



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

12/16/2025

Subject:

Final Plat and Contract Approval, Re: Banyan Point
Developer: D R Horton, Inc. District 2

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chairman to sign the final plat and contract for Banyan Point.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on January 23, 2025. The preliminary plat and final engineering plans, which is the second stage of approval, were approved on July 29, 2025. The third stage of review is the final plat approval for recordation. The applicant is posting a performance bond and contract for guarantee of the completion of the infrastructure improvements.

Staff has reviewed the final plat and contract for Banyan Point and has determined it complies with the applicable ordinances.

Banyan Point is located on Merritt Island along Houston Lane, west of Schoolhouse Street, east of Hill Avenue, approximately 1.34 miles south of Highway 528, and consists of 22 single family attached dwelling units within ± 1.785 acres. Potable water for the subdivision will be provided by the City of Cocoa. Sanitary sewer service will be provided by Brevard County. Houston Lane is an existing public right-of-way dedicated in Plat Book 62, Page 46.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 24SP00039, 25FM00010 Contact: Jeffrey Higgins, Senior Planner, Ext. 58271

Clerk to the Board Instructions:

Please have the plat mylar and the contract signed by the Chairman and return the original to Planning and Development.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

December 17, 2025

M E M O R A N D U M

TO: Billy Prasad, Planning and Development Director

RE: Item F.3., Final Plat and Contract for Banyan Point – Developer D R Horton, Inc.

The Board of County Commissioners, in regular session on December 16, 2025, in accordance with Section 62-2841(i) and Section 62-2844, granted final plat approval; and authorized the Chair to sign the final plat and Contract for Banyan Point – Developer D. R. Horton, Inc., subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits. Enclosed is the fully-executed Subdivision Infrastructure Contract.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

Subdivision No. 25FM00010

Project Name Banyan Point (fka Banyan Cove)

**Subdivision Infrastructure
Contract**

THIS CONTRACT entered into this 16 day of December, by and between the Board of County Commissioners of Brevard County, Florida, hereinafter referred to as "COUNTY," and D.R. Horton, Inc., hereinafter referred to as "PRINCIPAL."

WITNESSETH:

IN CONSIDERATION of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. The PRINCIPAL agrees to construct the improvements described below:

and all other improvements depicted in subdivision number 25FM00010 & 24SP00039. A copy of said plat to be recorded in the Plat Books of the Public Records of Brevard County.

2. Principal agrees to construct the improvements strictly in accordance with the plans and specifications on file in the Land Development Division (which construction is hereinafter referred to as the "Work"). Such plans and specifications (hereinafter referred to as the "Plans") are hereby incorporated into this Agreement by reference and made a part hereof. Principal warrants to County that the Work will conform to the requirements of the Plans and other requirements specified in the County's approval of the Work. Principal also warrants to County that the Work will be free from faults and defects. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered to be defective. All defective Work, whether or not in place, may be rejected, corrected or accepted as provided in this paragraph 2.

If within two (2) years after approval and acceptance of the improvements by County, any Work is found to be defective, Principal shall promptly, without cost to County, either correct such defective Work, or, if it has been rejected by County, remove it from the site and replace it with nondefective Work. If Principal does not promptly comply with the terms of such instructions, County may elect any of the remedies provided for in paragraph 6 herein below. Corrective Work shall be warranted to be free from defects for a period of six (6) months. Any defect in such Work shall be corrected again by Principal promptly upon notice of the defect from County. In the event the maintenance bond given by Principal in connection with County's acceptance of the improvements is extended, the two (2) year warranty period provided for herein shall be extended for a like period.

To the extent assignable, Principal assigns to County all of Principal's warranty rights under its construction contract with the contractor constructing the improvements (including all warranties provided by law of in equity with respect to such construction contract), which warranties may be asserted by County on behalf of Principal in the event Principal fails to perform its warranty obligations hereunder. Where warranties granted hereunder overlap, the more stringent requirement shall control."

3. The PRINCIPAL agrees to complete said construction on or before the 15th day of December, 2027.

4. In order to guarantee performance of PRINCIPAL'S obligations herein contained, PRINCIPAL shall furnish cash, letter of credit, certificate of deposit or surety bond in a form approved by the COUNTY, in the amount of \$561,953.99. If such bond is a cash bond or a certificate of deposit, said amount shall be deposited with the Board of County Commissioners within five (5) business days of the County's acceptance of this contract. Said bond shall be 125% of the estimated cost of construction, as determined by the Land Development Division. PRINCIPAL shall maintain such records and accounts, including property, personnel, financial records, as are deemed necessary by the COUNTY to ensure proper accounting for all funds expended under the agreement. Said records shall be made available upon request for audit purposes to Brevard County and its auditors.
5. The COUNTY agrees to accept said plat above described for recording in the public records of Brevard County, Florida and to accept the areas depicted thereon as dedicated for public use, including but not limited to streets and parks, at such time as said improvements are satisfactorily completed. Satisfactory completion in accordance with the plans and specifications shall be determined by written approval of the County Development Engineer or designated assistant.
6. In the event, PRINCIPAL fails to complete said improvements within the time prescribed, the COUNTY may elect to take all or any of the following actions:
 - A. Vacate all or part of such recorded plat where improvements have not been completed in accordance with the plans and specifications,
 - B. Complete the improvements utilizing COUNTY employees and materials and request payment from the bond or the PRINCIPAL,
 - C. Request the surety on said performance bond to complete such improvements, or
 - D. Contract for completion of said improvements.
7. The PRINCIPAL and Surety on said performance bond shall be liable for all costs, expenses, and damages incurred by the COUNTY, including attorney's fees, in the event the PRINCIPAL defaults on this contract.
8. In the performance of this Agreement, the PRINCIPAL shall keep books, records, and accounts of all activities, related to the agreement, in compliance with generally accepted accounting procedures. Books, records and accounts related to the performance of this agreement shall be open to inspection during regular business hours by an authorized representative of the Office and shall be retained by the PRINCIPAL for a period of three years after termination of this agreement. All records, books and accounts related to the performance of this agreement shall be subject to the applicable provisions of the Florida Public Records Act, Chapter 119 of the Florida Statutes.
9. No reports, data, programs or other materials produced, in whole or in part for the benefit and use of the County, under this agreement shall be subject to copyright by PRINCIPAL in the United States or any other country.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

ATTEST:


Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA


Thad Altman, Chair

As approved by the Board on: December 16, 2025.

WITNESSES:


Wyatt Rudd

Micheal Dela

PRINCIPAL:


Marshall Waller, as Assistant Secretary
11/21/2025
DATE

State of: Florida

County of: Brevard

The foregoing instrument was acknowledged before me this 21st day of November 2025, by J. Marshall Waller who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

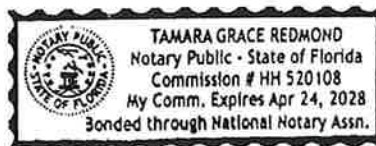
My commission expires: April 24, 2028

S E A L

Commission Number: HH 520108


Notary Public

Tamara Grace Redmond
Notary Name printed, typed or stamped



SURETY PERFORMANCE BOND**KNOW ALL MEN BY THESE PRESENTS:**

That we, D.R. Horton, Inc., hereinafter referred to as "Owner" and, Hartford Fire Insurance Company, hereinafter referred to as "Surety", are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, hereinafter referred to as "County", in the sum of \$561,953.99, for the payment of which we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, Owner has entered into a contract with the County dated the ____ day of _____, 20____, which contract is made a part hereof by reference.

NOW THEREFORE, the condition of this obligation is such that if Owner shall promptly and faithfully perform said contract and complete the work contemplated therein by December 16th, 2027, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

If the Owner shall be declared in default of said contract by the County, the Surety shall have sixty (60) days from the date of said default within which to take whatever action it deems necessary in order to insure performance. If, at the expiration of sixty (60) days from the date of said default, no arrangements have been made by the Owner or surety satisfactory to the County for the completion of said contract, then the County shall have the right to complete said contract and the Owner and Surety jointly and severally, shall pay all costs of completing said contract to the County, including but not limited to engineering, legal and other costs, together with any damages, either direct or consequential, which the County may sustain on account of the Owner's default of said contract. After the expiration of the aforesaid grace period, the County shall have the additional right to contract for the completion of said contract upon which the Owner has defaulted and upon the County's acceptance of the lowest responsible bid for the completion of said contract, the Owner and Surety shall become immediately liable for the amount of said bid and in the event the County is required to commence legal proceedings for the collection thereof, interest shall accrue at the rate of six percent (6%) per annum beginning with the commencement of such legal proceedings. The County, in its discretion, may permit the Surety to complete said contract, in the event of Owner's default.

In the event that the County commences suit for the collection of any sums due hereunder, the obligors and each of them agree to pay all costs incurred by the County, including attorney's fees.

EXECUTED this 21st day of November, 2025.

OWNER: D.R. Horton, Inc.

SURETY: Hartford Fire Insurance Company

Noah William Pierce, Attorney



POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: WILLIS TOWERS WATSON SOUTHEAST INC

Agency Code: 22-270298

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Jeannette Porrini of Mount Laurel NJ, Noah William Pierce of Tampa FL, Walter Caldwell, Jennifer B. Gullett, John F. Thomas, Catherine Thompson, Amy R. Waugh of CHARLOTTE, North Carolina

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 13th day of February, 2020, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Noelle Ciccone
My Commission #FF029702
Expires June 29, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of 11/21/25

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

PAGE

SHEET 2 OF 4
SECTION 22 TOWNSHIP 34 SOUTH RANGE 36 EAST



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 88°21' EAST

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.

[illegible]

—TODD PLATZKE

EMERGENCY CENTER DR., SUITE 140 TAMPA, FL
Phone: (813) 474-7424 • www.flightcenter.com

DATE 11/14/2025

SURVIVOR: NICHOLAS MESSINA JR. P.S.M. / REGISTRATION NO. 8119

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PLAT BOOK _____ PAGE _____
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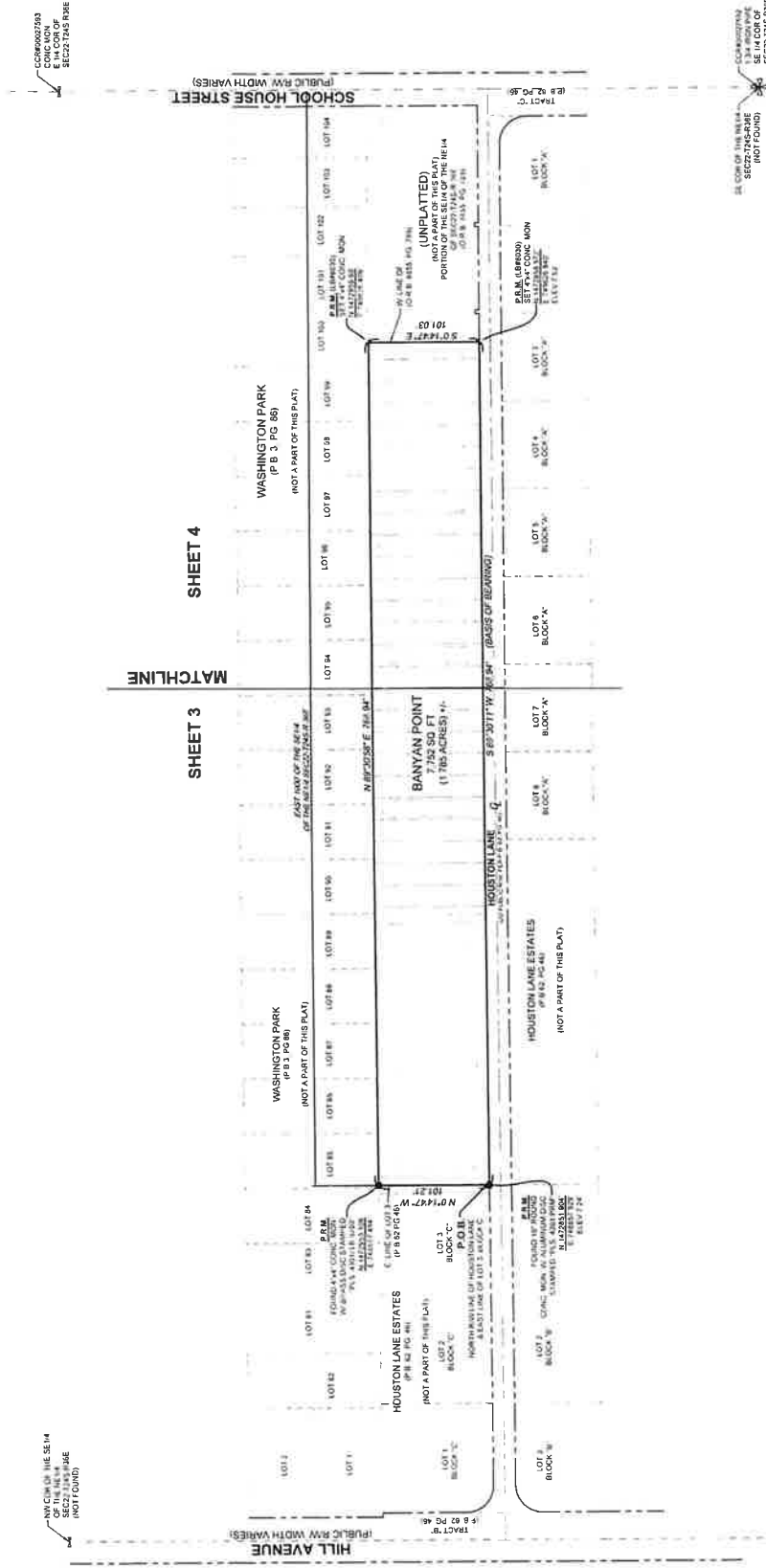
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SHEET 4 OF 4
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 38 EAST

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 38 EAST MERRITT ISLAND, BREVARD COUNTY, FLORIDA



READING PAGE 19.

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

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

[illegible]

INDEX OF SHEETS

SHEET 1 COVER & NOTES
SHEET 2 OVERALL BOUNDARY
SHEET 3 WEST DETAIL BOUNDARY
SHEET 4 EAST DETAIL BOUNDARY

Bowman

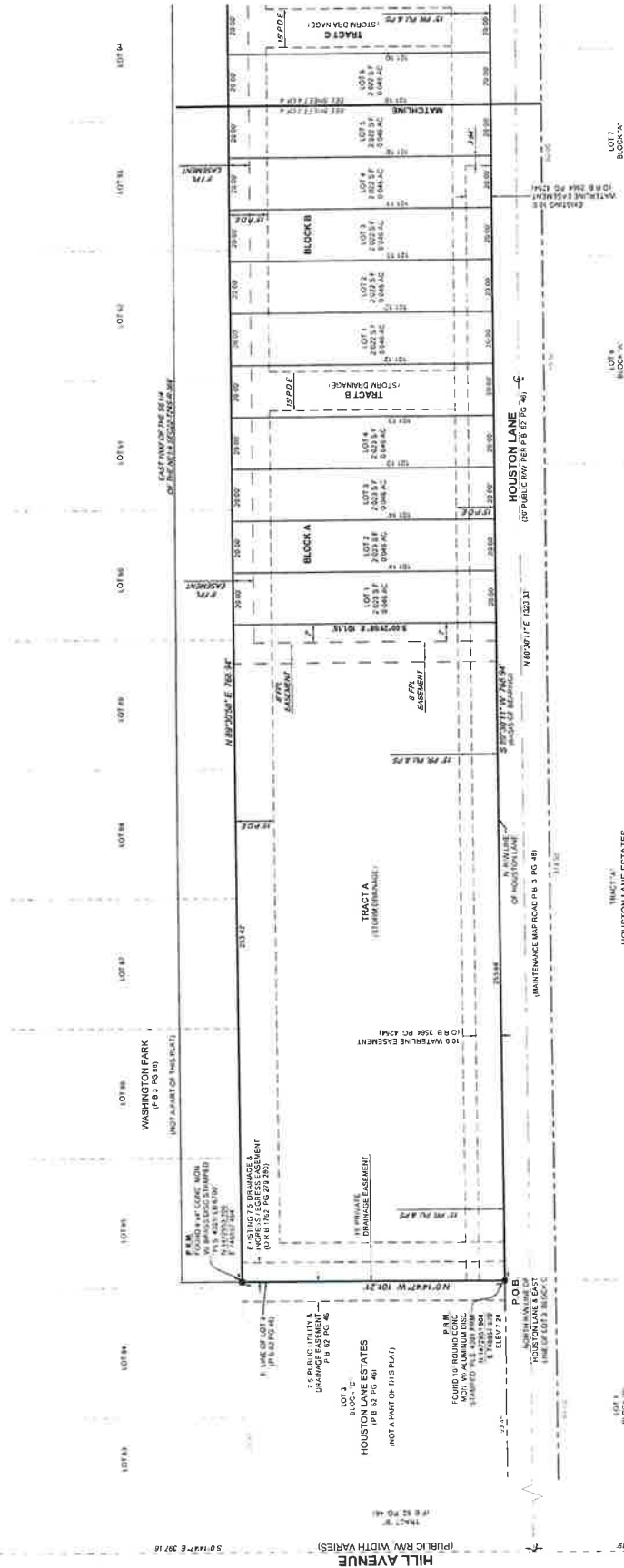
3424 CYPRESS CENTER DR. SUITE 140 TAMPA FL 33618
PH: (813) 474-7424 • www.human.com

PROJECT# 011537-01.002
SHEET 2 OF 4

PROJECT# 011537-01.002
SHEET 2 OF 4



~~✓~~ NW COR OF THE SE 1/4
OF THE NE 1/4
SEC 22, T24S R3E
(NOT FOUND)



HOUSTON LANE ESTATES
(P.B. 92 PG. 46)

(NOT A PART OF THIS PLAT)

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

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LOT AREA TABLE			LOT AREA TABLE		
Parcel #	Block	LOT (TRACT) SQ FT	Parcel #	Block	LOT (TRACT) SQ FT
1	BLOCK A	1,073	12	BLOCK C	2,022
2	BLOCK A	1,073	13	BLOCK C	1,073
3	BLOCK A	1,073	14	BLOCK C	1,073
4	BLOCK A	1,073	15	BLOCK C	1,073
5	BLOCK A	1,073	16	BLOCK C	1,073
6	BLOCK B	2,022	17	BLOCK D	1,073
7	BLOCK B	2,022	18	BLOCK D	1,073
8	BLOCK B	2,022	19	BLOCK D	1,073
9	BLOCK B	2,022	20	BLOCK D	1,073
10	BLOCK B	2,022	21	BLOCK D	1,073
11	BLOCK B	2,022	22	BLOCK D	1,073

CODE	CONCRETE	LEGEND
10	IDENTIFICATION	— SETBACK LINE
20	STREET ADDRESS	— CHIMNEY
30	MONUMENT	— CHIMNEY
40	IN THE RECORD BOOK	— MATCH LINE
50	PAGE	● FOUND IN PLANS (CON. FIRM)
60	OR B	○ FOUND IN FLOOR & CAP (FRC)
70	P	□ FOUND IN FLOOR (FRC)
80	P.C.	■ FOUND IN FLOOR (FRC)
90	P.C.	■ FOUND IN FLOOR (FRC)
100	P.C.	■ FOUND IN FLOOR (FRC)
110	P.C.	■ FOUND IN FLOOR (FRC)
120	P.C.	■ FOUND IN FLOOR (FRC)
130	P.C.	■ FOUND IN FLOOR (FRC)
140	P.C.	■ FOUND IN FLOOR (FRC)
150	P.C.	■ FOUND IN FLOOR (FRC)
160	P.C.	■ FOUND IN FLOOR (FRC)
170	P.C.	■ FOUND IN FLOOR (FRC)
180	P.C.	■ FOUND IN FLOOR (FRC)
190	P.C.	■ FOUND IN FLOOR (FRC)
200	P.C.	■ FOUND IN FLOOR (FRC)
210	P.C.	■ FOUND IN FLOOR (FRC)
220	P.C.	■ FOUND IN FLOOR (FRC)
230	P.C.	■ FOUND IN FLOOR (FRC)
240	P.C.	■ FOUND IN FLOOR (FRC)
250	P.C.	■ FOUND IN FLOOR (FRC)
260	P.C.	■ FOUND IN FLOOR (FRC)
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280	P.C.	■ FOUND IN FLOOR (FRC)
290	P.C.	■ FOUND IN FLOOR (FRC)
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310	P.C.	■ FOUND IN FLOOR (FRC)
320	P.C.	■ FOUND IN FLOOR (FRC)
330	P.C.	■ FOUND IN FLOOR (FRC)
340	P.C.	■ FOUND IN FLOOR (FRC)
350	P.C.	■ FOUND IN FLOOR (FRC)
360	P.C.	■ FOUND IN FLOOR (FRC)
370	P.C.	■ FOUND IN FLOOR (FRC)
380	P.C.	■ FOUND IN FLOOR (FRC)
390	P.C.	■ FOUND IN FLOOR (FRC)
400	P.C.	■ FOUND IN FLOOR (FRC)
410	P.C.	■ FOUND IN FLOOR (FRC)
420	P.C.	■ FOUND IN FLOOR (FRC)
430	P.C.	■ FOUND IN FLOOR (FRC)
440	P.C.	■ FOUND IN FLOOR (FRC)
450	P.C.	■ FOUND IN FLOOR (FRC)
460	P.C.	■ FOUND IN FLOOR (FRC)
470	P.C.	■ FOUND IN FLOOR (FRC)
480	P.C.	■ FOUND IN FLOOR (FRC)
490	P.C.	■ FOUND IN FLOOR (FRC)
500	P.C.	■ FOUND IN FLOOR (FRC)
510	P.C.	■ FOUND IN FLOOR (FRC)
520	P.C.	■ FOUND IN FLOOR (FRC)
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570	P.C.	■ FOUND IN FLOOR (FRC)
580	P.C.	■ FOUND IN FLOOR (FRC)
590	P.C.	■ FOUND IN FLOOR (FRC)
600	P.C.	■ FOUND IN FLOOR (FRC)
610	P.C.	■ FOUND IN FLOOR (FRC)
620	P.C.	■ FOUND IN FLOOR (FRC)
630	P.C.	■ FOUND IN FLOOR (FRC)
640	P.C.	■ FOUND IN FLOOR (FRC)
650	P.C.	■ FOUND IN FLOOR (FRC)
660	P.C.	■ FOUND IN FLOOR (FRC)
670	P.C.	■ FOUND IN FLOOR (FRC)
680	P.C.	■ FOUND IN FLOOR (FRC)
690	P.C.	■ FOUND IN FLOOR (FRC)
700	P.C.	■ FOUND IN FLOOR (FRC)
710	P.C.	■ FOUND IN FLOOR (FRC)
720	P.C.	■ FOUND IN FLOOR (FRC)
730	P.C.	■ FOUND IN FLOOR (FRC)
740	P.C.	■ FOUND IN FLOOR (FRC)
750	P.C.	■ FOUND IN FLOOR (FRC)
760	P.C.	■ FOUND IN FLOOR (FRC)
770	P.C.	■ FOUND IN FLOOR (FRC)
780	P.C.	■ FOUND IN FLOOR (FRC)
790	P.C.	■ FOUND IN FLOOR (FRC)
800	P.C.	■ FOUND IN FLOOR (FRC)
810	P.C.	■ FOUND IN FLOOR (FRC)
820	P.C.	■ FOUND IN FLOOR (FRC)
830	P.C.	■ FOUND IN FLOOR (FRC)
840	P.C.	■ FOUND IN FLOOR (FRC)
850	P.C.	■ FOUND IN FLOOR (FRC)
860	P.C.	■ FOUND IN FLOOR (FRC)
870	P.C.	■ FOUND IN FLOOR (FRC)
880	P.C.	■ FOUND IN FLOOR (FRC)
890	P.C.	■ FOUND IN FLOOR (FRC)
900	P.C.	■ FOUND IN FLOOR (FRC)
910	P.C.	■ FOUND IN FLOOR (FRC)
920	P.C.	■ FOUND IN FLOOR (FRC)
930	P.C.	■ FOUND IN FLOOR (FRC)
940	P.C.	■ FOUND IN FLOOR (FRC)
950	P.C.	■ FOUND IN FLOOR (FRC)
960	P.C.	■ FOUND IN FLOOR (FRC)
970	P.C.	■ FOUND IN FLOOR (FRC)
980	P.C.	■ FOUND IN FLOOR (FRC)
990	P.C.	■ FOUND IN FLOOR (FRC)
1000	P.C.	■ FOUND IN FLOOR (FRC)

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SHEET 2 - OVERALL BOUNDARY

FIG. 1.4. EAST OF THE BOUNDARY

• TIG PLAT INTERP

BOWTIE

5404 CRYSTALISS CEMENT CO. - SUITE 200

Phone: 870.474.7426
CENTRALITY OF AUTHORITY

Bowman
THE PLAY PREPARED BY
THESS CENTER DR. SUITE 140 TAMPA FL 33604
TEL: 813-289-1111 FAX: 813-289-1112
WWW.BOWMANTHEATRE.COM

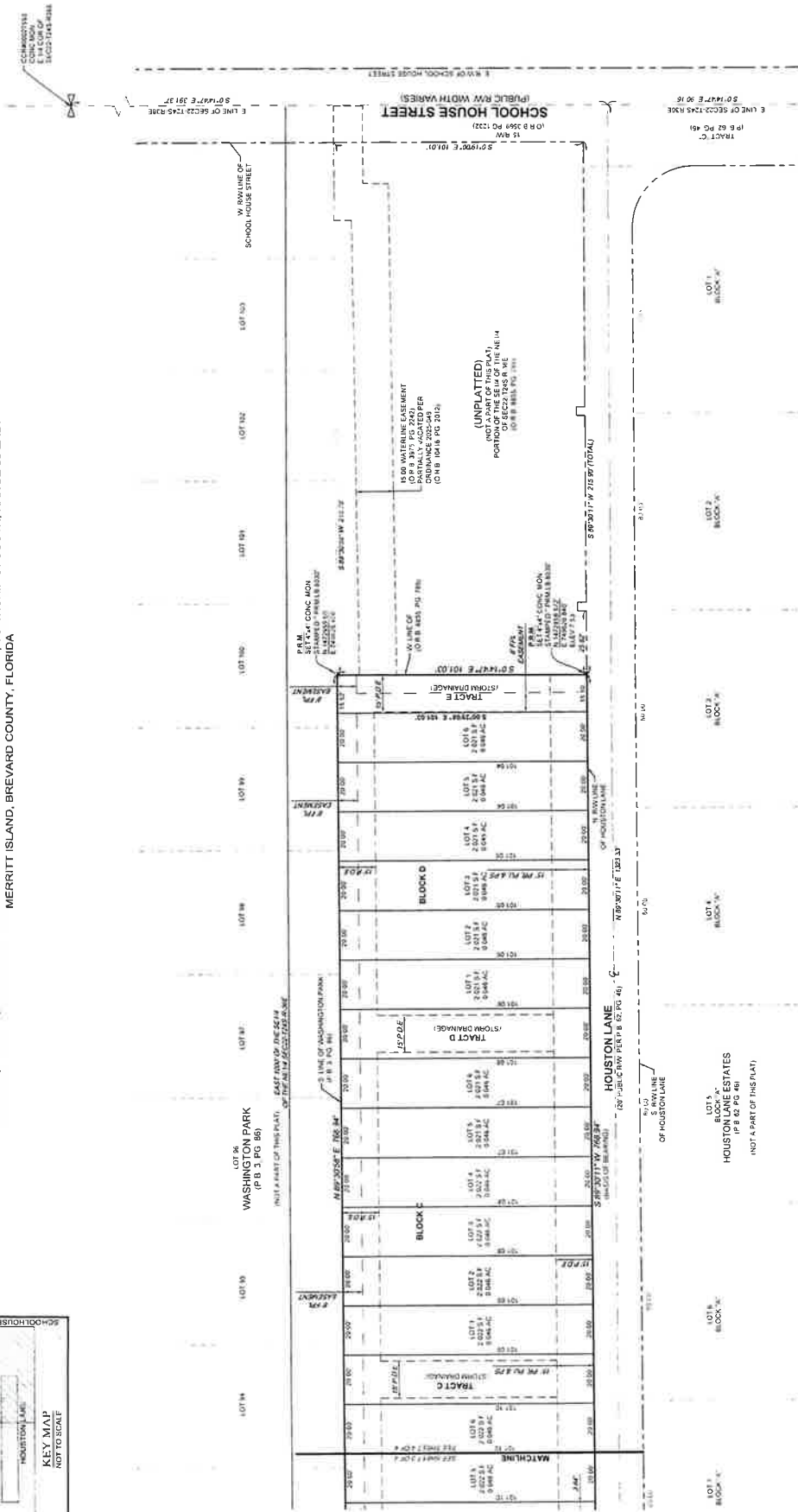
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SHEET 3 OF 4

DAVID VON NICHOLAS MESSINA JR. PER FL REGISTRATION NO. 6558

PLAT BOOK	PAGE
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SECTION 22 TOWNSHIP 24 SOUTH RANGE 36 EAST

[illegible]**LOT AREA TABLE**

LOT AREA TABLE				LOT AREA TABLE				
Parcel #	Block	LOT (sq ft)	Area (sq ft)	Parcel #	Block	LOT (sq ft)	Area (sq ft)	
1	BLOCK A	1	2,933	204	1	BLOCK C	1	2,932
2	BLOCK A	LOT 2	2,932	205	2	BLOCK C	LOT 2	2,932
3	BLOCK A	LOT 3	2,932	206	3	BLOCK C	LOT 3	2,932
4	BLOCK A	LOT 4	2,932	207	4	BLOCK C	LOT 4	2,932
5	BLOCK A	LOT 5	2,932	208	5	BLOCK C	LOT 5	2,932
6	BLOCK A	LOT 6	2,932	209	6	BLOCK C	LOT 6	2,932
7	BLOCK A	LOT 7	2,932	210	7	BLOCK C	LOT 7	2,932
8	BLOCK A	LOT 8	2,932	211	8	BLOCK C	LOT 8	2,932
9	BLOCK A	LOT 9	2,932	212	9	BLOCK C	LOT 9	2,932
10	BLOCK A	LOT 10	2,932	213	10	BLOCK C	LOT 10	2,932
11	BLOCK A	LOT 11	2,932	214	11	BLOCK C	LOT 11	2,932
12	BLOCK A	LOT 12	2,932	215	12	BLOCK C	LOT 12	2,932
13	BLOCK A	LOT 13	2,932	216	13	BLOCK C	LOT 13	2,932
14	BLOCK A	LOT 14	2,932	217	14	BLOCK C	LOT 14	2,932
15	BLOCK A	LOT 15	2,932	218	15	BLOCK C	LOT 15	2,932
16	BLOCK A	LOT 16	2,932	219	16	BLOCK C	LOT 16	2,932
17	BLOCK A	LOT 17	2,932	220	17	BLOCK C	LOT 17	2,932
18	BLOCK A	LOT 18	2,932	221	18	BLOCK C	LOT 18	2,932
19	BLOCK A	LOT 19	2,932	222	19	BLOCK C	LOT 19	2,932
20	BLOCK A	LOT 20	2,932	223	20	BLOCK C	LOT 20	2,932
21	BLOCK A	LOT 21	2,932	224	21	BLOCK C	LOT 21	2,932
22	BLOCK A	LOT 22	2,932	225	22	BLOCK C	LOT 22	2,932

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°22'11" EAST

NOTICE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL
RECORD OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE
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



INDEX OF SHEETS

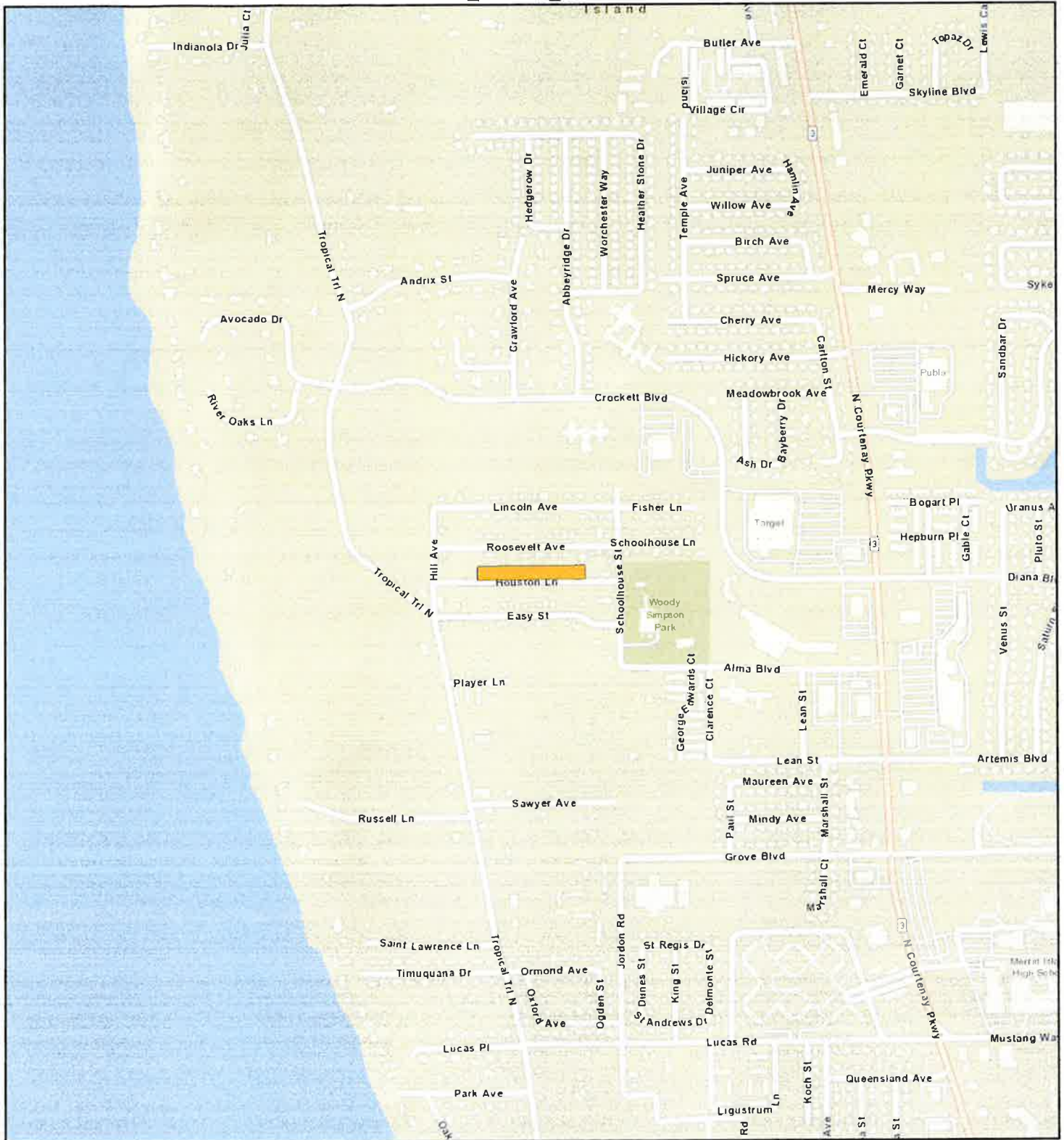
Bowman

DATE 12/4/02
DESIGN/DRAWN BY
DRAWING 011557-01 002_BANGKOK
PROJECT # 011557-01 002

SHEET 4 OF 4

LOCATION MAP

D R HORTON INC
Tax_Account_2416989



1:12,000 or 1 inch = 1,000 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/26/2025



Subject Property:
Tax Account 2416989