

CHRISTIAN COMMONS

A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA
BEING A REPLAT OF LOT 20, LOT 21 AND A PORTION OF LOT 19,
OF THE PLAT OF HIGHLAND PARK SUBDIVISION, SECTION TWO, PB 10, PG 12

DESCRIPTION

A parcel of land being a replat of Lot 20, Lot 21 and a portion of Lot 19, of the PLAT OF HIGHLAND PARK SUBDIVISION, SECTION TWO as recorded in Plat Book 10, page 12 of the Public Records of Brevard County, Florida, being more particularly described as follows:
Commence at the intersection of the South right of way line of the aforesaid STATE ROAD 520 as established in Florida Department of Transportation Right-of-Way Map 70100-2544, DATED 12-10-1986, and the Northwest corner of Official Records Book 8605, page 1577; thence run N 89°10'56" E along said South right of way line of STATE ROAD 520 for 195.54 feet to the Northeast corner of that certain parcel of land described in Official Records Book 8605, page 1577 of the Public Records of Brevard County, Florida, said point being the Point of Beginning of the following described parcel of land; thence continue N 89°10'56" E along said South right of way line, also being the North line of lands described in Official Records Book 3491, Page 2715, Official Records Book 5589, Page 3458, Official Records Book 5218, Page 280, and Official Records Book 4647, Page 3301, for 561.86 feet to the Northeast corner of the West 60.00 feet of the aforesaid Lot 19 in said PLAT OF HIGHLAND PARK, SECTION TWO; thence leaving the South right of way line of STATE ROAD 520 run S 0°05'18" E along said East line of the West 60.00 feet of said Lot 19, also being the West line of lands described in Official Records Book 9796, page 1179, for 447.74 feet to the Southeast corner of the West 60 feet of said Lot 19, also being the Southwest corner of lands described in Official Records Book 9796, page 1179; thence run S 89°06'27" W along the South line of West 60 feet of Lot 19 and all of Lots 20 and 21, also being the NORTH LINE OF LANDS DESCRIBED IN Official Records Book 7711, page 1701, for 260.46 feet to the Southwest corner of said Lot 21, also being the Northwest corner of Official Records Book 7711, page 1701, said point also lying on the East line of that certain parcel of land as described in Official Records Book 5589 at Page 3458, thence run S 00°03'59" E along said East line, also being the West line of lands described in Official Records Book 7711, Page 1701, for 529.01 feet to the Southwest corner of lands described in Official Records Book 7711, Page 1701, also being the Northeast corner of lands described in Official Records Book 6578, Page 554; thence run S 89°53'33" W along the North line of lands described in Official Records Book 6578, Page 554, also being the South line of lands described in Official Records Book 5589, Page 3458, and Official Records Book 3491, Page 2715, for 494.70 feet to a point on the East right of way line of SOUTH PLUMOSA ROAD as recorded in Official Records Book ____ Page ____ of said public records; thence run N 00°05'18" W along said East right of way line for 770.43 feet to the Southwest corner of lands described in Official Records Book 8605, Page 1577; thence run N 89°01'55" E along the South line of lands described in Official Records Book 8605, Page 1577, also being the North line of lands described in Official Records Book 3491, Page 2715 for 195.69 feet to the Southeast corner thereof; thence run N 00°42'09" W along the East line of lands described in Official Records Book 8605, Page 1577, also being the West line of lands described in Official Records Book 3491, Page 2715 for 200.00 feet to the Point of Beginning.

PLAT NOTES

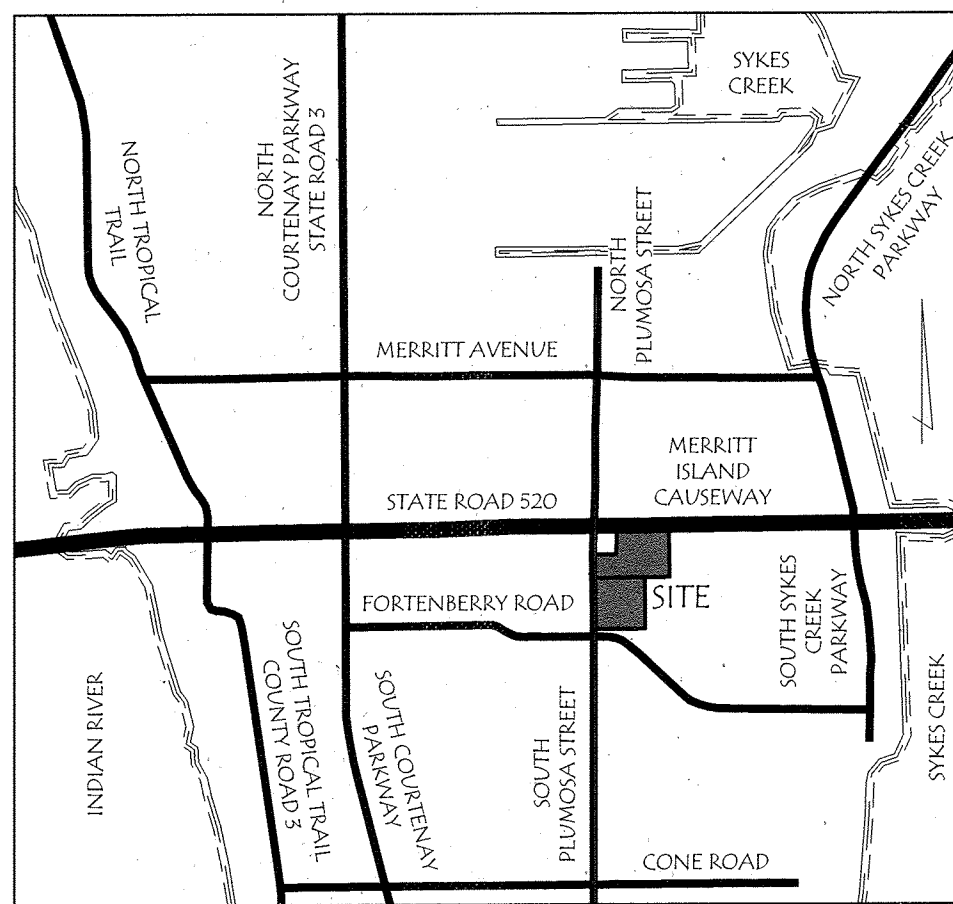
- Brevard County vertical control marks 405-67 and C 448 are located within the vicinity of this plat boundary. For vertical control data contact the Brevard County Surveying and Mapping Department.
- Bearings shown hereon are assumed based on the Southerly Right of Way line of East Merritt Island Causeway (State Road 520), having a bearing of N89°10'56"E between recovered monumentation as located using Global Positioning Systems.
- Survey monumentation within the subdivision shall be set in accordance with Florida statute chapters 177.091(8) and 177.091(9).
- All electric, gas, telephone, and television cable utilities shall be underground.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and 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. 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 mandatory notes:
 - 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.
 - 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 a MSBU.
 - All lot drainage is private and is the responsibility of the individual lot owner and/or the Homeowner's Association to maintain.
- Tract A, a sign tract, shall be owned and maintained by the Plumosa Investment Partners, LLC as provided in that certain Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Official Records Book 9786, Page 2486, Public Records of Brevard County, Florida.
- Tract B, a stormwater tract, is hereby dedicated to and shall be maintained by the Christian Commons Stormwater Association, Inc., a Florida not for profit corporation.

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.

SHEET 1 OF 2
DESCRIPTION, DEDICATION AND NOTES
SEE SHEET 2 OF 2 FOR BOUNDARY INFORMATION

THIS PLAT WAS PREPARED WITH THE BENEFIT OF AN OPINION LETTER ISSUED BY WHITE BIRD, PLLC, ATTORNEY'S AT LAW, DATED SEPTEMBER 13, 2023. ITEMS THAT ARE A MATTER OF SURVEY THAT ARE INCLUDED IN THE OPINION OF TITLE ARE LISTED BELOW (ITEM 13 AND ITEM 14 OMITTED INTENTIONALLY):

- Mortgage of Real Estate and Security Agreement executed by Plumosa Investment Partners, LLC, a Florida limited liability company, Borrower, in favor of United Community Bank, a South Carolina state-chartered bank, d/b/a Seaside Bank and Trust, dated May 11, 2023, in the original principal amount of \$6,550,000.00, recorded May 15, 2023 in Official Records Book 9787, Page 1255; Assignment of Leases and Rents, dated May 11, 2023, recorded in Official Records Book 9787, Page 1267, together with that certain UCCI Financing Statement recorded May 15, 2023, in Official Records Book 9787, Page 1278, together with that certain Notice of Commencement recorded in Official Records Book 9787, Page 1284, all of the Public Records of Brevard County. (ORB 9787, PG 1255 AFFECTS PROPERTY, SHOWN, ORB 9787, PG 1267 AFFECTS PROPERTY, SHOWN, ORB 9787, PG 1278 AFFECTS PROPERTY, SHOWN, ORB 9787, PG 1284 AFFECTS PROPERTY, SHOWN.)
- Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Plumosa Investment Partners, LLC, a Florida limited liability company, Declarant, and El Car Wash Merritt Island, LLC, a Delaware limited liability company, recorded in Official Records Book 9786, Page 2486, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)
- Drainage Easement by and between Used Car Exchange, Inc., a Florida corporation, Grantor, and Charles A. Vickers and Betty I. Vickers, his wife, Grantee, recorded April 4, 1997, in Official Records Book 3660, Page 1149, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)
- Permanent Drainage Easement by and between MHE, LLC, a Florida limited liability company, Grantor, and Brevard County, Grantee, recorded June 18, 2013, in Official Records Book 6901, Page 2160, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)
- Drainage and Utility Easement by and between Mike Erdman Motors, Inc., a Florida corporation, Grantor, and Brevard County, Grantee, recorded June 18, 2013, in Official Records Book 6901, Page 2164, Public Records of Brevard County, Florida. (AFFECTS PROPERTY, SHOWN.)



«LOCATION Map»
SCALE: 1" = 2000'±

STATE PLANE COORDINATE NOTES
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 1999 (NAD83/99).
A GPS CONTROL SURVEY UTILIZING THREE ASHTECH PROMARK 2 GPS RECEIVERS WAS PERFORMED ON 12/04/04.
THE NETWORK VECTOR DATA WAS ADJUSTED BY LEAST SQUARES METHOD UTILIZING ASHTECH SOLUTIONS VERSION 2.7. THE STATIONS SHOWN BELOW WERE HELD FIXED IN THE NETWORK ADJUSTMENT.

DESIGNATION	PID	NORTHING	EASTING	COMBINED SCALE FACTOR	CONVERGENCE ANGLE	GEOGRAPHICAL COORDINATES
COURTENAY	AK7501	1,504,805.90	749,819.27	0.99995545	+0°08'20.3"	28°28'22.98916" (N), 80°42'30.57477" (W)

THE COORDINATE VALUES SHOWN ON THE PLAT BOUNDARY AND THE SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995520 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

MISCELLANEOUS ADDITIONAL RECORDED DATA INFORMATION:

- SEE ORB _____, PG _____ FOR MORTGAGE HOLDERS ADJOINING THE DEDICATION OF THIS PLAT.
- SEE ORB _____, PG _____ FOR COVENANTS AND RESTRICTIONS FOR THIS PLAT



LICENSED Business #7978
115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507-4811

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PLUMOSA INVESTMENT PARTNERS, LLC, a Florida limited liability company, EL CAR WASH MERRITT ISLAND, LLC, a Delaware limited liability company, MIKE ERDMAN MOTORS, INC., a Florida corporation, and MHE, LLC, a Florida limited liability company, which collectively own in fee simple the lands described on the PLAT OF CHRISTIAN COMMONS SUBDIVISION, do hereby dedicate said lands to Brevard County, Florida included in the plat for the uses and purposes expressed in the Plat Notes and do hereby dedicate and convey the rights-of-way for roadways and public utility easements for such purposes. No other easements are hereby dedicated or granted to the public except as otherwise expressly provided in the Plat Notes, it being the intention of the undersigned that all other easement and common areas shown hereon shall be owned and maintained privately.
PLUMOSA INVESTMENT PARTNERS, LLC,
a Florida limited liability company

By: Matthew T. Williams
Matthew T. Williams, Manager

Attest: Brandon Wolf
Printed Name: Brandon Wolf

Attest: Bernie K Brooks
Printed Name: Bernie K Brooks

Address:
457 Montreal Avenue, Suite A, Melbourne, FL 32935

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 29 day of January, 2024 by Matthew T. Williams, Manager, Plumosa Investment Partners, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me ✓ or has produced N/A as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 29 day of January, 2024.

Notary Public
BERNIE K BROOKS
Notary Public-State of Florida
Commission # HH 356206
My Commission Expires May 14, 2027

NOTARY PUBLIC

My Commission Expires: 5/14/2027

EL CAR WASH MERRITT ISLAND, LLC, a
Delaware limited liability company

By: Justin Landau
Justin Landau, Chief Executive Officer

Attest: Vivian Fou
Printed Name: Vivian Fou

Attest: Vivian Fou
Printed Name: Vivian Fou

Address:
5201 SW 8th Street, Coral Gables, FL 33134

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 5 day of February, 2024 by Justin Landau, Chief Executive Officer, El Car Wash Merritt Island, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me ✓ or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5 day of February, 2024.

Notary Public
VIVIAN FOU
MY COMMISSION # HH 313042
EXPIRES: October 14, 2026

NOTARY PUBLIC

My Commission Expires: _____

MIKE ERDMAN MOTORS, INC., a Florida
corporation

By: Michael H. Erdman
Michael H. Erdman, President

Attest: Brandon Wolf
Printed Name: Brandon Wolf

Attest: Bernie K Brooks
Printed Name: Bernie K Brooks

Address:
4640 Highway 520, Cocoa, FL 32926

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 21 day of February, 2024 by Michael H. Erdman, President, Mike Erdman Motors, Inc., a Florida corporation, on behalf of the company, who is personally known to me ✓ or has produced N/A as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21 day of February, 2024.

Notary Public
BERNIE K BROOKS
Notary Public-State of Florida
Commission # HH 356206
My Commission Expires May 14, 2027

NOTARY PUBLIC

My Commission Expires: 5/14/2027

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2
SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST

MHE, LLC, a Florida limited liability company

By: Michael H. Erdman
Michael H. Erdman, Manager

Attest: Brandon Wolf
Printed Name: Brandon Wolf

Attest: Bernie K Brooks
Printed Name: Bernie K Brooks

Address:
4650 Highway 520, Cocoa, FL 32926

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 21 day of February, 2024 by Michael H. Erdman, Manager, MHE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me ✓ or has produced N/A as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21 day of February, 2024.

Notary Public
BERNIE K BROOKS
Notary Public-State of Florida
Commission # HH 356206
My Commission Expires May 14, 2027

NOTARY PUBLIC

My Commission Expires: 5/14/2027

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON SEPTEMBER 6, 2023 HE COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841 (C)(D) AND THAT PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW.

11/25/2024 Jan D. Arch
JANUARY 25, 2024 JOHN R. CAMPBELL, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 2351
115 ALMA BOULEVARD, SUITE 102, MERRITT ISLAND, FLORIDA 32955
LICENSED BUSINESS NUMBER 7978

CERTIFICATE OF REVIEWING SURVEYOR FOR BREVARD COUNTY
I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY ORDINANCE 62-2841 (C)(D).

MICHAEL J. SWEENEY, PSM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATIONS BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE ON THIS PLAT.

JASON STEELE, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS PUBLIC RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS DEDICATED FOR PUBLIC USE ON THIS PLAT.

JASON STEELE, CHAIR

CLERK OF THE BOARD

CERTIFICATE OF CLERK
THIS IS TO 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 _____, 20____.
FILE NUMBER _____.

SIGNATURE _____ TITLE _____
CLERK OF THE CIRCUIT COURT, IN AND FOR BREVARD COUNTY, FLORIDA

CHRISTIAN COMMONS

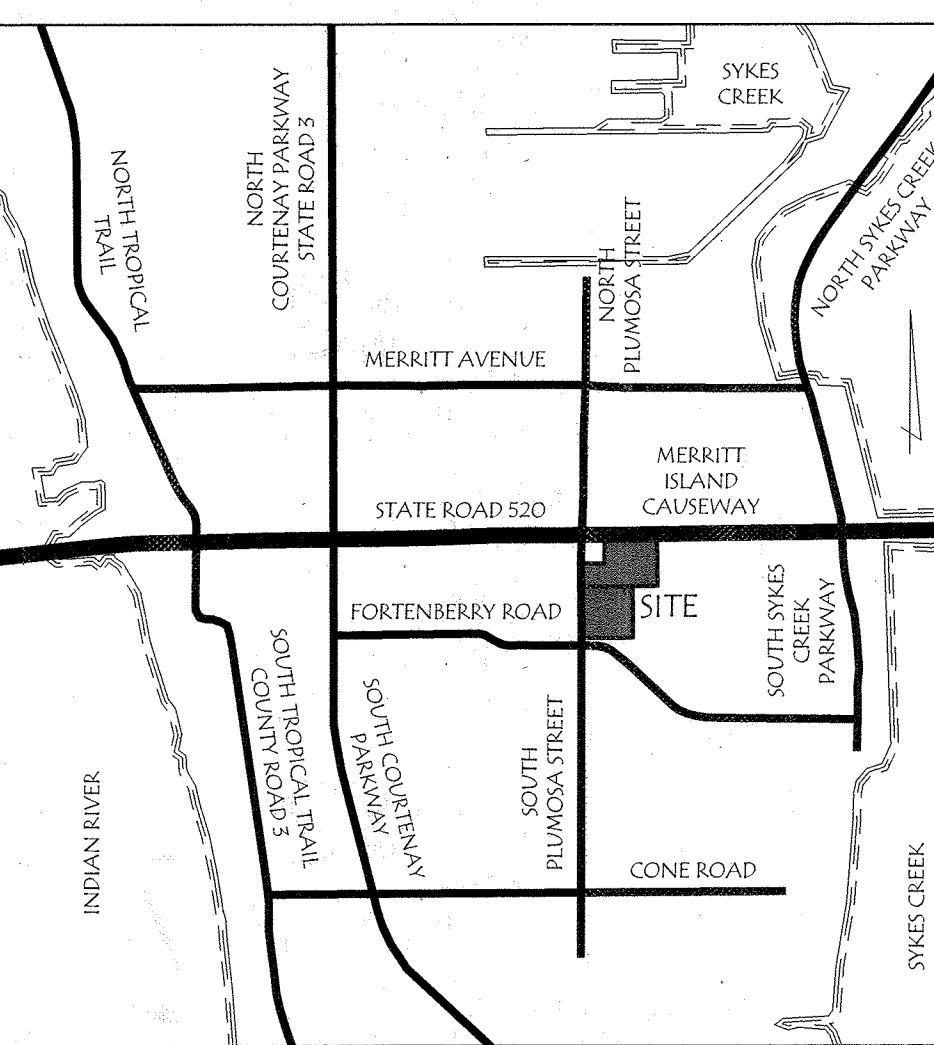
A SUBDIVISION LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

BEING A REPLAT OF LOT 20, LOT 21 AND A PORTION OF LOT 19, OF THE PLAT OF HIGHLAND PARK SUBDIVISION, SECTION TWO, PB 10, PG 12

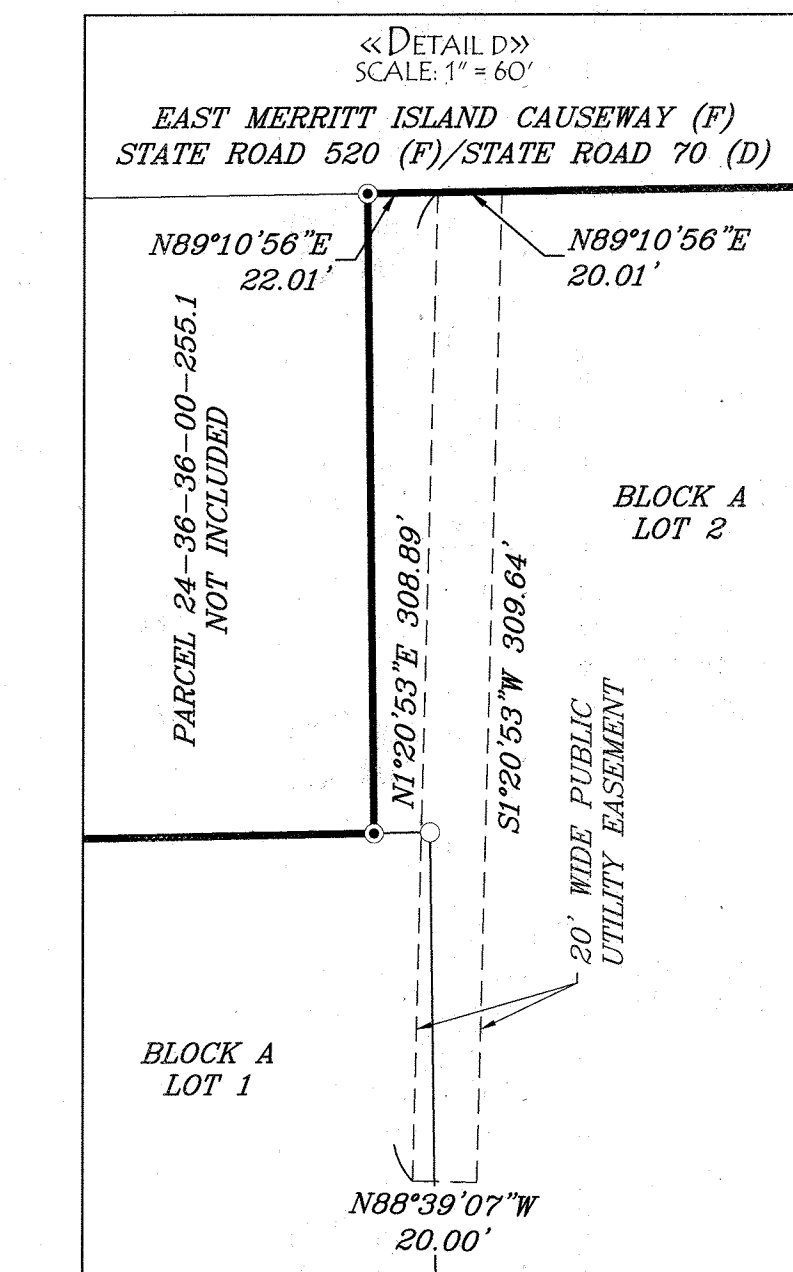
PLAT BOOK _____ PAGE _____

SHEET 2 OF 2

SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST

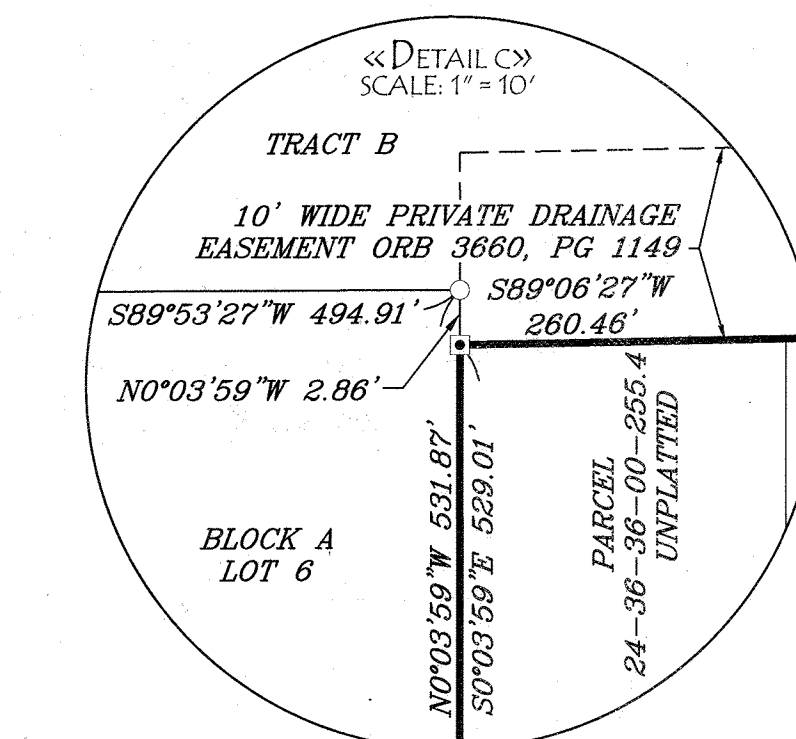
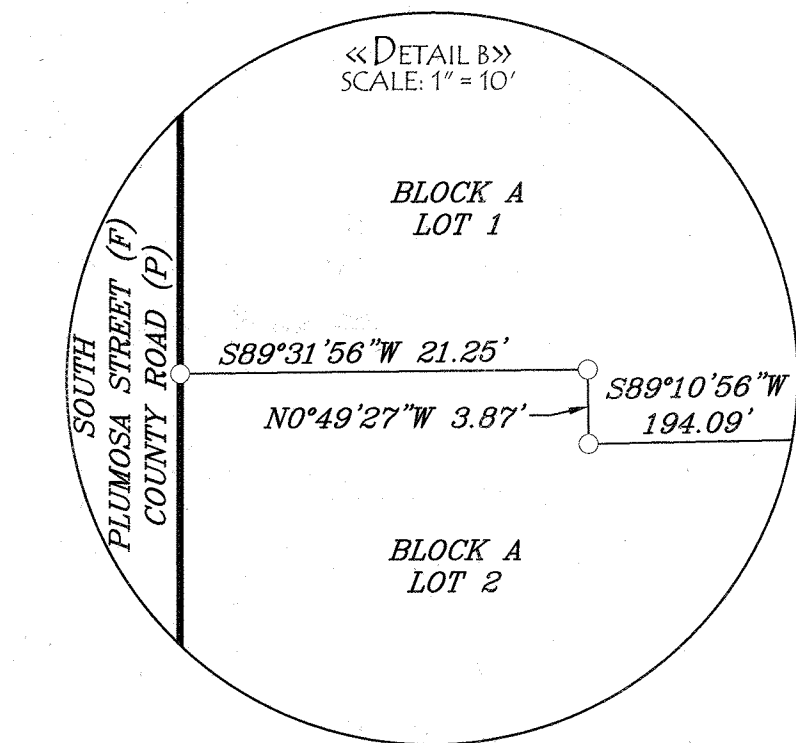
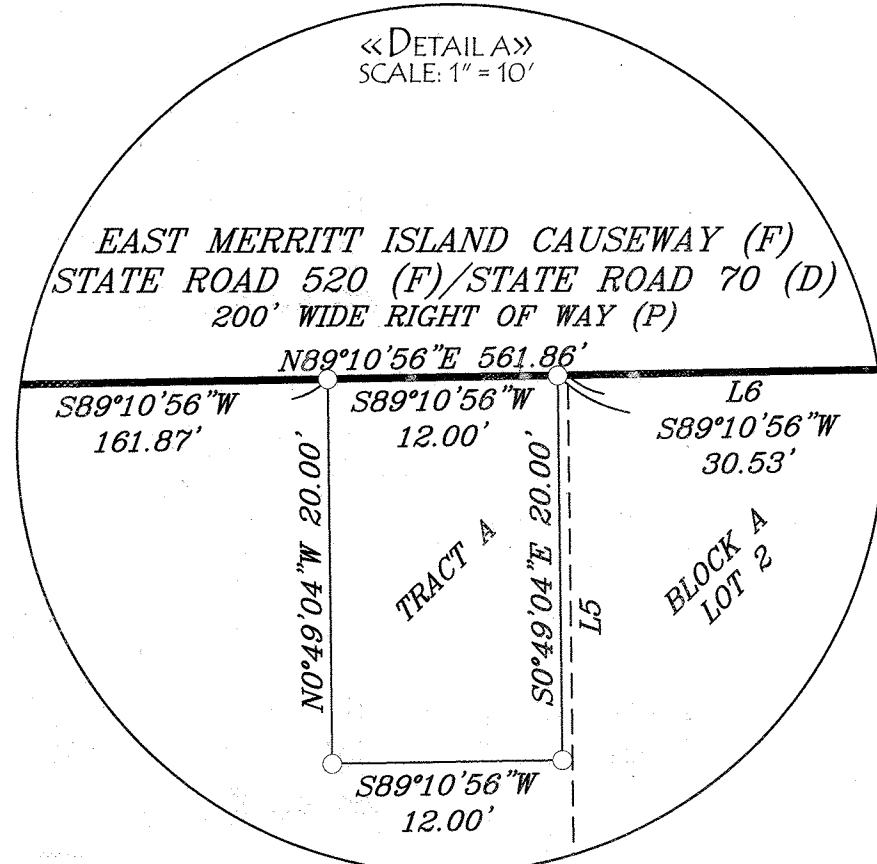


«LOCATION MAP»
SCALE: 1" = 2000'±



LICENSED Business #7978

115 Alma Blvd., Suite 102 / Mailing Address: P.O. Box 541866
Merritt Island, FL 32954 Phone: (321) 507.4811



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°05'18"W	38.58'
L2	N89°05'11"E	168.04'
L3	N0°49'04"W	40.66'
L4	N89°10'56"E	164.11'
L5	N0°49'04"W	356.11'
L6	N89°10'55"E	30.00'
L7	S0°49'04"E	15.67'
L8	N89°10'56"E	183.83'
L9	N0°49'04"W	10.67'
L10	N89°10'56"E	30.00'
L11	S0°49'04"E	54.67'
L12	S89°10'56"W	233.83'
L13	S0°49'04"E	310.38'
L14	S89°06'38"W	168.98'
L15	S0°39'16"E	61.70'
L16	S89°53'27"W	234.38'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	35.00'	29.22'	47°49'53"	S66°45'27"E	28.38'
C2	15.00'	23.54'	89°54'16"	N44°08'04"E	21.20'
C3	15.00'	23.56'	90°00'00"	S45°49'04"E	21.21'
C4	20.00'	31.42'	90°00'00"	N44°10'56"E	28.28'
C5	15.00'	23.56'	90°00'00"	S44°10'56"W	21.21'

LEGEND AND ABBREVIATIONS

PERMANENT REFERENCE MONUMENTS

- Found 5/8" Iron Rod and Cap, LS517
- Found Nail and Disk with description
- Set 5/8" Iron Rod and Cap, Stamped "LS 2351 PRM"
- Set Nail and Disk in Concrete Monument, Stamped "LS 2351 PRM"
- Set Nail and Disk in Asphalt, Stamped "LS 2351 PRM"

LOT CORNERS

- Set 5/8" Iron Rod and Cap, Stamped "LB 7978"

ABBREVIATIONS

- (D) Described Information
- (E) Elevation
- (F) Field Information
- FDOT Florida Department of Transportation
- LB Licensed Business
- LS Licensed Surveyor
- NAVD North American Vertical Datum
- ORB Official Records Book
- PG Page or Pages
- PRM Permanent Reference Monument
- PB Plat Book
- PI Previously Platted
- PSM Information
- PSM Professional Surveyor and Mapper
- ROW Right of Way

TRACT SUMMARY TABLE

DESIGNATION	PURPOSE	OWNERSHIP	MAINTENANCE	SQUARE FEET/ACRES
TRACT A	SIGN TRACT	PLUMOSA INVESTMENT PARTNERS	PLUMOSA INVESTMENT PARTNERS	240.00 / 0.01
TRACT B	STORMWATER	Christian Commons Stormwater Association	Christian Commons Stormwater Association	33801.49 / 0.78

«SCALE 1"=60'»



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.

SHEET 2 OF 2

BOUNDARY INFORMATION
SEE SHEET 2 OF 2 FOR DESCRIPTION, DEDICATION AND NOTES