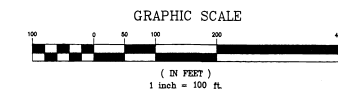
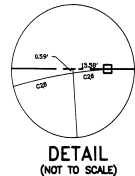
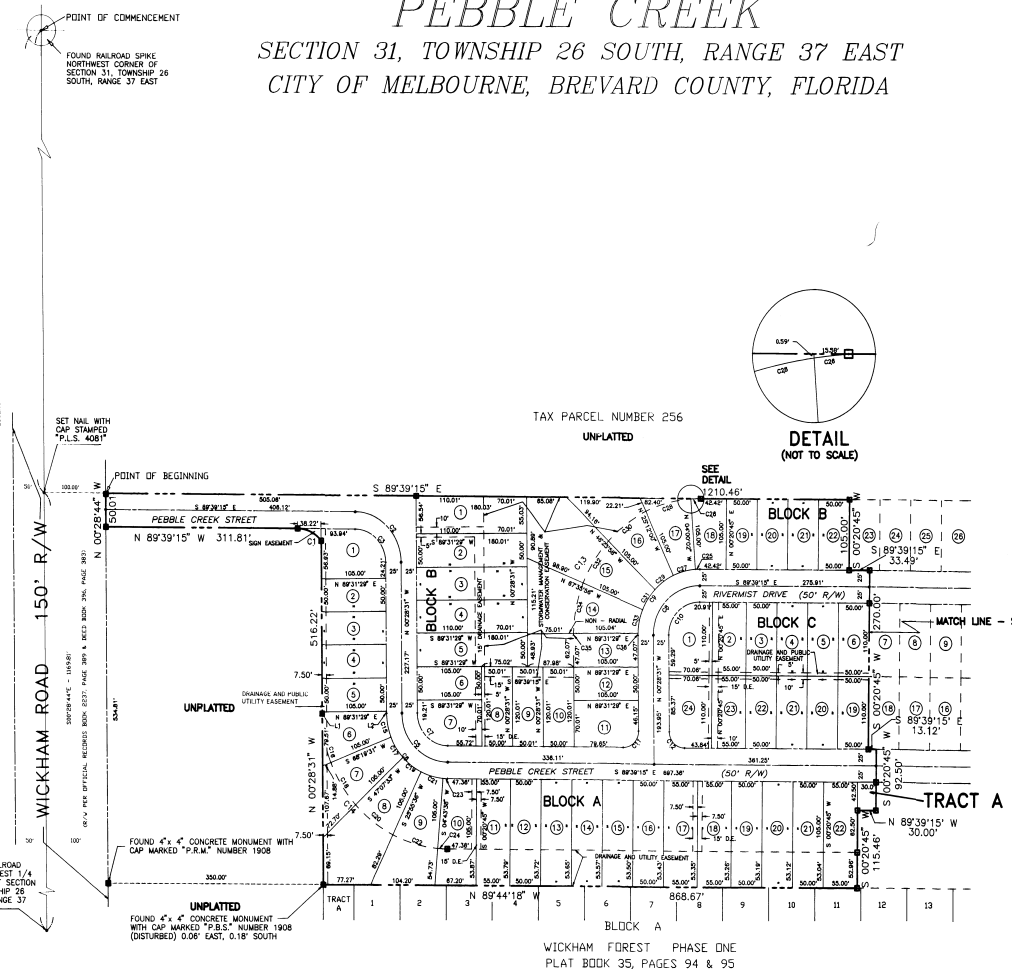


PEBBLE CREEK

SECTION 31, TOWNSHIP 26 SOUTH, RANGE 37 EAST
CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA



- GENERAL NOTES**
- BEARINGS SHOWN HEREIN ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BEING SOUTH 00°28'44" EAST, ASSUMED.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - THERE IS HEREBY RESERVED OVER AND ACROSS ALL LOTS OR TRACTS, A 100' WIDE PUBLIC UTILITY EASEMENT ABUTTING STREET RIGHTS-OF-WAY UNLESS OTHERWISE NOTED.
 - THERE IS HEREBY RESERVED A 100 FT. WIDE DRAINAGE EASEMENT OVER AND ACROSS THE FOLLOWING LOTS: BLOCK A ADJACENT TO AND ABUTTING NORTHERLY OF THE NORTH LINE OF THE UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREIN UNLESS OTHERWISE NOTED. BLOCK B ALONG ALL REAR LOT LINES AND/OR ADJACENT TO AND OUTSIDE OF THE EXTERIOR BORDER OF THE STORMWATER MANAGEMENT AND CONSERVATION EASEMENTS DEPICTED HEREIN UNLESS OTHERWISE NOTED. AND ADJACENT TO AND ABUTTING NORTHERLY OF THE NORTH LINE OF THE UTILITY AND DRAINAGE EASEMENT AS SHOWN HEREIN UNLESS OTHERWISE NOTED.
 - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES OF AN ELECTRIC, GAS, TELEPHONE 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.
 - THE STORMWATER MANAGEMENT & CONSERVATION EASEMENTS, THE DRAINAGE AND UTILITY EASEMENTS, AND THE SIGN EASEMENT DEPICTED HEREIN SHALL BE MAINTAINED BY THE PEBBLE CREEK HOMEOWNERS ASSOCIATION.
 - TRACT A SHALL BE RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SANITARY SEWER LIFT STATION AND IS HEREBY DEDICATED TO BREVARD COUNTY.
 - DECLARATION OF RESTRICTIONS APPLICABLE TO ALL LOTS IN THIS SUBDIVISION IS BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.
 - UNLESS OTHERWISE NOTED, ALL LOT LINES ARE RADIAL.
 - TRACT B SHALL BE RESERVED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A DRAINAGE RETENTION AREA AND WILL BE MAINTAINED BY THE PEBBLE CREEK HOMEOWNERS ASSOCIATION.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	50.00'	43.91'	23.49'	42.52'	N 84°28'38" W	89°19'19"
C02	75.00'	119.74'	73.93'	109.30'	N 45°03'53" E	89°10'44"
C03	50.00'	77.87'	49.29'	70.20'	N 45°03'53" E	89°10'44"
C04	100.00'	155.85'	98.58'	140.40'	N 45°03'53" E	89°10'44"
C05	75.00'	119.74'	73.93'	109.30'	S 45°03'53" E	89°10'44"
C06	100.00'	155.85'	98.58'	140.40'	S 45°03'53" E	89°10'44"
C07	50.00'	77.87'	49.29'	70.20'	S 45°03'53" E	89°10'44"
C08	75.00'	119.88'	76.08'	106.82'	S 44°59'07" E	89°49'16"
C09	100.00'	156.51'	101.44'	142.43'	S 44°59'07" E	89°49'16"
C10	50.00'	78.28'	50.72'	71.22'	S 44°59'07" E	89°49'16"
C11	200.00'	336.93'	205.36'	316.81'	N 44°59'07" E	89°49'16"
C12	200.00'	336.91'	205.36'	316.79'	S 44°59'07" E	89°49'16"
C13	100.00'	167.00'	107.00'	157.00'	N 44°59'07" E	89°49'16"
C14	200.00'	319.08'	202.08'	297.83'	S 45°03'53" E	89°10'44"
C15	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C16	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C17	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C18	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C19	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C20	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C21	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C22	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C23	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C24	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C25	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C26	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C27	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C28	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C29	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C30	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C31	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C32	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C33	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C34	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C35	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C36	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C37	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C38	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C39	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C40	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C41	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C42	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C43	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C44	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C45	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C46	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C47	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C48	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C49	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C50	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C51	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C52	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C53	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C54	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C55	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C56	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C57	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C58	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"
C59	100.00'	167.00'	107.00'	157.00'	S 44°59'07" E	89°49'16"
C60	200.00'	319.08'	202.08'	297.83'	N 44°59'07" E	89°49'16"

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°28'31" W	2.96'
L2	N 00°28'31" W	2.96'

LEGEND

- = 4" x 4" CONCRETE MONUMENT SET WITH CAP MARKED "P.B.M." (PERMANENT REFERENCE MONUMENT)
- OR "P.C.P." (PERMANENT CONTROL POINT)
- * = P.L.S. (PROFESSIONAL LAND SURVEYOR) NUMBER 4081 (UNLESS OTHERWISE NOTED)
- = STEEL CAP SET MARKED "P.C.P." (PERMANENT CONTROL POINT)
- = P.L.S. (PROFESSIONAL LAND SURVEYOR) NUMBER 4081
- D.E. = DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- (N.R.) = NON - RADIAL

THIS PLAT PREPARED BY

B.S.E. CONSULTANTS, INC.
CONSULTING, ENGINEERING, LAND SURVEYING
312 S. Harbor City Blvd., Suite 4, Melbourne, Florida 32907