

# MEADOW POINTE

A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

## PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST 1/4 SECTION 13, BEING N 89°29'59" E. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA, EAST ZONE, NORTH AMERICAN DATUM 1983, WITH A GROUND DISTANCE OF 631.99'. ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES.

THE FOLLOWING HORIZONTAL CONTROL STATIONS WERE UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:

STATION NAME: BREVARD GPS 5002 (PID: 008711)  
NORTHINGS: 11,577,268.02; EASTINGS: 698,895.37  
NORTHING: 11,577,268.02; EASTING: 698,895.37  
COMBINED SCALE FACTOR: 0.99994327; CONVERGENCE: 0.003520".

STATION NAME: BREVARD GPS 1064 (PID: AK7513)  
NORTHINGS: 11,577,298.34; EASTINGS: 706,281.30  
NORTHING: 11,577,298.34; EASTING: 706,281.30  
COMBINED SCALE FACTOR: 0.99994329; CONVERGENCE: 0.0034767"

STATION NAME: BREVARD GPS 1817 (PID: AK7515)  
NORTHINGS: 11,577,268.02; EASTINGS: 698,895.37  
NORTHING: 11,577,268.02; EASTING: 698,895.37  
COMBINED SCALE FACTOR: 0.99994327; CONVERGENCE: 0.003520".

THE RECORDING OF THIS PLAT CREATES A NONEXCLUSIVE PUBLIC EASEMENT TO ALL B, C, & CC PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS-OF-WAY WITH THESE UTILITIES FOR THE INSTALLATION OF ELECTRIC AND OTHER PUBLIC UTILITIES.

3. AS UTILIZED IN THE NOTES AND AS SHOWN HEREON, THE TERM "ELECTRIC" SHALL NOT INCLUDE OTHER SUPPLIERS OF ELECTRICITY.

4. CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH ANY OTHER PUBLIC UTILITY IN THE EVENT THAT A CABLE TELEVISION COMPANY WANTS TO INSTALL CABLE TELEVISION SERVICES IN THIS SUBDIVISION. PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE OR CABLE COMPANY SHALL NOT APPLY TO THIS SUBDIVISION. MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE MEADOW POINTE HOMEOWNERS ASSOCIATION, INC. (THE "ASSOCIATION").

6. HOMEOWNERS ASSOCIATION TO BE FORMED ON THE PLAT CONSIDERS TO THE COUNTY OR OTHER GOVERNMENTAL ENTITY FOR THE MAINTENANCE OF COMMON AREAS PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY AGENCIES AND TO BE MAINTAINED BY THE ASSOCIATION. THE COMMON AREAS MUST BE MAINTAINED TO BREVARD COUNTY PROPERTY TO ESTABLISHMENT OF AN MSBL.

7. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS THE PRIVATE DRIVEWAY EASEMENTS AND PRIVATE DRIVEWAYS TO PROVIDE FOR THE INSTALLATION, MAINTENANCE, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.

8. TRACTS A & B ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS STORMWATER AND DRAINAGE TRACTS.

9. TRACT C IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS STORMWATER, DRAINAGE AND UTILITY TRACT.

10. TRACTS D, E, F & G ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS WELAND CONSERVATION / PRESERVATION TRACTS.

11. TRACT H IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DRAINAGE AND PRESERVATION TRACT.

12. TRACTS D, H, I, J, K, L, M & LL ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS BUFFER TRACTS.

13. TRACTS N, R & S ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS RECREATIONAL TRACTS.

14. TRACTS O & Q ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS RECREATIONAL AND DRAINAGE TRACTS.

15. TRACTS T, U, V, W, X, Y & Z ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS UTILITY TRACTS.

16. TRACTS AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

## SEE SHEET 2

TRACT FF

## SEE SHEET 1

TRACT EE

## SEE SHEET 3

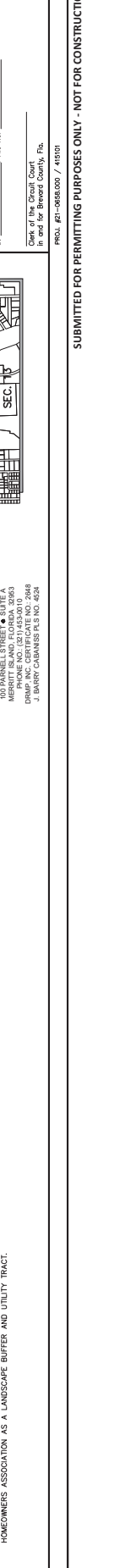
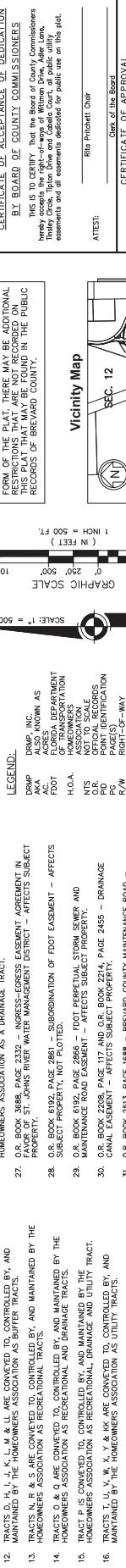
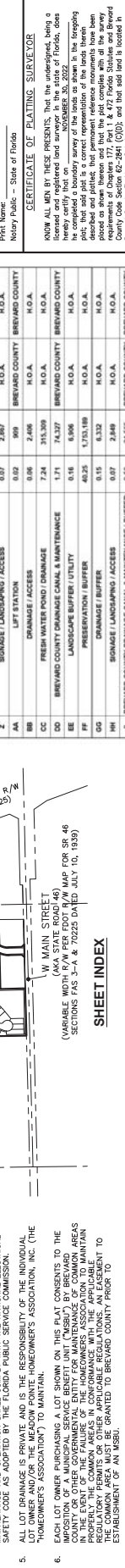
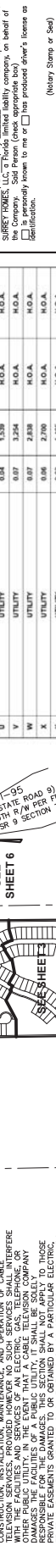
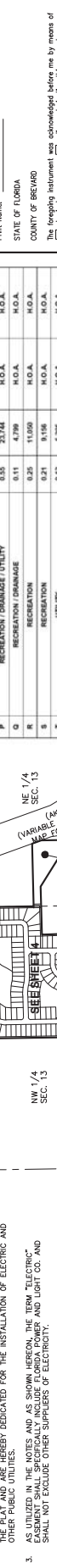
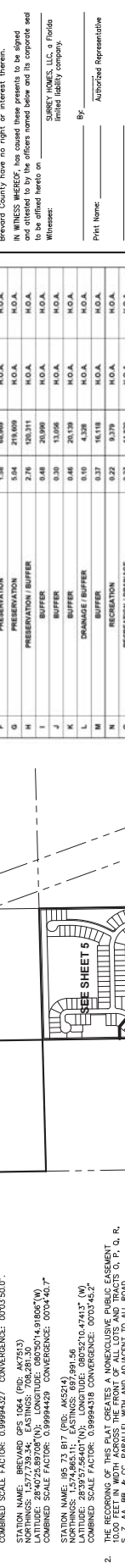
TRACT GG

## SEE SHEET 4

TRACT HH

## SEE SHEET 5

TRACT II









# MEADOW POINTE

A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 5 OF 6  
SECTIONS 12, 13 TWP. 21 S., RANGE 34 E.

CONSTRUCTION PLANS FOR  
**MEADOW POINTE SUBDIVISION**  
BREVARD COUNTY, FLORIDA

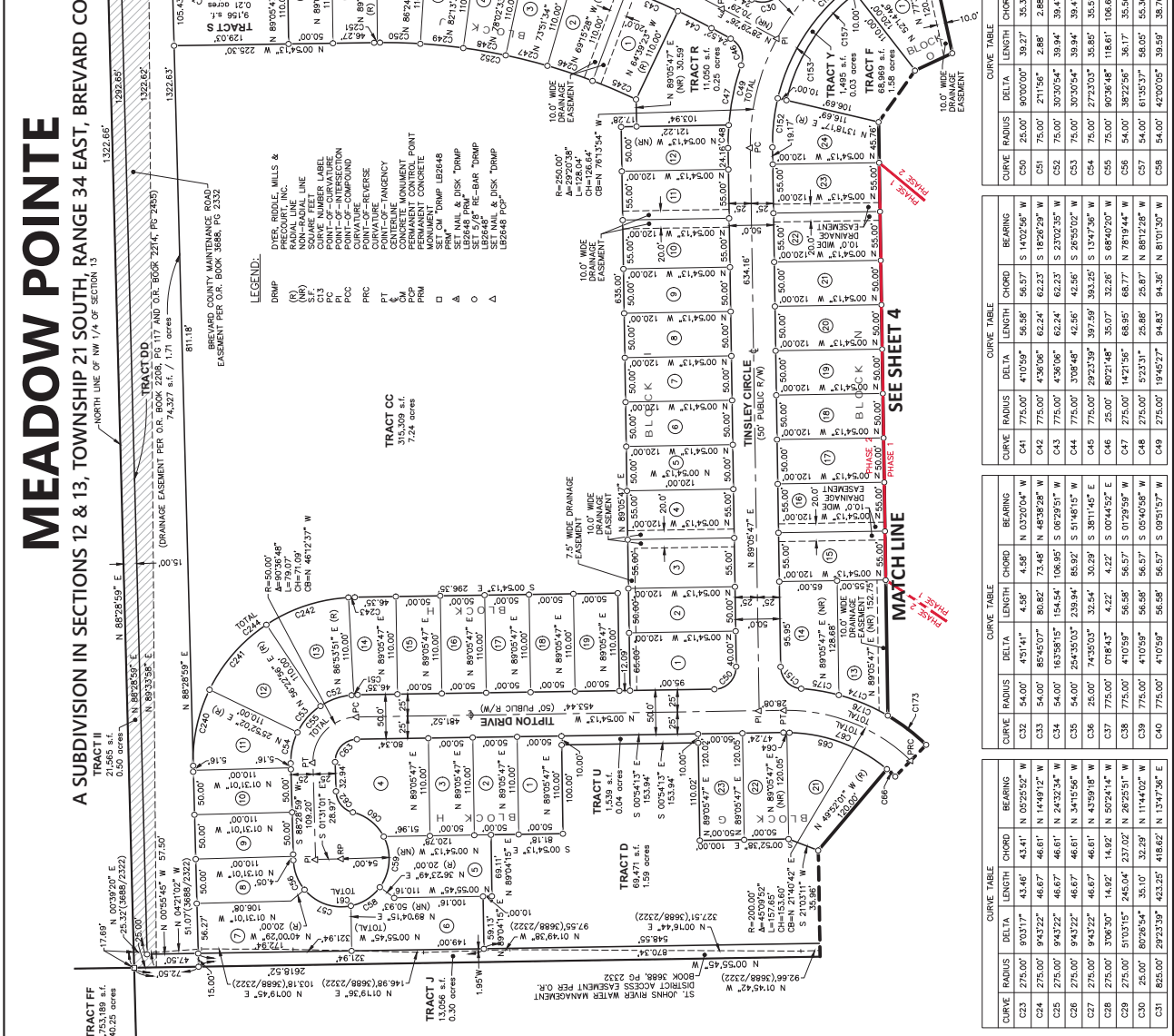
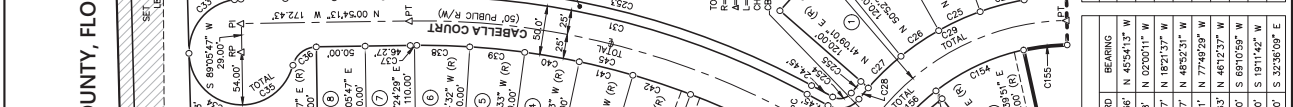
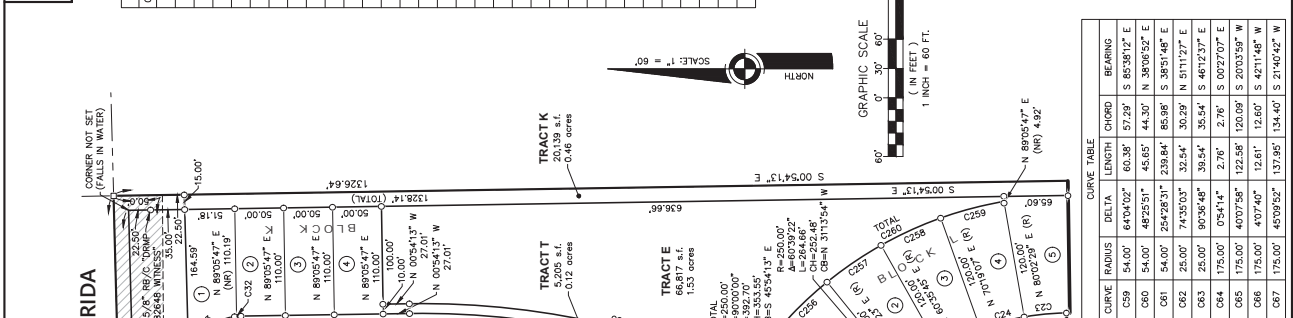
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

DRMP Inc. ENGINEERS - SURVEYORS - PLANNERS - ARCHITECTS  
100 Phoenician Street, Suite A, Merritt Island, FL 32953  
Phone: 321.453.0000 FAX: 321.453.0001  
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STATE OF FLORIDA  
No. 9480  
DRMP INC. CERTIFICATE NO. 2648  
DATE: 11/11/2021  
SCALE: 1" = 60'  
SHEET: 5 OF 6  
PROJECT: 23-0943-000  
LOCATION: 100 DANIEL STREET & SUITE A, MERRITT ISLAND, FLORIDA 32953  
DRAWN BY: JAVIER G. BARRA  
CHECKED BY: JAVIER G. BARRA  
DATE: 11/11/2021

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C151	25.00'	84.9800°	37.07'	33.77'	N 46°36'42" E
C152	225.00'	1472.31'	55.80'	55.65'	S 83°47'36" E
C153	225.00'	3878.97'	155.92'	150.00'	S 57°13'28" E
C154	225.00'	2525.05'	98.82'	99.00'	S 25°02'41" E
C155	225.00'	11265.95'	44.89'	44.82'	S 03°37'11" E
C156	225.00'	8070.00'	353.43'	318.20'	S 45°54'13" E
C157	225.00'	3878.97'	155.92'	150.00'	S 57°13'28" E
C174	225.00'	15200.94'	60.22'	60.54'	N 22°44'18" E
C175	225.00'	10365.38'	42.88'	42.91'	N 09°35'56" E
C176	225.00'	4078.01'	157.60'	154.40'	N 24°11'38" E
C240	185.00'	2723.03'	88.42'	87.68'	S 77°49'20" E
C241	185.00'	3070.94'	98.53'	97.37'	S 48°52'31" E
C242	185.00'	3070.94'	98.53'	97.37'	S 18°21'37" E
C243	185.00'	2175.56'	71.07'	71.07'	S 02°00'11" E
C244	185.00'	8036.48'	292.58'	283.03'	S 46°12'37" E
C245	665.00'	4367.06'	53.41'	53.39'	S 23°02'35" E
C246	665.00'	4367.06'	53.41'	53.39'	N 18°29'29" E
C247	665.00'	4370.98'	48.55'	48.54'	N 14°02'58" E
C248	665.00'	4170.98'	48.55'	48.54'	N 05°40'58" E
C249	665.00'	4170.98'	48.55'	48.54'	N 01°29'59" E
C250	665.00'	0718.43'	3.62'	3.62'	N 00°44'52" W
C251	665.00'	0718.43'	3.62'	3.62'	N 12°13'12" W
C252	665.00'	2674.51'	304.64'	300.98'	N 12°13'12" W
C253	185.00'	2923.39'	428.38'	423.69'	N 13°47'55" W
C254	15.00'	3078.30'	15.46'	15.46'	S 50°24'14" E
C255	285.00'	3078.30'	15.46'	15.46'	S 50°24'14" E
C256	395.00'	9432.27'	67.03'	66.85'	S 34°59'18" E
C257	395.00'	9432.27'	67.03'	66.85'	S 34°59'18" E
C258	395.00'	9432.27'	67.03'	66.85'	S 24°32'44" E
C259	395.00'	9432.27'	67.03'	66.85'	S 14°49'12" E
C260	395.00'	3853.98'	248.12'	243.00'	S 22°49'15" E



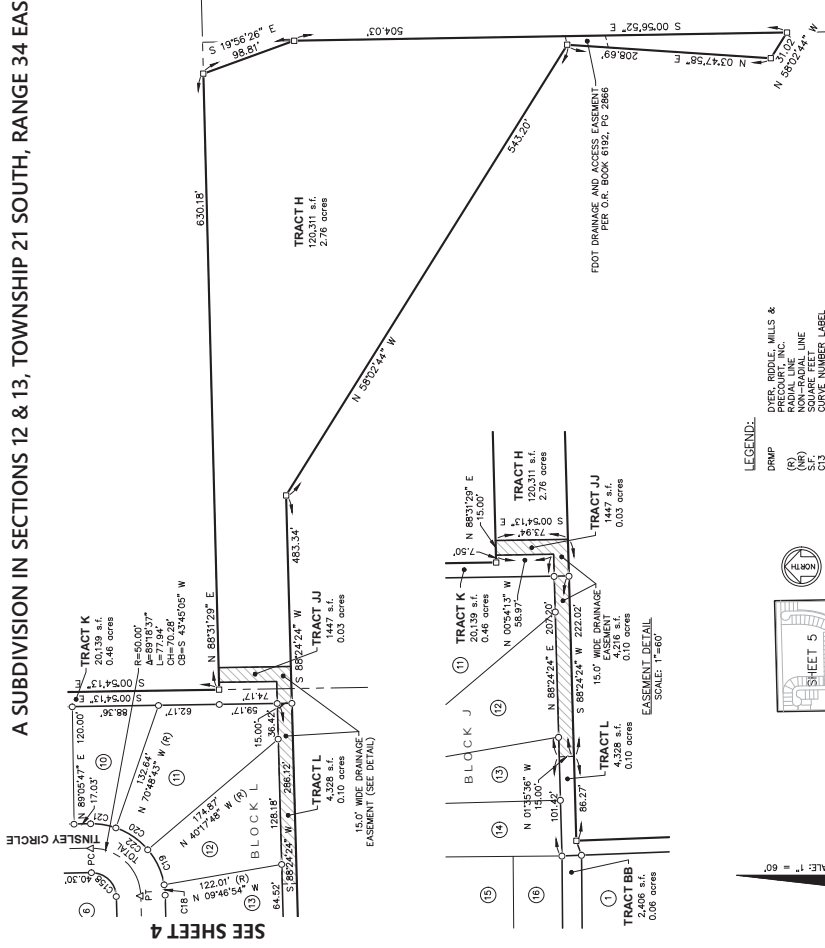
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C31	825.00'	2923.39'	432.25'	418.62'	N 15°47'36" E
C30	275.00'	8076.54'	35.10'	34.29'	N 11°44'02" W
C29	275.00'	8076.54'	35.10'	34.29'	N 11°44'02" W
C28	275.00'	9432.27'	46.67'	46.61'	N 24°32'34" W
C27	275.00'	9432.27'	46.67'	46.61'	N 42°59'18" W
C26	275.00'	9432.27'	46.67'	46.61'	N 34°15'56" W
C25	275.00'	9432.27'	46.67'	46.61'	N 14°49'12" W
C24	54.00'	8248.07'	80.82'	73.48'	N 08°58'28" W
C23	54.00'	8248.07'	80.82'	73.48'	N 03°20'54" W
C22	54.00'	4291.41'	4.88'	4.88'	N 02°25'02" W
C21	54.00'	4291.41'	4.88'	4.88'	N 02°25'02" W
C20	775.00'	4170.98'	56.57'	56.57'	N 14°02'58" W
C19	775.00'	4170.98'	56.57'	56.57'	N 09°15'57" W
C18	775.00'	4170.98'	56.57'	56.57'	N 08°12'26" W
C17	775.00'	4170.98'	56.57'	56.57'	N 07°19'59" W
C16	775.00'	4170.98'	56.57'	56.57'	N 06°26'51" W
C15	775.00'	4170.98'	56.57'	56.57'	N 05°34'58" W
C14	775.00'	4170.98'	56.57'	56.57'	N 04°42'58" W
C13	775.00'	4170.98'	56.57'	56.57'	N 03°50'58" W
C12	775.00'	4170.98'	56.57'	56.57'	N 02°58'58" W
C11	775.00'	4170.98'	56.57'	56.57'	N 02°06'58" W
C10	775.00'	4170.98'	56.57'	56.57'	N 01°14'58" W
C9	775.00'	4170.98'	56.57'	56.57'	N 00°22'58" W
C8	775.00'	4170.98'	56.57'	56.57'	N 00°30'58" W
C7	775.00'	4170.98'	56.57'	56.57'	N 00°38'58" W
C6	775.00'	4170.98'	56.57'	56.57'	N 00°46'58" W
C5	775.00'	4170.98'	56.57'	56.57'	N 00°54'58" W
C4	775.00'	4170.98'	56.57'	56.57'	N 01°02'58" W
C3	775.00'	4170.98'	56.57'	56.57'	N 01°10'58" W
C2	775.00'	4170.98'	56.57'	56.57'	N 01°18'58" W
C1	775.00'	4170.98'	56.57'	56.57'	N 01°26'58" W

Submitted for Permitting Purposes Only - Not for Construction

# MEADOW POINTE

A SUBDIVISION IN SECTIONS 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 6 OF 6  
SECTIONS 12, 13 TWP. 21 S., RANGE 34 E.



LOT #	BLOCK	Area (Ac.)	Area (Sq.Ft.)
1	A	0.17	7,483
2	A	0.14	6,000
3	A	0.14	6,000
4	A	0.14	6,000
5	A	0.14	6,000
6	A	0.14	6,000
7	A	0.16	6,776
8	A	0.15	6,224
9	A	0.16	6,724
10	A	0.16	6,706
11	A	0.17	7,219
12	A	0.14	6,000
13	A	0.14	6,000
14	A	0.14	6,000
15	A	0.15	6,327
16	A	0.14	6,000
17	A	0.15	6,327
18	A	0.15	6,327
19	A	0.15	6,327
20	A	0.14	6,000
21	A	0.14	6,000
22	A	0.15	6,327
23	A	0.15	6,327
24	A	0.15	6,327
25	A	0.15	6,327
26	A	0.15	6,327
27	A	0.15	6,327
28	A	0.15	6,327
29	A	0.15	6,327
30	A	0.15	6,327

LOT #	BLOCK	Area (Ac.)	Area (Sq.Ft.)
1	F	0.14	6,000
2	F	0.14	6,000
3	F	0.14	6,000
4	F	0.14	6,000
5	F	0.14	6,000
6	F	0.14	6,000
7	F	0.14	6,000
8	F	0.14	6,000
9	F	0.14	6,000
10	F	0.14	6,000
11	F	0.14	6,000
12	F	0.14	6,000
13	F	0.14	6,000
14	F	0.14	6,000
15	F	0.14	6,000
16	F	0.14	6,000
17	F	0.14	6,000
18	F	0.14	6,000
19	F	0.14	6,000
20	F	0.14	6,000
21	F	0.14	6,000
22	F	0.14	6,000
23	F	0.14	6,000
24	F	0.14	6,000
25	F	0.14	6,000
26	F	0.14	6,000
27	F	0.14	6,000
28	F	0.14	6,000
29	F	0.14	6,000
30	F	0.14	6,000

LOT #	BLOCK	Area (Ac.)	Area (Sq.Ft.)
1	G	0.14	6,000
2	G	0.14	6,000
3	G	0.14	6,000
4	G	0.14	6,000
5	G	0.14	6,000
6	G	0.14	6,000
7	G	0.14	6,000
8	G	0.14	6,000
9	G	0.14	6,000
10	G	0.14	6,000
11	G	0.14	6,000
12	G	0.14	6,000
13	G	0.14	6,000
14	G	0.14	6,000
15	G	0.14	6,000
16	G	0.14	6,000
17	G	0.14	6,000
18	G	0.14	6,000
19	G	0.14	6,000
20	G	0.14	6,000
21	G	0.14	6,000
22	G	0.14	6,000
23	G	0.14	6,000
24	G	0.14	6,000
25	G	0.14	6,000
26	G	0.14	6,000
27	G	0.14	6,000
28	G	0.14	6,000
29	G	0.14	6,000
30	G	0.14	6,000

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C18	75.00'	81°18'	10.72'	10.71'	N 84°18'47" E
C19	75.00'	30°35'54"	39.84'	39.47'	N 64°57'39" E
C20	75.00'	30°35'54"	39.84'	39.47'	N 34°28'45" E
C21	75.00'	20°08'31"	26.30'	26.17'	N 09°08'32" E
C22	75.00'	89°18'37"	116.91'	105.43'	N 43°45'05" E
C158	25.00'	89°18'37"	38.97'	35.14'	S 43°45'05" W

**LEGEND:**

- DRMP
- (OB) DIVER, BRIDLE, MILLS & PRECOURT, INC.
- (R) RADIUS
 (L) LOCAL ADJ. LINE | (S) SQUARE FEET | (C) CENTER POINT | (PC) POINT-OF-CURVATURE | (PI) POINT-OF-INTERSECTION | (PC) CURVATURE COMPOND | (P) CURVATURE | (P) POINT-OF-INTERSECTION | (P) PERMANENT CONTROL POINT | (C) CONCRETE MONUMENT | (M) MONUMENT | (D) SET-OUT DRMP L&P&B | (A) SET-OUT DRMP L&P&B | (O) SET-OUT RE-BAR DRMP | (A) L&P&B P&B |

**KEY MAP:** NTS  
SHEET 4  
SHEET 5  
SHEET 6

**GRAPHIC SCALE:** 0' 30' 60' 120' (IN FEET)  
1 INCH = 60 FT.

**DRMP INC. CERTIFICATE NO. 2648**

REVISIONS FOR BREVARD COUNTY	JMS	5/21/24	REVISIONS FOR BREVARD COUNTY
REVISIONS FOR BREVARD COUNTY	JMS	5/21/24	REVISIONS FOR BREVARD COUNTY
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REVISIONS FOR BREVARD COUNTY	JMS	5/21/24	REVISIONS FOR BREVARD COUNTY

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

BREVARD COUNTY, FLORIDA

CONSTRUCTION PLANS FOR

**MEADOW POINTE SUBDIVISION**

PRELIMINARY PLAT

**DRMP INC.**  
ENGINEERS • SURVEYORS • PLANNERS • DESIGNERS  
100 PINEHURST STREET, SUITE A, MERITT ISLAND, FL 32953  
PHONE: 321.453.0200 WWW.DRMP.COM

CERTIFICATE OF AUTHORIZATION NO. 2648  
100 PINEHURST STREET, SUITE A, MERITT ISLAND, FL 32953  
PHONE: 321.453.0200 WWW.DRMP.COM

STATE OF FLORIDA

JANUARY 05, 2022

SHEET: **C19.0**

DRMP  
300 PINEHURST STREET, SUITE A  
MERITT ISLAND, FLORIDA, 32953  
DRMP, INC. CERTIFICATE NO. 2648  
J. BARRY CABANISS PLS. No. 6284

SUBMITTED FOR PERMITTING PURPOSES ONLY - NOT FOR CONSTRUCTION