

MELBOURNE BEACH HOMES**A SUBDIVISION LYING IN SECTION 21 TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.****PLAT NOTES:**

- For articles of incorporation of Melbourne Beach Homes Owners Association, Inc. see Official Records Book _____, Page _____.
- For by-laws of Melbourne Beach Homes Owners Association, Inc. see Official Records Book _____, Page _____.
- For declaration of covenants, conditions and restrictions of Melbourne Beach Homes Owners Association, Inc. see Official Records Book _____, Page _____.
- All lots are subject to a private blanket utility easement dedicated to and maintained by the Melbourne Beach Homes Owners Association, Inc.
- All lots are subject to a private blanket drainage easement dedicated to and maintained by the Melbourne Beach Homes Owners Association, Inc.
- All lots are subject to a private blanket ingress and egress easement for use of the common driveways and for beach access. The easement is dedicated to and maintained by the Melbourne Beach Homes Owners Association, Inc.
- The private access easement across Lot 1 is a private non-exclusive easement dedicated to Melbourne Beach Home Owners Association, Inc. and Phoenix Park Fund V, LP. Refer to agreement recorded in Official Records Book 8840, Page 1820 for additional information.
- All lot drainage is private and is the responsibility of the individual lot owner and/or the Homeowners' Association to maintain.
- 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 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.
- 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.
- Subject to Sidewalk Assessment Agreement as recorded in Official Records Book 8637, Page 3492.
- Bearings are based on the State Plane Coordinate System for the East Zone of Florida. Datum is derived from a line established between National Geodetic Survey Monuments "BREVARD GPS 5022" (PID DG8728) and "ANT 2" (PID AK4032) being N22°02'24"W. See table.
- The October 6, 1981 Coastal Construction Control Line was taken from Survey Book 2A, Pages 15 thru 28 and established from Florida Department of Environmental Protection permanent reference monuments "70-80-A45-2" and "70-80-A47-2" as shown in Survey Book 2A, Pages 15 thru 42 of the Public Records of Brevard County, Florida, recorded December 4, 1986.
- The centerline of the right of way of State Road A1A was taken from the State of Florida Department of Transportation Maintenance Map for State Road A1A Brevard County recorded in Road Plat Book 1, Pages 94 - 101 of the public records of Brevard County, Florida.
- Mean High Water elevation 0.71 feet. North American Vertical Datum of 1988 is based on extending tidal datum from Florida Department of Environmental Protection Mean High Water data point 101050. Source of data is the Florida Department of environmental Protection, Bureau of Survey & Mapping.
- National Geodetic Survey benchmark G-304 (PID AK4051) is located within the boundaries and/or vicinity of this plat. Please contact the Brevard County survey department to obtain vertical data on this and other plat benchmarks.
- All references to Public Records refer to Brevard County, Florida unless noted otherwise.

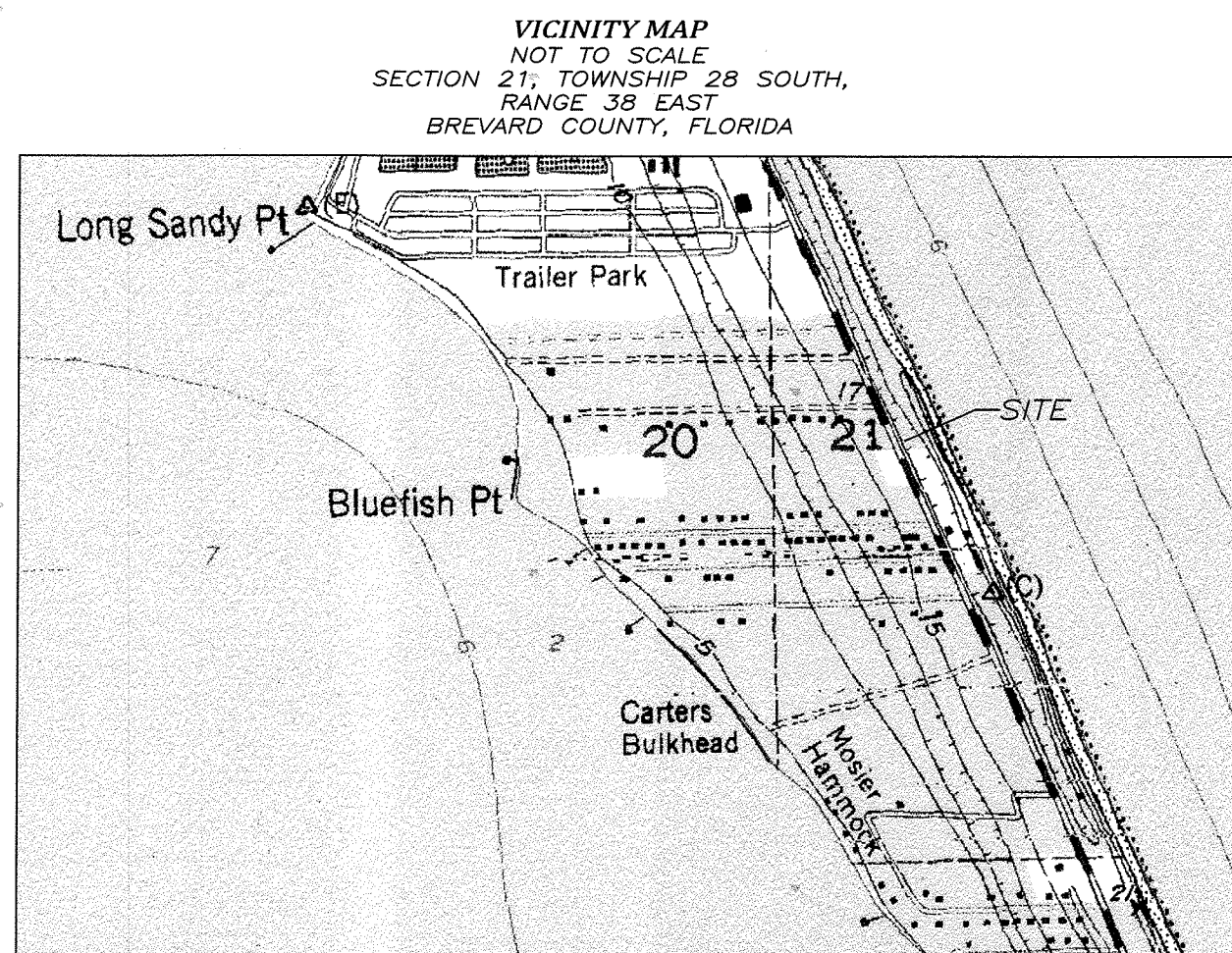
LEGEND ~ ABBREVIATIONS:

- CCCL = COASTAL CONSTRUCTION CONTROL LINE
 CL = CENTERLINE
 CM = CONCRETE MONUMENT
 COR = CORNER
 DB = DEED BOOK
 EL = ELEVATION
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FND = FOUND
 GL = GOVERNMENT LOT
 N&D = NAIL & DISK
 NAVD = NORTH AMERICAN VERTICAL DATUM
 NTS = NOT TO SCALE
 ORB = OFFICIAL RECORDS BOOK
 P.O.B. = POINT OF BEGINNING
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 R/W = RIGHT OF WAY
 RPB = ROAD PLAT BOOK
 SEC = SECTION
 TOB = TOP OF BANK
 ● = 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BRIEL LB3869 PRM"
 ○ = IRON ROD & CAP STAMPED "BRIEL LB3869"

DESCRIPTION:

A PORTION OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
 FROM THE INTERSECTION OF THE CENTERLINE OF STATE ROAD A1A AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP FOR SECTION 70060 (2) STATE ROAD A1A RECORDED IN ROAD PLAT BOOK 1, PAGES 94 THRU 101 OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA AND THE SOUTH LINE OF SAID GOVERNMENT LOT 1 RUN N89°49'17"E ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 34.84 FEET TO THE EASTERLY MAINTENANCE RIGHT OF WAY LINE OF STATE ROAD A1A PER THE AFORESAID MAINTENANCE MAP; THENCE N23°27'37"W ALONG SAID LINE 6.53 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N23°27'37"W ALONG SAID LINE 211.20 FEET TO THE NORTH LINE OF THE SOUTH 200 FEET OF SAID GOVERNMENT LOT 1; THENCE RUN N89°49'17"E ALONG SAID NORTH LINE 272.02 FEET TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE ALONG THE MEAN HIGH WATER LINE THE FOLLOWING COURSES; S24°56'04"E 22.80 FEET; THENCE S23°40'35"E 61.28 FEET; THENCE S23°55'06"E 65.19 FEET; THENCE S23°42'13"E 62.63 FEET TO THE NORTH LINE OF THE SOUTH 6.00 FEET OF GOVERNMENT LOT 1; THENCE S89°49'17"W ALONG SAID NORTH LINE 273.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.2163 ACRES MORE OR LESS.



NOTICE: THIS PLAT AS RECORDED IN IT'S 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.

**BRIEL & ASSOCIATES****Land Surveyors, Inc.**
 1790 Hwy. A1A, Suite 208
 Satellite Beach, FL 32937 (321)773-7775

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

SECTION 21 TWP. 28 S., RANGE 38 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Owners named below, being the owners in fee simple of the lands described in

MELBOURNE BEACH HOMES

hereby dedicates said lands and plat for the uses and purposes therein expressed. No easements are hereby dedicated or granted to the public, except as noted hereon, it being the intention of the undersigned that all streets, roads, and other easements and common areas shown hereon be privately owned and maintained and that the public and Brevard County have no right or interest therein.

IN WITNESS WHEREOF the undersigned owners have caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on MARCH 29, 2021

By [Signature] Oceanfront D & M LLC,
 a Florida Limited Liability
 Company
 Dan Winkler, Manager, 3055 Hwy A1A
 Melbourne Beach, FL 33444

Attest: [Signature]
 Printed name: Karli Frazier

Attest: [Signature]
 Printed name: ROBERT R. BRIEL

STATE OF FLORIDA, COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization, this 29th day of MARCH, 2021, by Daniel Winkler, Manager of the General Partner of the above named limited partnership, said person is personally known to me or have produced the following identification _____ and ~~he~~/she did ~~did not~~ take an oath that ~~he~~/she is the person described in and who executed the foregoing Dedication and severally acknowledged and executed thereof to be their free act and deed as such officer thereunto duly authorized; and that the said dedication is the act and deed of said Limited Partnership.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

[Signature]
 NOTARY PUBLIC

**CERTIFICATE OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered Surveyor and Mapper, does hereby certify that on November 11, 2020 I completed the Boundary Survey of the lands as shown on the foregoing plat, that the boundary lines of the platted parcel are a true and correct representation of such lines in accordance with said boundary survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief that Permanent Reference Monuments ("P.R.M.s") Permanent Control Points ("P.C.P.s") and Monuments have been placed as required by law; and, that the survey data complies with all survey requirements of Chapter 177, Part 1, Florida Statutes and Brevard County Ordinance 62-2841(c)(d), as amended.

Company Name: Briel & Associates
Land Surveyors, Inc.
 Corporation No: LB 3869 Robert R. Briel, PSM
 Address: 1790 Highway A1A, Suite 208 License No. 3699
 Satellite Beach, Florida 32937 State of Florida

CERTIFICATE OF COUNTY SURVEYOR

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 County Ordinance 62-2841(c)(d), as amended.

Michael J. Sweeney, PSM 4870
 County Surveyor in and for Brevard County, Florida

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accept all easements dedicated to the public.

Attest: Rita Pritchett, Chair

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.

Attest: Rita Pritchett, Chair

Clerk of the Board

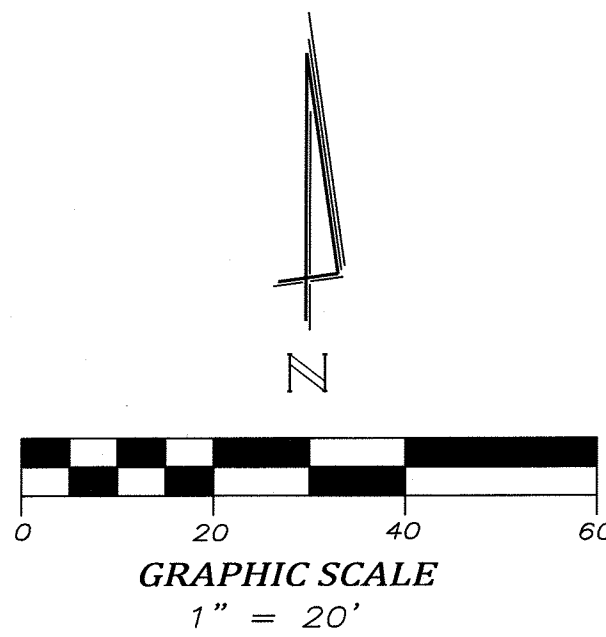
CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all of the requirements of Chapter 177, Part 1, Florida Statutes and was filed for record on _____ at _____ File No. _____

 Clerk of the Circuit Court
 in and for Brevard County, Florida

MELBOURNE BEACH HOMES

A SUBDIVISION LYING IN SECTION 21 TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

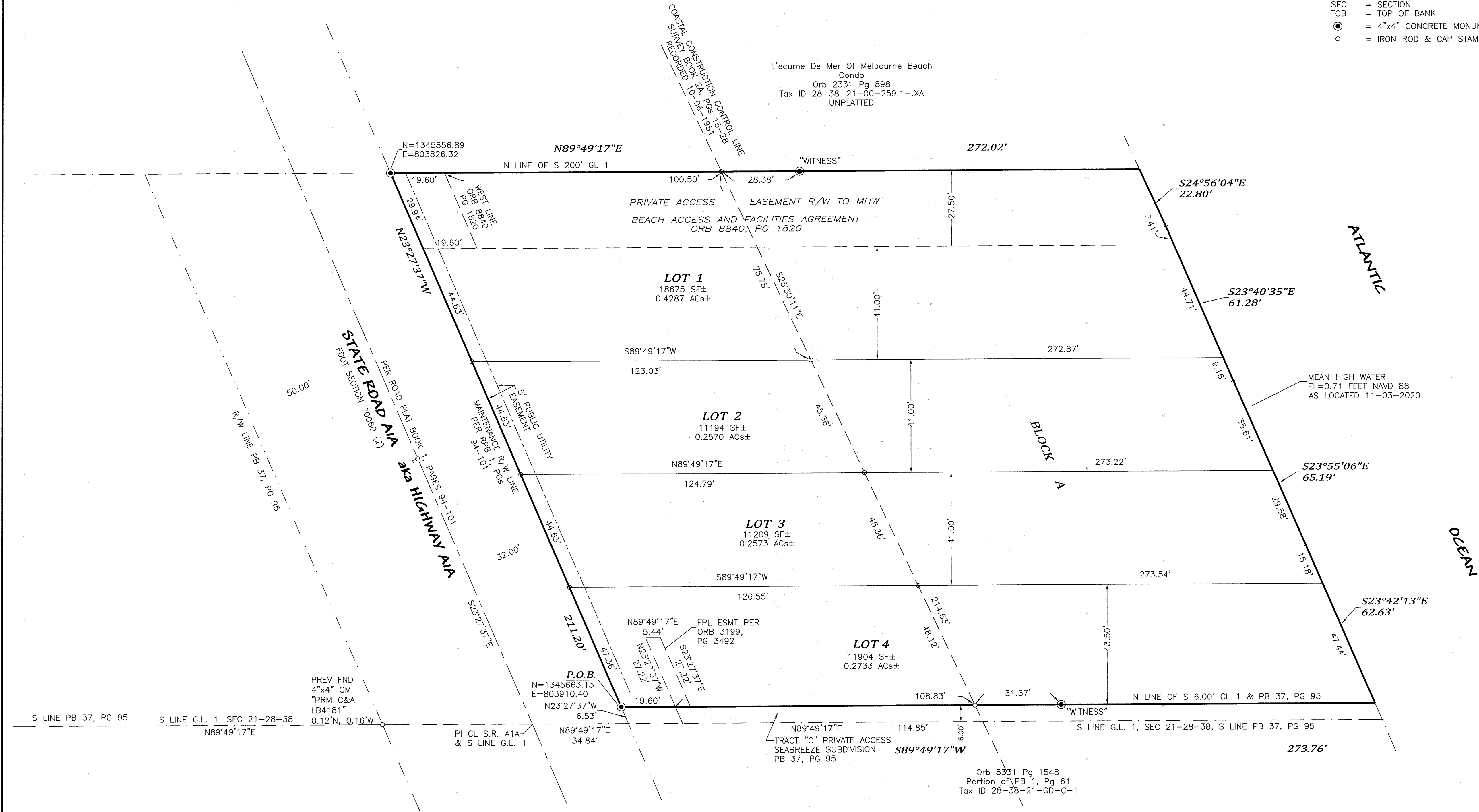


STATION NAME	NORTH	EAST	PID	SCALE FACTOR	CONVERGENCE
BREVARD GPS 5022	1350516.91	801836.77	DG8728	0.99996550	+0°12'44.5"
ANT 2	1354719.22	800135.52	AK4032	0.99996493	+0°12'35.9"

THE COORDINATES DEPICTED HEREON ARE BASED ON THE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA. DATUM IS THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PLAT COORDINATES WERE COMPUTED FROM TIES MADE BY CONVENTIONAL TRAVERSE TO THE MONUMENTS LISTED IN THE TABLE ABOVE. PLAT DISTANCES ARE HORIZONTAL GROUND DISTANCES AS MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A SCALE FACTOR OF 0.99996550 WAS APPLIED TO COMPUTE GRID DISTANCES.

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