

PORT MALABAR

UNIT FIFTY TWO

A SUBDIVISION OF A PORTION OF
SECTIONS 26, 27, 34 & 35 TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 1 OF 18 SHEETS

DESCRIPTION

A portion of Sections 26, 27, 34 and 35, Township 29 South, Range 36 East, being more particularly described as follows:

- All of the West 1/2 of Section 26, Township 29 South, Range 36 East, LESS AND EXCEPT the Rights of Way reserved for Melbourne Tillman Drainage District Canals numbered 11 and 12.
Containing 321.60 Acres, more or less.
- All of Section 27, Township 29 South, Range 36 East, LESS AND EXCEPT the N.E. 1/4 of the N.W. 1/4 of the N.W. 1/4 of Said Section 27 and the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of Said Section 27 and the Rights of Way reserved for Melbourne Tillman Drainage District Canals numbered 9, 10 and 11 and the Florida Power and Light Company Right of Way as recorded in Official Records Book 713, Page 1048, Public Records of Brevard County, Florida.
Containing 594.64 Acres, more or less.
- Tract "H" of Port Malabar UNIT FIFTY ONE, in Said Section 35, as recorded in Plat Book 23, Page 104, Public Records of Brevard County, Florida.
Containing 31.90 Acres, more or less.
- Tracts "R" and "W" of Port Malabar UNIT FIFTY ONE, in Said Section 34, as recorded in Plat Book 23, Page 104, Public Records of Brevard County, Florida.
Containing 47.12 Acres, more or less.
All of the above described land lying in the City of Palm Bay, Brevard County, Florida and containing a total of 995.26 Acres, more or less.

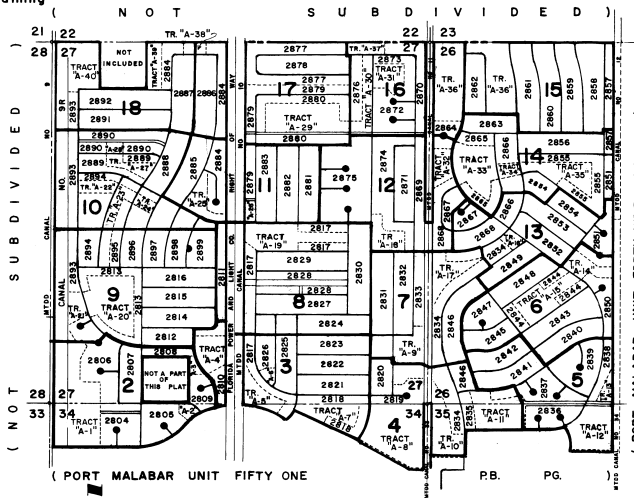
GENERAL NOTES

- ⊙ indicates Permanent Reference Monument.
- Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
- All radii are 25 feet unless otherwise indicated.
- Basis of bearing system is assumed for computation purposes.
- Deed Restrictions are filed in O.R.B. 1276, Pages 127-131
- Park Dedication is filed in O.R.B. 1276, Pages 124
- Mortgage Plat Joinders are filed in O.R.B. 1276, Pages 125-126
- M.T.D.D. indicates Melbourne Tillman Drainage District.
- indicates Permanent Control Point.

*

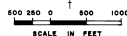
The Easements hereinafter described are reserved for the installation and maintenance of public utilities and drainage facilities:

- A 20 foot strip along the lot lines abutting and adjacent to waterways and drainage rights of way, except as shown by dashed lines.
- A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a street right of way line, except as shown by dashed lines.
- As shown by dashed lines.
- Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



LOCATION & KEY MAP

SECTIONS 26, 27, 34 & 35 TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY
BREVARD COUNTY, FLORIDA



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

DIETZGEN No. 127 DRAFTSMAN

OK F.V. 7-6-72

PLAT BOOK 23
AND PAGE 120 735058

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the PORT MALABAR UNIT FIFTY TWO, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, and drainage rights of way 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 July 7, 1972.

GENERAL DEVELOPMENT CORPORATION
1111 SOUTH BAYSHORE DRIVE MIAMI, FLORIDA

By *[Signature]*
PRESIDENT

Attest *[Signature]*
SECRETARY

STATE OF FLORIDA COUNTY OF DADE
THIS IS TO CERTIFY, That on July 7, 1972, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared FRASER B. BOACH, President and DAVID A. SCHARF, Secretary of the above named corporation incorporated under the laws of the State of Delaware authorized to do so 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 hereunto set my hand and the seal of my office at Miami, Florida, this 7th day of July, 1972.
ERNEST C. TROTT
NOTARY PUBLIC
My Commission Expires 12-31-76



CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that the plat of the lands shown in the foregoing plat; that the plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed as shown, whereon as required by Chapter 177, Florida Statutes; and that said lands are located in Brevard County, Florida. Dated: August 6, 1972.
ERNEST C. TROTT REGISTRATION NO. 22575

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, That on SEPTEMBER 7, 1972, Mayor and Council of the City of Palm Bay approved the foregoing plat.
Attest: *[Signature]* Mayor
[Signature] 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.
NOT APPLICABLE
Attest: _____ Chairman of the Board

Clerk of the Board.

Approved _____ County Engineer

CERTIFICATE OF APPROVAL BY ZONING COMMISSION
THIS IS TO CERTIFY, That on August 24, 1972, the Zoning Commission of the above Municipality approved the foregoing plat.
[Signature] 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 AUGUST 24, 1972 at 2:16 PM, File No. 735058
[Signature]
Clerk of the Circuit Court
In and for Brevard County, Fla.
[Signature]

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

SHEET 1 OF 18 SHEETS
2280 TOTAL NO. LOTS

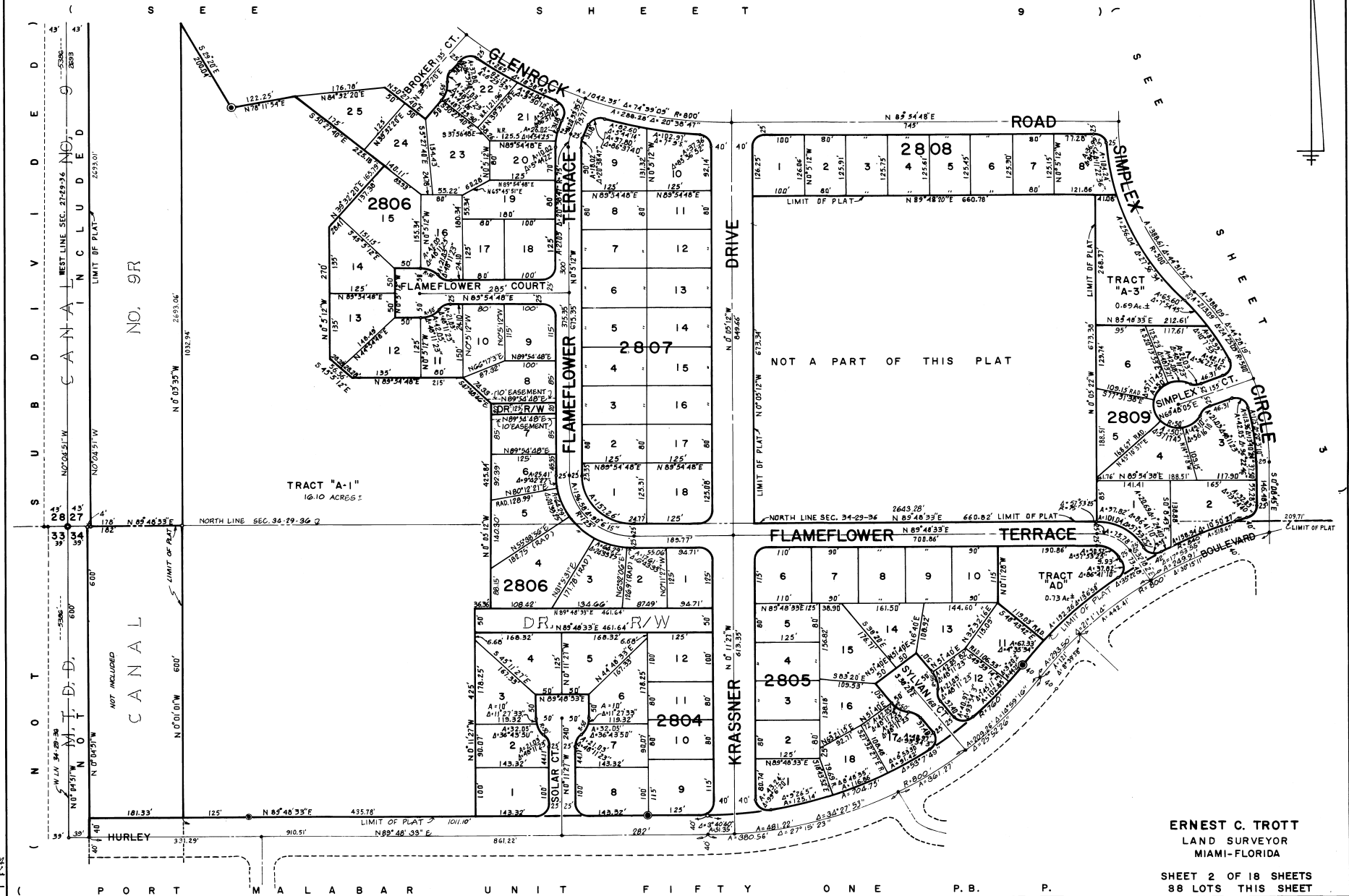
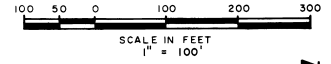
7 PM 52

PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 2 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 121



CALCULATED BY *GLD*
DRAWN BY *GLD*
CHECKED BY *GLD*
APPROVED BY *GLD*

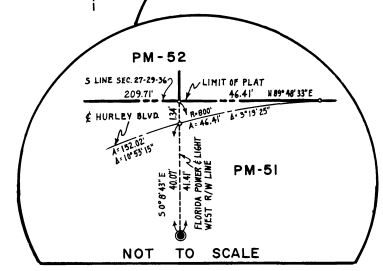
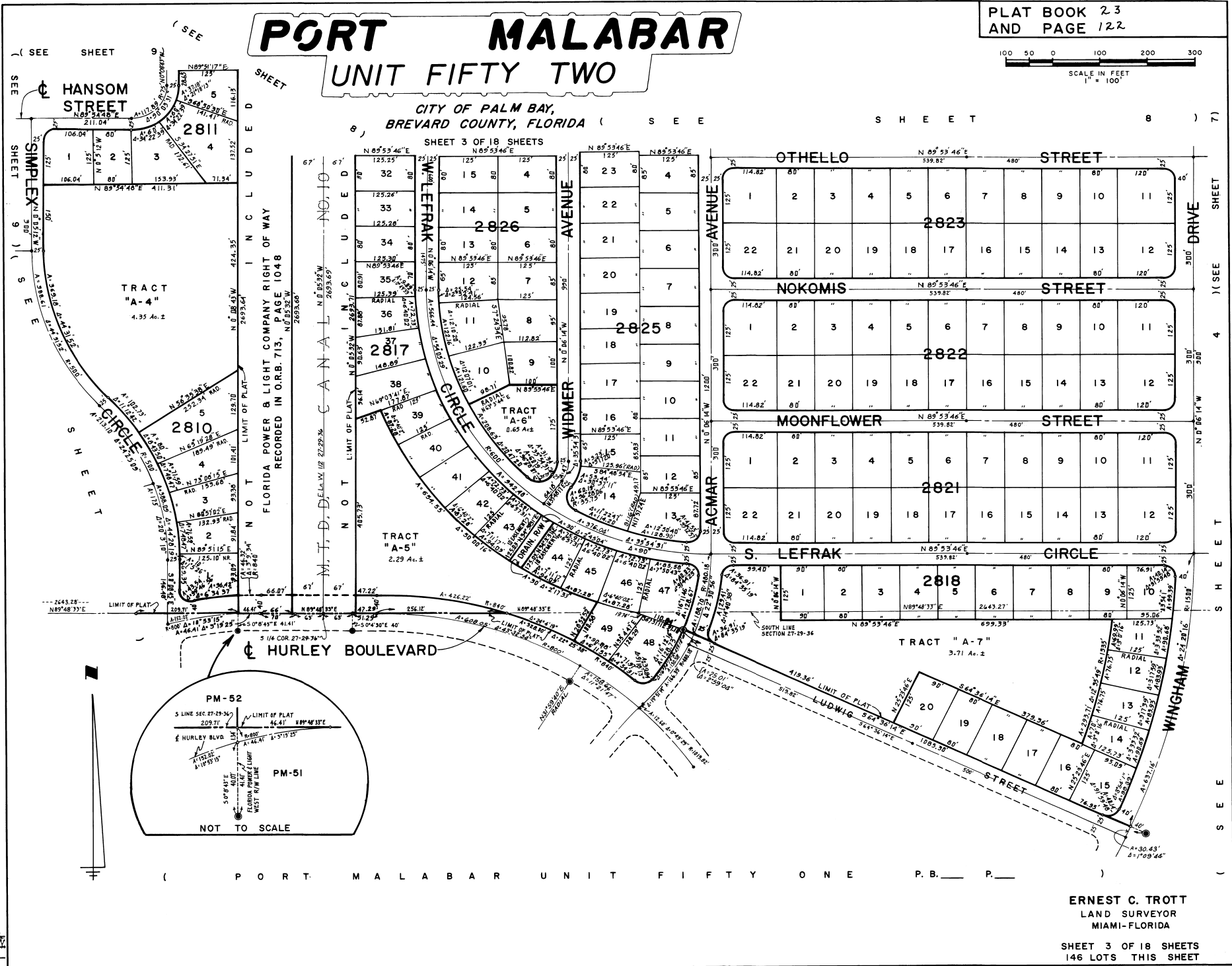
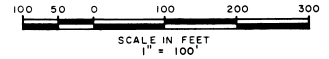
ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

SHEET 2 OF 18 SHEETS
88 LOTS THIS SHEET

PORT MALABAR

UNIT FIFTY TWO

PLAT BOOK 23
AND PAGE 122



(PORT MALABAR UNIT FIFTY ONE P.B. P.)

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

SHEET 3 OF 18 SHEETS
146 LOTS THIS SHEET

CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

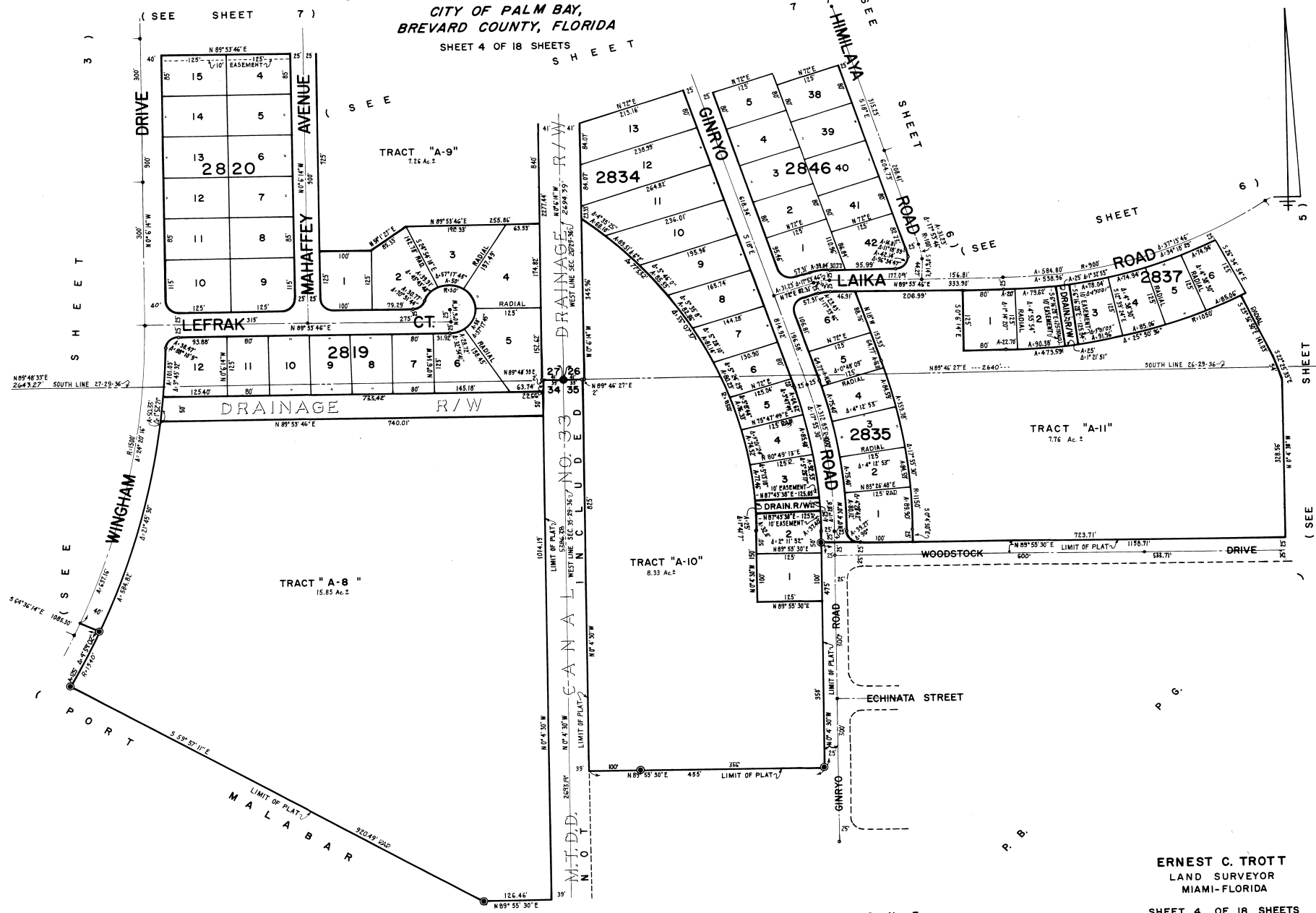
PM-52

PORT MALABAR

UNIT FIFTY TWO

PLAT BOOK 23
AND PAGE 123

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 4 OF 18 SHEETS



CALCULATED BY GL
 DRAWN BY WAS
 CHECKED BY JK
 APPROVED BY PL

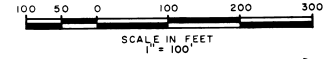
ERNEST C. TROTT
 LAND SURVEYOR
 MIAMI-FLORIDA

SHEET 4 OF 18 SHEETS
 59 LOTS THIS SHEET

PORT MALABAR

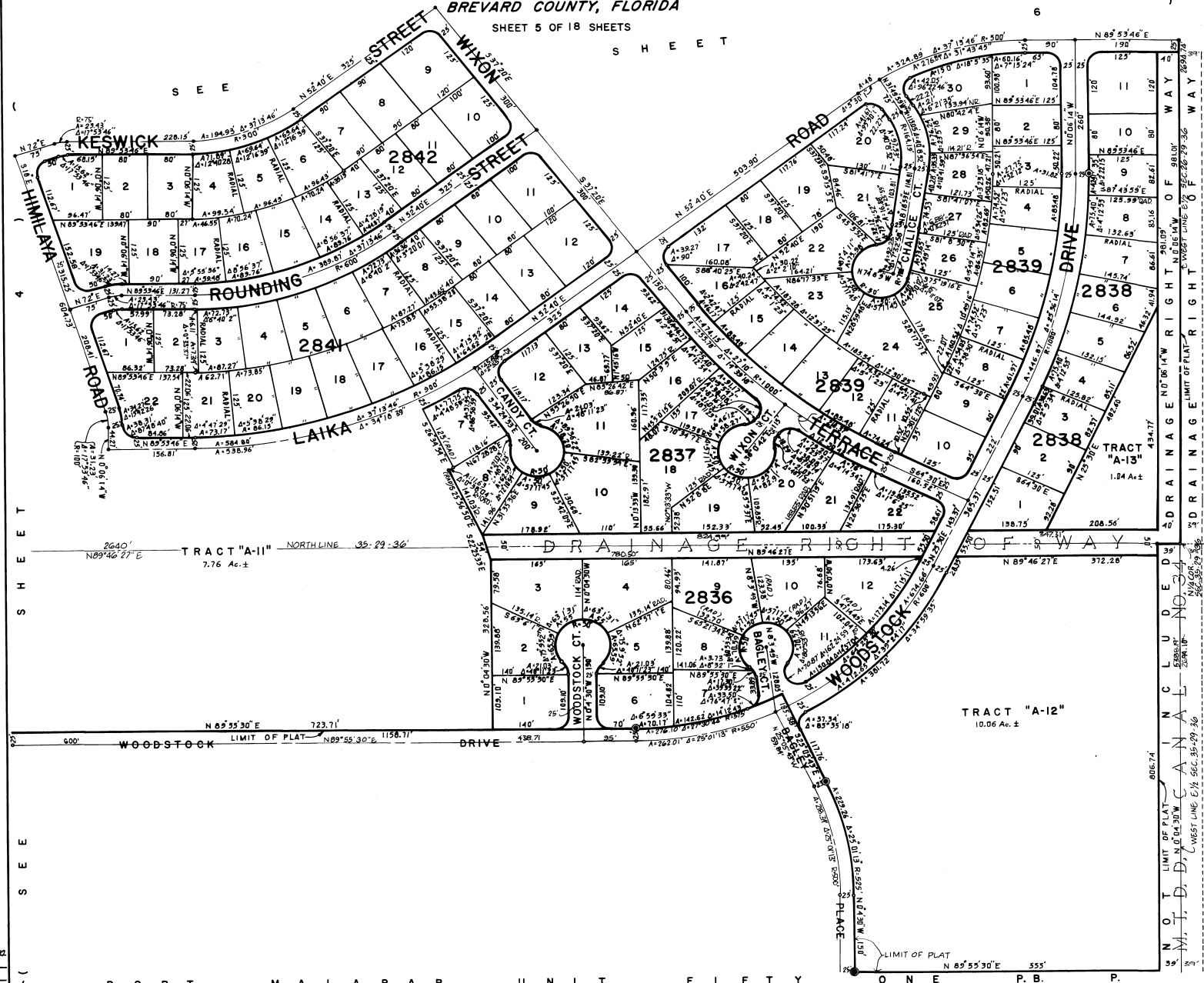
UNIT FIFTY TWO

PLAT BOOK 23
AND PAGE 124



CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 5 OF 18 SHEETS

S H E E T



S E E

S H E E T

S E E

P O R T M A L A B A R U N I T F I F T Y O N E P . B . P .

CALCULATED BY *g*
DRAWN BY *g*
CHECKED BY *g*
APPROVED BY *g*

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

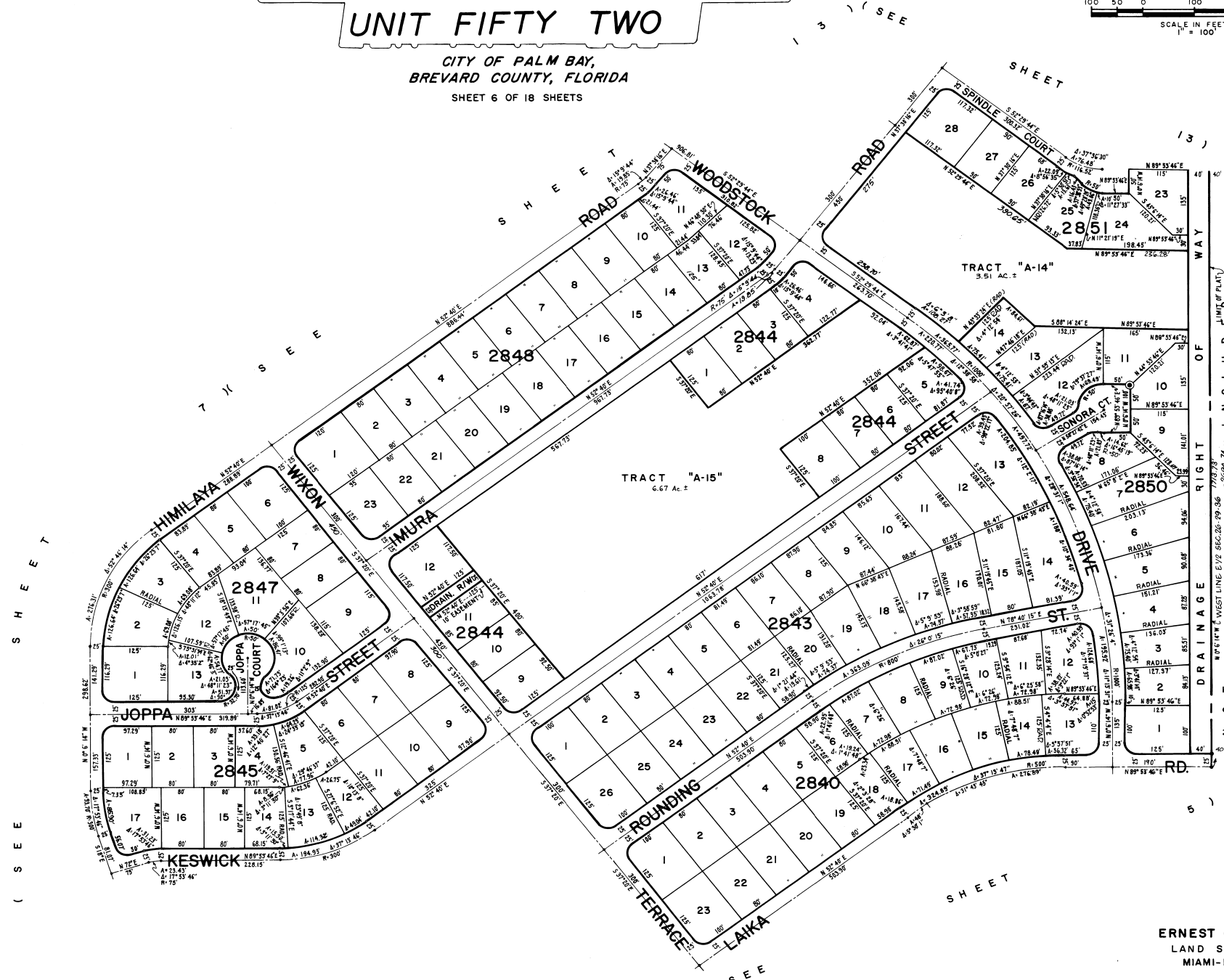
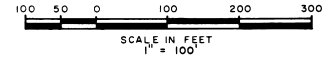
SHEET 5 OF 18 SHEETS
110 LOTS THIS SHEET

PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 6 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 125



(PORT MALABAR UNIT FORTY NINE P.B. 22 PG. 140)
DRAINAGE RIGHT INCLUDED (UNIT OF PLAT) 2029.74

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

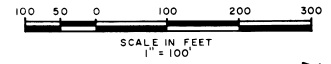
SHEET 6 OF 18 SHEETS
134 LOTS THIS SHEET

CALCULATED BY *G.L.P.*
DRAWN BY *Richard*
CHECKED BY *AB*
APPROVED BY *AB*

PORT MALABAR

UNIT FIFTY TWO

PLAT BOOK 23
AND PAGE 126

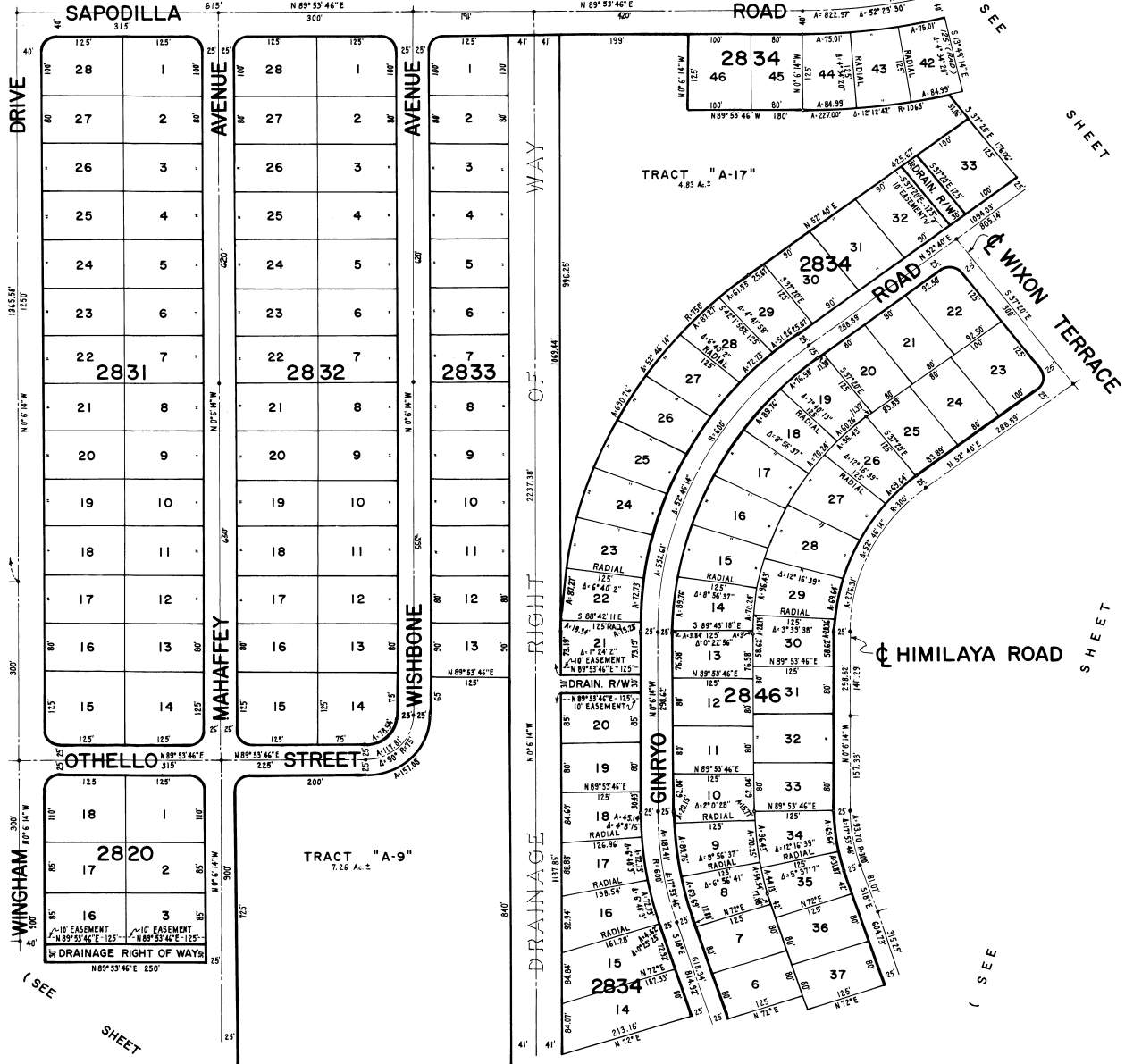


CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

(SEE SHEET 13)

(SEE SHEET 12)

(SEE SHEET 3) (SEE SHEET 8) (SEE SHEET 9) (SEE SHEET 13) (SEE SHEET 14)



CALCULATED BY G.L.P.
 DRAWN BY [Signature]
 CHECKED BY [Signature]
 APPROVED BY [Signature]

ERNEST C. TROTT
 LAND SURVEYOR
 MIAMI-FLORIDA

SHEET 7 OF 18 SHEETS
 132 LOTS THIS SHEET

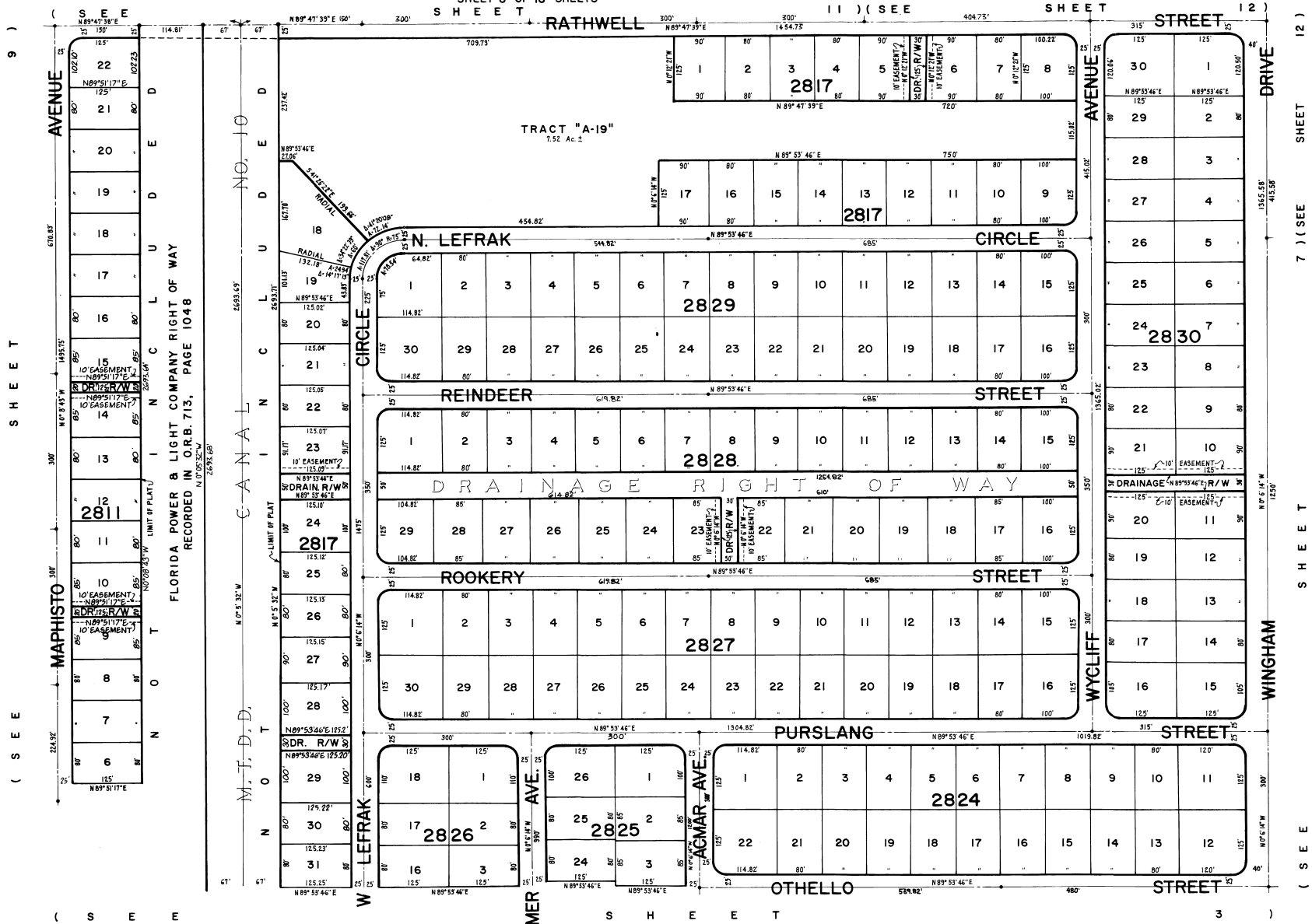
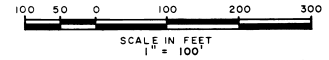
PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 8 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 127



FLORIDA POWER & LIGHT COMPANY RIGHT OF WAY
RECORDED IN O.R.B. 713, PAGE 1048

CANAL NO. 10
M. T. D. D.

(S E E) SHEET 9)

(S E E) SHEET 12)
7) (SEE) SHEET

CALCULATED BY *R. J. ...*
DRAWN BY *R. J. ...*
CHECKED BY *M. T. ...*
APPROVED BY *M. T. ...*

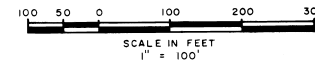
ERNEST C. TROTT
LAND SURVEYOR MIAMI-FLORIDA
SHEET 8 OF 18 SHEETS
201 LOTS THIS SHEET

PORT MALABAR

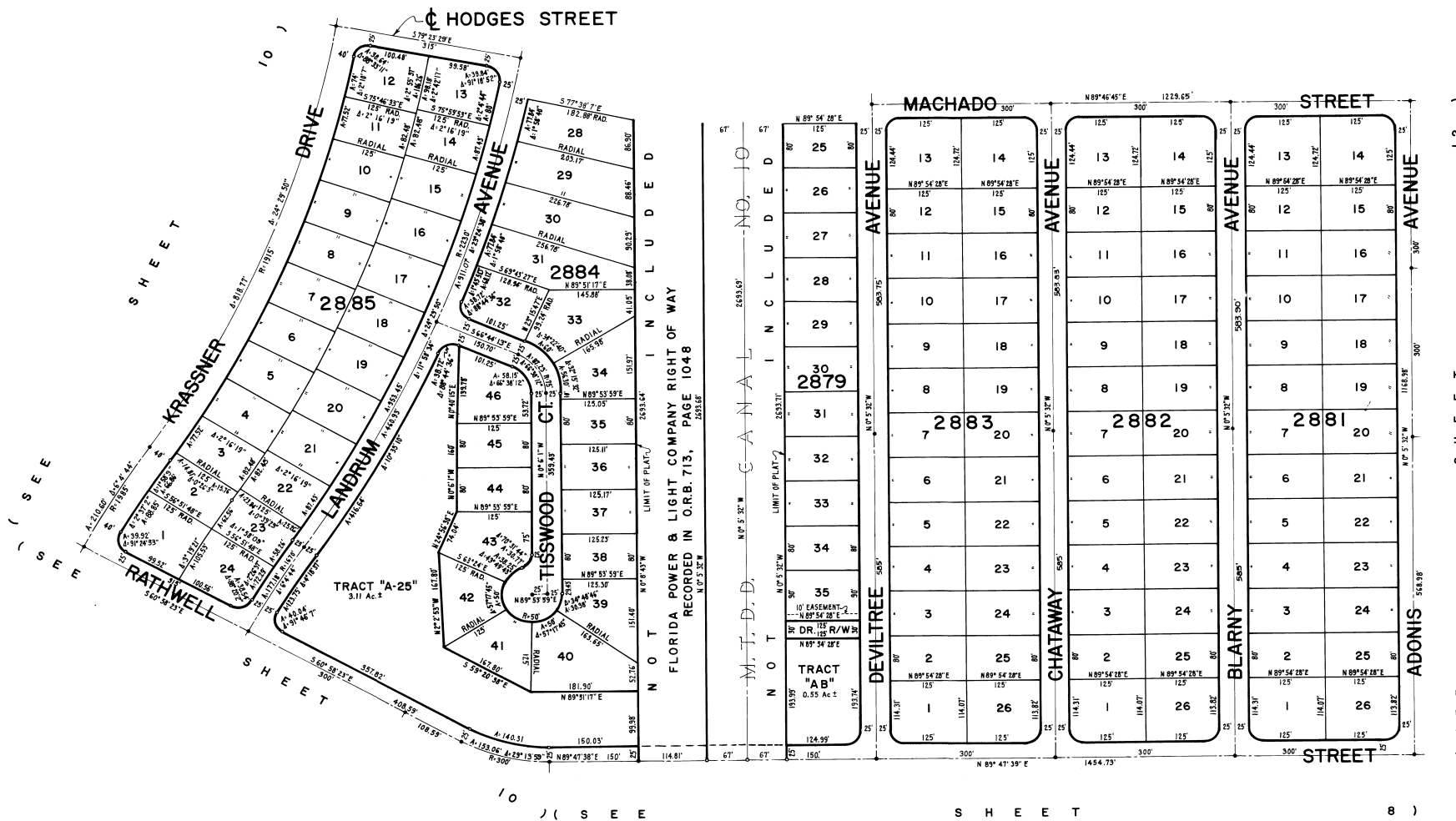
UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 11 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 130



(S E E S H E E T I 7)



CALCULATED BY R.W.D.
 DRAWN BY R.W.D.
 CHECKED BY ML
 APPROVED BY ML

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

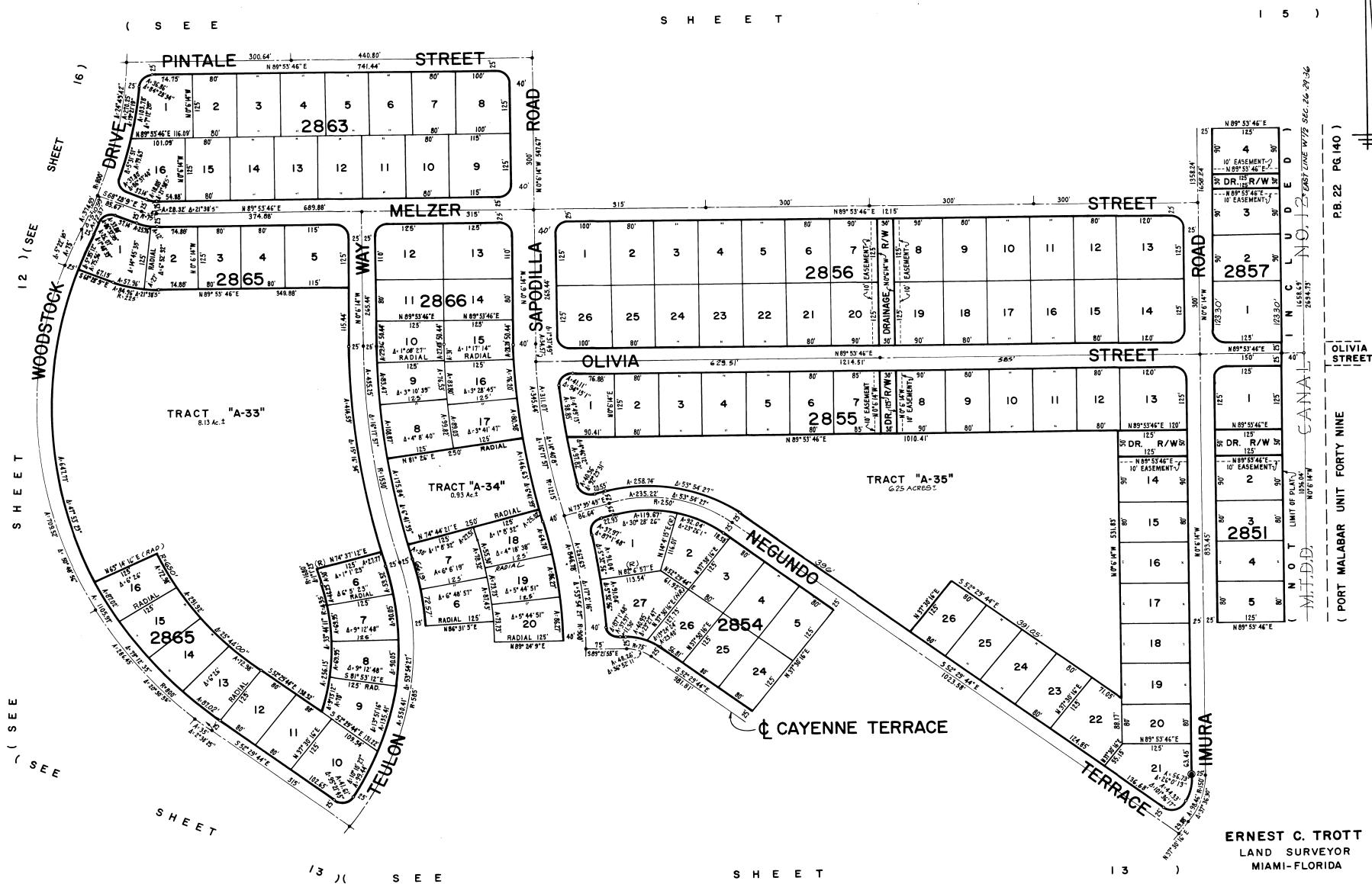
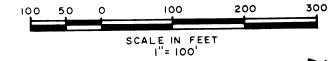
SHEET 11 OF 18 SHEETS
132 LOTS THIS SHEET

PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 14 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 133



CALCULATED BY *G.L.P.*
 DRAWN BY *G.L.P.*
 CHECKED BY *AR*
 APPROVED BY *AR*

ERNEST C. TROTT
 LAND SURVEYOR
 MIAMI-FLORIDA

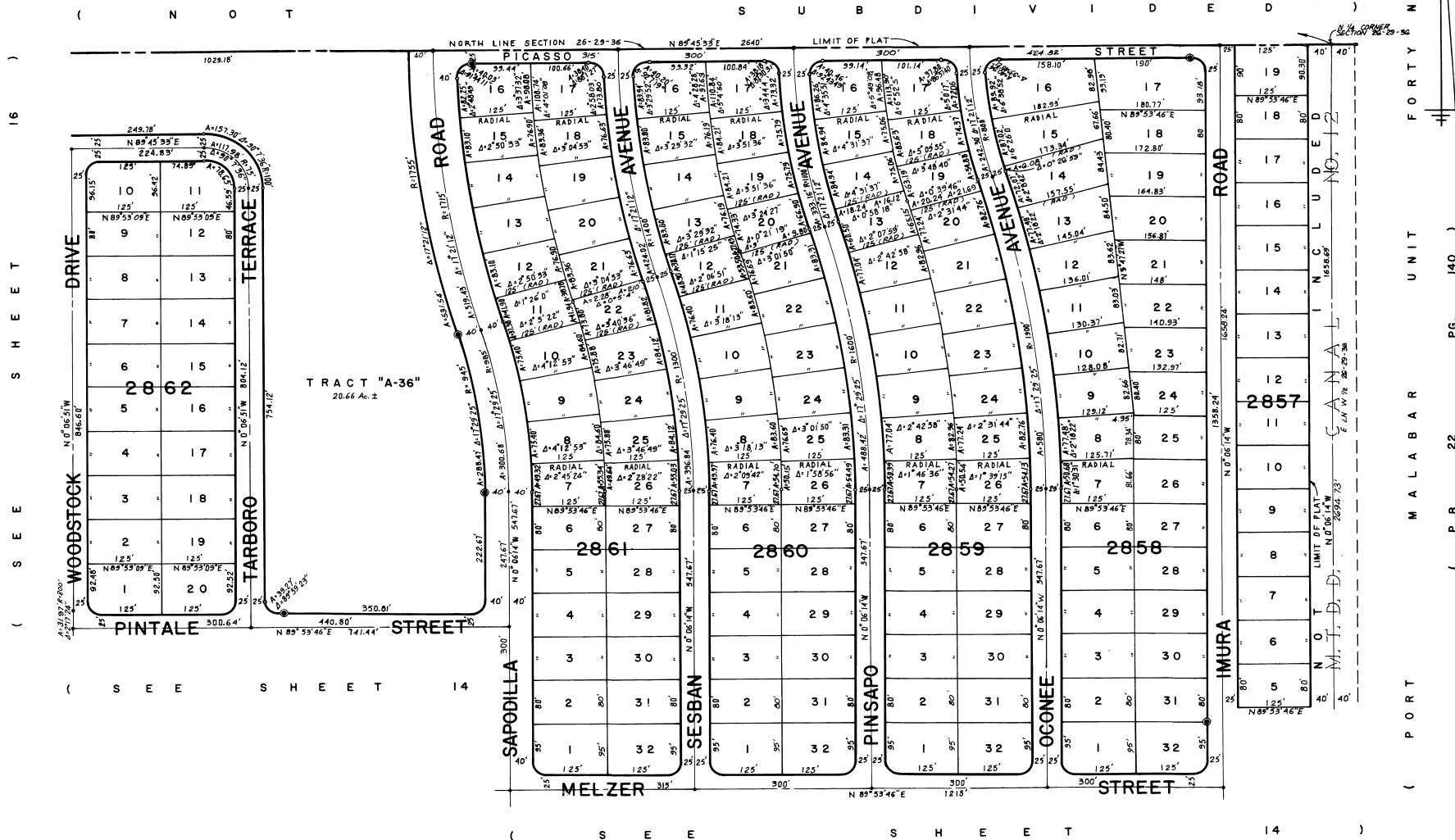
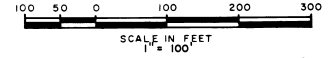
SHEET 14 OF 18 SHEETS
 117 LOTS THIS SHEET

PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 15 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 134



(SEE SHEET 16)
(SEE SHEET 14)

(PORT MALABAR UNIT FORTY NINE)
(P. B. 22 PG. 140)
(PORT MALABAR UNIT FORTY)

CALCULATED BY G.T.A.
DRAWN BY S.R.
CHECKED BY A.P.
APPROVED BY P.R.

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

SHEET 15 OF 18 SHEETS
163 LOTS THIS SHEET

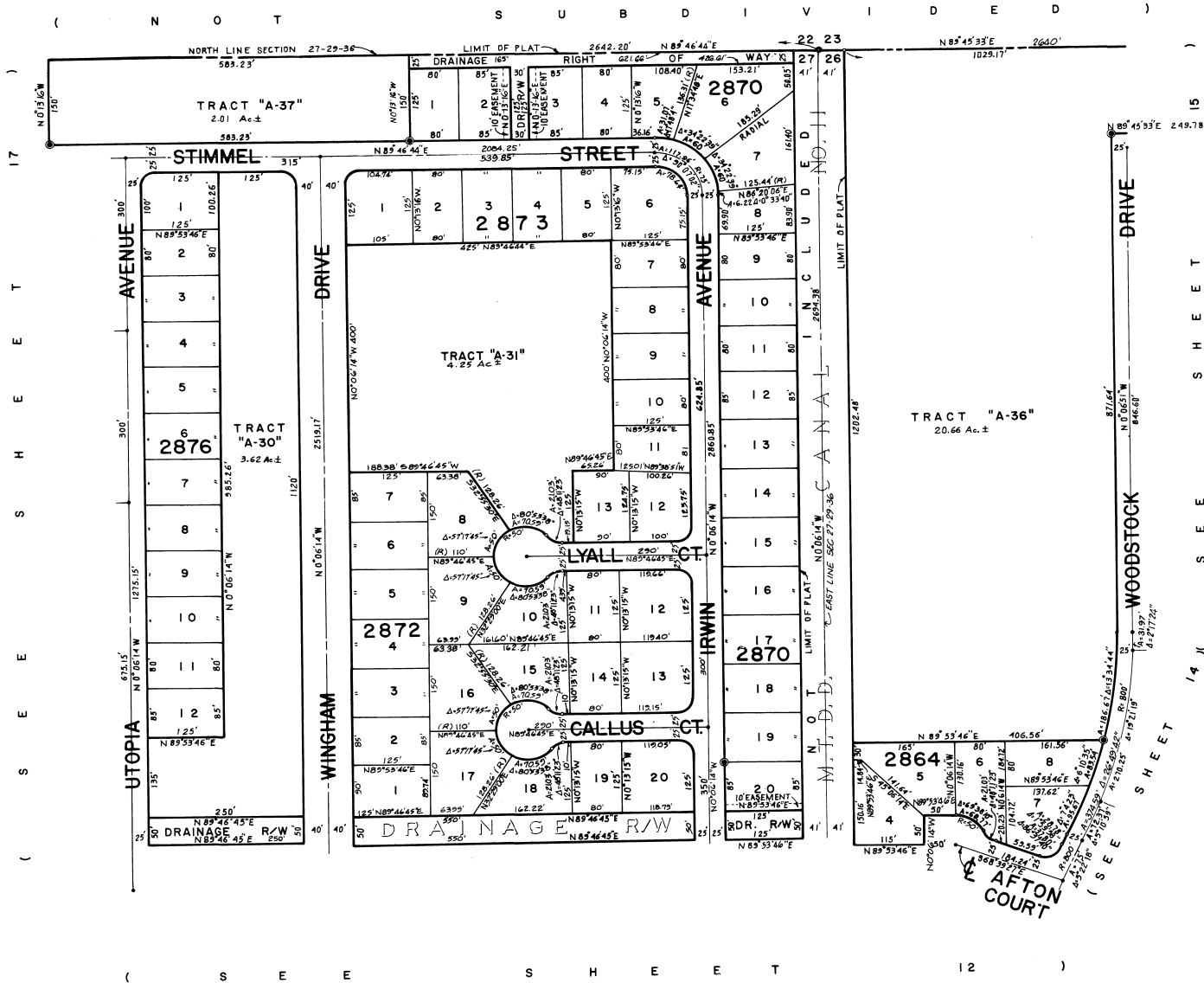
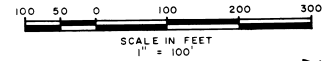
PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 16 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 135



CALCULATED BY G. L. ...
DRAWN BY ...
CHECKED BY ...
APPROVED BY ...

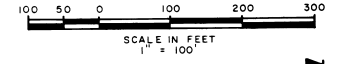
ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

SHEET 16 OF 18 SHEETS
70 LOTS THIS SHEET

PORT MALABAR

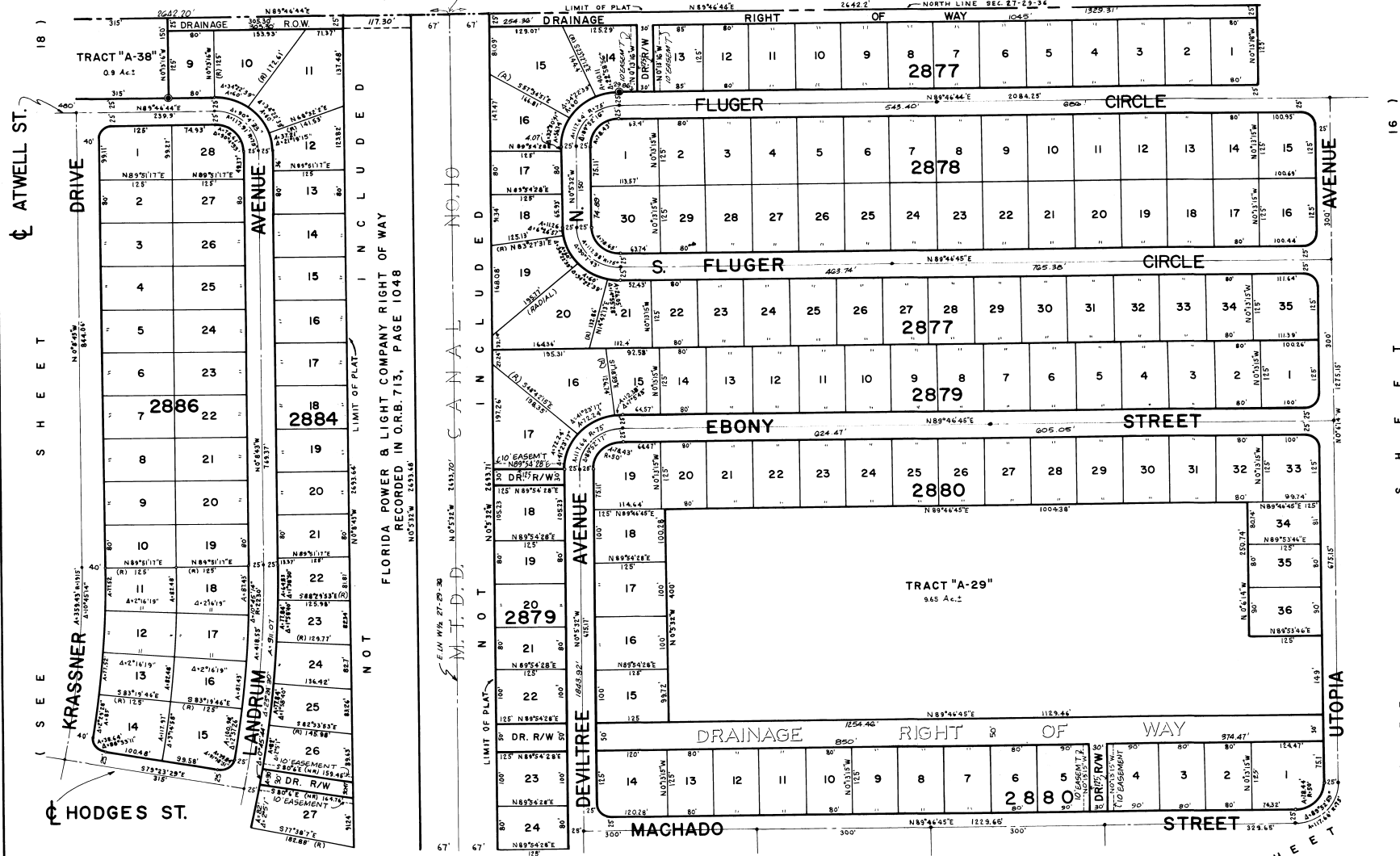
UNIT FIFTY TWO

PLAT BOOK 23
AND PAGE 136



CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA

SHEET 17 OF 18 SHEETS
S U B D I V I D E D



ATWELL ST.

SHEET

SEE

HODGES ST.

(SEE

LIMIT OF PLAT
FLORIDA POWER & LIGHT COMPANY RIGHT OF WAY
RECORDED IN O.R.B. 713, PAGE 1048

LIMIT OF PLAT
CANAL NO. 10

LIMIT OF PLAT
M.T.D.D.

SHEET

SEE

(SEE

CALCULATED BY *R.H.G.*
DRAWN BY *N.R.*
CHECKED BY *H.H.*
APPROVED BY *H.H.*

ERNEST C. TROTT
LAND SURVEYOR
MIAMI-FLORIDA

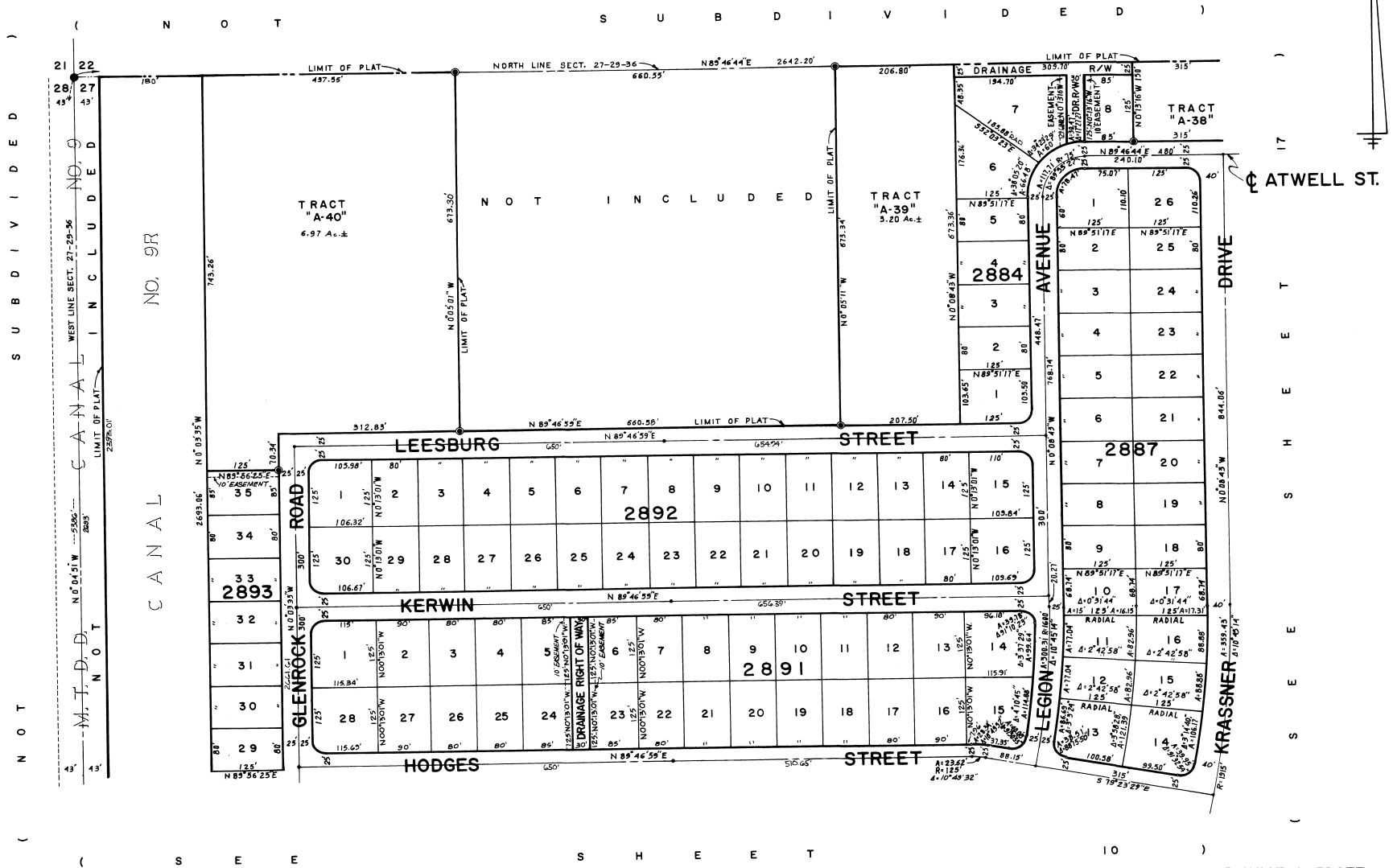
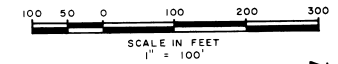
SHEET 17 OF 18 SHEETS
172 LOTS THIS SHEET

PORT MALABAR

UNIT FIFTY TWO

CITY OF PALM BAY,
BREVARD COUNTY, FLORIDA
SHEET 18 OF 18 SHEETS

PLAT BOOK 23
AND PAGE 137



CALCULATED BY RND
 DRAWN BY W. T. T.
 CHECKED BY W. T. T.
 APPROVED BY W. T. T.

ERNEST C. TROTT
 LAND SURVEYOR
 MIAMI-FLORIDA

SHEET 18 OF 18 SHEETS
 99 LOTS THIS SHEET