

Island Oaks Subdivision

A subdivision lying in Section 26, Township 24 South, Range 36 East, Brevard County, Florida.

PLAT DESCRIPTION

Commence at the Southwest corner of Section 26, Township 24 South, Range 36 East, Brevard County, Florida, and run East, along the South line of said Section 26, a distance of 811.88 feet to a point on the West line of North Tropical Trail, as recorded in O.R. Book 2965, Page 2351 of the public records of Brevard County, Florida, the POINT OF BEGINNING; thence continue East, along said South line, a distance of 240.00 feet; thence N.00°27'00"W, along a West line of ROSEDALE SUBDIVISION, SECOND ADDITION, recorded in Plat Book 17, Page 82 of said public records, a distance of 205.11 feet to an angle point; thence S.89°53'30"W, along said West line, a distance of 58.12 feet to an angle point; thence N.00°30'00"W, along said West line and along the West line of ROSEDALE SUBDIVISION, 3RD ADDITION, recorded in Plat Book 18, Page 130 of said public records, a distance of 225.32 feet to an angle point; thence N.89°50'00"W, along said West line, a distance of 158.45 feet; thence N.00°44'50"W, along said West line, a distance of 700.80 feet to a point on the South line of REPLAT OF LOTS 38 - 45 INCL., BLOCK "A" & LOTS 38 - 45 INCL., BLOCK "B" THE DOWNTOWN TRAILER HAVEN, recorded in Plat Book 14, Page 12 of said public records; thence N.89°27'45"W, along said South line, a distance of 139.13 feet to a point on the Southern extension of the East right of way line of KENZEL TERRACE; thence N.00°13'45"W, along said extension, a distance of 43.12 feet to a point on the South line of KENZEL TERRACE, recorded in Plat Book 12, Page 116 of said public records; thence S.84°37'15"W, along said South line, a distance of 337.44 feet to an angle point; thence N.89°23'45"W, along said South line, a distance of 152.46 feet to a point on the aforesaid East right of way line of North Tropical Trail, said point being on a 535.00 foot radius curve to the left; thence Southwesterly, along the arc of said curve and along said right of way line, thru a central angle of 89°07'12" to a point of tangency; thence S.41°30'00"E, along said right of way line, a distance of 144.23 feet to the point of curvature of a 585.00 foot radius curve to the right; thence Southwesterly, along the arc of said curve and along said right of way line, thru a central angle of 11°30'00" a distance of 117.42 feet to a point of tangency; thence S.30°00'00" along said right of way line, a distance of 250.97 feet to the point of curvature of a 925.00 foot radius curve to the right; thence Southwesterly, along the arc of said curve and along said right of way line, thru a central angle of 11°30'00" a distance of 217.95 feet to a point of tangency; thence S.16°30'00"E, along said right of way line, a distance of 130.00 feet to the point of curvature of a 545.00 foot radius curve to the left; thence Southwesterly, along the arc of said curve and along said right of way line, thru a central angle of 89°57'28" a distance of 89.19 feet to a point of tangency; thence S.25°27'28"E, a distance of 21.70 feet to the POINT OF BEGINNING, containing 10.381 acres.

Scale: 1" = 60'

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Joinder in Dedication: O.R. 2786 Pg. 228

Subdivision Restrictions: O.R. 2784 Pg. 220

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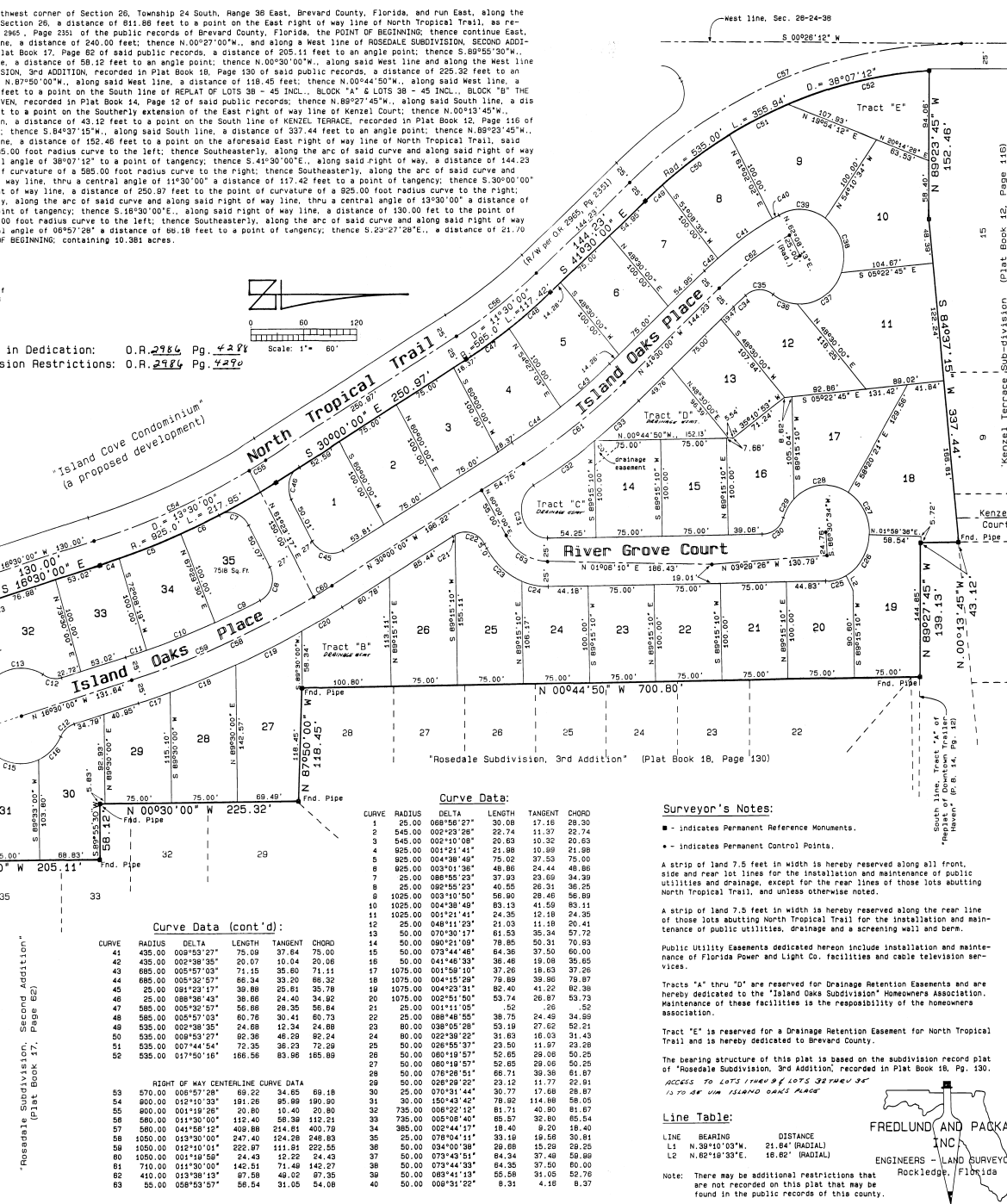
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Curve Data:

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	25.00	089°58'27"	30.08	17.16	28.30
2	545.00	002°10'08"	20.83	10.32	20.83
3	925.00	001°21'41"	21.98	10.89	21.98
4	705.00	001°49'40"	20.07	9.53	20.07
5	805.00	003°01'38"	48.86	24.44	48.86
6	25.00	089°58'27"	37.93	23.69	34.39
7	1075.00	001°50'10"	37.86	18.63	38.25
8	1025.00	003°10'50"	58.80	28.46	58.80
9	1025.00	004°38'48"	83.13	41.59	83.13
10	1075.00	002°51'50"	53.74	27.67	53.74
11	1025.00	004°11'23"	21.03	11.18	20.41
12	50.00	070°30'17"	61.53	35.34	57.72
13	50.00	080°21'00"	68.85	37.01	70.93
14	25.00	048°11'23"	21.03	11.18	20.41
15	50.00	073°44'48"	64.36	37.50	60.00
16	50.00	041°46'39"	38.48	19.08	35.85
17	1075.00	002°51'50"	53.74	27.67	53.74
18	1075.00	004°15'28"	79.89	39.88	79.87
19	1075.00	004°23'31"	82.40	41.22	82.38
20	1075.00	002°51'50"	53.74	27.67	53.74
21	25.00	001°11'00"	.52	.26	.52
22	25.00	088°46'50"	38.75	24.49	34.89
23	80.00	030°10'00"	68.85	27.62	62.21
24	80.00	002°28'22"	31.83	16.03	31.83
25	50.00	026°55'37"	23.50	11.97	23.28
26	50.00	080°10'57"	52.65	29.28	50.25
27	50.00	080°10'57"	52.65	29.28	50.25
28	50.00	078°28'51"	66.71	39.38	61.87
29	50.00	026°28'22"	23.12	11.77	22.91
30	50.00	075°10'00"	68.85	32.60	62.87
31	30.00	150°43'42"	78.92	41.88	58.05
32	735.00	008°22'12"	81.73	40.80	81.07
33	735.00	002°42'42"	85.57	32.00	82.54
34	385.00	002°44'17"	18.40	9.20	18.40
35	25.00	074°04'11"	33.18	16.58	30.81
36	50.00	034°50'00"	65.29	32.28	60.25
37	50.00	073°43'51"	84.34	37.48	58.88
38	50.00	073°44'39"	84.35	37.50	60.00
39	50.00	081°11'18"	65.58	31.05	58.78
40	50.00	008°31'22"	8.31	4.18	8.37

Curve Data (cont'd)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
41	435.00	008°53'27"	75.09	37.64	75.00
42	435.00	002°38'35"	20.07	10.04	20.06
43	885.00	005°57'03"	71.15	35.60	71.11
44	885.00	005°32'57"	66.34	33.20	66.32
45	25.00	081°53'17"	39.88	25.81	35.78
46	25.00	088°58'42"	38.68	24.40	34.82
47	585.00	005°32'57"	56.86	28.35	56.84
48	585.00	005°57'03"	60.78	30.41	60.73
49	535.00	002°38'35"	24.08	12.34	24.88
50	535.00	008°53'27"	82.36	40.28	82.34
51	535.00	007°44'54"	72.35	36.23	72.29
52	535.00	017°50'18"	166.58	83.98	165.88

RIGHT OF WAY CENTERLINE CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
53	570.00	008°57'24"	68.22	34.85	68.18
54	800.00	012°10'33"	181.26	85.96	180.80
55	800.00	001°19'28"	20.80	10.40	20.80
56	560.00	011°50'00"	112.40	58.38	112.21
57	560.00	041°58'12"	408.88	214.61	400.79
58	1050.00	019°30'00"	247.40	124.28	246.83
59	1050.00	012°10'33"	222.97	111.81	222.58
60	1050.00	001°19'28"	24.43	12.22	24.43
61	710.00	019°30'00"	142.51	71.49	142.27
62	410.00	013°08'12"	97.58	48.02	97.35
63	55.00	008°53'27"	56.54	31.05	54.68

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