

BAYRIDGE SUBDIVISION

A SUBDIVISION LYING IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST
CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THE BEARING BASIS FOR THIS SURVEY IS THE EAST LINE OF THE MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 13 WHICH BEARS SOUTH 00°03'51" EAST.
- A 10 FOOT WIDE EASEMENT ALONG AND ADJACENT TO THE RIGHT OF WAY OF CORBIN CIRCLE AND COOPER COURT IS HEREBY CONVEYED TO THE "BAYRIDGE HOMEOWNERS ASSOCIATION, INC." WITHIN ALL LOTS AND TRACTS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE FACILITIES, AND ALSO TO THE CITY OF PALM BAY FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- UNLESS OTHERWISE NOTED, A 5 FOOT WIDE EASEMENT IS HEREBY CONVEYED TO THE "BAYRIDGE HOMEOWNERS ASSOCIATION, INC.", ALONG ALL SIDE AND REAR LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE DRAINAGE FACILITIES, AND TO THE CITY OF PALM BAY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- CORBIN CIRCLE AND COOPER COURT (ALL TRACT A) ARE PRIVATE ROADWAYS HEREBY DEDICATED TO AND TO BE MAINTAINED BY THE BAYRIDGE HOMEOWNERS ASSOCIATION, INC., HOWEVER AN EASEMENT IS HEREBY GRANTED FOR EMERGENCY VEHICLES, DRAINAGE AND PUBLIC UTILITIES TO THE CITY OF PALM BAY.
- A 30 FOOT RIGHT OF WAY FOR GAYNOR DRIVE AND A 20 FOOT RIGHT OF WAY FOR GANTRY STREET AS SHOWN ON THIS PLAT ARE PUBLIC ROADWAYS HEREBY DEDICATED TO THE PUBLIC AND CONVEYED TO THE CITY OF PALM BAY AND SHALL BE MAINTAINED BY THE CITY OF PALM BAY.
- TRACTS "B" & "C" (DRAINAGE); TRACTS "D" & "E" (LANDSCAPE BUFFER); TRACTS F THRU K (OPEN SPACE RECREATION) ARE HEREBY DEDICATED TO THE "BAYRIDGE HOMEOWNERS ASSOCIATION, INC." MAINTENANCE AND OPERATION OF THESE TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- LIFT STATION TRACT L IS HEREBY DEDICATED TO THE CITY OF PALM BAY.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AN 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.
- THE CITY OF PALM BAY IS GRANTED A DRAINAGE EASEMENT OVER THE NORTH 10' OF THIS PLAT. THE BAYRIDGE HOMEOWNERS ASSOCIATION, INC. SHALL HAVE PRIMARY MAINTENANCE RESPONSIBILITY FOR THE DRAINAGE FACILITIES CONSTRUCTED WITHIN THE EASEMENT HEREIN GRANTED, HOWEVER, THE CITY OF PALM BAY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE OR EMERGENCY REPAIRS AS IT DEEMS NECESSARY OR DESIRABLE, AT THE EXPENSE OF THE BAYRIDGE HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS OR ASSIGNS.
- UNLESS DESIGNATED AS NON-RADIAL ALL LOT LINES IN CURVILINEAR LOTS ARE RADIAL.
- ALL PRM'S, PCP'S AS WELL AS LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES 177.091.

NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN DRAINAGE AND/OR UTILITY EASEMENTS WITHOUT CITY APPROVAL.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST BEING DESCRIBED AS THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST, LESS THE WEST 43.00 FEET THEREOF.

BEING ALSO DESCRIBED AS:
A PARCEL OF LAND LOCATED IN SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE NORTH 89°28'43" EAST ALONG THE SOUTH LINE OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST A DISTANCE OF 43.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NUMBER 13 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°28'43" EAST ALONG THE SOUTH LINE OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST A DISTANCE OF 1278.29 FEET TO THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE NORTH 00°00'24" WEST ALONG SAID EAST LINE A DISTANCE OF 1358.95 FEET TO THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST; THENCE SOUTH 89°01'17" WEST ALONG SAID NORTH LINE A DISTANCE OF 1279.78 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE SAID MELBOURNE TILLMAN CANAL NUMBER 13; THENCE SOUTH 00°03'51" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1348.72 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 39.75 ACRES MORE OR LESS.

TRACT INDEX

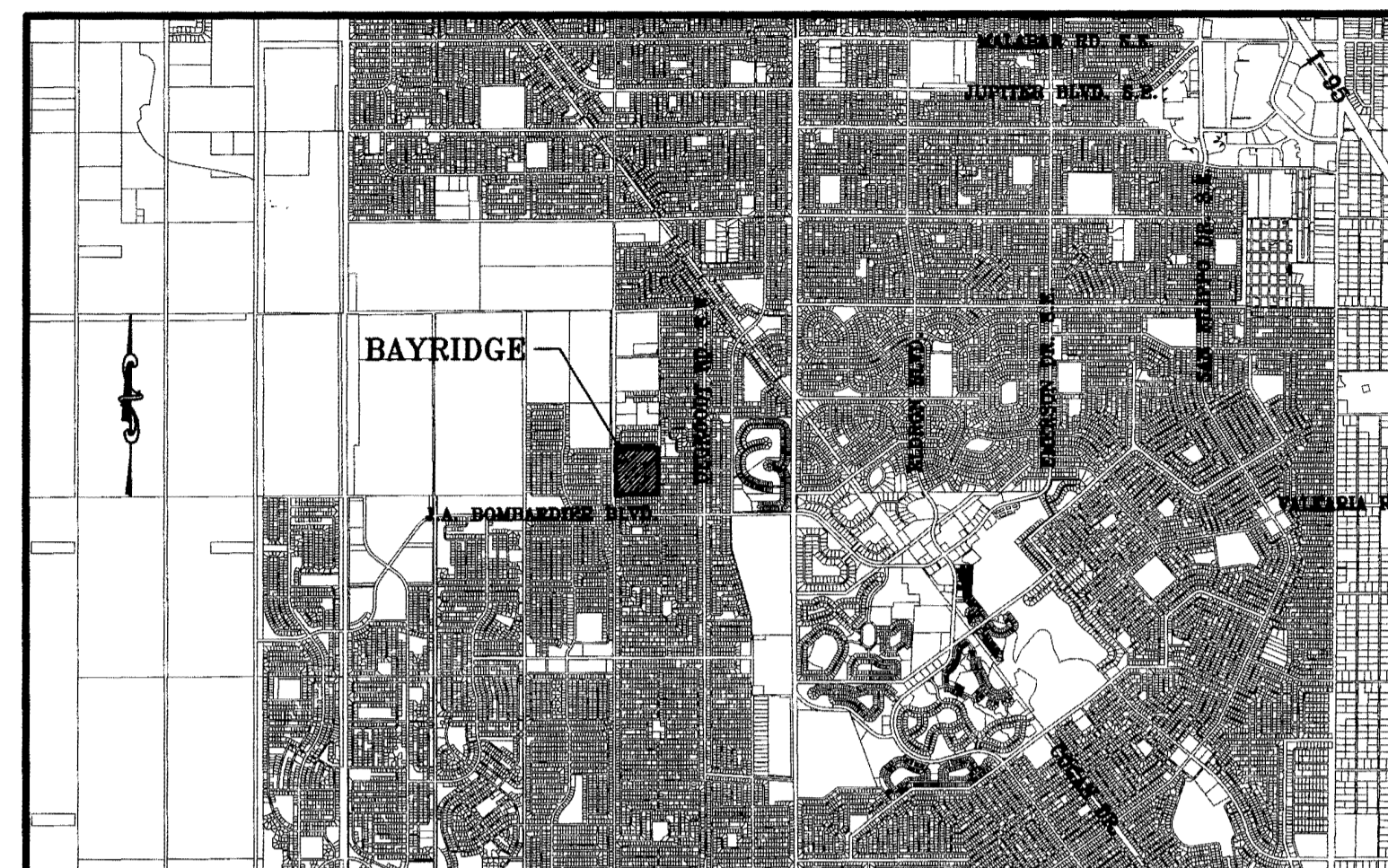
TRACT#	USE	MAINTENANCE ENTITY AND OWNER	ACREAGE
R/W	R/W DEDICATED TO CITY OF PALM BAY	PALM BAY	1.43
BLOCK A	RESIDENTIAL (LOTS 1-75)	BAYRIDGE H.O.A.	11.40
BLOCK B	RESIDENTIAL (LOTS 76-143)	BAYRIDGE H.O.A.	10.13
A	ACCESS/DRAINAGE/UTILITIES	BAYRIDGE H.O.A.	5.38
B	STORMWATER MANAGEMENT/RECREATION	BAYRIDGE H.O.A.	7.68
C	STORMWATER MANAGEMENT/OPEN SPACE	BAYRIDGE H.O.A.	0.06
D	PERIMETER BUFFER/OPEN SPACE	BAYRIDGE H.O.A.	0.50
E	PERIMETER BUFFER/OPEN SPACE	BAYRIDGE H.O.A.	1.42
F	RECREATION/OPEN SPACE	BAYRIDGE H.O.A.	0.44
G	RECREATION/OPEN SPACE	BAYRIDGE H.O.A.	0.29
H	RECREATION/OPEN SPACE	BAYRIDGE H.O.A.	0.24
I	RECREATION/OPEN SPACE	BAYRIDGE H.O.A.	0.24
J	RECREATION/OPEN SPACE	BAYRIDGE H.O.A.	0.24
K	RECREATION/OPEN SPACE	BAYRIDGE H.O.A.	0.30
L	LIFT STATION	PALM BAY	0.07

LEGEND

- P.R.M.=4"x4"x24" CONCRETE MONUMENT SET AND STAMPED "PRM PLS 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "PSM #5243" SET UNLESS NOTED.
- LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD, 18" LONG, AND CAP STAMPED "LB 4644".

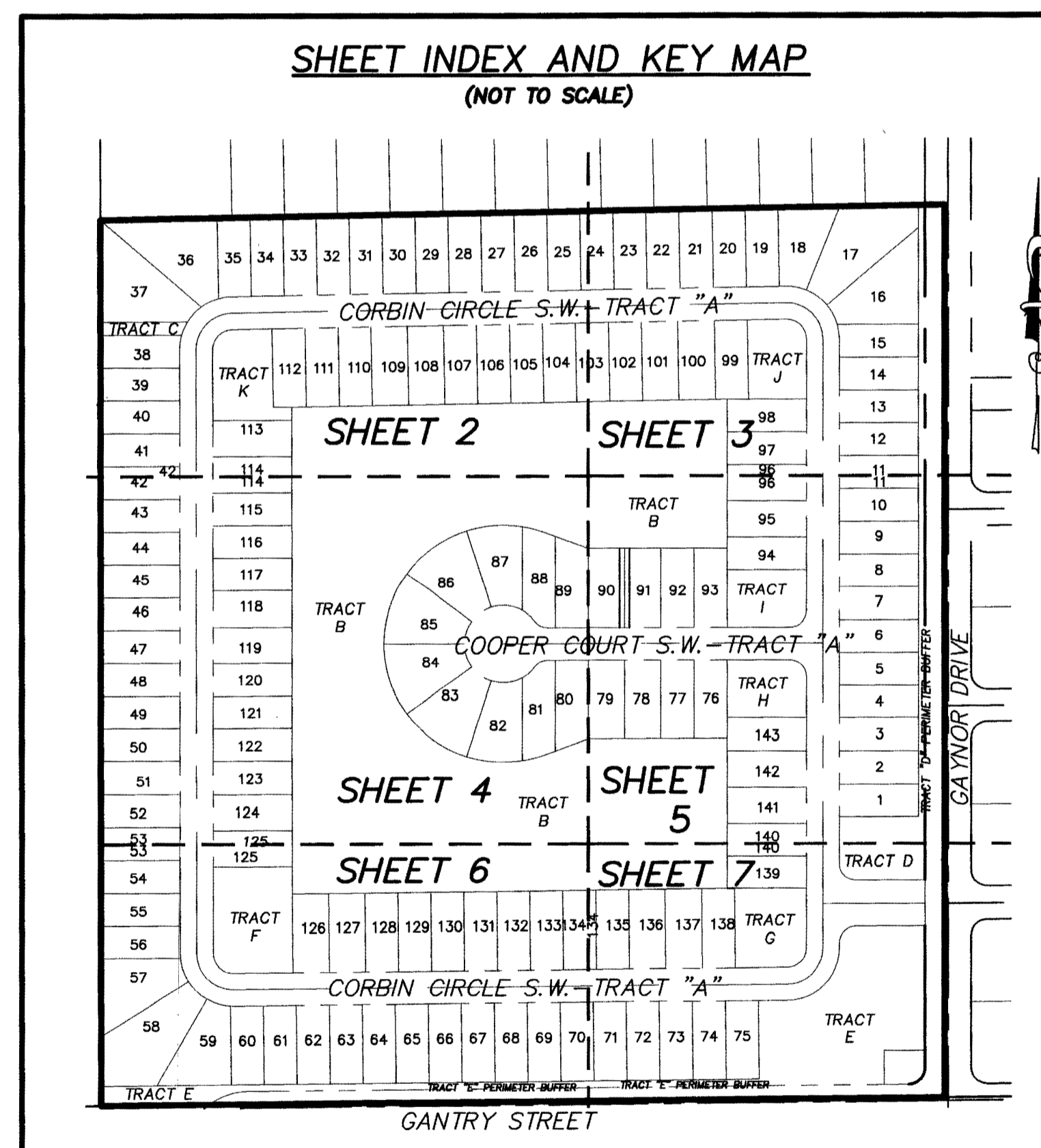
LOCATION MAP

(NOT TO SCALE)



SHEET INDEX AND KEY MAP

(NOT TO SCALE)



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on August 22nd, 2019, he completed the survey of the lands shown in 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 that said land is located in Brevard County, Florida.

David M. Taylor
Registration No. 5243
David M. Taylor
Masteller, Moler & Taylor, Inc.
1655 27th Street,
Vero Beach, Florida 32960
Certificate of Authorization No. 4644

PLAT BOOK 67 PAGE 71

SHEET 1 OF 7

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST

DEDICATION

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

BAYRIDGE SUBDIVISION

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public utility easements as described hereon to the City of Palm Bay for the perpetual use of the public; and hereby further dedicates to the City of Palm Bay a perpetual easement over and across the right-of-way of all private streets and roads shown hereon (such private streets and roads being described hereon as Tract "A") for ingress and egress for public service and emergency vehicles, no other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all streets and roads and other easements and common areas shown hereon be privately owned and maintained and that the public and the City of Palm Bay has no right or interest therein with the exception of the public right of way dedication for Gaynor Drive and Gantry Street as shown hereon.

IN WITNESS WHEREOF, The undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on 8/23/2019.

BAYRIDGE WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: CHARLES B. GENONI, ITS AUTHORIZED MEMBER

BY: *Charles B. Genoni*
Charles B. Genoni
(print name)

Signed and sealed in the presence of:

Tanya Ludzieski
Tanya Ludzieski
(Print name)
John Brewer
John Brewer
(Print name)

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, The foregoing instrument was acknowledged before me this 23 day of August 2019, by

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

Tanya Ludzieski
Tanya Ludzieski
(PRINT NAME)
NOTARY PUBLIC
COUNTY AND STATE AFORESAID
MY COMMISSION EXPIRES 9/30/21

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is conforming with Chapter 177, Part 1, Florida Statutes.
Joseph N. Hale 8/26/19
Joseph N. Hale, Registration No. 6366
Reviewing Surveyor for the City of Palm Bay

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY That on July 19, 2018 the
City Council of the City of Palm Bay
approved the foregoing plat.

ATTEST:
William Caputo
MAYOR
Joni J. Refino
CITY CLERK

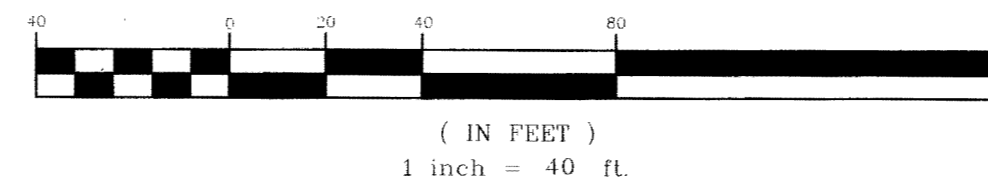
CERTIFICATE OF CLERK

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 recorded on August 22, 2019 at 12:02 PM File No. 2019182515
Scott Ellis
Clerk of the Circuit Court in and for Brevard County

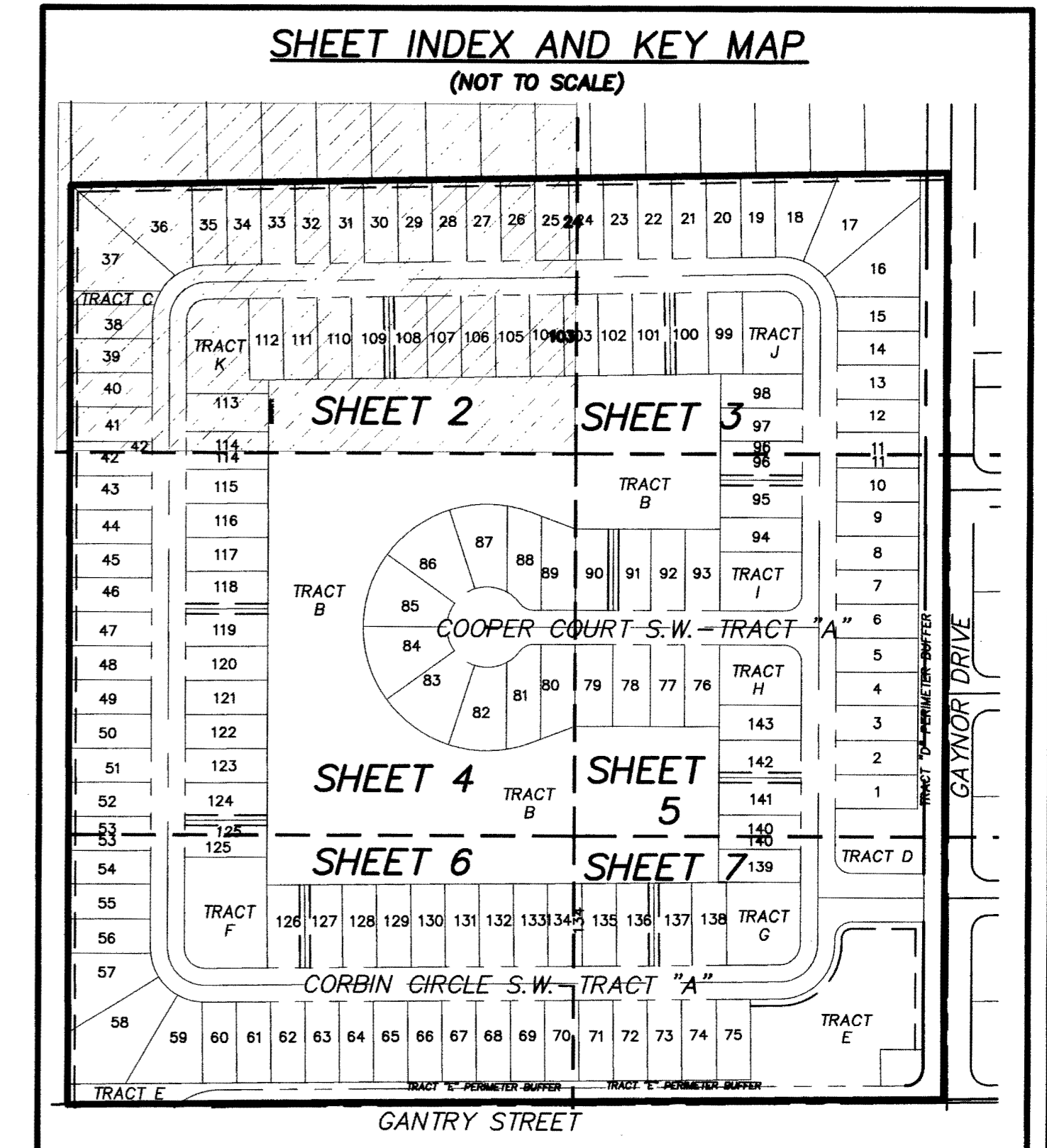
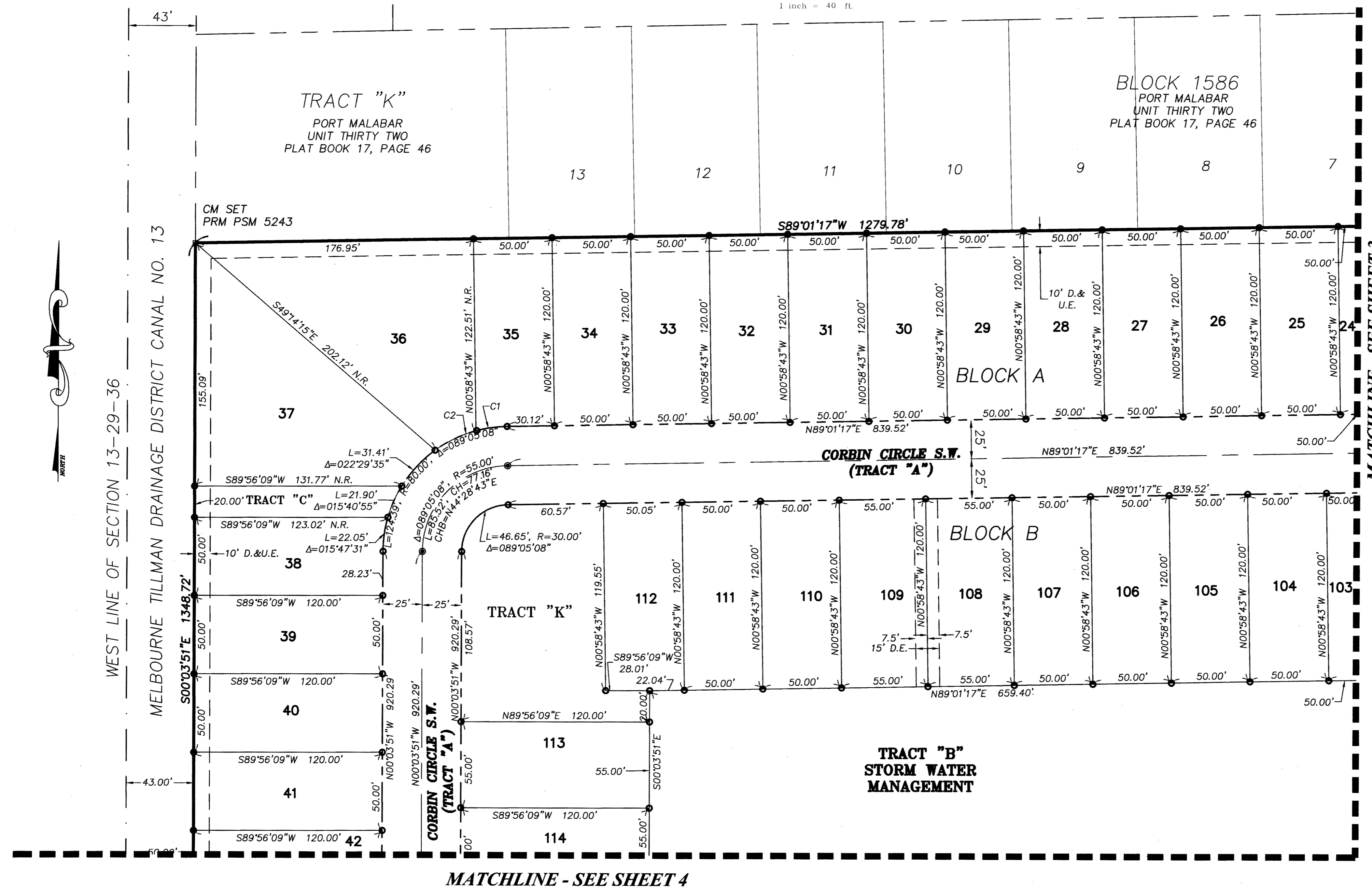
THIS INSTRUMENT WAS PREPARED BY: DAVID TAYLOR FOR
MASTELLER, MOLER & TAYLOR, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
1655 27TH STREET, SUITE 2
VERO BEACH FLORIDA 32960
PHONE (772) 564-8050

BAYRIDGE SUBDIVISION
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 CITY OF PALM BAY, BREVARD COUNTY, FLORIDA

GRAPHIC SCALE



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C1	20.09'	80.00'	014°23'20"	S81°49'36"W	20.04'
C2	28.94'	80.00'	020°43'47"	S64°16'03"W	28.79'



ABBREVIATIONS

CH	CHORD
CM	CONCRETE MONUMENT
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
FD	FOUND
IR	IRON ROD
PLS	PROFESSIONAL LICENSED SURVEYOR
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (BREVARD COUNTY)
PC	PAGE
PCP	POINT OF CURVATURE
PRM	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
LB	LICENSED BUSINESS
R	RADIUS
Δ	DELTA
L	LENGTH
D	DISTANCE
CHB	CHORD BEARING

LEGEND

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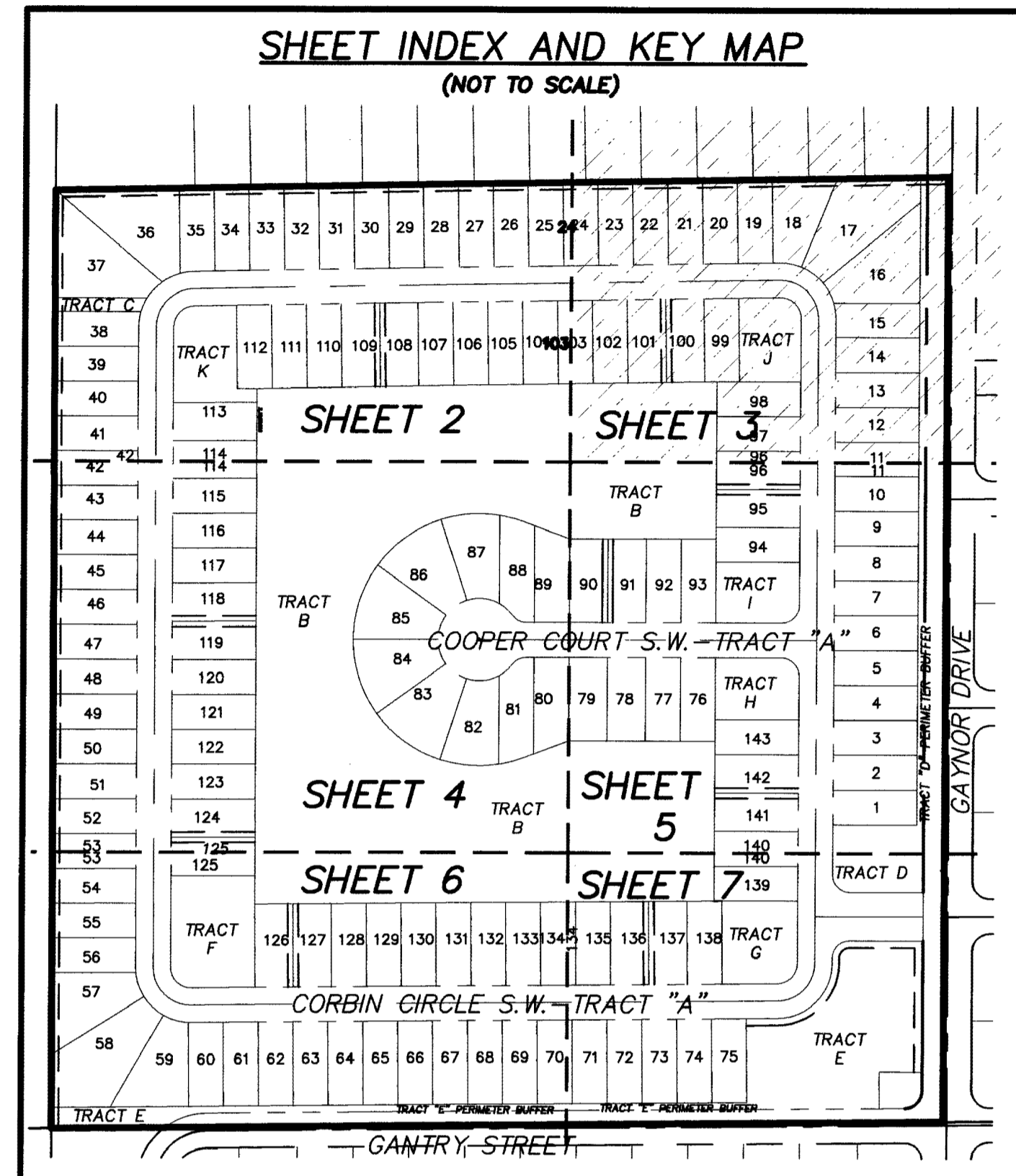
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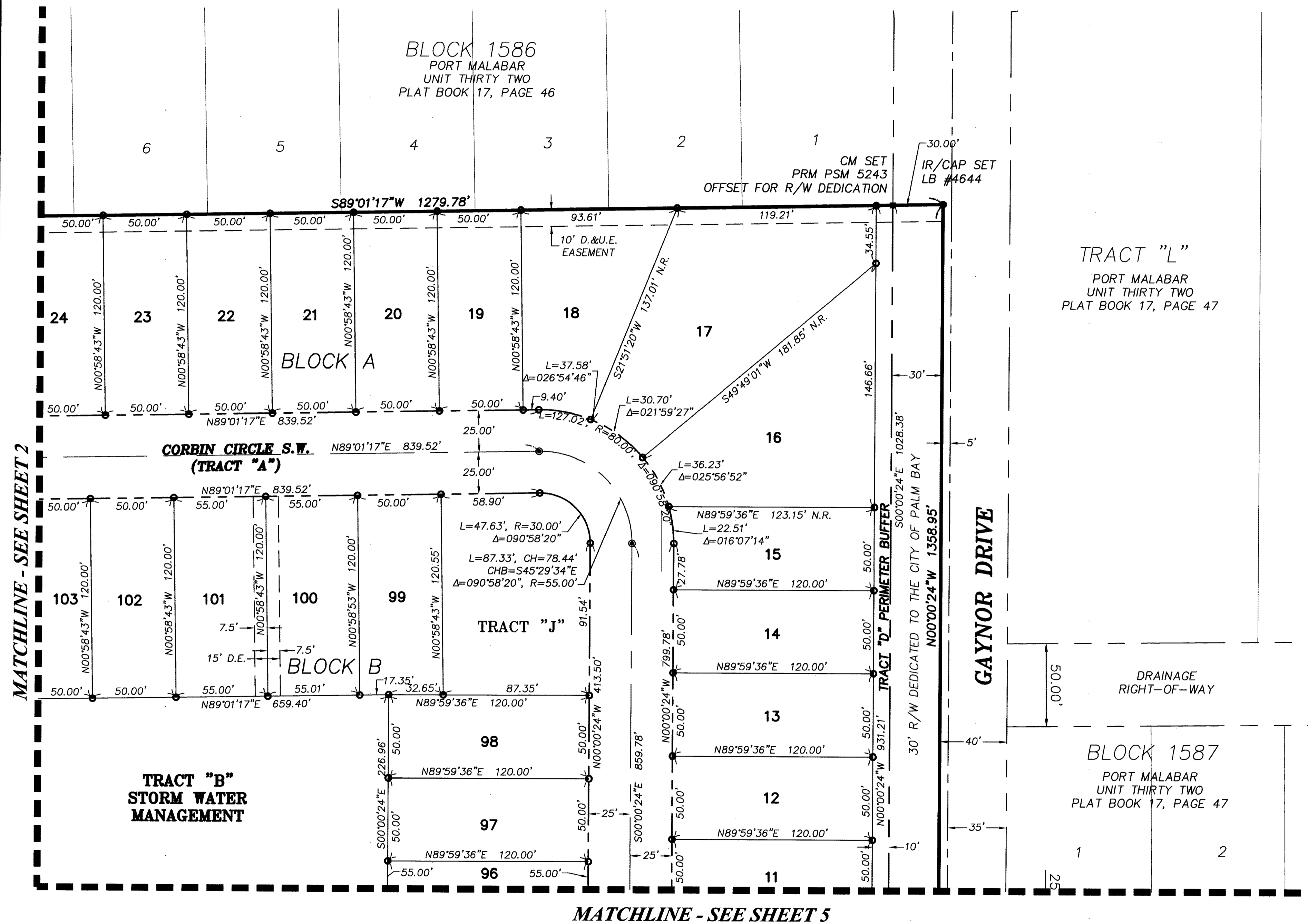
SHEET 3 OF 7

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST



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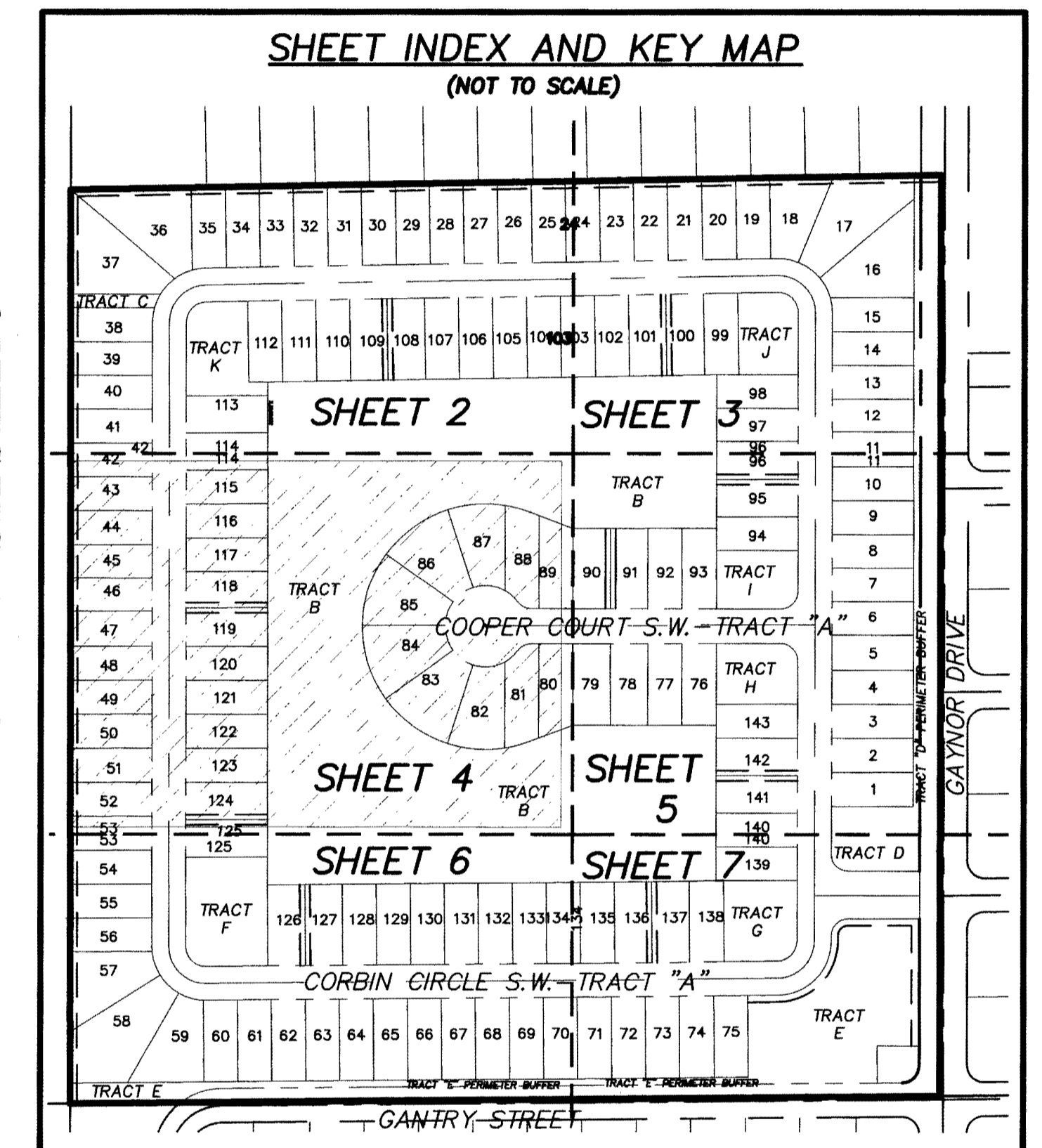
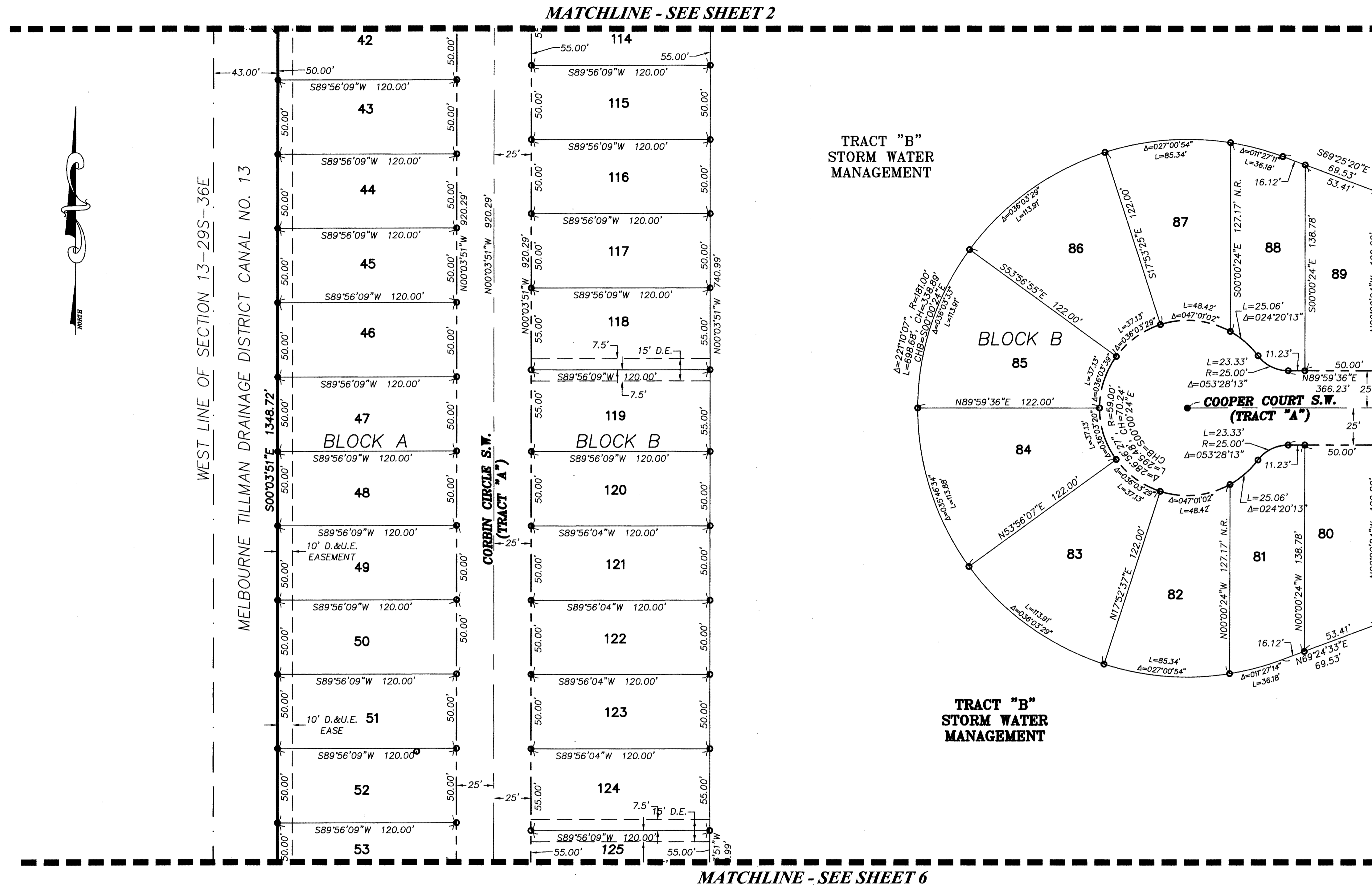
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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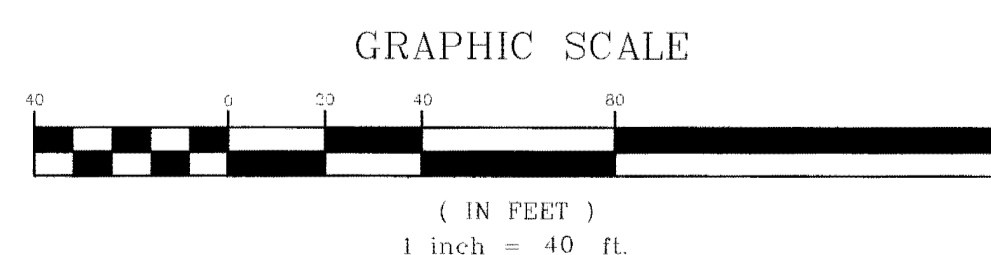


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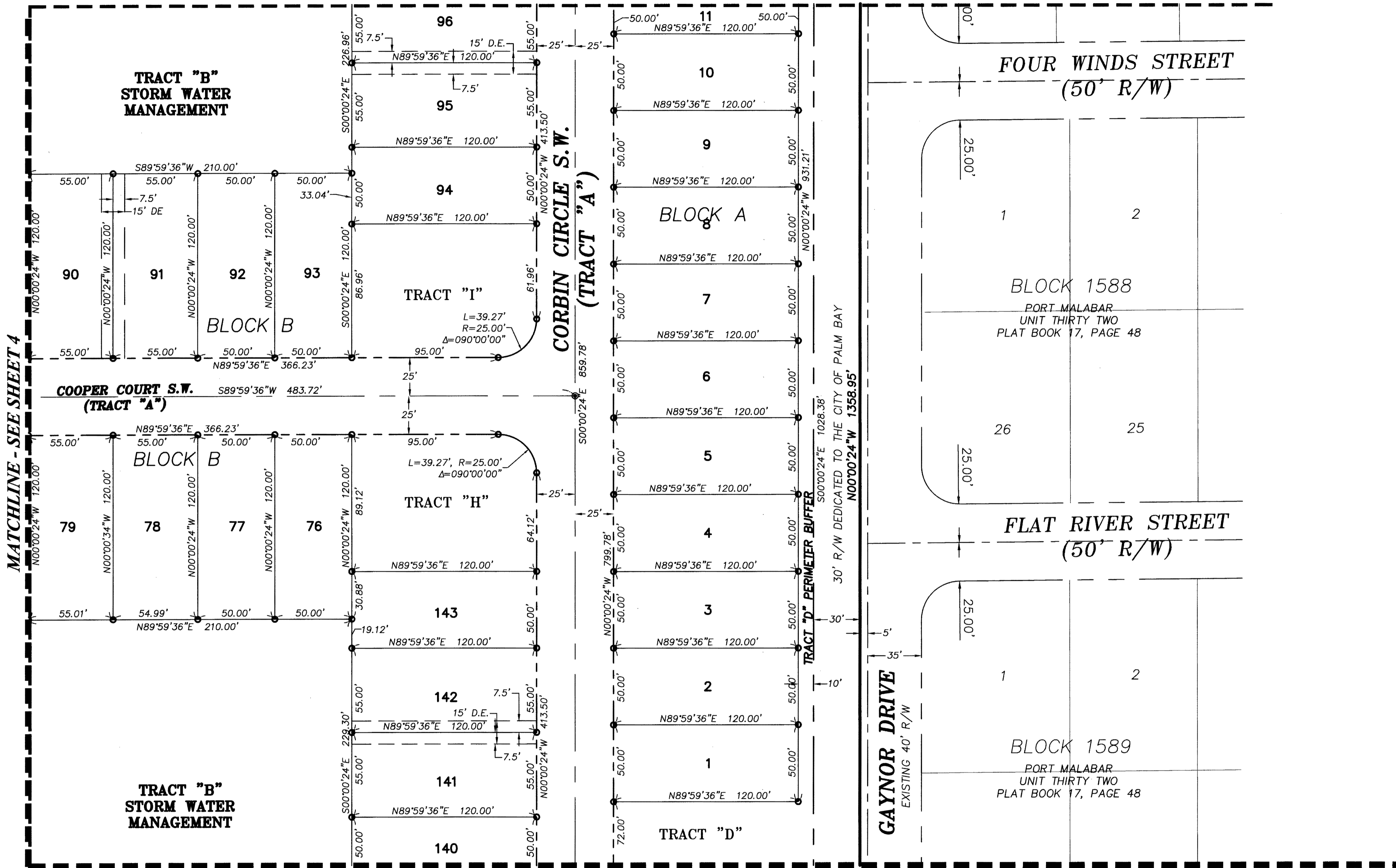


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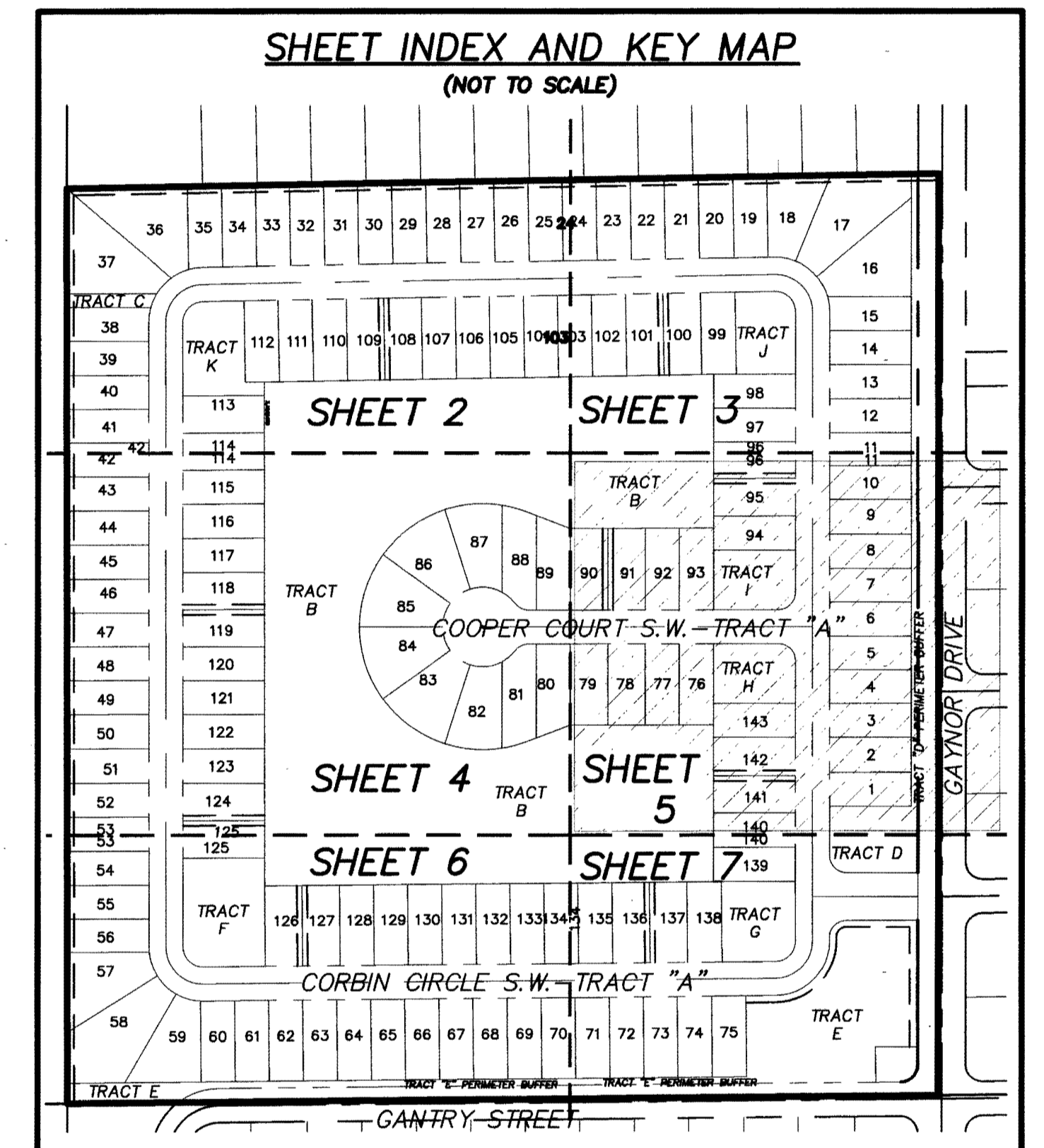
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MATCHLINE - SEE SHEET 3



MATCHLINE - SEE SHEET 7



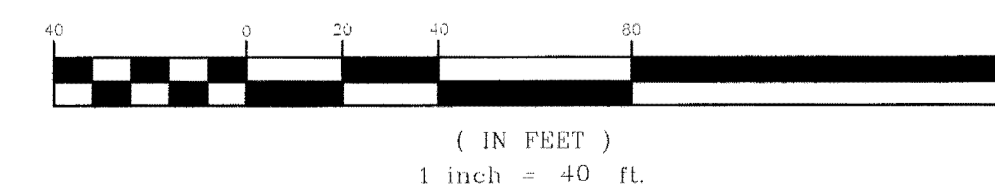
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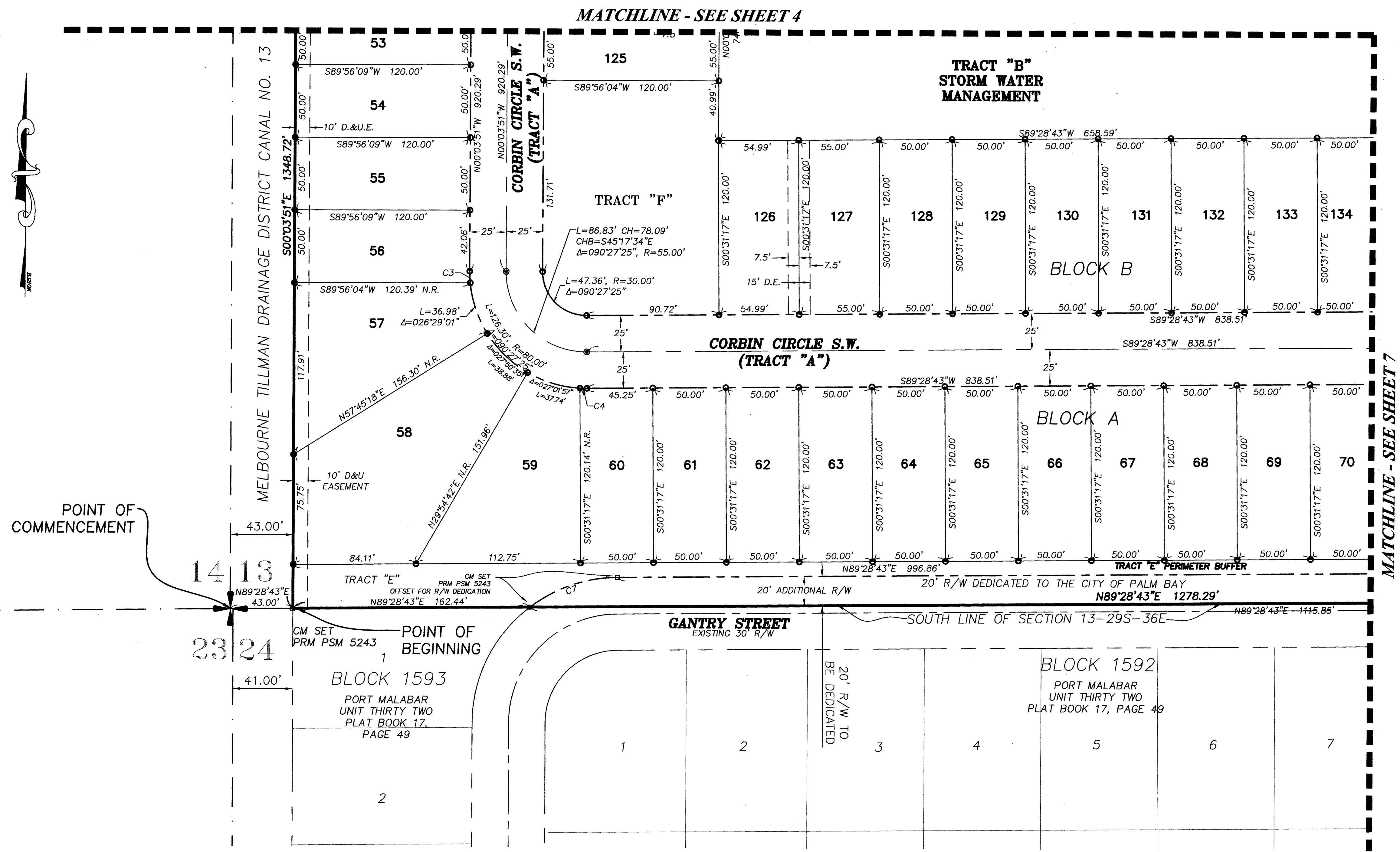
GRAPHIC SCALE



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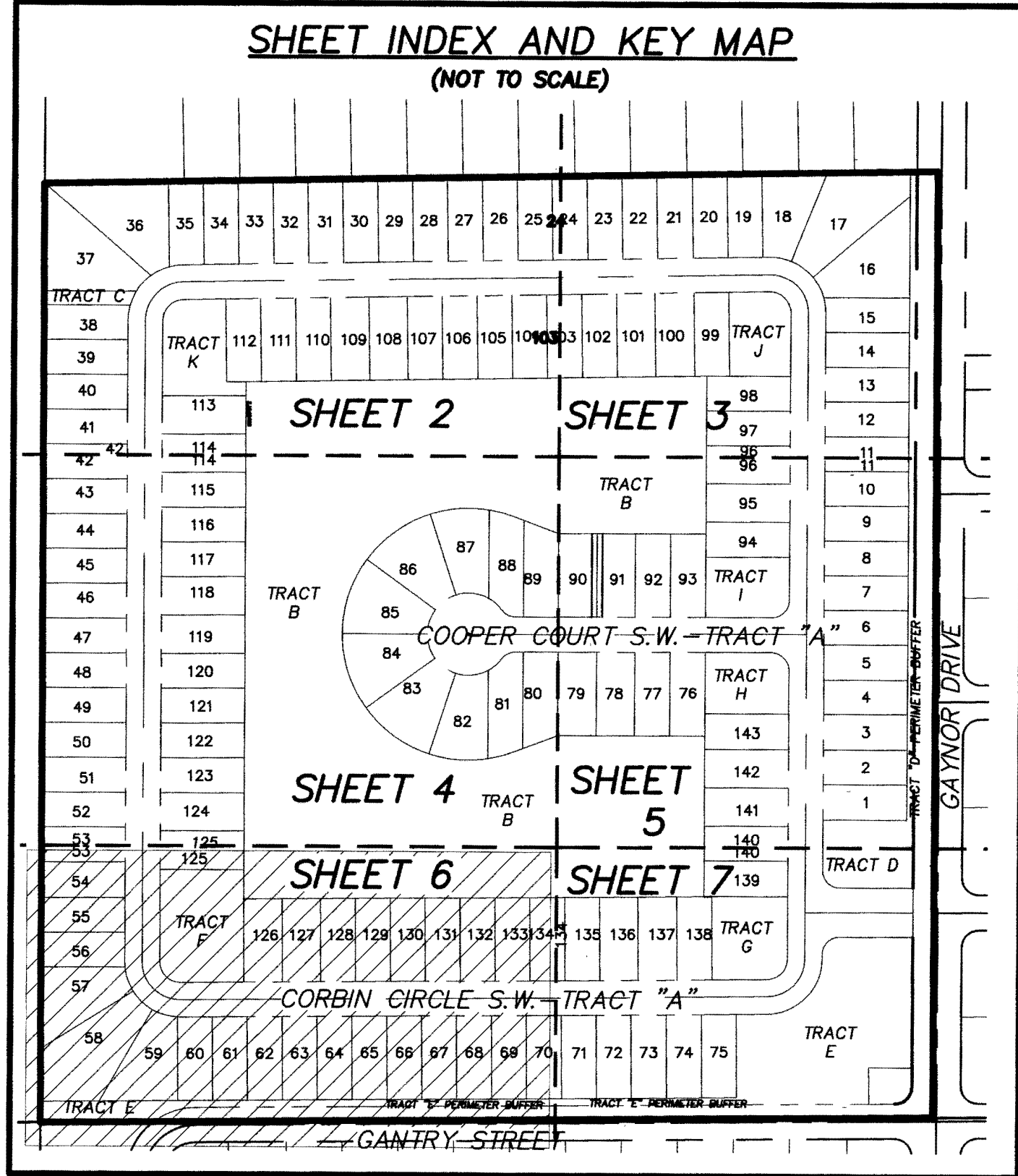
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 SHEET 6 OF 7
 SECTION 13, TOWNSHIP 29 SOUTH, RANGE 36 EAST

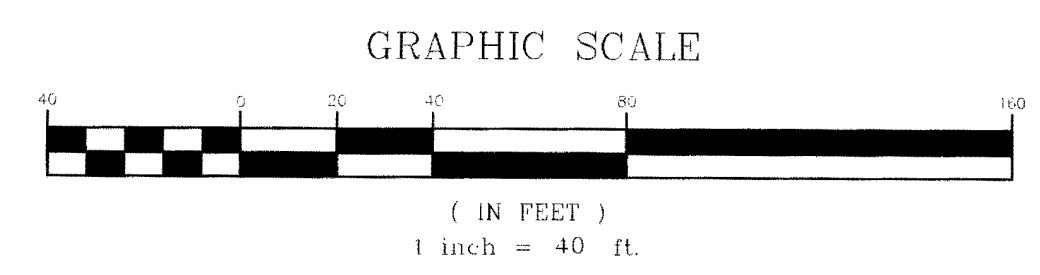


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C3	7.95'	80.00'	005°41'49"	S02°54'46"E	7.95'
C4	4.75'	80.00'	003°24'01"	S88°49'16"E	4.75'
C7	64.35'	100.00'	036°52'12"	S71°02'38"W	63.25'



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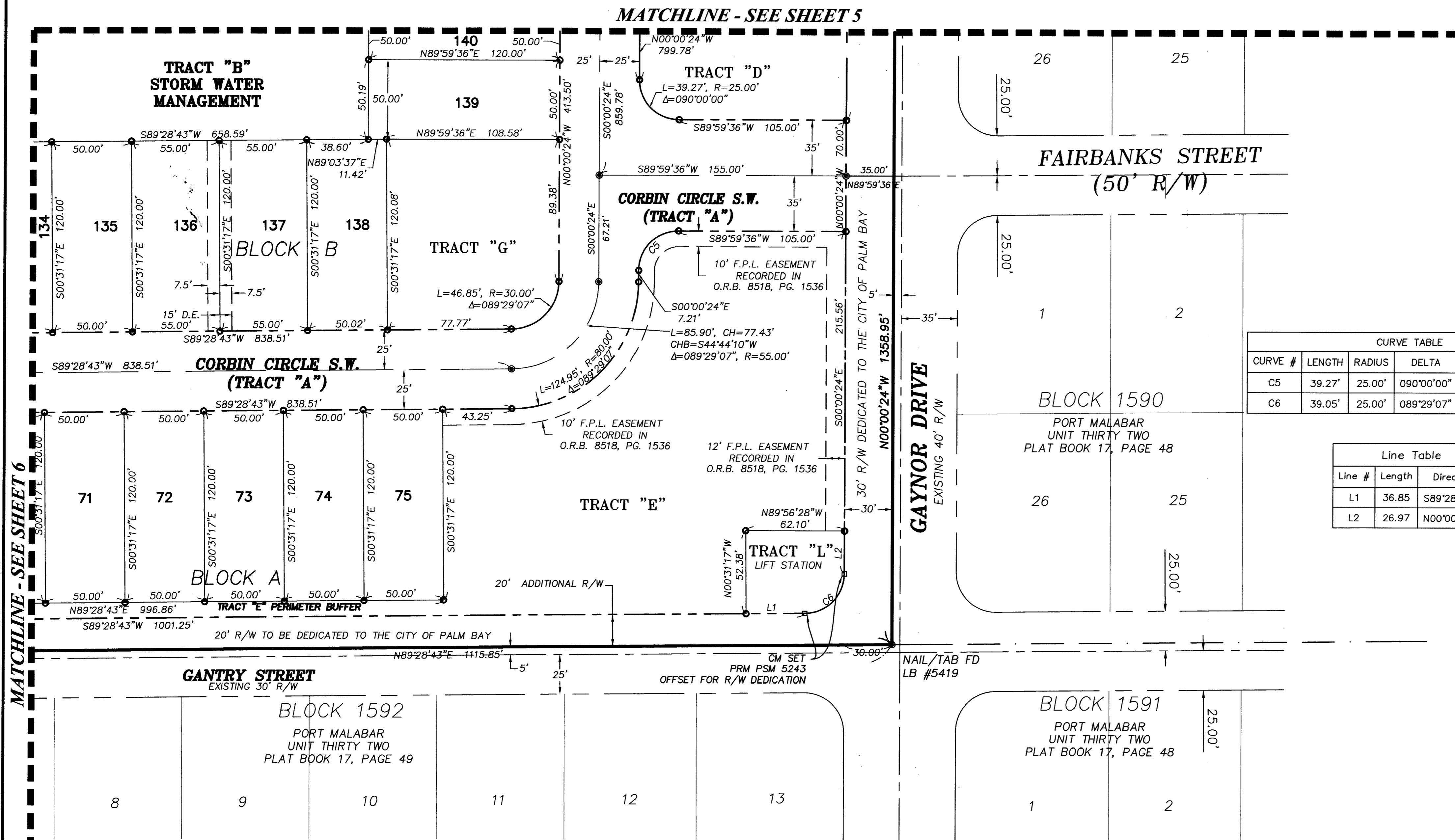


- ABBREVIATIONS**
- CH CHORD
 - CM CONCRETE MONUMENT
 - D.E. DRAINAGE EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - FD FOUND
 - IR IRON ROD
 - PLS PROFESSIONAL LICENSED SURVEYOR
 - NR NON-RADIAL
 - ORB OFFICIAL RECORD BOOK
 - PB PLAT BOOK (BREVARD COUNTY)
 - PG PAGE
 - PC POINT OF CURVATURE
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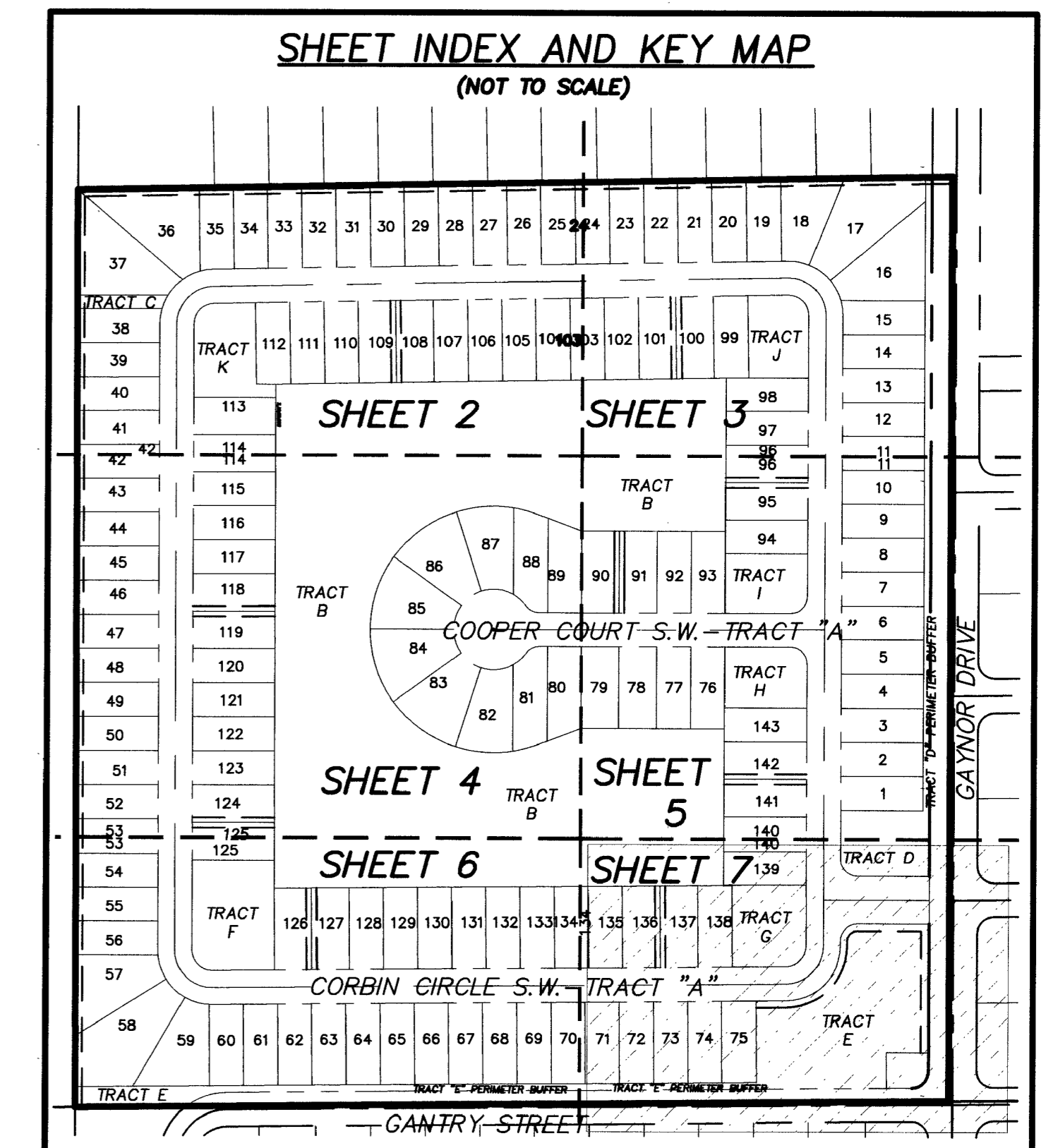
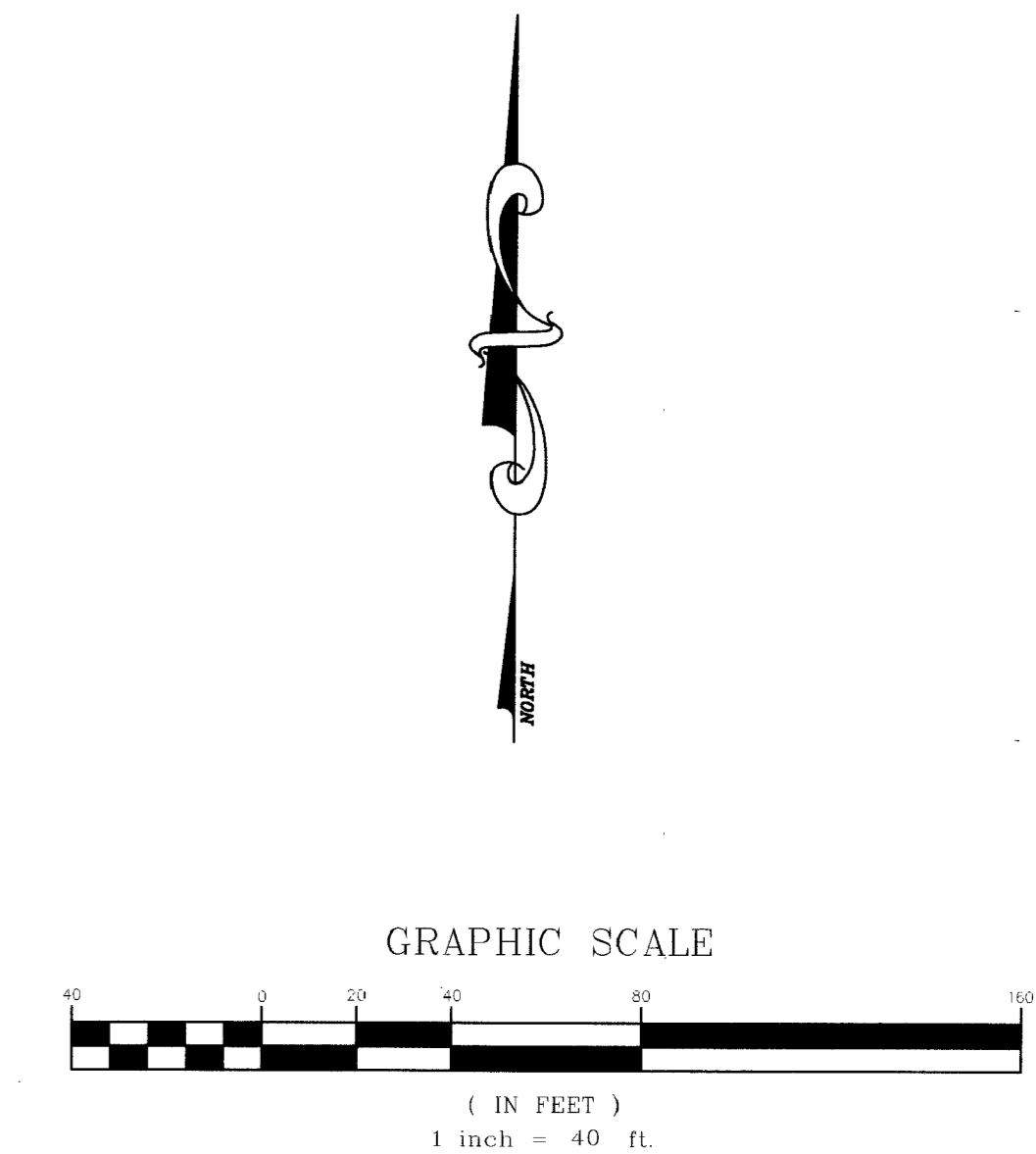
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CITY OF PALM BAY, BREVARD COUNTY, FLORIDA



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHB
C5	39.27'	25.00'	090°00'00"	S44°59'36"W
C6	39.05'	25.00'	089°29'07"	N44°44'10"E

Line Table		
Line #	Length	Direction
L1	36.85	S89°28'43"W
L2	26.97	N00°00'24"W



ABBREVIATIONS

- CH CHORD
- CM CONCRETE MONUMENT
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- FD FOUND
- IR IRON ROD
- PLS PROFESSIONAL LICENSED SURVEYOR
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (BREVARD COUNTY)
- PG PAGE
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- U.E. UTILITY EASEMENT
- H.O.A. HOMEOWNERS ASSOCIATION
- LB LICENSED BUSINESS
- R RADIUS
- Δ DELTA
- L LENGTH
- D DISTANCE
- CHB CHORD BEARING

LEGEND

- P.R.M.=4"x4"x24" CONCRETE MONUMENT FOUND AND STAMPED "PRM PLS 3909" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "PSM #5243" SET UNLESS NOTED.
- LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD, 18" LONG, AND CAP STAMPED "LB 4644".

THIS INSTRUMENT WAS PREPARED BY: DAVID TAYLOR FOR
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