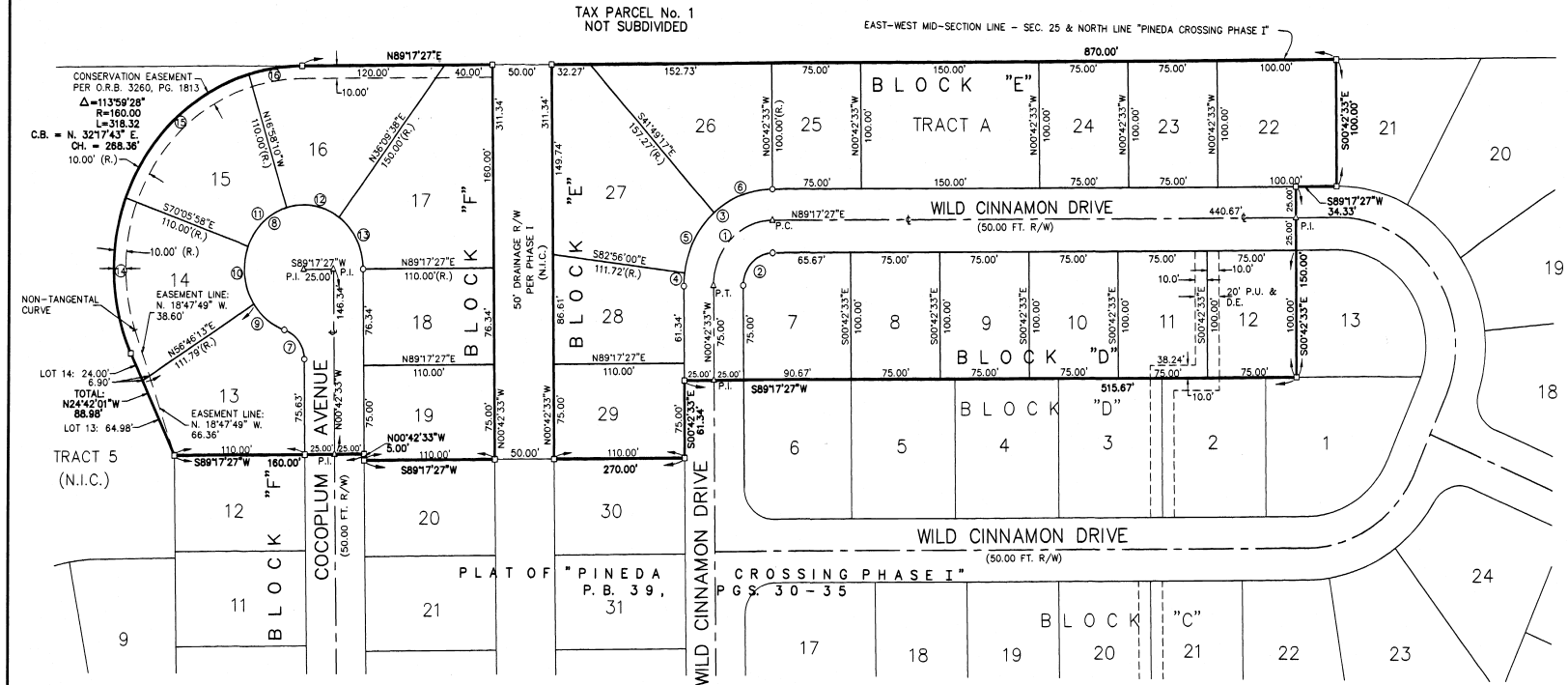


PINEDA CROSSING PHASE V

A REPLAT OF TRACTS "1A" AND "1B" OF THE PLAT OF "PINEDA CROSSING PHASE I" PER PLAT BOOK 39, PAGES 30 THROUGH 35 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 36 EAST.



TAX PARCEL No. 1
NOT SUBDIVIDED

EAST-WEST MID-SECTION LINE - SEC. 25 & NORTH LINE "PINEDA CROSSING PHASE I"

CONSERVATION EASEMENT
PER O.R.B. 3260, PG. 1813
 $\Delta = 113^{\circ}59'28"$
 $R = 160.00$
 $L = 318.32$
 $CH. = 268.36'$
 $C.B. = N. 32^{\circ}17'43" E.$
 $10.00' (R.)$

NON-TANGENTIAL CURVE

LOT 14: 24.00'
5.90'
TOTAL
N24°42'01"W
88.98'

LOT 13: 64.98'
EASEMENT LINE:
N. 18°47'49" W.
66.36'

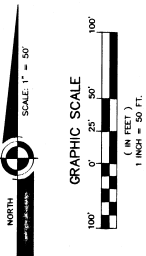
TRACT 5
(N.I.C.)

LEGEND

- B-MEG BUSSEN-MAYER ENGINEERING GROUP, INC.
- C.M. CONCRETE MONUMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- L.S. LAND SURVEYOR
- (TYP.) TYPICAL
- P.I. POINT-OF-INTERSECTION
- P.C. POINT-OF-CURVATURE
- P.T. POINT-OF-TANGENCY
- P.R.C. POINT-OF-REVERSE-CURVATURE
- R CURVATURE
- RADIUS CURVE
- Δ CENTRAL ANGLE
- L ARC LENGTH
- C.B. CHORD BEARING
- CH CHORD
- (N.R.) NON-RADIAL LINE
- (R) RADIAL LINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- ☐ CENTERLINE
- (N.I.C.) NOT INCLUDED
- P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

LOT AREA TABLE					
LOT/BLOCK	AC. ±	S.F. ±	LOT/BLOCK	AC. ±	S.F. ±
TRACT A	0.34	15,000.00	26/E	0.26	11,345.55
7/D	0.21	8932.50	27/E	0.34	14,656.91
8/D	0.21	8932.50	28/E	0.20	8,702.99
9/D	0.21	8932.50	29/E	0.19	8,250.00
10/D	0.21	8932.50	13/F	0.27	11,918.98
11/D	0.21	8932.50	14/F	0.25	10,724.46
12/D	0.21	8932.50	15/F	0.25	10,710.26
22/E	0.23	10,000.00	16/F	0.28	12,073.45
23/E	0.17	7,500.00	17/F	0.34	14,840.88
24/E	0.17	7,500.00	18/F	0.19	8,297.92
25/E	0.17	7,500.00	19/F	0.19	8,250.00

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
1	90°00'00"	50.00'	78.54'	S44°17'27"W	70.71'	50.00'
2	90°00'00"	25.00'	39.27'	S44°17'27"W	35.36'	25.00'
3	90°00'00"	75.00'	111.81'	S44°17'27"W	106.07'	75.00'
4	74°36'33"	75.00'	10.18'	S03°10'43"W	10.17'	5.10'
5	41°06'44"	75.00'	53.82'	S27°37'21"W	52.67'	28.12'
6	41°06'44"	75.00'	53.82'	S88°44'05"W	52.67'	28.12'
7	70°31'44"	25.00'	30.77'	N35°58'25"W	28.87'	17.68'
8	25°01'44"	50.00'	218.63'	S54°01'35"W	81.65'	(-70.71)'
9	38°00'30"	50.00'	33.17'	S52°14'02"E	32.56'	17.22'
10	53°07'48"	50.00'	46.36'	S06°39'53"E	44.72'	25.00'
11	53°07'48"	50.00'	46.36'	S46°27'56"W	44.72'	25.00'
12	53°07'48"	50.00'	46.36'	N80°24'16"W	44.72'	25.00'
13	53°07'48"	50.00'	46.36'	N27°16'27"W	44.72'	25.00'
14	44°36'03"	160.00'	124.55'	S02°24'00"E	121.43'	65.62'
15	53°07'48"	160.00'	148.37'	S46°27'56"W	143.11'	80.00'
16	161°5'37"	160.00'	145.41'	S81°09'39"W	45.25'	22.86'



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