SHEET 3 SHEET 4 HOUSTON LANE **KEY MAP** NOT TO SCALE

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 NOTES:

- 1. 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).
- 2. 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.
- 3. 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
- 4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 5. 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.
- 1. EASEMENT RECORDED JULY 8, 1977 IN OFFICIAL RECORDS BOOK 1762, PAGE 279, PUBLIC RECORDS OF BREVARD COUNTY,
- AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
- 2. EASEMENT RECORDED APRIL 26, 1996 IN OFFICIAL RECORDS BOOK 3564, PAGE 4254, PUBLIC RECORDS OF BREVARD COUNTY,
- AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.
- 3. 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.
- 6. 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.
- 7. 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
- 8. 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.

EASEMENT AS RECORDED IN O.R.B.1762 PAGE 279-280 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, AS DEPICTED HEREON.

- 9. 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 B BANYAN POINT PROPERTY OWNER'S ASSOCIATION, INC.
- 10. 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.
- 11. 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).
- 12. PERMANENT REFERENCE MONUMENTS (PRM) ARE 4"X4" CONCRETE MONUMENTS WITH WASHERS STAMPED "BOWMAN PRM LB#8030, UNLESS OTHERWISE NOTED.
- 13. LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- 14. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- 15. 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
- 16. 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 _, 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.
- 17. 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°43'24.6795"	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	1470038.93	752172.91	N28°22'38.6916"	W80°42'05.1677"	0.99995174	0°08'30.8472"

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: 11/18/2025 DESIGN/DRAWN: PAC DRAWING: 011557-01-002_BANYAN POINT Plat-Final.dwg PROJECT#: 011557-01-002

SHEET 1 OF 4

SHEET 1 COVER & NOTES SHEET 2 OVERALL BOUNDARY

SHEET 3 WEST DETAIL BOUNDARY SHEET 4 EAST DETAIL BOUNDARY

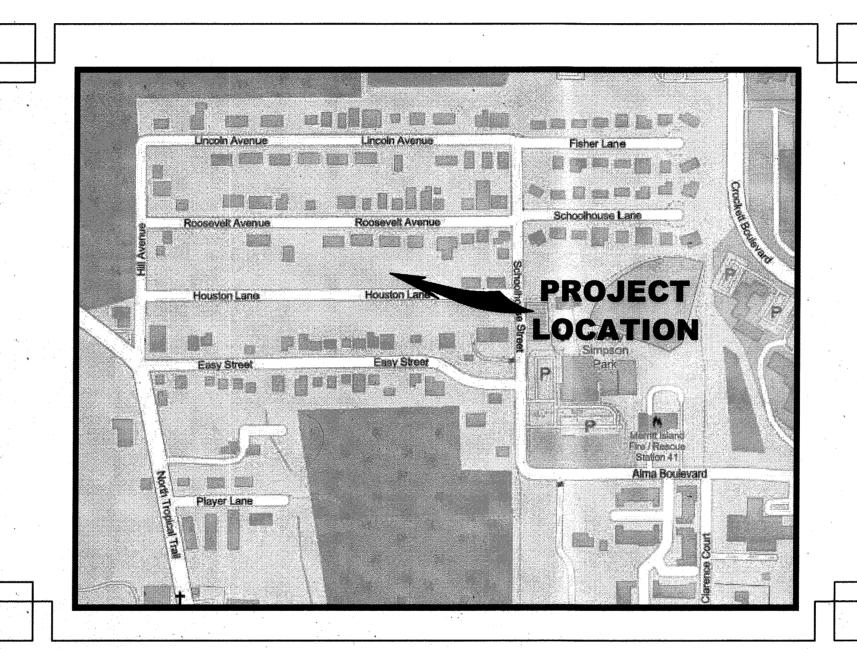
INDEX OF SHEETS

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST 1,000 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST 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

TRACT AREA SUMMARY

DRAINAGE

DRAINAGE

DRAINAGE

DRAINAGE

(SQ. FT)

2,022

2,021

TRACT A | 25,661 | 0.589

TRACT B 2,023

TRACT E | 1,547 |

(ACRES)

0.046

0.046

0.046

0.036

OWNERSHIP & MAINTENANCE

HOME OWNER'S ASSOCIATION, INC.

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.

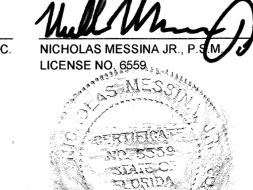
NOTICE

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, 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).

900 SE 3rd AVENUE, SUITE 301 FORT LAUDERDALE, FL. 33316 NMESSINA@BOWMAN.COM



BOWMAN CONSULTANT GROUP LTD., INC. FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8030 **PLAT BOOK PAGE** SHEET 1 OF 4

SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST

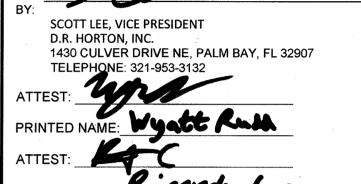
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE CORPORATION NAMED BELOW, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN

BANYAN POINT

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE PUBLIC ROADWAY, PUBLIC SIDEWALK, AND PUBLIC BEING THE INTENTION OF THE UNDERSIGNED, THAT ALL OTHER EASEMENTS AN TRACTS SHOWN HEREON BE OWNED AND MAINTAINED PRIVATELY AS DESCRIBE HEREON AND THAT BREVARD COUNTY AND THE PUBLIC HAVE NO RIGHT OR INTERES

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



PRINTED NAME: Zicardo Locona

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **25** day of **No.**, 2025, by **Scatt Lee** as **Order to the comparison of the compar** he is personally known to me or has produced as identification.

(NOTARY SEAL)

STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES AND COUNTY ORDINANCE 32-2841(C)(D) AS AMENDED.

MICHAEL J. SWEENEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 4879

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS THE PUBLIC ROADWAY, PUBLIC SIDEWALK, AND PUBLIC UTILITY EASEMENTS DEDICATED FOR THE PUBLIC USE ON THIS PLAT.

THAD ALTMAN, CHAIRMAN ATTEST:

RACHEL M. SADOFF, CLERK OF THE BOARD

CERTIFICATE OF APPROVAL

THIS IS TO HEREBY CERTIFY, THAT ON _ FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.

BY BOARD OF COUNTY COMMISSIONERS

THAD ALTMAN, CHAIRMAN RACHEL M. SADOFF, CLERK OF THE BOARD

CERTIFICATE OF CLERK

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___

CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FL

		ZET	A REPLAT OF	BA A PORTION OF HOUSTON LANE E	NYAN POINT	6 OF PUBLIC RECORDS (OF RREVARD		PLAT BOOKSHEET 2 OF 4 SECTION 22, TOWNSHIP	PAGE P 24 SOUTH, RANGE 36 EAST
	SHEET 3 HOUSTON LAN	SHEET 4 HOUSE STR		RIDA. LYING IN A PORTION OF SE 1/		TOWNSHIP 24 SOUTH, R	· · · · · · · · · · · · · · · · · · ·			
	KEY MAP NOT TO SCALE	CHOOL CHOOL								
		NW COR OF THE SE1/4 OF THE NE1/4 SEC22-T24S-R36E (NOT FOUND)								CCR#00027593 CONC MON. E 1/4 COR OF SEC22-T24S-R36E
			•							
					SHEET 3	SHEET 4				TREET ARIES)
	VENUE WIDTH VARIES)	LOT 2		WASHINGTON PARK (P.B.3, PG.86)			WASHINGTON PARK (P.B. 3, PG. 86)			HOUSE S
	HILL AN	W/ BF	LOT 83 LOT 84 (NOT 84) P.R.M. ND 4"x4" CONC. MON. RASS DISC STAMPED "PLS 4301/ LB 6700" N 1472953.106 E 748857.494'	NOT A PART OF THIS PLAT) 86 LOT 87 LOT 88 LOT 89 LOT 9		OT 94 LOT 95 LOT 96 LO	OT 97 LOT 98 LOT 99	LOT 100 LOT 101 LOT 102 P.R.M. (LB#8030) SET 4"x4" CONC. MON. N 1472959.60 E 749626.406'	LOT 103 LOT 104	SCHOOL PUBLIC
		HOUSTON LANE ESTATE: (P.B. 62, PG. 46)	E. LINE OF LOT 3		N 89°30'58" E 768.94'			W. LINE OF (O.R.B. 8855, PG. 789)		
P	TRACT "B" B. 62, PG. 46)	(NOT A PART OF THIS PLAT) LOT 1 BLOCK "C" BLOCK "C"	LOT 3 BLOCK "C" P.O.B.		7,752 SQ. FT. (1.785 ACRES) +/-			(UNPL) (NOT A PART PORTION OF THE	SE1/4 OF THE NE1/4 T24S-R-36E	
	<u>e</u>	NORTH R/W LINE & EAST LINE	OF HOUSTON LANE OF LOT 3, BLOCK C	HOUS (20' PUBLIC RA	TON LANE S 89°30'11" W 768.9	4' _(BASIS OF BEARING)				
		LOT 3 BLOCK "B" LOT 2 BLOCK "B" CONC	P.R.M. FOUND 10" ROUND MON. W/ ALUMINUM DISC STAMPED "PLS 4301 PRM" N 1472851.904' E 748857.929' ELEV 7.24'	HOUSTON LANE ESTATES (P.B.62, PG.46) (NOT A PART OF THIS PLAT)	LOT 8 LOT 7 BLOCK "A" BLOCK "A"	LOT 6 LOT 5 BLOCK "A"	LOT 4 LOT BLOCK "A" BLOC	P.R.M. (LB#8030) SET 4"x4" CONC. MON. N 1472858.572' E 749626.840' ELEV 7.53'	LOT 1 BLOCK "A"	PANC C. P. P. P. P. P. P. P
								A STATE AND ADDRESS ASSESSED A	Annual Annual Annual States St	
· · · · · · · · · · · · · · · · · · ·										
									SE COR OF THE NE1/4 — SEC22-T24S-R36E (NOT FOUND)	CCR#00027592 1-3/4 IRON PIPE SE 1/4 COR OF SEC22-T24S-R36E
									LEGEND	
		A					CÓN I.D. LB MON	=IDENTIFICATION = LICENSED BUSINESS I. = MONUMENT		= SECTION LINE = EASMENT LINE = CENTERLINE
							O.R. P.B. PG. P.R.I P.O.I P.O.I	= PLAT BOOK = PAGE M. = PERMANENT REFERENC C. = POINT OF COMMENCEME B. = POINT OF BEGINNING	E MONUMENT O	= MATCHLINE = FOUND 10" ROUND CONC. MON (FO = FOUND IRON ROD & CAP (FIRC)
	INDEX OF SHEETS	0 50' 100'	LANE (A 20.00 FOOT WIDE PUBLIC	ORTH RIGHT-OF-WAY LINE, HOUSTON RIGHT OF WAY) HAVING A GRID BEARING			P.O./ B.M. SE	A. = PROPERTY OWNERS ASS = BENCHMARK = SOUTHEAST #-T#S-R#E = SECTION, TOWNSHIP & R = RIGHT-OF-WAY = NORTHING	O ANGE	= 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"
	SHEET 1 COVER & NOTES SHEET 2 OVERALL BOUNDARY SHEET 3 WEST DETAIL BOUNDARY SHEET 4 EAST DETAIL BOUNDARY - THIS PLAT PREPARED	GRAPHIC SCALE THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50'		ITS GRAPHIC FORM, IS THE OFFICIAL LANDS DESCRIBED HEREIN AND WILL IN			E ELEV CON BLVI N/A A.C.	C. MON. = CONCRETE MONUMENT	•	= FOUND SECTION CORNER = FOUND 1/4 SECTION CORNER = TEMPORARY BENCHMARK (TBM)

S.F.

P.U.E.

= SQ. FEET

= FLORIDA POWER AND LIGHT COMPANY.

= PUBLIC UTILITY EASEMENT

P.D.E = PRIVATE DRAINAGE EASEMENT
PR, PU, & PS = PUBLIC ROADWAY, PUBLIC UTILITY,
AND PUBLIC SIDEWALK EASEMENT

♠ = PUBLISHED BENCHMARK

DESIGN/DRAWN: PAC

POINT Plat-Final.dwg

PROJECT#: 011557-01-002

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

DRAWING: 011557-01-002_BANYAN

SHEET 2 OF 4

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.

	A REPLAT OF A PORTION OF H	BANYAN POINT HOUSTON LANE ESTATES, PLAT BOOK 62, PAGE 46, C	OF PUBLIC RECORDS OF BREVARD	PLAT BOOK PAGE SHEET 3 OF 4 SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST
SHEET 4 HOUSTONLANE HOUSTONLANE		PORTION OF SE 1/4 OF THE NE 1/4 OF SECTION 22, TO MERRITT ISLAND, BREVARD COUNTY, FLORIDA	OWNSHIP 24 SOUTH, RANGE 36 EAST	
NW COR OF THE SE1/4 OF THE NE1/4 SEC22-T24S-R36E				
(NOT FOUND)				
LOT 83 LOT 84	LOT 85 LOT 86 WASHINGTON PARK (P.B.3, PG.86) (NOT A PART OF THIS PLAT)	87 LOT 88 LOT 89	LOT 90 LOT 91 EAST 1000' OF THE SE1/4 OF THE NE1/4 SEC22-T24S-R-36E	LOT 92 LOT 93 LOT 94
S 0°1447" E	P.R.M. FOUND 4"x4" CONC. MON. W/ BRASS DISC STAMPED "PLS 4301/ LB 6700" N 1472953.106 E 748857.494'	N 89°30'58" E 768.94'	20.00' 20	00' 20.00' hi 20.00' 20.00' 20.00' 20.00'
99.45' E. LINE OF LOT 3 (P.B.62,PG.46)	EXISTING 7.5' DRAINAGE & INGRESS / EGRESS EASEMENT (O.R.B.1762, PG.279-280)	253.42' 37. d. St. PPL EASEMENT	15' P.D.E.	30F 4 4 OF 4 15' P.D.E.
TEACT "B" TRACT "B" TRACT "B" B 62, PG. 46) HOUSTON LANE ESTATES (P.B. 62, PG. 46) (NOT A PART OF THIS PLAT) 17. W 101.21	TINE EASEMENT PG. 4254)	TRACT A (STORM DRAINAGE)	BLOCK A BLOCK A LOT 1 2,023 S.F. 0.046 AC. 101.12 STORM DRAINAGE)	S.F. 2,022 S.F. 2,022 S.F. 2,022 S.F. 2,022 S.F. 2,022 S.F.
FOUND 10" ROUND CONC. MON. W/ ALUMINUM DISC STAMPED "PLS 4301 PRM" N 1472851.904' E 748857.929' ELEV 7.24' P.O.E		N. R/W LINE S 89°30'11" W 768.94' OF HOUSTON LANE (BASIS OF BEARING)	7'	3.84' 20.00' 20.00' 20.00' 20.00' 20.00' 20.00'
NORTH R/W LINE O HOUSTON LANE & EAS' LINE OF LOT 3, BLOCK (ST (MAINTENA	IANCE MAP ROAD P.B. 3, PG. 48) 314.98'	11" E 1323.33' (20' PUBLIC R/W, PER P.B. 62, PG. 46)	EXISTING 10.0' LINE EASEMENT 3.3564, PG. 4254)
S 0°1447" E 90.19" BROCK "B"		TRACT "A" HOUSTON LANE ESTATES (P.B.62, PG.46) (NOT A PART OF THIS PLAT)	LOT 8 BLOCK "A"	BLOCK "A"
INDEX OF SHEETS 0 20' 40'	BEARING BASIS: THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE	LOT AREA TABLE	CONC. I.D. LB MON. O.R.B. Parcel # BLOCK LOT / TRACT (SQ. FT) (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 R/W CONC. I.D. LB MON. O.R.B. P.B. PG. P.R.M. P.O.C. P.O.B. P.O.A. B.M. SE SEC#-T#S-F	- CONCRETE =IDENTIFICATION = LICENSED BUSINESS = MONUMENT = OFFICIAL RECORDS BOOK = PLAT BOOK = PAGE = PERMANENT REFERENCE MONUMENT = POINT OF COMMENCEMENT = POINT OF BEGINNING = PROPERTY OWNERS ASSOCIATION = BENCHMARK = SOUTHEAST R#E = SECTION, TOWNSHIP & RANGE = RIGHT-OF-WAY - SECTION LINE - SECTION LINE - CENTERLINE - CENTERLINE - FOUND 10" ROUND CONC. MON (FCM) = FOUND 10" ROUND CONC. MON (FCM) = FOUND 18ON ROD & CAP (FIRC) = SET NAIL & DISK (SN&D) = FOUND NAIL & DISK (FN&D) = FOUND 4"X4" CONC. MON (FCM)
SHEET 1 COVER & NOTES SHEET 2 OVERALL BOUNDARY SHEET 3 WEST DETAIL BOUNDARY SHEET 4 EAST DETAIL BOUNDARY THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' THIS PLAT PREPARED BY- DATE: 11/4/2025 DESIGN/DRAWN: F DRAWING: 011557 POINT Plat-Final.dw PROJECT#: 011557 SURVEYOR: NICHOLAS MESSINA JR., P.S.M. FL REGISTRATION NO. 6559 SHEET 1 COVER & NOTES GRAPHIC SCALE THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' DATE: 11/4/2025 DESIGN/DRAWN: F DRAWING: 011557 POINT Plat-Final.dw PROJECT#: 011557 SHEET	GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.	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 3 2,022 0.046 8 BLOCK B LOT 4 2,022 0.046 EIN AND WILL IN 9 BLOCK B LOT 5 2,022 0.046 BY ANY OTHER BE ADDITIONAL	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 P.U.E. P.D.E PR, PU, & PS	= NORTHING = EASTING = ELEVATION N = CONCRETE MONUMENT = BOULEVARD = NOT AVAILABLE = ACRES = SQ. FEET = FLORIDA POWER AND LIGHT COMPANY. = PUBLIC UTILITY EASEMENT = STAMPED "PRM LB 8030" = FOUND SECTION CORNER = FOUND 1/4 SECTION CORNER = TEMPORARY BENCHMARK (TBM) = PUBLISHED BENCHMARK

	REET TO THE TOTAL PARTY OF THE	BANYAN POINT A REPLAT OF A PORTION OF HOUSTON LANE ESTATES, PLAT ROOK 62, PAGE 46, OF PURIL OR RECORDS OF PREVARD.	PLAT BOOK PAGE SHEET 4 OF 4 SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST
	SHEET 3 SHEET 4	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	
	HOUSTON LANE TO OUT KEY MAP NOT TO SCALE		CCR#00027593 CONC MON. E 1/4 COR OF SEC22-T24S-R36E
			24S-R36E
			F SEC22-T
	LOT 94 LOT 95	LOT 96 WASHINGTON PARK (P.B. 3, PG. 86) LOT 97 LOT 98 LOT 99 LOT 100 LOT 102 LOT 103 SCH	W. R/W LINE OF HOOL HOUSE STREET
· ·		(NOT A PART OF THIS PLAT)	
	8' FPL EASEME	N 89°30′58″ E 768.94′ N 89°30′58″ E 768.94′ N 89°30′58″ E 768.94′ SET 4″x4″ CONC. MON.	
	20.00' 20.00' 20.00' 20.00' 20.00'	20.00' 20	
	15' P.D.E.	W. LINE OF (O.R.B. 3975, PG. 2242)	
	SEE SHEE SEE SHEE SHEE SHEE SHEE SHEE SH	BLOCK D	SE ST DTH VAR
	LOT 5 2,022 S.F. 0.046 AC.	LOT 4 LOT 5 LOT 6 2,021 S.F. 2,021 S.F. 2,021 S.F. 0.046 AC. 0.046	3.1232) HOU S.1232) E. R/W, WI
	101.1 101.1 101.0 101.0	OF SEC22-T24S-R-36E (O.R.B. 8855, PG. 789) OF SEC22-T24S-R-36E (O.R.B. 8855, PG. 789)	R.B.3569, PG CPUBLIC
• • • • • • • • • • • • • • • • • • •	3.84'	SET 4"x4" CONC. MON. STAMPED " PRM LB 8030" N 1472858.572' E 749626.840' ELEV 7.53'	8
	20.00' 20.00' 20.00' 20.00' 20.00' 20.00'	20.00' 20	
	80.00'	(20' PUBLIC R/W, PER P.B. 62, PG. 46) N 89°30'11" E 1323.33' 80.00' 80.00' 80.00'	
		S. R/W LINE — OF HOUSTON LANE	-R36E
	LOT 7 BLOCK "A" LOT 6 BLOCK "A"	LOT 5 BLOCK "A" HOUSTON LANE ESTATES LOT 2 BLOCK "A" LOT 2 BLOCK "A" LOT 2 BLOCK "A" BLOCK "A" LOT 2 BLOCK "A" LOT 2 BLOCK "A" BLOCK "A"	ACT "C" 52, PG. 46) 3EC22-T24S 14'47" E 90
		(P.B. 62, PG. 46) (NOT A PART OF THIS PLAT)	P.B. (P.B. S
• • • • • • • • • • • • • • • • • • •			LEGEND
		LOT AREA TABLE CONC CONCRETE I.D. = IDENTIFICATION LB = LICENSED BUSINESS MON. = MONUMENT O.R.B. = OFFICIAL RECORDS BOOM O.R.B. = OFFICIAL RECORDS BO	= SECTION LINE = EASMENT LINE = CENTERLINE
		LOT AREA TABLE	ENT O = FOUND IRON ROD & CAP (FIRC)
*	INDEX OF CHEETS 0 20' 40'	BEARING BASIS: 2 BLOCK A LOT 2 2,023 0.046 3 BLOCK C LOT 3 2,022 0.046 3 BLOCK C LOT 4 2,022 0.046 5 B.M. = BENCHMARK 5 SE = SOUTHEAST 5 SEC#-T#S-R#E = SECTION, TOWNSHIP & F	
	SHEET 1 COVER & NOTES SHEET 2 OVERALL BOUNDARY SHEET 3 WEST DETAIL BOUNDARY SHEET 4 FACT DETAIL BOUNDARY DISPLAYED AT A SCALE OF 1" = 20'	LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY) HAVING A GRID BEARING OF NORTH 89°30'11" EAST. A BLOCK B LOT 1 2,022 0.046 16 BLOCK C LOT 6 2,021 0.046 17 BLOCK D LOT 1 2,021 0.046 ELEV ELEVATION	= SET 4"X4" CONC. MON (SCM) STAMPED "PRM LB 8030" = FOUND SECTION CORNER = FOUND 1/4 SECTION CORNER
	- THIS PLAT PREPARED BY - DESIGN/DRAWN: PAC	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 BLVD. = BOULEVARD 9 BLOCK B LOT 4 2,022 0.046 9 BLOCK B LOT 5 2,022 0.046 20 BLOCK D LOT 4 2,021 0.046 S.F. = SQ. FEET	= FOUND 1/4 SECTION CORNER = TEMPORARY BENCHMARK (TBM) = PUBLISHED BENCHMARK
	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 DRAWING: 011557-01-002 POINT Plat-Final.dwg PROJECT#: 011557-01-002 PROJECT#: 011557-01-002 SHEET 4 C	RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE 11 BLOCKC LOT 1 2,022 0.046 22 BLOCK D LOT 6 2,021 0.046 PR, PU, & PS = PRIVATE DRAINAGE EAS AND PUBLIC SIDEWALK E	EMENT LIC UTILITY,