

— PLAT PREPARED BY —
AAL LAND SURVEYING SERVICES, INC.
3970 MINTON ROAD
WEST MELBOURNE, FLORIDA 32904
(321) 768-8110

PANTHER RIDGE PHASE THREE

A REPLAT OF TRACT B,
PANTHER RIDGE PHASE ONE, PLAT BOOK 66, PAGES 36-40,
LYING IN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

— PLAN PREPARED BY —
HONEYCUTT & ASSOCIATES, INC.
3700 SOUTH WASHINGTON AVENUE
TITUSVILLE, FL 32780
(321) 267-6233

DESCRIPTION:

TRACT B, PANTHER RIDGE PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 36-40, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT LD-3, OF SAID PANTHER RIDGE PHASE ONE FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN ALONG THE SOUTH LINE OF SAID TRACT LD-3 FOR THE FOLLOWING FIVE (5) CALLS: NORTH 89°24'02" EAST, A DISTANCE OF 550.00 FEET; THENCE NORTH 00°35'58" WEST, A DISTANCE OF 10.75 FEET; THENCE NORTH 89°24'02" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°35'58" WEST, A DISTANCE OF 24.07 FEET; THENCE NORTH 89°24'02" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF TRACT UT-1, OF SAID PANTHER RIDGE PHASE ONE; THENCE SOUTH 00°35'58" EAST ALONG THE WEST LINE OF SAID TRACT UT-1, A DISTANCE OF 112.64 FEET TO THE SOUTHWEST CORNER OF SAID TRACT UT-1; THENCE SOUTH 28°26'37" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF TRACT LS-1 OF SAID PANTHER RIDGE PHASE ONE; THENCE SOUTH 61°33'23" WEST ALONG SAID NORTH LINE OF TRACT LS-1, A DISTANCE OF 22.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°06'36", THENCE SOUTHWESTERLY ALONG THE SAID NORTH LINE OF TRACT LS-1 AND THE ARC A DISTANCE OF 17.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT LS-1; THENCE NORTH 89°46'03" EAST ALONG THE SOUTH LINE OF SAID TRACT LS-1, A DISTANCE OF 116.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT LS-1; THENCE SOUTH 00°34'00" EAST ALONG THE WEST LINE OF LOT 12, BLOCK H AND ITS SOUTHERLY PROJECTION, OF SAID PANTHER RIDGE PHASE ONE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF TRACT LD-6, OF SAID PANTHER RIDGE PHASE ONE; THENCE SOUTH 89°46'03" WEST ALONG THE NORTH LINE OF SAID TRACT LD-6, A DISTANCE OF 3.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT LD-6; THENCE RUN ALONG THE WEST LINES OF TRACT LD-6, TRACT W-1 AND TRACT LD-5, OF SAID PANTHER RIDGE PHASE ONE FOR THE FOLLOWING TWELVE (12) CALLS: SOUTH 00°13'57" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°46'03" EAST, A DISTANCE OF 2.15 FEET; THENCE SOUTH 00°13'57" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°46'03" EAST, A DISTANCE OF 11.85 FEET; THENCE SOUTH 00°13'57" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°46'03" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°13'57" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°46'03" EAST, A DISTANCE OF 29.38 FEET; THENCE SOUTH 00°13'57" EAST, A DISTANCE OF 280.01 FEET; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 350.00 FEET; THENCE SOUTH 00°47'15" EAST, A DISTANCE OF 4.92 FEET; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 170.33 FEET TO THE NORTHWEST CORNER OF SAID TRACT LD-5; THENCE RUN ALONG THE EASTERLY LINE OF TRACT LD-4, OF SAID PANTHER RIDGE PHASE ONE FOR THE FOLLOWING SIX (6) CALLS: NORTH 19°44'09" WEST, A DISTANCE OF 712.09 FEET; THENCE NORTH 70°15'51" EAST, A DISTANCE OF 113.03 FEET TO A POINT; SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 47°57'56", AND A RADIAL BEARING OF SOUTH 47°21'58" WEST, THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 20.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°24'02" WEST, A DISTANCE OF 115.88 FEET; THENCE NORTH 19°44'09" WEST, A DISTANCE OF 52.92 FEET; THENCE NORTH 00°35'58" WEST, A DISTANCE 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.68 ACRES MORE OR LESS.

PLAT NOTES:

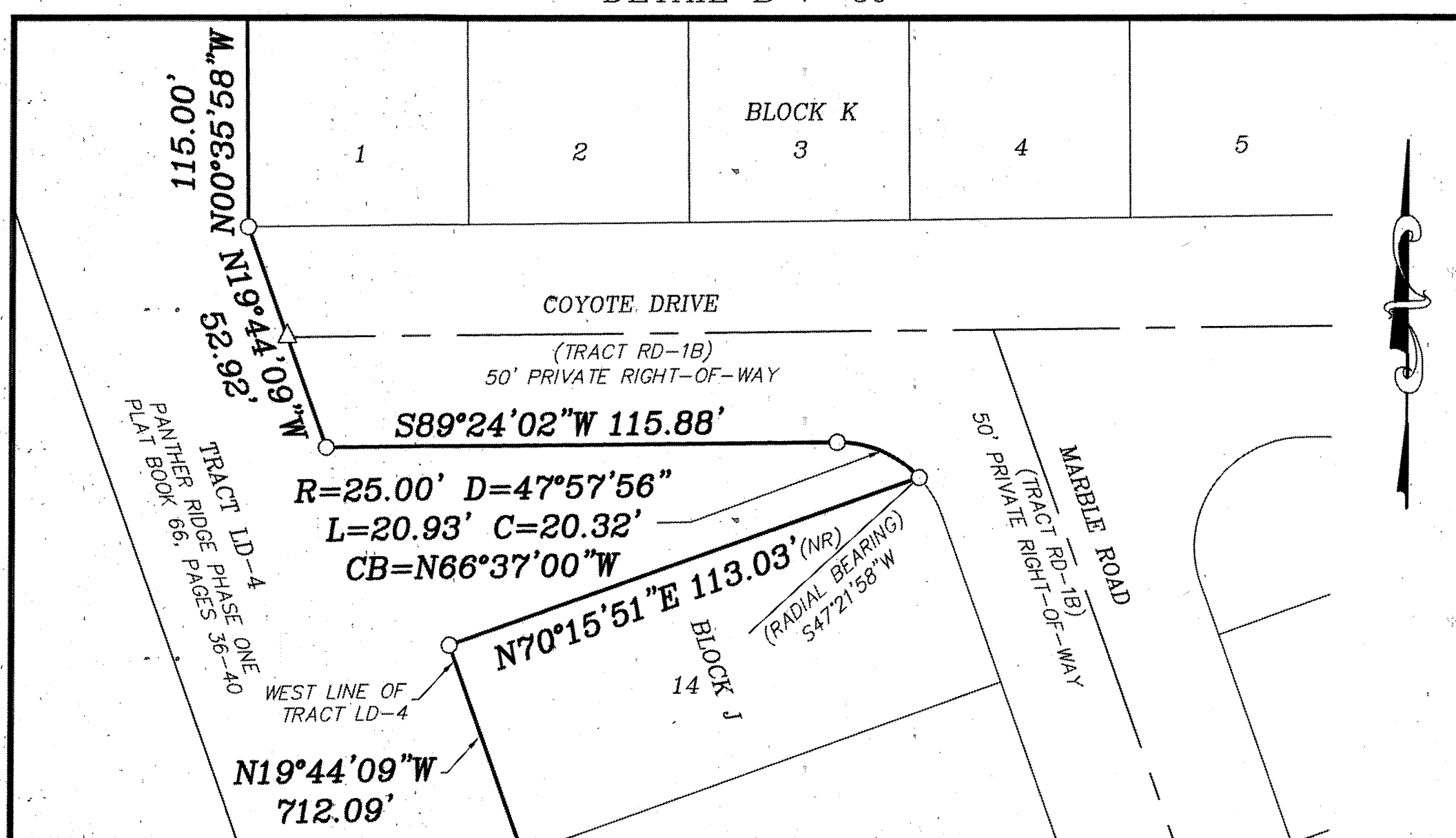
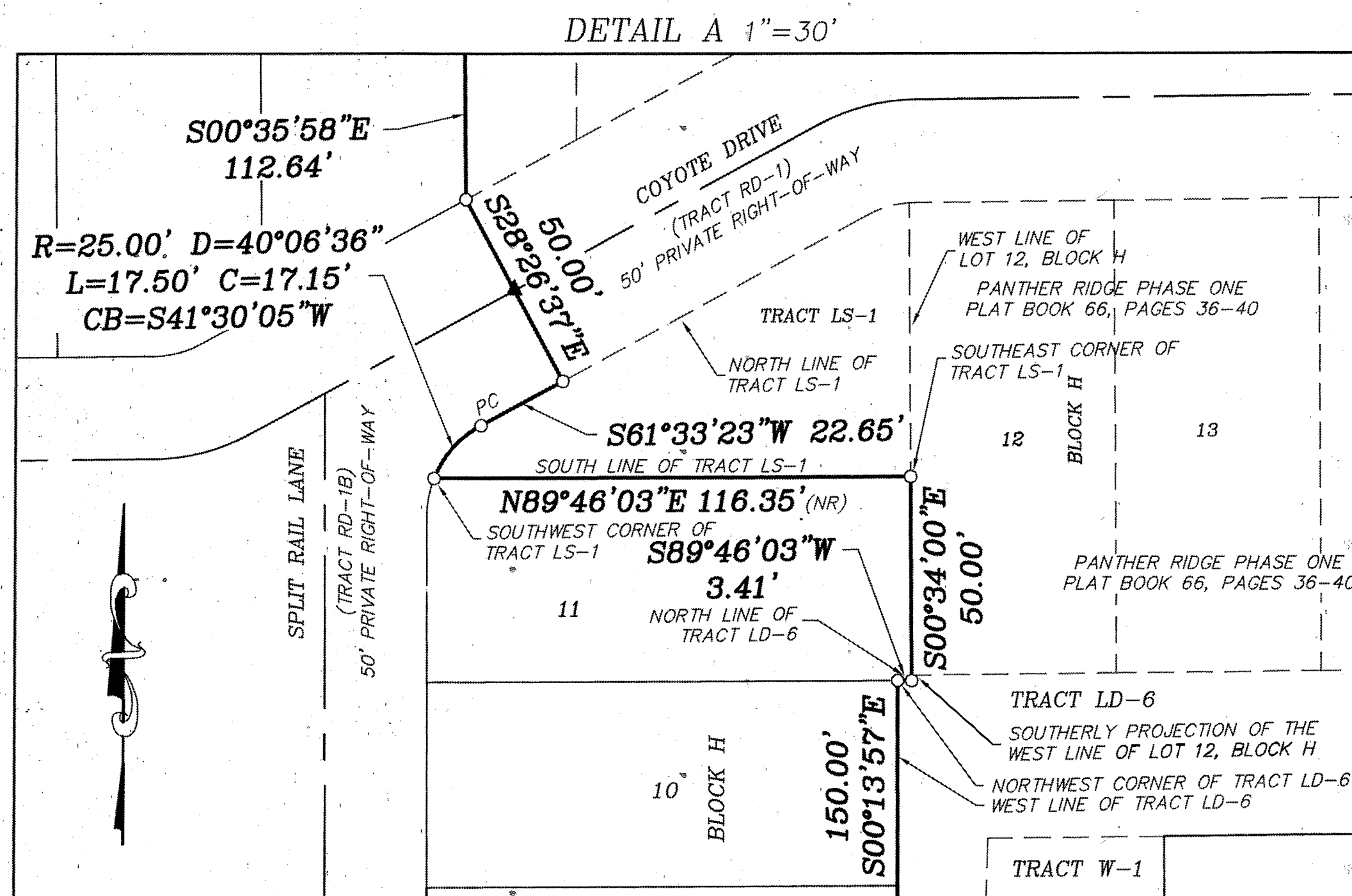
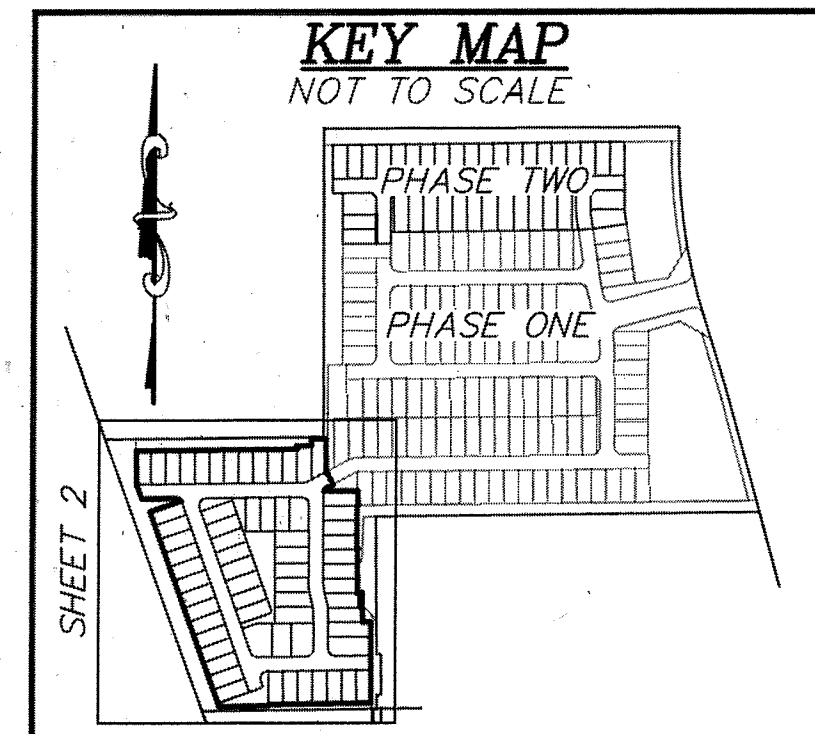
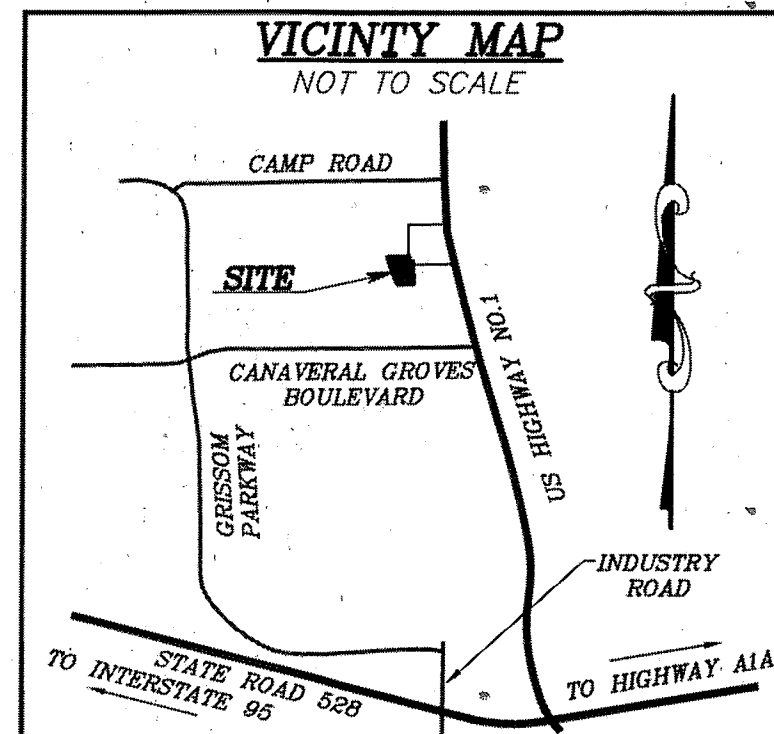
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°24'02" EAST ON THE SOUTH LINE OF TRACT LD-3, PANTHER RIDGE PHASE ONE PLAT BOOK 66, PAGES 36-40 BREVARD COUNTY, FLORIDA.
- ALL PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE FOR THE BENEFIT OF PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, 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-1B 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-1B SHOWN HEREON FOR BREVARD COUNTY, ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, AND EMERGENCY VEHICLES.
- TRACT RD-1B IS FOR THE PURPOSE OF PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
- TRACT LD-14 IS FOR THE PURPOSE OF LANDSCAPING PURPOSES, IRRIGATION, SCREENING, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE OWNED AND MAINTAINED BY PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
- TRACTS ST-3 AND ST-4 ARE FOR THE PURPOSE OF STORM WATER MANAGEMENT, PRIVATE DRAINAGE, PASSIVE OPEN SPACE AND PUBLIC UTILITY PURPOSES. TRACT ST-3 AND ST-4 SHALL BE OWNED AND MAINTAINED BY PANTHER RIDGE HOMEOWNERS ASSOCIATION, INC.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS TO THIS PLAT AS RECORDED IN OFFICIAL RECORDS BOOK 8292, PAGE 2504, AS AMENDED IN OFFICIAL RECORDS BOOK 8487, PAGE 1263 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.
- 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 SURVEY CONTROL MARK D6A20 AND D6A21 ARE LOCATED WITHIN THE LIMITS OF PANTHER RIDGE PHASE ONE AND BREVARD COUNTY SURVEY CONTROL MARK 70 92 GPS 17 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 7825, PAGE 1659, 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	DG8709	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)

TRACT	AREA	USE	OWNER AND MAINTENANCE RESPONSIBILITY
RD-1B	2.69 Ac.	PRIVATE ROAD, PUBLIC UTILITIES, PRIVATE DRAINAGE	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
LD-14	0.06 Ac.	LANDSCAPING, IRRIGATION, SCREENING, PUBLIC UTILITIES, PRIVATE DRAINAGE	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
ST-3	0.52 Ac.	PRIVATE DRAINAGE	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.
ST-4	0.19 Ac.	PRIVATE DRAINAGE	PANTHER RIDGE HOMEOWNERS ASSOCIATION OF BREVARD, INC.

FOR OFFICIAL INFORMATION SEE PLAT NOTES AND PLAT DEDICATION.



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 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

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2
SECTION 31 TWP. 23 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That D.R. Horton, Inc. a Delaware Corporation, being the owner in fee simple of the lands described in

PANTHER RIDGE PHASE THREE

hereby dedicates said lands and plat for the uses and purposes therein expressed as follows: Tract RD-1B is hereby declared to be a private road and shall remain private and is dedicated to Panther Ridge Homeowners Association of Brevard, 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; It being the intention of the undersigned that all other tracts created by this plat be privately owned and maintained by each Tract Owner and that Brevard county and the Public have no right or interest therein. 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 Daniel L. Liparini D.R. Horton, Inc., a Delaware Corporation
Assistant Secretary 1450 Culver Drive,
Palm Bay, Florida 32907
State of Florida, County of Brevard

Signed and sealed in the presence of: Michael Weiss
(Print name)
Edwards Corrao
(Print name)

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, the foregoing instrument was acknowledged before me this 31 day of February, 2020 by Daniel L. Liparini As Authorized Signatory and Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, 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 of the above date.
Samuel Pedretti
Samuel Pedretti
(Print name)
NOTARY PUBLIC
County and State aforesaid
My Commission Expires 9-13-2021

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that on November 23, 2019 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 62-284(c)(4) as amended and that said land is located in Brevard County, Florida.

Andrew W. Powshok, P.L.S. Registration No. 5383
AAL Land Surveying Services, Inc.
3970 Minton Road
West Melbourne, Florida 32904
LB - 0006823 Certificate of Authorization Number

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 62-284(c)(4) as amended.

County Land Surveyor for Brevard County
MICHAEL J. SWEENEY, 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.

Chairman of the Board
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.

Chairman of the Board
ATTEST: Clerk of the Board

PROJECT #35883-3 02/10/2020

