

PEBBLE CREEK

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

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	118.54'	75.73'	108.98'	N 45°04'03" E	90°33'37"
C2	100.00'	148.03'	100.88'	142.11'	N 45°04'03" E	90°33'37"
C3	50.00'	79.03'	50.48'	71.58'	N 45°04'03" E	90°33'37"
C4	75.00'	117.08'	74.38'	105.95'	N 45°55'56" W	89°28'27"
C5	100.00'	156.11'	99.03'	140.73'	N 45°55'56" W	89°28'27"
C6	50.00'	78.04'	49.02'	70.37'	N 45°55'56" W	89°28'27"
C7	75.00'	118.54'	75.73'	108.98'	S 45°04'03" W	90°33'37"
C8	100.00'	156.05'	100.88'	142.11'	S 45°04'03" W	90°33'37"
C9	50.00'	78.03'	50.48'	71.58'	S 45°04'03" W	90°33'37"
C10	75.00'	116.14'	73.83'	106.90'	S 45°04'03" W	90°33'37"
C11	100.00'	155.45'	98.58'	140.40'	S 45°04'03" W	90°33'37"
C12	50.00'	77.89'	49.18'	70.30'	S 45°04'03" W	90°33'37"
C13	75.00'	116.83'	74.58'	105.81'	N 45°04'03" E	90°33'37"
C14	25.00'	38.91'	24.84'	35.10'	S 45°04'03" E	89°10'44"
C15	25.00'	39.51'	25.44'	35.67'	S 45°04'03" E	89°10'44"
C16	25.00'	39.03'	24.78'	35.18'	S 45°55'56" E	89°28'27"
C17	208.00'	119.88'	207.98'	207.98'	S 45°04'03" E	89°10'44"
C18	208.00'	324.00'	207.98'	281.32'	S 45°04'03" E	90°33'37"
C19	208.00'	324.00'	207.98'	281.32'	S 45°04'03" E	90°33'37"
C20	100.00'	1.68'	10.88'	21.83'	N 84°18'09" E	90°33'37"
C21	208.00'	44.44'	22.31'	44.32'	N 84°18'09" E	172°51'11"
C22	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C23	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C24	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C25	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C26	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C27	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"

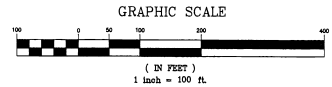
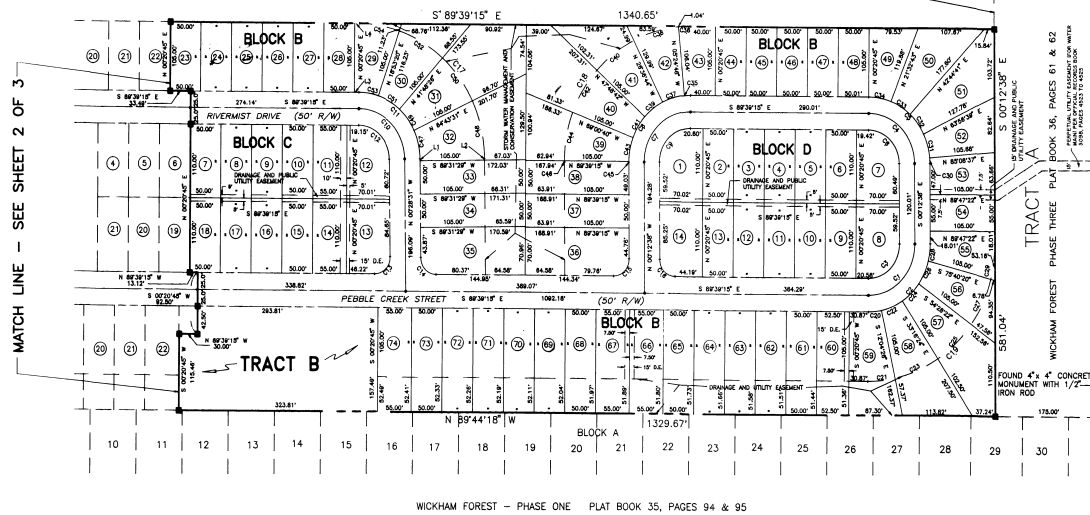
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C28	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C29	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C30	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C31	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C32	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C33	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C34	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C35	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C36	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C37	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C38	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C39	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C40	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C41	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C42	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C43	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C44	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C45	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C46	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C47	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C48	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C49	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C50	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C51	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C52	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"
C53	100.00'	37.00'	18.71'	36.79'	N 87°19'15" W	211°11'58"
C54	208.00'	75.85'	38.38'	75.42'	N 87°19'15" W	211°11'58"

TAX PARCEL NUMBER 256

UNPLATTED

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 37 EAST



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BEING SOUTH 89°28'44" EAST, ASSUMED.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THERE IS HEREBY RESERVED DIVER AND ACROSS ALL LOTS OR TRACTS A 120" WIDE PUBLIC UTILITY EASEMENT ABUTTING STREET RIGHTS-OF-WAYS UNLESS OTHERWISE NOTED.
- THERE IS HEREBY RESERVED A 10.0 FT. WIDE DRAINAGE EASEMENT DIVER 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 THE 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.

LEGEND

- = 4" x 4" CONCRETE MONUMENT SET WITH CAP
- MARKED "P.R.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

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°58'31" E	1.50'
L2	S 00°58'31" E	7.04'
L3	S 89°28'15" E	7.64'
L4	S 89°28'15" E	7.64'