

BANYAN POINT

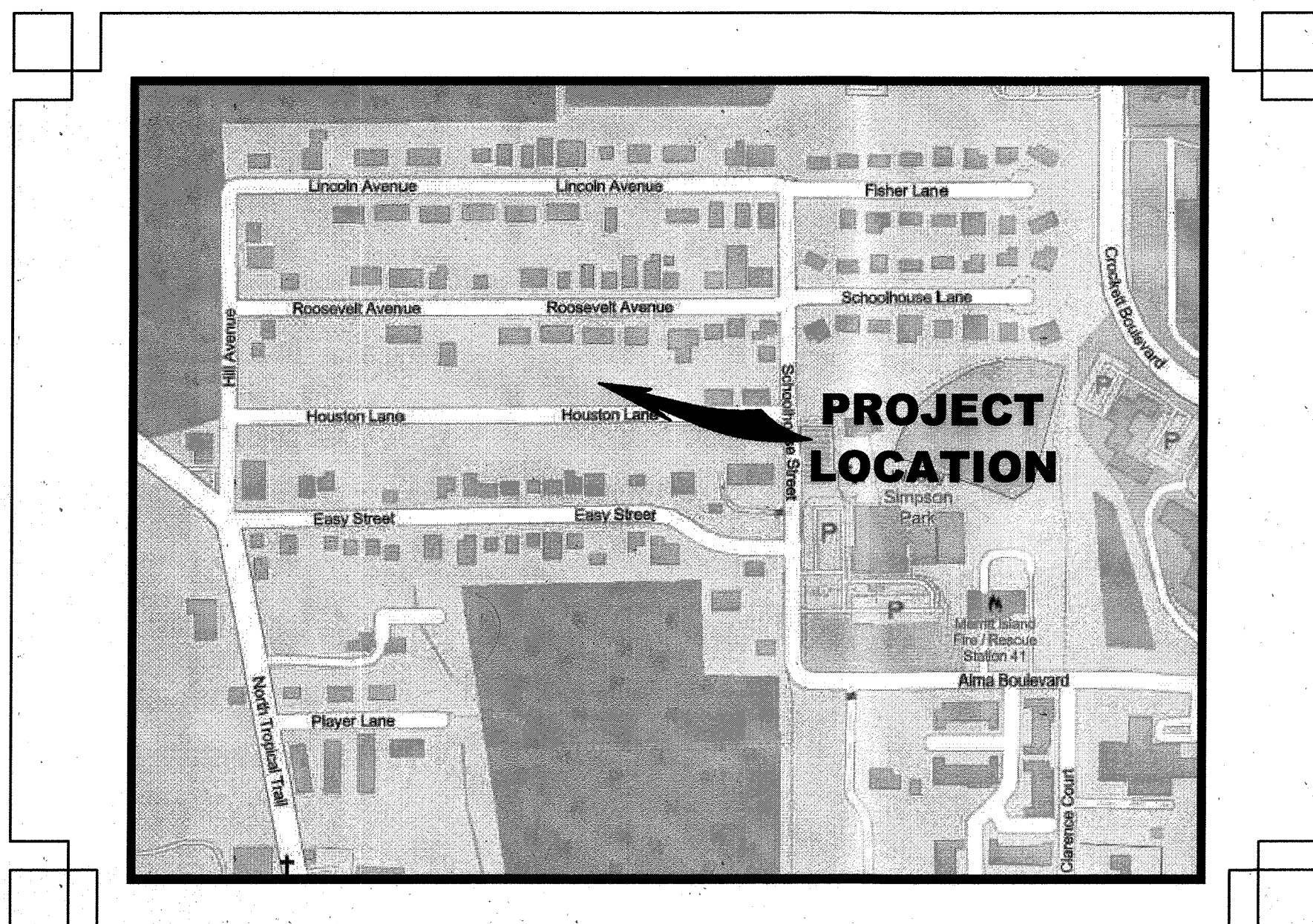
A REPLAT OF A PORTION OF HOUSTON LANE ESTATES, PLAT BOOK 62, PAGE 46, OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN A PORTION OF SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST MERRITT ISLAND, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST 1,000 FEET OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE RIGHT OF WAY OF HOUSTON LANE, ACCORDING TO THE PLAT OF HOUSTON LANE ESTATES, AS RECORDED IN PLAT BOOK 62, PAGE 46, AS VACATED BY COUNTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10445, PAGE 292, BEING BOUNDED TO THE WEST BY LOT 3, BLOCK "C", OF SAID HOUSTON LANE ESTATES AND TO THE EAST BY THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8855, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID HOUSTON LANE AND THE EAST LINE OF SAID LOT 3, THENCE NORTH 00°14'47" WEST, ALONG SAID EAST PROPERTY LINE A DISTANCE OF 101.21 FEET TO THE SOUTH LINE OF WASHINGTON PARK AS RECORDED IN PLAT BOOK 3, PAGE 86 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID LINE NORTH 89°30'58" EAST, 768.94 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8855, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°14'47" EAST, ALONG SAID WEST LINE A DISTANCE OF 101.03 FEET TO THE NORTH RIGHT OF WAY LINE OF HOUSTON LANE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°30'11" WEST, 768.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,752 SQ. FT. OR 1.785 ACRES, MORE OR LESS



LOCATION MAP

NOT TO SCALE

BEARING BASIS:

THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY) HAVING A GRID BEARING OF NORTH 89°30'11" EAST.

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.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON 10/30/2025, I COMPLETED THE BOUNDARY SURVEY OF THE LANDS SHOWN ON THE FOREGOING PLOT, 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 I, FLORIDA STATUTES AND BREVARD COUNTY CODE 62-2841(C)(D).

DATE: 11/14/2025
BOWMAN CONSULTANT GROUP LTD., INC.
900 SE 3rd AVENUE, SUITE 301
FORT LAUDERDALE, FL 33316
NMESSINA@BOWMAN.COM

NICHOLAS MESSINA JR., P.S.M.
LICENSE NO. 8559



BOWMAN CONSULTANT GROUP LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8030

PLAT NOTES:

- THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT).
- THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY) HAVING A MEASURED BEARING OF NORTH 89°30'11" EAST.
- BENCHMARK PID "E6A34" IS LOCATED IN THE VICINITY OF THE PLAT LYING APPROXIMATELY 748' WEST OF AND 206' SOUTH OF THE POINT OF BEGINNING. PLEASE CONTACT BREVARD COUNTY SURVEYING AND MAPPING FOR BENCHMARK ELEVATIONS.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS PLAT WAS MADE WITH THE BENEFIT OF OPINION OF TITLE ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL AND ARE AS SHOWN HEREON.
 - EASEMENT RECORDED JULY 8, 1977 IN OFFICIAL RECORDS BOOK 1762, PAGE 279, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
 - EASEMENT RECORDED APRIL 26, 1996 IN OFFICIAL RECORDS BOOK 3564, PAGE 4254, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
 - SURVEYOR'S AFFIDAVIT RECORDED APRIL 29, 2025 IN OFFICIAL RECORDS BOOK 10321, PAGE 1860, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
 - RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JUNE 19, 2025 IN OFFICIAL RECORDS BOOK 10364, PAGE 1784, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
DOES NOT EFFECT SUBJECT PROPERTY.
- TRACTS A, B, C, D, AND E ARE HEREBY DEDICATED AS COMMON OPEN AREAS AND FOR THE INSTALLATION AND MAINTENANCE OF A STORM WATER MANAGEMENT POND AND ASSOCIATED DRAINAGE FACILITIES, LANDSCAPING, AND UTILITIES. THIS AREA WILL BE OWNED AND MAINTAINED BY BANYAN POINT PROPERTY OWNER'S ASSOCIATION, INC.
- THIS PROPERTY IS SUBJECT TO AN EXISTING 10' WIDE UNIDENTIFIED INGRESS / EGRESS EASEMENT AS RECORDED IN O.R.B. 3564 PAGE 4254-4256 OF THE OFFICIAL RECORDS OF BREVARD COUNTY. 2.) AND TO AN EXISTING 7.5' DRAINAGE INGRESS / EGRESS EASEMENT AS RECORDED IN O.R.B. 1762 PAGE 279-280 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, AS DEPICTED HEREON.
- THE PUBLIC EIGHT-FOOT-WIDE FPL EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES TO BE OWNED AND MAINTAINED BY FLORIDA POWER AND LIGHT COMPANY.
- THE FIFTEEN-FOOT-WIDE PUBLIC ROADWAY, PUBLIC UTILITY, AND PUBLIC SIDEWALK EASEMENT, ALONG THE RIGHT-OF-WAY OF HOUSTON LANE, IS HEREBY DEDICATED TO THE PUBLIC. THE PUBLIC SIDEWALK WITHIN THIS EASEMENT IS TO BE MAINTAINED BY BANYAN POINT PROPERTY OWNER'S ASSOCIATION, INC.
- 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 UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, AS SET FORTH IN CHAPTER 177.091(28).
- PERMANENT REFERENCE MONUMENTS (PRM) ARE 4"x4" CONCRETE MONUMENTS WITH WASHERS STAMPED "BOWMAN PRM LB#8030, UNLESS OTHERWISE NOTED.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- 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 STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- THE LANDS DESCRIBED HEREON ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR BANYAN POINT, AND ANY AMENDMENT AND/ OR SUPPLEMENTS THERETO, AS RECORDED OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR BANYAN POINT, COMMON AREAS, AS DEFINED IN THE DECLARATION, ARE TO BE OWNED AND MAINTAINED BY THE P.O.A., AS PRESCRIBED IN THE DECLARATION.
- BREVARD COUNTY HAS THE RIGHT TO DISCHARGE DRAINAGE FROM THE PUBLIC RIGHT OF WAYS AND EASEMENTS TO THE PRIVATE DRAINAGE TRACTS AND EASEMENTS.

THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT). A GPS CONTROL SURVEY WAS PERFORMED UTILIZING TWO (2) TRIMBLE R12 GNSS RECEIVERS WITH BASE-TO-ROVER REAL TIME KINEMATIC (RTK) CORRECTIONS.

THE GPS DATA WAS PROCESSED AND THE SITE CALIBRATED USING A LEAST-SQUARES ADJUSTMENT BASED ON A HORIZONTAL BEST-FIT MODEL IN TRIMBLE BUSINESS CENTER (TBC), REFERENCED TO THE FOLLOWING BREVARD COUNTY GPS CONTROL.

SURVEY CONTROL TABLE						
STATION NAME	NORTHING	EASTING	LATITUDE	LONGITUDE	COMBINED SCALE FACTOR	CONVERGENCE
BENNETT EAST	1479747.57	745048.40	N28°24'14.9892"	W80°43'24.8795"	0.99995023	0°07'53.4650"
BREVARD COUNTY GPS 1039	140166.19	750879.41	N24°43'07.6357"	W80°42'52.7829"	0.99995147	0°07'09.5492"
BREVARD COUNTY GPS 5056	14700038.93	752172.91	N28°22'38.6916"	W80°42'05.1677"	0.99995174	0°08'30.8472"

- THIS PLAT PREPARED BY -

Bowman

5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FL 33609
Phone: (813)-474-7424 * www.Bowman.com

CERTIFICATE OF AUTHORIZATION NO. LB 8030

SURVEYOR: NICHOLAS MESSINA JR., P.S.M. FL REGISTRATION NO. 8559

DATE: 11/18/2025

DESIGN/DRAWN: PAC
DRAWING: 011557-01-002_BANYAN
POINT Plat-Final.dwg
PROJECT#: 011557-01-002

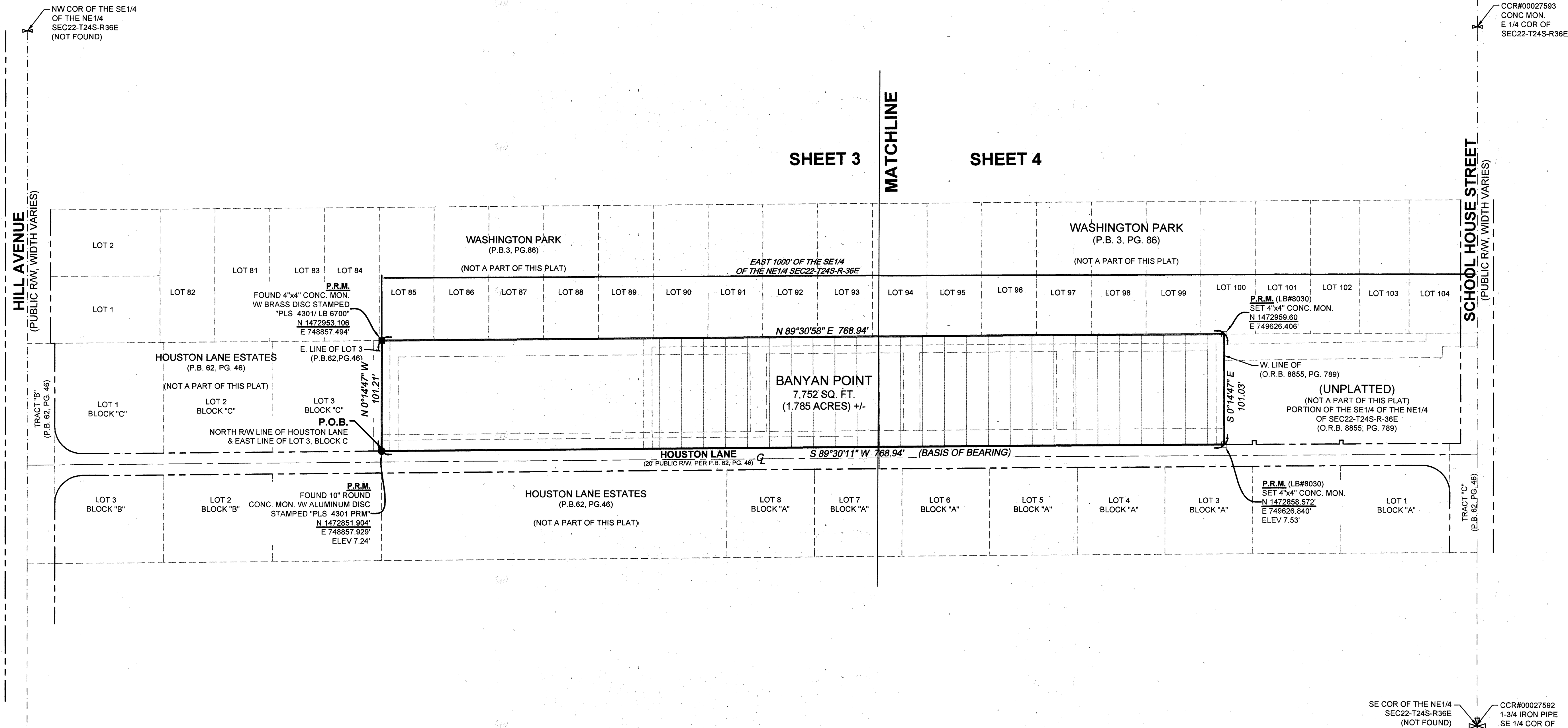
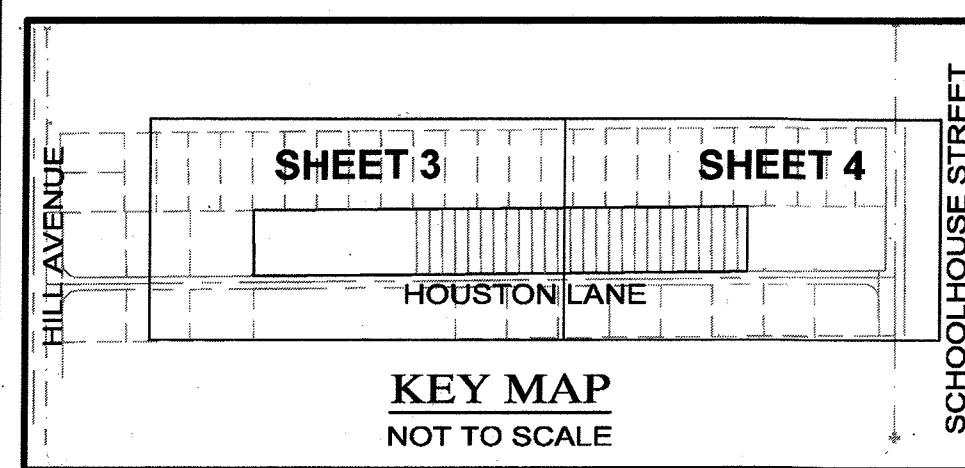
SHEET 1 OF 4

INDEX OF SHEETS

SHEET 1 COVER & NOTES
SHEET 2 OVERALL BOUNDARY
SHEET 3 WEST DETAIL BOUNDARY
SHEET 4 EAST DETAIL BOUNDARY

BANYAN POINT

A REPEAT OF A PORTION OF HOUSTON LANE ESTATES, PLAT BOOK 62, PAGE 46, OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN A PORTION OF SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST MERRITT ISLAND, BREVARD COUNTY, FLORIDA

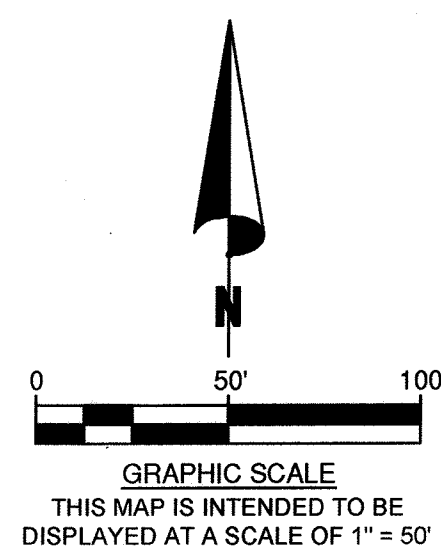


LEGEND

CONC.	= CONCRETE	— — — — —	= SECTION LINE
I.D.	= IDENTIFICATION	— — — — —	= EASEMENT LINE
LB	= LICENSED BUSINESS	— — — — —	= CENTERLINE
MON.	= MONUMENT	— — — — —	= MATCHLINE
O.R.B.	= OFFICIAL RECORDS BOOK		
P.B.	= PLAT BOOK	●	= FOUND 10" ROUND CONC. MON (FCM)
PG.	= PAGE	○	= FOUND IRON ROD & CAP (FIRC)
P.R.M.	= PERMANENT REFERENCE MONUMENT	⊙	= SET NAIL & DISK (SN&D)
P.O.C.	= POINT OF COMMENCEMENT	⊗	= FOUND NAIL & DISK (FN&D)
P.O.B.	= POINT OF BEGINNING	■	= FOUND 4"x4" CONC. MON (FCM)
P.O.A.	= PROPERTY OWNERS ASSOCIATION	□	= SET 4"x4" CONC. MON (SCM)
B.M.	= BENCHMARK		
SE	= SOUTHEAST		
SEC#-T#S-R#E	= SECTION, TOWNSHIP & RANGE		
R/W	= RIGHT-OF-WAY		
N	= NORTHING		
E	= EASTING		
ELEV	= ELEVATION		
CONC. MON.	= CONCRETE MONUMENT	✚	= FOUND SECTION CORNER
BLVD.	= BOULEVARD		
N/A	= NOT AVAILABLE	⬢	= FOUND 1/4 SECTION CORNER
A.C.	= ACRES		
S.F.	= SQ. FEET		
FLPL	= FLORIDA POWER AND LIGHT COMPANY.	⬢	= TEMPORARY BENCHMARK (TBM)
P.U.E.	= PUBLIC UTILITY EASEMENT		
P.D.E	= PRIVATE DRAINAGE EASEMENT		
PR, PU, & PS	= PUBLIC ROADWAY, PUBLIC UTILITY, AND PUBLIC SIDEWALK EASEMENT	△	= PUBLISHED BENCHMARK

INDEX OF SHEETS

SHEET 1 COVER & NOTES
SHEET 2 OVERALL BOUNDARY
SHEET 3 WEST DETAIL BOUNDARY
SHEET 4 EAST DETAIL BOUNDARY



BEARING BASIS:

THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY) HAVING A GRID BEARING OF NORTH 89°30'11" EAST.

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.

- THIS PLAT PREPARED BY -

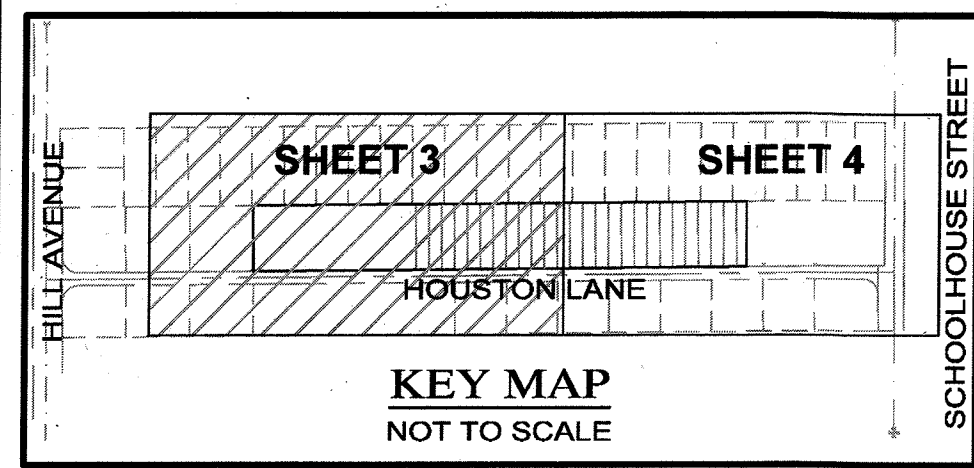
- THIS PLAT PREPARED BY -

Bowman

5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FL 33609
Phone: (813)-474-7424 * www.Bowman.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030
SURVEYOR: NICHOLAS MESSINA JR., P.S.M. FL REGISTRATION NO. 6559

DATE: 11/4/2025
DESIGN/DRAWN: PAC
DRAWING: 011557-01-002_BANYAN
POINT Plat-Final.dwg
PROJECT#: 011557-01-002

SHEET 2 OF 4



BANYAN POINT

A REPLAT OF A PORTION OF HOUSTON LANE ESTATES, PLAT BOOK 62, PAGE 46, OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN A PORTION OF SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST

NW COR OF THE SE1/4
OF THE NE1/4
SEC22-T24S-R36E
(NOT FOUND)

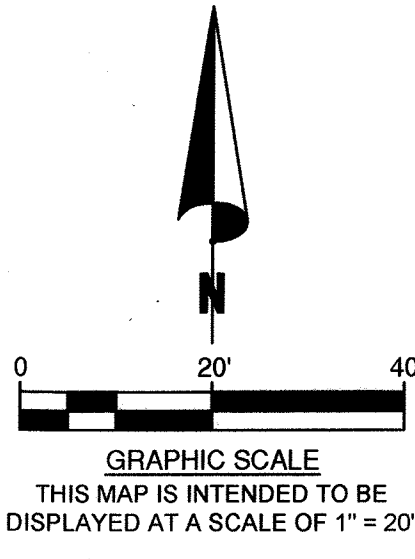
HILL AVENUE
(PUBLIC R/W, WIDTH VARIES)

S 0°14'47" E 90.10'

INDEX OF SHEETS
SHEET 1 COVER & NOTES
SHEET 2 OVERALL BOUNDARY
SHEET 3 WEST DETAIL BOUNDARY
SHEET 4 EAST DETAIL BOUNDARY

THIS PLAT PREPARED BY
Bowman
5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FL 33609
Phone: (813)-474-7424 * www.Bowman.com
CERTIFICATE OF AUTHORIZATION NO. LB 8030
SURVEYOR: NICHOLAS MESSINA JR., P.S.M. FL REGISTRATION NO. 6559

DATE: 11/4/2025
DESIGN/DRAWN: PAC
DRAWING: 011557-01-002_BANYAN
POINT Plat-Final.dwg
PROJECT#: 011557-01-002
SHEET 3 OF 4



BEARING BASIS:

THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY) HAVING A GRID BEARING OF NORTH 89°30'11" EAST.

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.

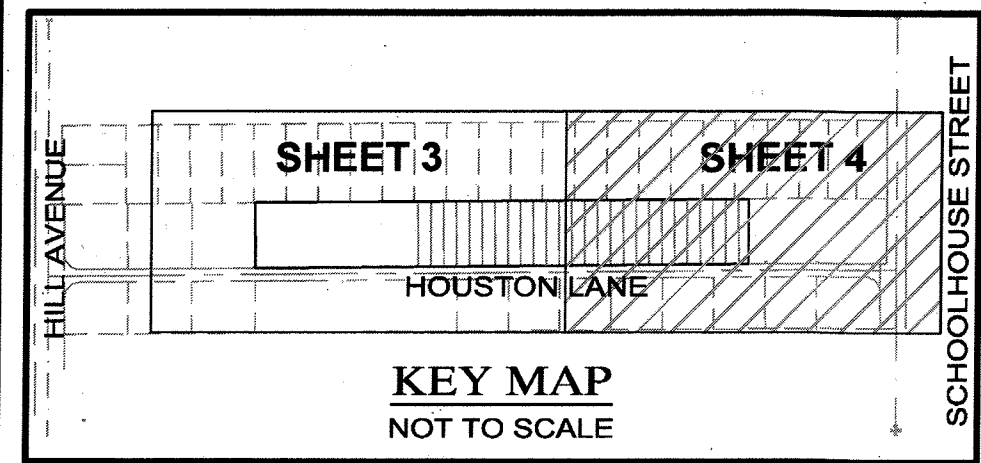
LOT AREA TABLE

LOT AREA TABLE				
Parcel #	BLOCK	LOT / TRACT	AREA (SQ. FT)	AREA (ACRES)
1	BLOCK A	LOT 1	2,023	0.046
2	BLOCK A	LOT 2	2,023	0.046
3	BLOCK A	LOT 3	2,023	0.046
4	BLOCK A	LOT 4	2,023	0.046
5	BLOCK B	LOT 1	2,022	0.046
6	BLOCK B	LOT 2	2,022	0.046
7	BLOCK B	LOT 3	2,022	0.046
8	BLOCK B	LOT 4	2,022	0.046
9	BLOCK B	LOT 5	2,022	0.046
10	BLOCK B	LOT 6	2,022	0.046
11	BLOCK C	LOT 1	2,022	0.046

LOT AREA TABLE				
Parcel #	BLOCK	LOT / TRACT	AREA (SQ. FT)	AREA (ACRES)
12	BLOCK C	LOT 2	2,022	0.046
13	BLOCK C	LOT 3	2,022	0.046
14	BLOCK C	LOT 4	2,022	0.046
15	BLOCK C	LOT 5	2,021	0.046
16	BLOCK C	LOT 6	2,021	0.046
17	BLOCK D	LOT 1	2,021	0.046
18	BLOCK D	LOT 2	2,021	0.046
19	BLOCK D	LOT 3	2,021	0.046
20	BLOCK D	LOT 4	2,021	0.046
21	BLOCK D	LOT 5	2,021	0.046
22	BLOCK D	LOT 6	2,021	0.046

LEGEND

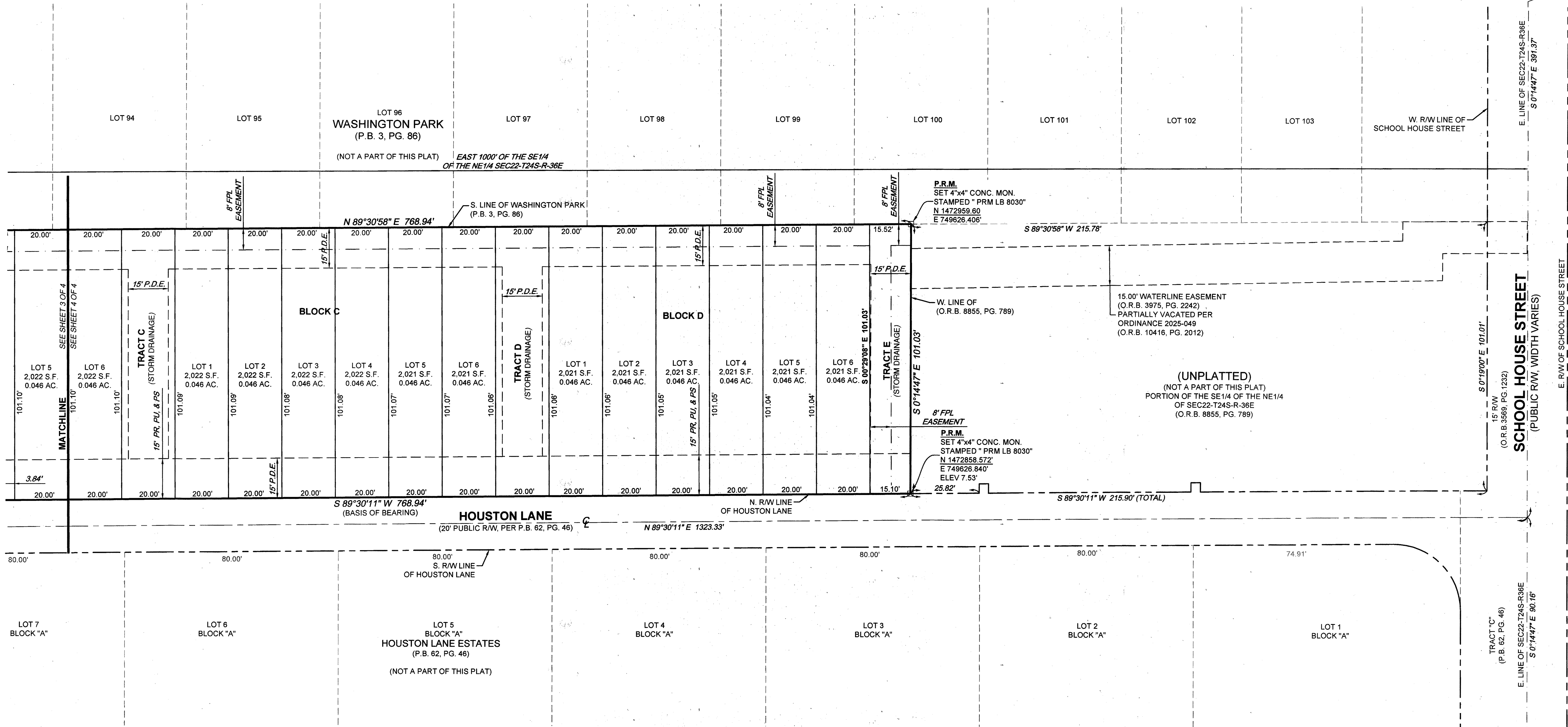
- CONC. = CONCRETE
- I.D. = IDENTIFICATION
- LB. = LICENSED BUSINESS
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.A. = PROPERTY OWNERS ASSOCIATION
- B.M. = BENCHMARK
- SE = SOUTHEAST
- SEC#-TWS-R#E = SECTION, TOWNSHIP & RANGE
- R/W = RIGHT-OF-WAY
- N = NORTHING
- E = EASTING
- ELEV. = ELEVATION
- CONC. MON. = CONCRETE MONUMENT
- BLVD. = BOULEVARD
- N/A = NOT AVAILABLE
- A.C. = ACRES
- S.F. = SQ. FEET
- FPL. = FLORIDA POWER AND LIGHT COMPANY.
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- PR, PU, & PS = PUBLIC ROADWAY, PUBLIC UTILITY, AND PUBLIC SIDEWALK EASEMENT
- = SECTION LINE
- = EASEMENT LINE
- = CENTERLINE
- = MATCHLINE
- = FOUND 10" ROUND CONC. MON (FCM)
- = FOUND IRON ROD & CAP (FIRC)
- ⊙ = SET NAIL & DISK (SN&D)
- ⊗ = FOUND NAIL & DISK (FN&D)
- = FOUND 4"x4" CONC. MON (FCM)
- = SET 4"x4" CONC. MON (SCM)
- STAMPED "PRM LB 8030"
- ⊕ = FOUND SECTION CORNER
- ⊕ = FOUND 1/4 SECTION CORNER
- ⊕ = TEMPORARY BENCHMARK (TBM)
- △ = PUBLISHED BENCHMARK



BANYAN POINT

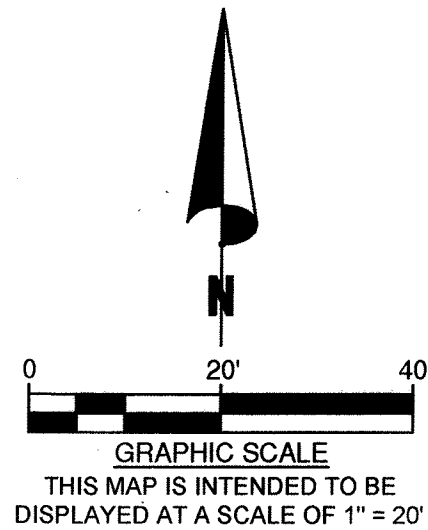
A REPLAT OF A PORTION OF HOUSTON LANE ESTATES, PLAT BOOK 62, PAGE 46, OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. LYING IN A PORTION OF SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PLAT BOOK SHEET 4 OF 4 SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST



INDEX OF SHEETS

SHEET 1 COVER & NOTES
SHEET 2 OVERALL BOUNDARY
SHEET 3 WEST DETAIL BOUNDARY
SHEET 4 EAST DETAIL BOUNDARY



BEARING BASIS:

THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY) HAVING A GRID BEARING OF NORTH 89°30'11" EAST.

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.

LOT AREA TABLE

Parcel #	BLOCK	LOT / TRACT	AREA (SQ. FT)	AREA (ACRES)
1	BLOCK A	LOT 1	2,023	0.046
2	BLOCK A	LOT 2	2,023	0.046
3	BLOCK A	LOT 3	2,023	0.046
4	BLOCK A	LOT 4	2,023	0.046
5	BLOCK B	LOT 1	2,022	0.046
6	BLOCK B	LOT 2	2,022	0.046
7	BLOCK B	LOT 3	2,022	0.046
8	BLOCK B	LOT 4	2,022	0.046
9	BLOCK B	LOT 5	2,022	0.046
10	BLOCK B	LOT 6	2,022	0.046
11	BLOCK C	LOT 1	2,022	0.046

Parcel #	BLOCK	LOT / TRACT	AREA (SQ. FT)	AREA (ACRES)
12	BLOCK C	LOT 2	2,022	0.046
13	BLOCK C	LOT 3	2,022	0.046
14	BLOCK C	LOT 4	2,022	0.046
15	BLOCK C	LOT 5	2,021	0.046
16	BLOCK C	LOT 6	2,021	0.046
17	BLOCK D	LOT 1	2,021	0.046
18	BLOCK D	LOT 2	2,021	0.046
19	BLOCK D	LOT 3	2,021	0.046
20	BLOCK D	LOT 4	2,021	0.046
21	BLOCK D	LOT 5	2,021	0.046
22	BLOCK D	LOT 6	2,021	0.046

LEGEND

- CONC. = CONCRETE
- I.D. = IDENTIFICATION
- LB. = LICENSED BUSINESS
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.A. = PROPERTY OWNERS ASSOCIATION
- B.M. = BENCHMARK
- SE. = SOUTHEAST
- SEC-TWP-R#E = SECTION, TOWNSHIP & RANGE
- R/W = RIGHT-OF-WAY
- N = NORTH
- E = EASTING
- ELEV. = ELEVATION
- CONC. MON. = CONCRETE MONUMENT
- BLVD. = BOULEVARD
- N/A = NOT AVAILABLE
- A.C. = ACRES
- S.F. = SQ. FEET
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- PR, PU, & PS = PUBLIC ROADWAY, PUBLIC UTILITY, AND PUBLIC SIDEWALK EASEMENT
- - - = SECTION LINE
- - - = EASEMENT LINE
- - - = CENTERLINE
- - - = MATCHLINE
- = FOUND 10" ROUND CONC. MON (FCM)
- = FOUND IRON ROD & CAP (FIRC)
- ⊙ = SET NAIL & DISK (SN&D)
- ⊗ = FOUND NAIL & DISK (FN&D)
- = FOUND 4"x4" CONC. MON (FCM)
- = SET 4"x4" CONC. MON (SCM)
- ⊕ = STAMPED "PRM LB 8030"
- ⊕ = FOUND SECTION CORNER
- ⊕ = FOUND 1/4 SECTION CORNER
- ⊕ = TEMPORARY BENCHMARK (TBM)
- Δ = PUBLISHED BENCHMARK

THIS PLAT PREPARED BY:
Bowman

5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FL 33609
Phone: (813)-474-7424 * www.Bowman.com

CERTIFICATE OF AUTHORIZATION NO. LB 8030
SURVEYOR: NICHOLAS MESSINA JR., P.S.M. FL REGISTRATION NO. 6559

DATE: 11/14/2025

DESIGN/DRAWN: PAC
DRAWING: 011557-01-002_BANYAN
POINT Plat-Final.dwg
PROJECT#: 011557-01-002

SHEET 4 OF 4