

MAGNOLIA LAKES PHASE 2-3

A REPLAT OF A PORTION OF TRACT G MAGNOLIA LAKES PHASE ONE
SECTION 23, TOWNSHIP 27 SOUTH, RANGE 36 EAST
CITY OF MELBOURNE, COUNTY OF BREVARD

MAGNOLIA LAKES PHASE ONE
REMAINDER OF TRACT G
FUTURE DEVELOPMENT
PLAT BOOK 43, PAGES 60-61

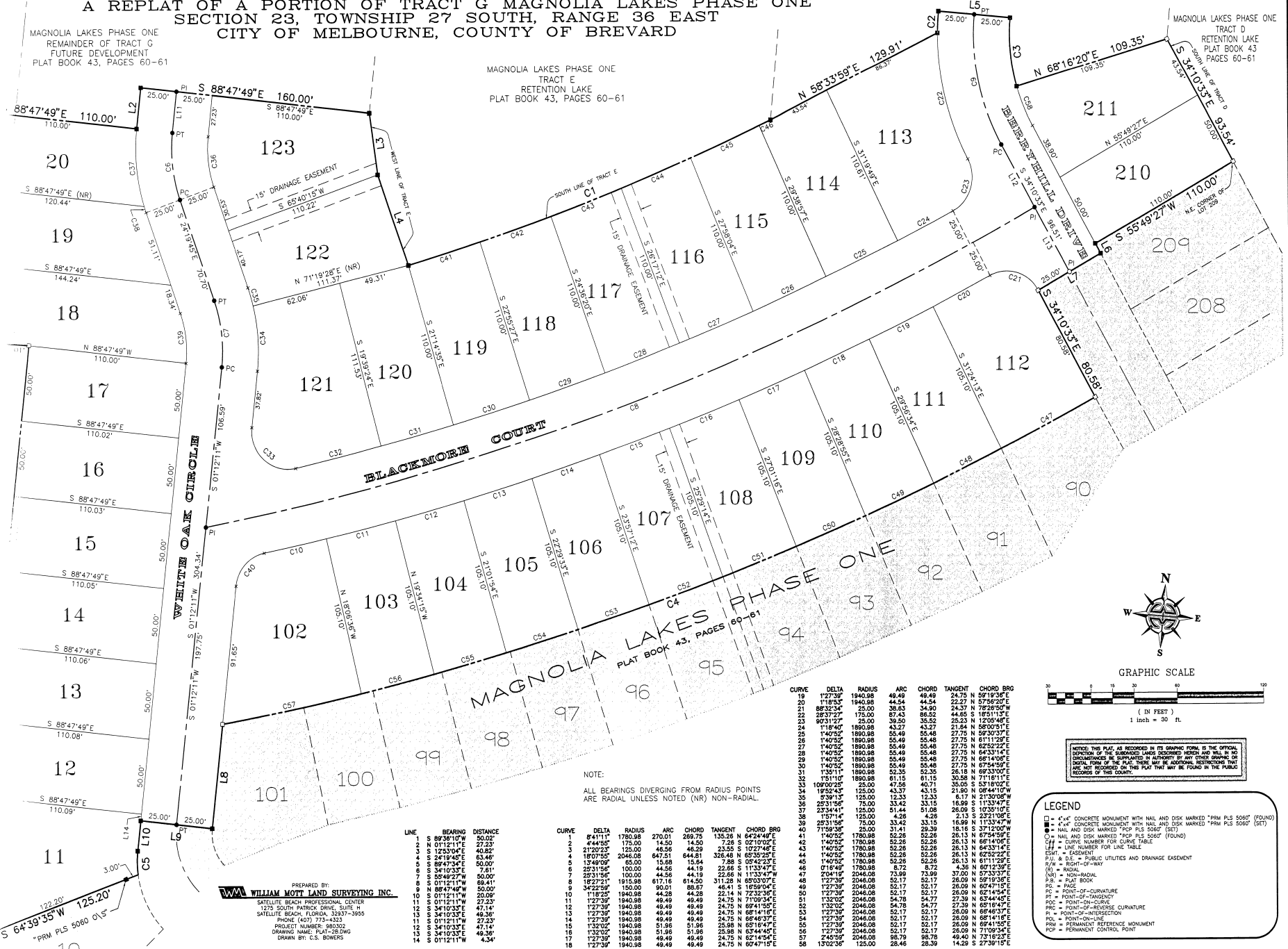
PLAT BOOK 44 PAGE 44

SHEET 2 OF 2
SECTION 23 TWP. 27 S., RANGE 36 E.

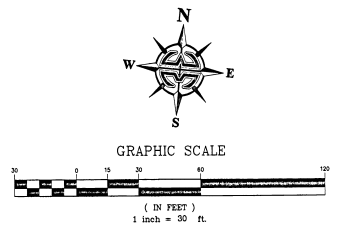
MAGNOLIA LAKES PHASE ONE
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MAGNOLIA LAKES PHASE ONE
TRACT E
RETENTION LAKE
PLAT BOOK 43, PAGES 60-61

MAGNOLIA LAKES PHASE ONE
TRACT D
RETENTION LAKE
PLAT BOOK 43
PAGES 60-61



NOTE:
ALL BEARINGS DIVERGING FROM RADIUS POINTS
ARE RADIAL UNLESS NOTED (NR) NON-RADIAL.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEFINITION OF THE BOUNDARIES, DIMENSIONS AND AREA OF THE LAND AND SHALL BE
CONSIDERED AS SUPERVISED BY A SURVEYOR. ANY OTHER COPIES OF THIS PLAT
WHICH ARE NOT RECORDED IN ITS GRAPHIC FORM SHALL BE VOID AND SHALL NOT BE
RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

- = 4" x 4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PMN PLS 5000" (FOUND)
- = 4" x 4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PMN PLS 5000" (SET)
- = NAIL AND DISK MARKED "PCP PLS 5000" (SET)
- = NAIL AND DISK MARKED "PCP PLS 5000" (FOUND)
- C# = CURVE NUMBER FOR CURVE TABLE
- L# = LINE NUMBER FOR LINE TABLE
- ESMT = EASEMENT
- P/W & D/E = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- (R) = RADIAL
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- P.C. = PAGE
- P.C. = POINT-OF-CURVATURE
- P.I. = POINT-OF-INTERSECTION
- P.R.C. = POINT-OF-REVERSE CURVATURE
- P.O.L. = POINT-ON-LINE
- P.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT

PREPARED BY:
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SATELLITE BEACH PROFESSIONAL CENTER
1275 SOUTH PATRIOT DRIVE, SUITE H
SATELLITE BEACH, FLORIDA, 32937-3655
PHONE (407) 773-4323
PROJECT NUMBER: 980302
DRAWING NAME: PLAT-28.TWG
DRAWN BY: C.S. BOWERS

LINE	BEARING	DISTANCE
1	S 89°38'10"W	50.00'
2	N 01°12'11"E	27.23'
3	S 123°00'E	40.82'
4	S 241°04'E	63.46'
5	S 88°47'49"E	50.00'
6	S 341°03"E	7.81'
7	S 88°47'49"E	50.00'
8	S 01°12'11"W	68.41'
9	S 88°47'49"E	50.00'
10	S 01°12'11"W	20.00'
11	S 01°12'11"W	27.23'
12	S 341°03"E	47.14'
13	S 341°03"E	47.14'
14	S 01°12'11"W	27.23'
15	S 341°03"E	47.14'
16	S 341°03"E	49.36'
17	S 01°12'11"W	4.34'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRO
1	8°11'11"	1700.98	270.01	289.75	135.28	N 62°44'E
2	4°44'55"	175.00	14.50	14.50	7.28	S 02°10'22"E
3	21°02'33"	125.00	40.56	48.29	23.55	S 107°49'E
4	18°07'55"	2046.08	647.31	644.81	326.48	N 65°35'25"E
5	13°49'09"	85.00	15.68	15.64	7.88	S 59°42'35"E
6	25°31'56"	100.00	44.26	44.19	22.66	S 113°47'E
7	25°31'56"	100.00	44.26	44.19	22.66	S 113°47'E
8	18°22'11"	1915.98	617.16	614.50	311.08	N 63°03'02"E
9	34°22'59"	150.00	90.01	88.67	46.41	S 185°04'E
10	11°05'11"	1940.98	44.28	44.28	22.14	N 73°03'02"E
11	12°27'39"	1940.98	49.49	49.49	24.75	N 71°09'34"E
12	12°27'39"	1940.98	49.49	49.49	24.75	N 69°41'15"E
13	12°27'39"	1940.98	49.49	49.49	24.75	N 68°40'37"E
14	12°27'39"	1940.98	49.49	49.49	24.75	N 67°40'37"E
15	12°27'39"	1940.98	49.49	49.49	24.75	N 66°40'37"E
16	12°27'39"	1940.98	49.49	49.49	24.75	N 65°40'37"E
17	12°27'39"	1940.98	49.49	49.49	24.75	N 64°40'37"E
18	12°27'39"	1940.98	49.49	49.49	24.75	N 63°40'37"E