

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.

PROJECT #45418
DATE: 11-23-22
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

FOX GLEN
LYING IN A PORTION OF GOVERNMENT LOT 3,
SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

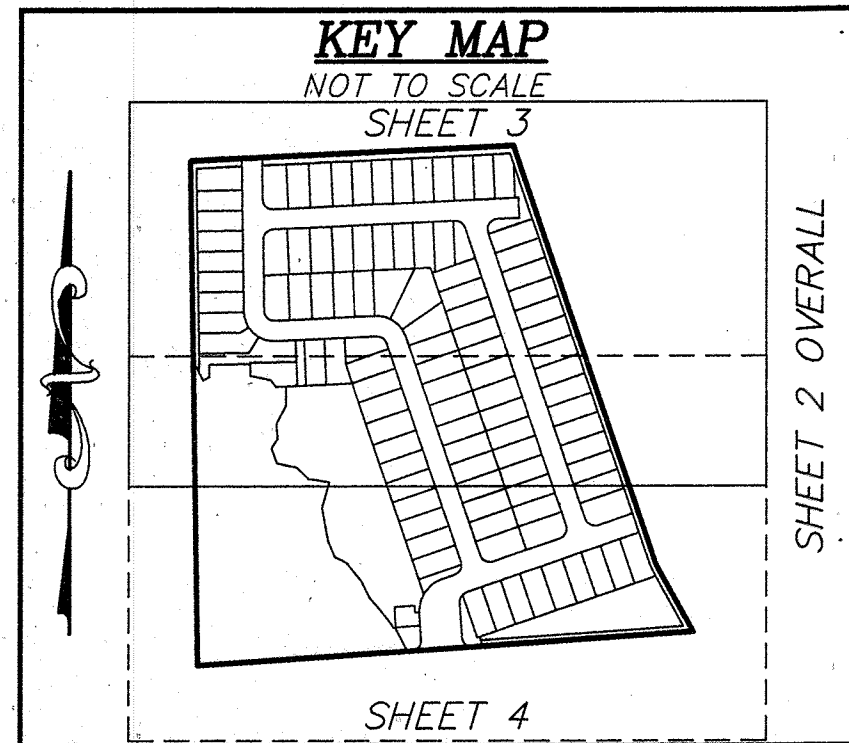
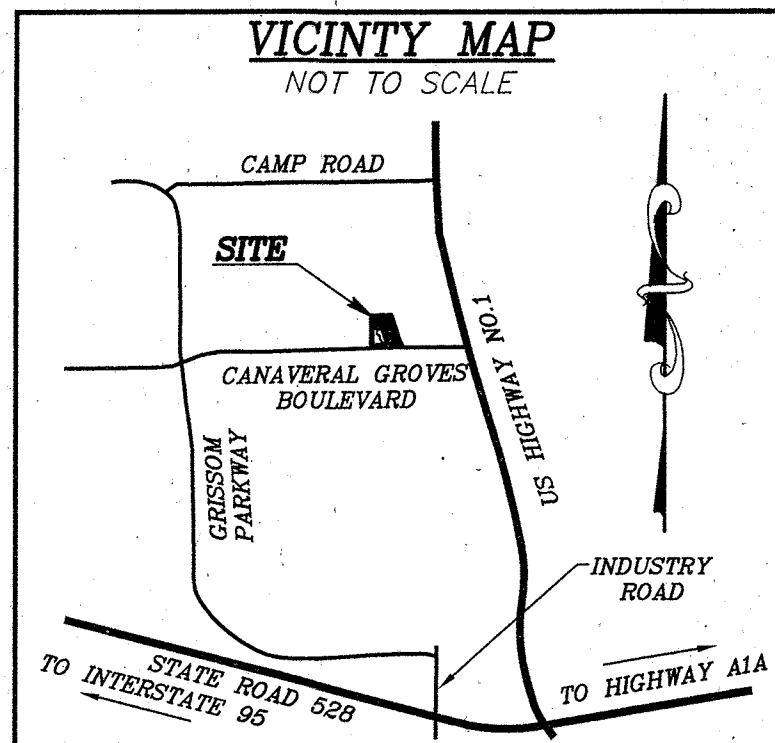
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°03'57" EAST ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 52.61 FEET; THENCE SOUTH 89°56'03" EAST, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CANAVERAL GROVES BOULEVARD (A 50 FOOT WIDE PUBLIC RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4597, PAGE 1745, OF THE PUBLIC RECORDS OF BREVARD COUNTY) AND THE EAST RIGHT OF WAY LINE OF MORRIS AVENUE (A 50 FOOT WIDE PUBLIC RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 575, PAGE 610 OF THE PUBLIC RECORDS OF BREVARD COUNTY); SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°03'57" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1242.24 FEET TO THE INTERSECTION OF THE SAID EAST RIGHT OF WAY LINE OF MORRIS AVENUE AND THE SOUTH RIGHT OF WAY LINE OF FOX PLACE (A 50 FOOT WIDE PUBLIC RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 575, PAGE 610 OF THE PUBLIC RECORDS OF BREVARD COUNTY); THENCE NORTH 88°20'24" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 798.30 FEET TO THE INTERSECTION OF SOUTH RIGHT OF WAY LINE OF FOX PLACE AND THE WEST RIGHT OF WAY LINE OF DEVOE AVENUE (A 50 FOOT WIDE PUBLIC RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4597, PAGE 1745 OF THE PUBLIC RECORDS OF BREVARD COUNTY); THENCE SOUTH 17°53'41" EAST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 1087.67 FEET; THENCE SOUTH 27°53'41" EAST, A DISTANCE OF 191.71 FEET TO THE INTERSECTION OF THE SAID WEST RIGHT OF WAY LINE OF DEVOE AVENUE AND THE SAID NORTH RIGHT OF WAY LINE OF CANAVERAL GROVES BOULEVARD; THENCE SOUTH 87°09'03" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1224.81 FEET TO THE POINT OF BEGINNING. CONTAINING 28.17 ACRES MORE OR LESS.

PLAT NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°03'57" WEST ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
- ALL PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE FOR THE BENEFIT OF FOX GLEN NEIGHBORHOOD ASSOCIATION, INC..
- AN EASEMENT 5 FEET IN WIDTH IS HEREBY DEDICATED ADJACENT TO AND CONTIGUOUS WITH ALL SIDE LOT LINES FOR THE PURPOSE OF PROVIDING FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE, UNLESS OTHERWISE SHOWN.
- AN EASEMENT 10 FEET IN WIDTH IS HEREBY DEDICATED ALONG THE FRONT ALL LOTS AND TRACTS CREATED BY THIS PLAT ADJACENT TO AND COINCIDENT WITH TRACT RD-1 FOR THE PURPOSE OF PROVIDING FOR PRIVATE DRAINAGE, AND INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES.
- A PERPETUAL NON-EXCLUSIVE PUBLIC INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER AND UPON TRACT RD-1 SHOWN HEREON FOR BREVARD COUNTY, ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, AND EMERGENCY VEHICLES.
- TRACT RD-1 IS FOR THE PURPOSE OF PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, SIGNAGE AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY FOX GLEN NEIGHBORHOOD ASSOCIATION, INC..
- TRACT RD-2 SHALL BE FOR THE PURPOSE OF PUBLIC ROAD RIGHT-OF-WAY AND SHALL BE DEDICATED TO AND MAINTAINED BY BREVARD COUNTY.
- TRACTS LD-3, AND LD-4 ARE FOR THE PURPOSE OF NATURAL BUFFER PRESERVATION, LANDSCAPING PURPOSES, IRRIGATION, SCREENING, PUBLIC SIDEWALK BACK SLOPE GRADING, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED BY FOX GLEN NEIGHBORHOOD ASSOCIATION, INC..
- TRACTS LD-1, LD-2 LD-5, LD-6, LD-7, LD-8 AND LD-9 ARE FOR THE PURPOSE OF LANDSCAPING PURPOSES, IRRIGATION, SCREENING, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED BY FOX GLEN NEIGHBORHOOD ASSOCIATION, INC..
- TRACT LS-1 SHALL BE FOR THE PURPOSE OF A SANITARY SEWER LIFT STATION SITE AND SHALL BE DEEDED TO BY SEPARATE INSTRUMENT AND MAINTAINED BY THE CITY OF COCOA.
- TRACTS ST-1 AND ST-2, ARE FOR THE PURPOSE OF STORM WATER MANAGEMENT, PRIVATE DRAINAGE, PASSIVE OPEN SPACE AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY FOX GLEN NEIGHBORHOOD ASSOCIATION, INC..
- TRACT REC-1 SHALL BE FOR THE PURPOSE OF RECREATIONAL AMENITIES, PRIVATE UTILITIES, PRIVATE DRAINAGE AND OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY FOX GLEN NEIGHBORHOOD ASSOCIATION, INC.
- TRACT W-1 SHALL BE FOR THE SOLE PURPOSE OF CONSERVATION / PRESERVATION OF WETLANDS AND UPLAND BUFFERS AND SHALL BE OWNED AND MAINTAINED BY FOX GLEN NEIGHBORHOOD ASSOCIATION, INC. ACTIVITIES INCONSISTENT WITH CONSERVATION PURPOSE ARE PROHIBITED, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION, DUMPING ANY MATERIALS, CLEARING, REMOVAL AND/OR DISTURBANCE OF SOILS AND NATIVE VEGETATION.
- THIS PLAT IS SUBJECT TO ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 9407, PAGE 1494, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS TO THIS PLAT AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, AS AMENDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7-9).
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE DRAINAGE FROM THE PUBLIC RIGHT OF WAYS SHOWN HEREON AS MORRIS AVENUE, FOX PLACE, DEVOE AVENUE, AND CANAVERAL GROVES BOULEVARD INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS AND TRACTS CREATED BY THIS PLAT.
- ALL LOT AND TRACT OWNERS SHALL SHARE EQUALLY IN THE REPAIR AND MAINTENANCE OF THE PRIVATE DRAINAGE CONVEYANCE EASEMENTS SHOWN HEREON AS DESCRIBED IN THE COVENANTS AND RESTRICTIONS AND/OR HOMEOWNERS ASSOCIATION DOCUMENTS.
- BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY LOT DRAINAGE, STORM WATER PIPES, STORM WATER STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT AND/OR DRAINAGE TRACT SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON AS PRIVATE.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND/OR OPERATION OF CABLE TELEVISION SERVICE WILL INTERFERE WITH THE FACILITIES AND SERVICE OF THE ELECTRICAL, TELEPHONE, GAS, WATER, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT 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.
- BREVARD COUNTY BENCHMARK D6A29 IS LOCATED WITHIN THE LIMITS OF FOX GLEN PHASE ONE AND BREVARD COUNTY BENCHMARK E6448 2010 IS LOCATED ADJACENT TO THE LIMITS OF THESE PLAT BOUNDARIES. FOR VERTICAL CONTROL DATA CONTACT THE BREVARD COUNTY SURVEYING AND MAPPING DEPARTMENT.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 2011 (NAD83/11). STATION "70 92 GPS 17" WAS HELD FIXED AND STATION "GPS ZACK" FOR ROTATION BEING -00°01'57". THE COORDINATE VALUES SHOWN ON THE PLAT WERE COMPUTED USING AUTOCAD LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99994782196 WAS USED TO CONVERT GROUND TO GRID DISTANCE. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL VALUES SHOWN ARE IN US SURVEY FEET. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- SEE BINDING DEVELOPMENT PLAN RECORDED IN OFFICIAL RECORDS BOOK 8399, PAGE 2660, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- ALL LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- THIS PLAT IS SUBJECT TO NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 9451, PAGE 2479, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. THIS PLAT IS SUBJECT TO NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 9451, PAGE 2480 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

| STATION NAME | STATION NGS PID | NORTHING | EASTING | LATITUDE | LONGITUDE | SCALE FACTOR | CONVERGENCE |
|---|-----------------|------------|-----------|----------------|-----------------|--------------|-------------|
| 70 92 GPS 17 | AK7493 | 1493572.53 | 732312.29 | 28°26'32.1446" | 80°45'46.9959"W | 0.99994782 | 06°06'46.3" |
| GPS ZACK | DGB709 | 1490381.74 | 733166.39 | 28°26'00.5345" | 80°45'37.4993"W | 0.99994797 | 06°06'50.7" |
| NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/11) | | | | | | | |

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.



| TRACT TABLE | | | |
|-------------|----------|--|---------------------------------------|
| TRACT | AREA | USE | OWNER AND MAINTENANCE RESPONSIBILITY |
| RD-1 | 4.15 Ac. | PRIVATE ROAD, PUBLIC UTILITIES, PRIVATE DRAINAGE, SIGNAGE | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| RD-2 | 0.09 Ac. | PUBLIC ROAD | BREVARD COUNTY |
| ST-1 | 0.78 Ac. | PRIVATE DRAINAGE | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| ST-2 | 2.35 Ac. | PRIVATE DRAINAGE | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| REC-1 | 0.28 Ac. | RECREATION, ACTIVE OPEN SPACE LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-1 | 0.06 Ac. | SIGNAGE, LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-2 | 0.05 Ac. | SIGNAGE, LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-3 | 0.82 Ac. | NATURAL BUFFER PRESERVATION LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-4 | 0.21 Ac. | NATURAL BUFFER PRESERVATION LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-5 | 0.13 Ac. | LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-6 | 0.11 Ac. | LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-7 | 0.05 Ac. | LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-8 | 0.10 Ac. | LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LD-9 | 0.09 Ac. | LANDSCAPING, IRRIGATION, SCREENING | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |
| LS-1 | 0.07 Ac. | PUBLIC LIFT STATION LANDSCAPING, IRRIGATION, SCREENING | CITY OF COCOA |
| W-1 | 5.31 Ac. | WETLAND CONSERVATION / PRESERVATION | FOX GLEN HOMEOWNERS ASSOCIATION, INC. |

FOR OFFICIAL INFORMATION SEE PLAT NOTES AND PLAT DEDICATION.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 4

SECTION 31 TWP. 23 S., RANGE 36 E.

DEDICATION

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

FOX GLEN

hereby dedicates said lands and plat for the uses and purposes therein expressed as follows: Tract RD-1 is hereby declared to be a private road and shall remain private and is dedicated to Fox Glen Neighborhood Association, Inc. for road right-of-way and drainage purposes subject to an easement dedicated to Brevard County, public utilities and other public agencies for the purpose of access, installation, operation, inspection and maintenance of public utilities and for emergency purposes; And hereby dedicates the public road "Tract RD-2 as described in note #7 to Brevard County, and hereby dedicates Tract LS-1 as described in note #10 and graphically shown for the purpose of public lift station facilities. It being the intention of the undersigned that all other tracts created by this plat be privately owned and maintained by each Tract Owner. The notes herein are hereby adopted by the undersigned, and the dedications made in said notes are hereby included in this dedication.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below

By Keith V. Williams D.R. Horton, Inc., a Delaware Corporation
Keith V. Williams 1430 Culver Drive,
Division President Palm Bay, Florida 32907
State of Florida, County of Brevard

Signed and sealed in the presence of:

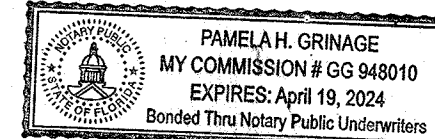
Kameron Smith
(Print name)
Michael Gregulak
(Print name)

STATE OF FLORIDA, COUNTY OF BREVARD

THIS IS TO CERTIFY, the foregoing instrument was acknowledged before me, by means of physical presence or on-line notarization, this 1st day of December, 2022 by Keith V. Williams As Division President, on behalf of the company. He 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.

Pamela H. Grinage
(Print name)
NOTARY PUBLIC
County and State aforesaid
My Commission Number 66948010
My Commission Expires 4/19/2024



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 3, 2022 he completed a boundary 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 62-2841(c)(d) as amended and that said land is located in Brevard County, Florida.

Andrew W. Powshok, P.L.S.
AAL Land Surveying Services, Inc.
3970 Minton Road
West Melbourne, Florida 32904
LB - 0006623 Certificate of Authorization Number

Registration No. 5383

CERTIFICATE OF REVIEWING SURVEYOR

FOR BREVARD COUNTY

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

County Land Surveyor for Brevard County
MICHAEL J. SWENEY, PLS 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That Board of County Commissioners hereby accept all easements dedicated to the public.

Rita Pritchett, Chair

ATTEST:

Clerk of the Board

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.

Rita Pritchett, Chair

ATTEST:

Clerk of the Board

CERTIFICATE OF CLERK

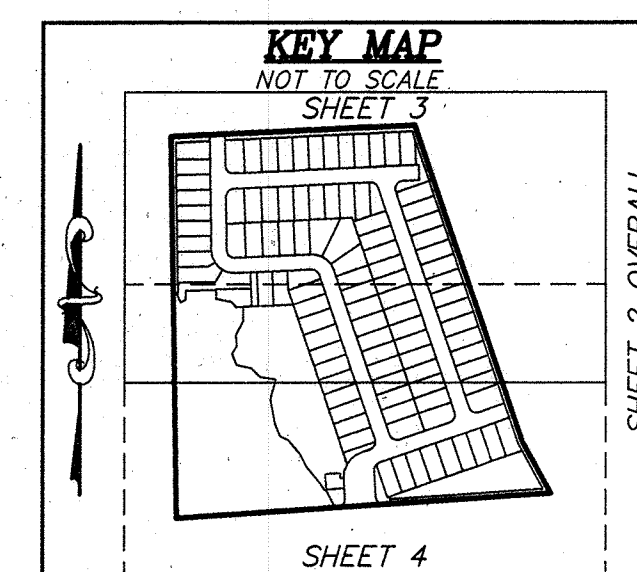
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1, Florida Statutes, and was filed for record on _____ at _____ File Number _____

Clerk of the Circuit Court
In and for Brevard County, Florida

PROJECT #45418
DATE: 11-23-22
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

LYING IN A PORTION OF GOVERNMENT LOT 3,
SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

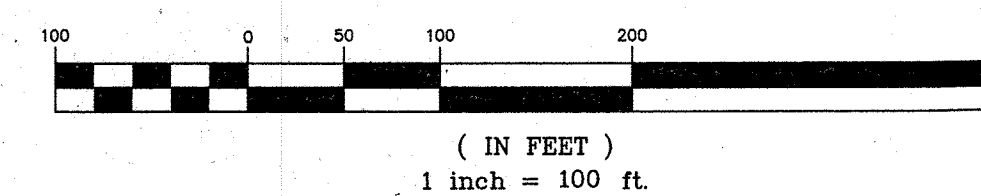
PLAT BOOK _____ PAGE _____
SHEET 2 OF 4
SECTION 31 TWP. 23 S., RANGE 36 E.



LEGEND

- CONCRETE MONUMENT FOUND DESCRIBED AT SYMBOL
- △ NAIL AND DISK OR 1/2" IRON ROD AND CAP SET STAMPED "POWHSOK PCP PLS 5383" UNLESS NOTED OTHERWISE
- ▲ 1/2" IRON ROD SET STAMPED "POWHSOK PCP PLS 5383" UNLESS NOTED OTHERWISE
- 5/8" IRON ROD AND CAP SET STAMPED "POWHSOK PRM PLS 5383"
- SURVEY MARKER FOUND DESCRIBED AT SYMBOL
- NAD NORTH AMERICAN DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- LB. PROFESSIONAL LAND SURVEYOR LICENSED BUSINESS
- F.D.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- FND. FOUND
- FLPRN FLORIDA PERMANENT REFERENCE NETWORK
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- FND. FOUND
- N.B. BEARING BASIS
- NR. NON RADIAL
- R/W RIGHT OF WAY
- R. RADIUS
- D. DELTA
- L. LENGTH
- CHORD CHORD BEARING
- CB. CHORD BEARING
- P.D.& PRIVATE DRAINAGE AND
- P.L.E. PRIVATE LANDSCAPING EASEMENT

GRAPHIC SCALE



WEST 1/2 OF SOUTHEAST 1/4
OF SECTION 31

— EAST 1/2 OF SOUTHEAST 1/4
OF SECTION 31

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PLAT PREPARED BY -
AAL LAND SURVEYING SERVICES, INC.
PROJECT #45418
DATE: 11-23-22
3970 WINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

FOX GLEN
LYING IN A PORTION OF GOVERNMENT LOT 3,
SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4
SECTION 31 TWP. 23 S., RANGE 36 E.

TAX PARCEL
23-36-36-00-760

MATCH LINE

WEST LINE OF SECTION 31
WEST LINE OF GOVERNMENT LOT 3

TAX PARCEL
23-36-36-00-766

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SECTION 31
TOWNSHIP 23 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA
FOUND RAILROAD SPIKE
(NO ID)

POINT OF BEGINNING
SOUTHWEST CORNER OF SECTION 31
TOWNSHIP 23 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA
FOUND RAILROAD SPIKE
(NO ID)

- LEGEND
- CONCRETE MONUMENT FOUND DESCRIBED AT SYMBOL
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 - DELTA
 - LENGTH
 - CHORD
 - CB. CHORD BEARING
 - P.D. & PRIVATE DRAINAGE AND
 - P.L.E. PRIVATE LANDSCAPING EASEMENT

POINT OF BEGINNING

TRACT W-1
CONSERVATION

TRACT LD-1

TRACT LD-2

TRACT LD-3

TRACT LD-4

TRACT LD-5

TRACT LD-6

TRACT LD-7

TRACT LD-8

TRACT LD-9

TRACT LD-10

TRACT LD-11

TRACT LD-12

TRACT LD-13

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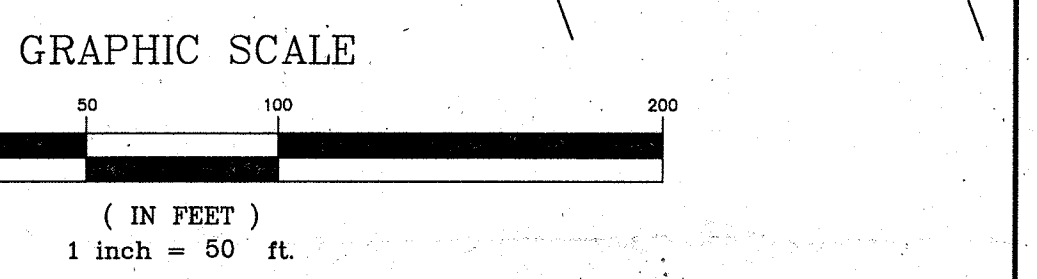
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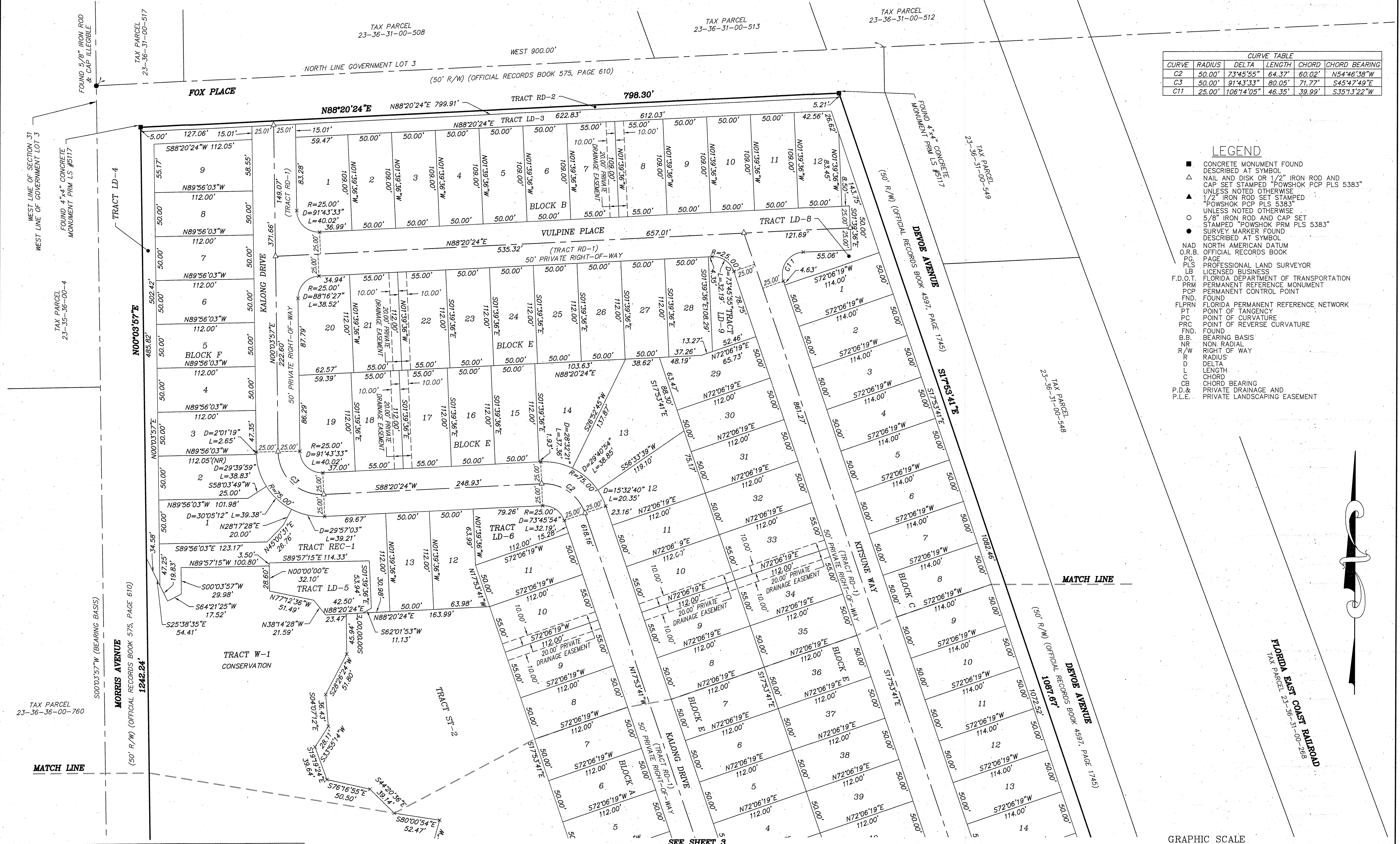
| CURVE TABLE | | | | | |
|-------------|--------|------------|--------|--------|---------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
| C2 | 50.00' | 73°45'55" | 64.37' | 60.02' | N54°46'38"W |
| C3 | 50.00' | 91°43'33" | 80.05' | 71.77' | S45°47'49"E |
| C11 | 25.00' | 106°14'05" | 46.35' | 39.99' | S35°13'22"W |

- LEGEND**
- CONCRETE MONUMENT FOUND DESCRIBED AT SYMBOL
 - △ NAIL AND DISK OR 1/2" IRON ROD AND CAP SET STAMPED "POWSHOK PCP PLS 5383" UNLESS NOTED OTHERWISE
 - ▲ 1/2" IRON ROD SET STAMPED "POWSHOK PCP PLS 5383" UNLESS NOTED OTHERWISE
 - 5/8" IRON ROD AND CAP SET STAMPED "POWSHOK PCP PLS 5383" UNLESS NOTED OTHERWISE
 - SURVEY MARKER FOUND DESCRIBED AT SYMBOL
 - NAD NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - LB LICENSED BUSINESS
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - PRM PERMANENT REFERENCE MONUMENT
 - PCP PERMANENT CONTROL POINT
 - FND FOUND
 - FLPRN FLORIDA PERMANENT REFERENCE NETWORK
 - PT POINT OF TANGENCY
 - PC POINT OF CURVATURE
 - PRC POINT OF REVERSE CURVATURE
 - FND FOUND
 - B.B. BEARING BASIS
 - NR NON RADIAL
 - R/W RIGHT OF WAY
 - DR DRAINAGE
 - DELTA DELTA
 CHORD | CHORD BEARING || CB | CHORD BEARING | | | | |
| P.D.& | PRIVATE DRAINAGE AND | | | | |
| P.L.E. | PRIVATE LANDSCAPING EASEMENT | | | | |



PLAT PREPARED BY -
AAL LAND SURVEYING SERVICES, INC.
PROJECT #45418
DATE: 11-23-22
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

FOX GLEN
LYING IN A PORTION OF GOVERNMENT LOT 3,
SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



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.