICAL DATUM 1929
- N.T.S. NOT TO SCALE
- NR NON-RADIAL
- OR/ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PDE PUBLIC DRAINAGE EASEMENT
- PCP PERMANENT CONTROL POINT
- PG(S) PAGE(S)
- PK PARKER-KALEN
- PGB POINT OF BEGINNING
- PT POINT OF TANGENCY
- R RADIUS/RIGHT
- RW RIGHT-OF-WAY
- RGE RANGE
- S SOUTH
- SEC SECTION
- TWP TOWNSHIP
- W WEST

### DESCRIPTION:

TRACT 1, ADAMSON CREEK PHASE ONE-A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 49, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### TOGETHER WITH

PARCEL 2 FROM EXHIBIT "A" IN OFFICIAL RECORDS BOOK 8071, PAGE 1946, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT-OF-WAY FOR ADAMSON ROAD.

### ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT A OF SAID ADAMSON CREEK PHASE ONE-A, AND RUN S89°56'48"E, ALONG THE BOUNDARY OF SAID ADAMSON CREEK PHASE ONE-A, A DISTANCE OF 140.68 FEET TO THE SOUTHEAST CORNER OF TRACT J OF SAID ADAMSON CREEK PHASE ONE-A; THENCE N00°17'33"E, ALONG THE EAST LINE OF SAID TRACT J, A DISTANCE OF 25.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 OF SAID ADAMSON CREEK PHASE ONE-A; THENCE S89°43'43"E ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1322.21 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 409 OF SAID ADAMSON CREEK PHASE ONE-A AND ALSO BEING A POINT ON THE WEST LINE OF TRACT M OF SAID ADAMSON CREEK PHASE ONE-A); THENCE S00°17'33"W, ALONG THE WEST LINE OF SAID TRACT M, A DISTANCE OF 20.04 FEET TO THE SOUTHWEST CORNER OF SAID TRACT M AND A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°58'23"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1107.58 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, (SAID POINT ALSO BEING A POINT ON THE WEST LINE OF NORTHWEST LAKES CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 3425, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALSO BEING THE SOUTHEAST CORNER OF TRACT I OF ADAMSON CREEK PHASE ONE-C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 74, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE S00°19'05"W, ALONG SAID WEST LINE, A DISTANCE OF 1333.53 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, (SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF EMERALD LAKES P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 68, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA); THENCE N89°48'12"W, ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 2568.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ADAMSON ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 746, PAGE 878, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID ADAMSON ROAD ALSO BEING KNOWN AS WENNER ROAD, A 150.00 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N00°14'50"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1326.48 FEET TO THE POINT OF BEGINNING, CONTAINING 79.13 ACRES, MORE OR LESS.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 3

SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, the Corporation named below, being the owner in fee simple of the lands described in

#### ADAMSON CREEK PHASE TWO

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates to the public and the City of Cocoa, Florida, all easements shown hereon or described in the notes as public easements. The owner further dedicates a perpetual public easement over and across the private right-of-way of Tract Z for the installation and maintenance of public utilities and for ingress and egress for law enforcement and emergency vehicles, mail and package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services. The private right-of-way and drainage facilities within the subdivision are not dedicated to, nor the responsibility of, the City of Cocoa, Florida.

By: Brian W. Davidson, Assistant Secretary

SEAL

Attest: Printed Name:

Attest: Printed Name:

D.R. HORTON, INC., A DELAWARE CORPORATION  
1430 CULVER DRIVE  
PALM BAY, FLORIDA 32934

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence \_\_\_\_\_ or online notarization, this \_\_\_\_\_ by Brian W. Davidson, Assistant Secretary of the above named corporation incorporated under the laws of State of Florida, on behalf of the company, who is personally known to me \_\_\_\_\_ or has produced \_\_\_\_\_ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Comm. Expires \_\_\_\_\_

SEAL

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on 02/13/2020 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and County Ordinance 62-2841 (c)(d) as amended, and that said lands are located in Brevard County, Florida.

Registration Number 5611

LESLIE E. HOWARD  
B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, Fla. 32901  
Certificate of Authorization Number: LB-0004905

### CERTIFICATE OF CITY SURVEYOR

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Andrew Perry  
Reg. Florida Surveyor & Mapper #6124  
Reviewing Surveyor for the City of Cocoa

### CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_, the foregoing plat was approved by the City Council of the City of Cocoa, Florida.

Michael C. Blake, MAYOR

ATTEST:

Carie Shealy, 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, Part 1, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_.

File No. \_\_\_\_\_

ATTEST:

Clerk of the Circuit Court in and for Brevard County, Fla.



B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 404, MELBOURNE, FL 32901  
PHONE: (321) 725-3674 FAX: (321) 725-1158  
CERTIFICATE OF BUSINESS AUTHORIZATION: LB-0004905

DATE: 07/20/2023  
DESIGN/DRAWN: SMG/RMB  
DRAWING#114530101\_300\_001-002  
PROJECT# 11453.01.01

- THIS PLAT PREPARED BY -

# ADAMSON CREEK PHASE TWO

A REPLAT OF TRACT 1, ADAMSON CREEK PHASE ONE-A, PLAT BOOK 57, PAGE 49,  
PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4  
OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST, CITY OF COCOA, BREVARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 2 OF 3  
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST



KEY MAP  
N.T.S.

## SURVEY SYMBOL LEGEND

- SECTION CORNER, MARKED AS NOTED
- 1/4 SECTION CORNER, MARKED AS NOTED
- PERMANENT REFERENCE MONUMENT (PRM); SET 4X4 INCH CONCRETE MONUMENT WITH DISK STAMPED PRM LB4905, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT (PCP); SET PARKER-KALON NAIL AND DISK STAMPED PCP LB4905, UNLESS OTHERWISE NOTED

100 0 50 100  
1 INCH = 100 FEET

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- RGE RANGE
- S SOUTH
- SEC SECTION
- TWP TOWNSHIP
- W WEST

SEE SHEET 3 FOR LOT AND ROADWAY GEOMETRY

- THIS PLAT PREPARED BY -



**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING - LAND SURVEYING  
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4, MELBOURNE, FL 32901  
PHONE: (321) 725-3024 FAX: (321) 725-1159  
CERTIFICATE OF BUSINESS AUTHORIZATION: 4605  
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004995

DATE: 07/20/2023  
DESIGN/DRAWN: SMG/RMB  
DRAWING#114530101\_300\_001-002  
PROJECT# 1145301.01

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PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 3  
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST

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PG(S)	PAGE(S)
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RGE	RANGE
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TWP	TOWNSHIP
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