

# OAK GROVE AT WEST MELBOURNE PHASE ONE

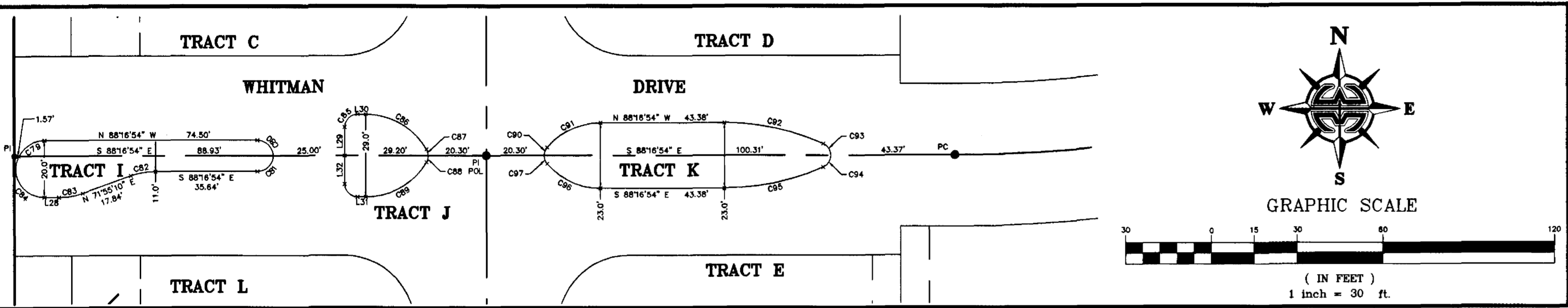
PREPARED BY:  
**WILLIAM MOTT LAND SURVEYING INC.**

A REPLAT OF PORTIONS OF LOTS 25, 26, 27, 28 AND 29, FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 164  
 SECTION 17, TOWNSHIP 28 SOUTH, RANGE 37 EAST, CITY OF WEST MELBOURNE, COUNTY OF BREVARD, FLORIDA

SATELLITE BEACH PROFESSIONAL CENTER  
 1275 SOUTH PATRICK DRIVE, SUITE H  
 SATELLITE BEACH, FLORIDA, 32937-3955  
 PHONE (321) 773-4323  
 PROJECT NUMBER: 2020327  
 DRAWING NAME: OAK GROVE-PH1.DWG  
 DRAWN BY: DANIEL D. GARNER P.S.M. 6189

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

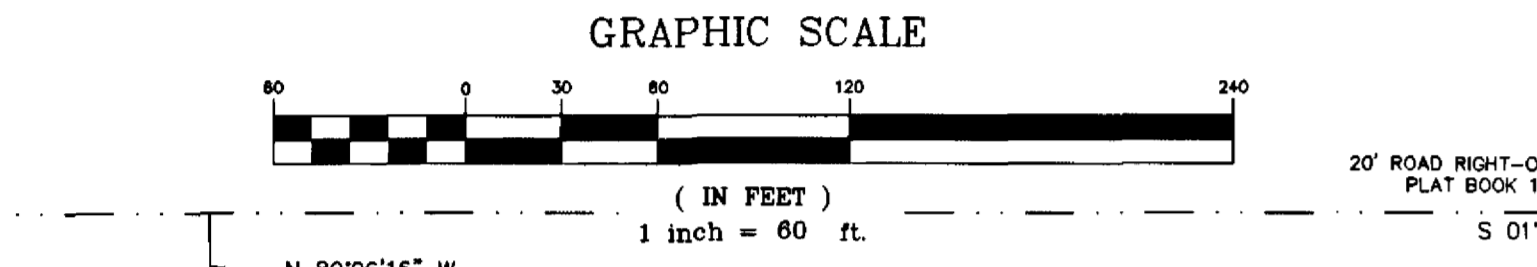
NOTE:  
 PRIOR TO THE RELEASE OF THE PERFORMANCE BOND,  
 ALL LOT CORNER MONUMENTATION WILL BE SET AS  
 1/2" IRON RODS WITH CAPS MARKED "LB 360B".



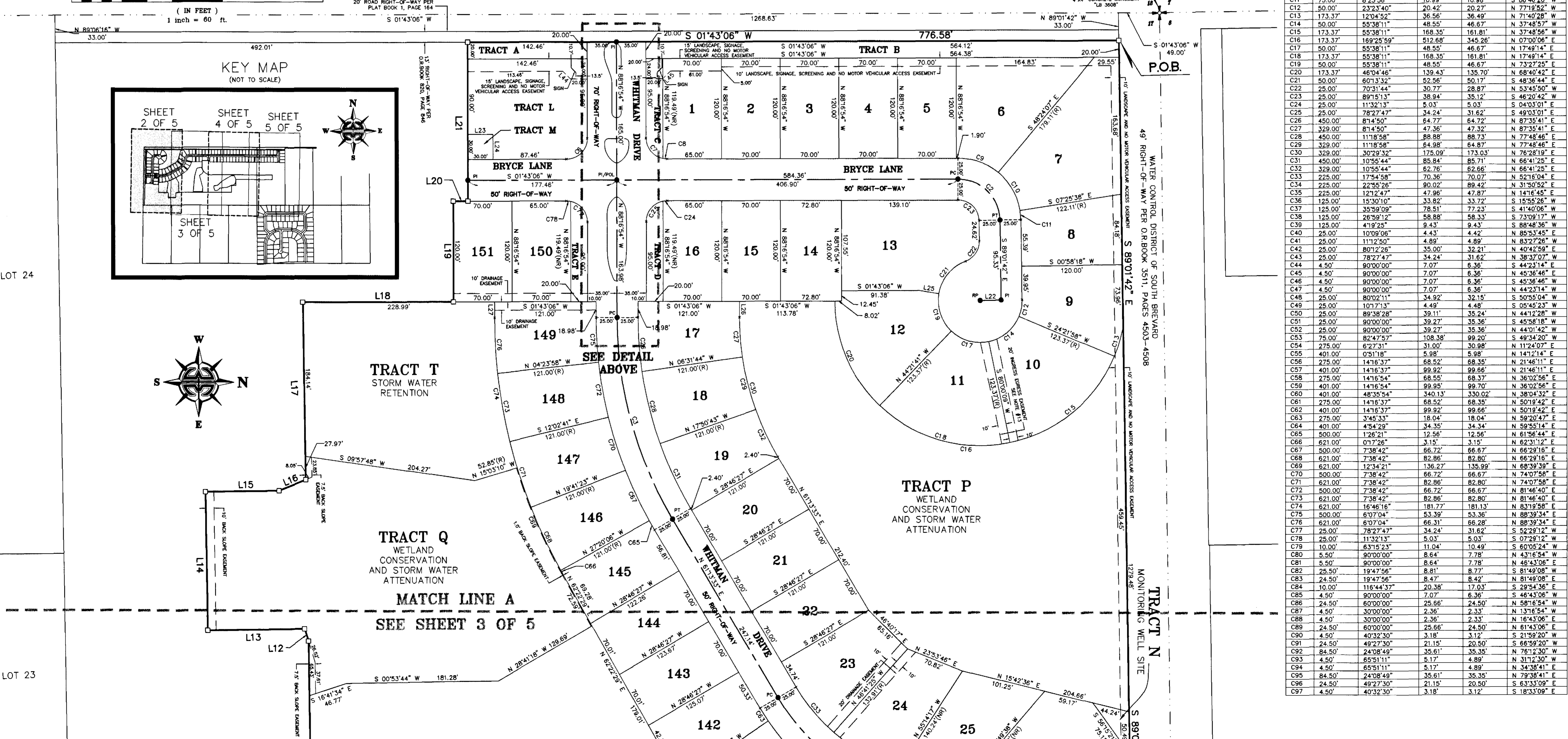
**LEGEND:**

- 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM PLS 5060" (SET)
- 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM PLS 5060" (FOUND)
- NAIL AND DISK MARKED "PCP PLS 5060" (SET)
- NAIL AND DISK MARKED "PCP PLS 5060" (FOUND)
- NAIL AND DISK MARKED "PRM PLS 5060" (SET)
- NAIL AND DISK MARKED "PRM PLS 5060" (FOUND)
- PUBLIC UTILITIES AND DRAINAGE EASEMENT
- CURVE NUMBER FOR CURVE TABLE
- LINE NUMBER FOR LINE TABLE
- RIGHT-OF-WAY
- PLAT BOOK
- PAGE
- RADIUS POINT
- POINT-ON-LINE
- POINT-ON-CURVE
- POINT-OF-INTERSECTION
- POINT-OF-TANGENCY
- POINT-OF-CURVATURE
- POINT-OF-REVERSE CURVATURE
- POINT-OF-COMPOUND CURVATURE
- POINT-OF-BEGINNING
- POINT-OF-COMMENCEMENT
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- NON-RADIAL
- EASEMENT
- OFFICIAL RECORDS BOOK
- HOME OWNERS ASSOCIATION
- LICENSED BUSINESS
- PROFESSIONAL LAND SURVEYOR
- PROFESSIONAL SURVEYOR AND MAPPER
- RADIUS
- DELTA
- LENGTH
- CHORD DISTANCE
- CHORD BEARING

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	120.00'	N 89°23'41" W	L23	30.00'	S 01°43'06" W
L2	10.35'	N 00°58'46" E	L24	30.00'	N 88°16'54" W
L3	27.38'	N 00°58'18" E	L25	25.00'	N 11°16'30" E
L4	170.00'	N 89°01'42" W	L26	18.98'	N 88°16'54" W
L5	157.24'	S 00°58'18" W	L27	18.98'	N 88°16'54" W
L6	66.88'	S 88°24'03" W	L28	5.14'	S 88°16'54" E
L7	104.65'	S 00°36'46" W	L29	10.00'	S 01°43'06" W
L8	137.94'	S 00°53'44" W	L30	2.88'	N 88°16'54" E
L9	5.80'	N 58°37'04" W	L31	2.88'	S 88°16'54" E
L10	93.09'	N 89°06'16" W	L32	10.00'	S 01°43'06" W
L11	155.00'	S 00°53'44" W	L33	20.12'	S 00°53'44" W
L12	15.19'	N 74°28'12" E	L34	20.12'	S 00°53'44" W
L13	115.71'	S 00°53'44" W	L35	27.78'	S 74°57'56" W
L14	165.00'	N 89°06'16" W	L36	18.51'	N 41°19'19" W
L15	87.81'	N 00°53'44" E	L37	30.74'	N 17°44'28" E
L16	34.55'	N 20°22'21" W	L38	20.17'	N 54°51'30" E
L17	212.11'	N 89°06'16" W	L39	37.86'	N 06°39'44" W
L18	179.99'	N 01°43'06" E	L40	25.78'	S 58°00'14" E
L19	120.00'	N 88°16'54" W	L41	34.88'	S 26°57'56" E
L20	17.54'	N 01°43'06" E	L42	7.57'	N 78°45'13" E
L21	190.00'	N 88°16'54" W	L43	29.83'	S 65°40'37" W
L22	25.00'	S 00°58'18" W	L44	12.73'	N 48°43'06" E
			L45	12.73'	S 43°16'54" E



## HOLLYWOOD BOULEVARD



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	198.00'	78°31'02"	276.77'	254.24'	S 48°06'42" E
C2	50.00'	89°15'13"	77.89'	70.25'	S 46°20'42" W
C3	475.00'	30°29'32"	252.79'	249.82'	N 76°28'19" E
C4	250.00'	53°03'12"	231.49'	223.31'	N 34°41'57" E
C5	100.00'	82°47'57"	144.51'	132.26'	S 49°34'20" W
C6	25.00'	90°00'00"	39.27'	35.36'	N 43°16'54" W
C7	25.00'	78°27'47"	34.24'	31.62'	N 52°29'12" E
C8	25.00'	11°32'13"	5.03'	5.03'	N 07°29'12" E
C9	75.00'	39°52'48"	52.20'	51.16'	S 21°39'29" W
C10	75.00'	40°58'29"	53.64'	52.50'	S 62°05'08" W
C11	75.00'	8°23'56"	10.99'	10.98'	S 86°46'20" W
C12	50.00'	23°23'40"	20.42'	20.27'	N 77°19'52" W
C13	173.37'	71°04'52"	185.56'	168.49'	N 71°40'59" W
C14	50.00'	55°38'11"	48.55'	46.67'	N 37°48'57" W
C15	173.37'	55°38'11"	168.35'	161.81'	N 37°48'56" W
C16	173.37'	169°25'59"	512.68'	345.26'	N 07°00'06" E
C17	50.00'	55°38'11"	48.55'	46.67'	N 17°49'14" W
C18	173.37'	55°38'11"	168.35'	161.81'	N 17°49'14" W
C19	50.00'	55°38'11"	48.55'	46.67'	N 73°27'25" E
C20	173.37'	46°04'46"	139.43'	135.70'	N 68°40'42" E
C21	50.00'	60°13'32"	52.56'	50.17'	S 48°36'44" E
C22	25.00'	70°31'44"	30.77'	28.87'	N 53°45'50" W
C23	25.00'	89°15'13"	38.94'	35.12'	S 46°20'42" W
C24	25.00'	11°32'13"	5.03'	5.03'	S 04°03'01" E
C25	25.00'	78°27'47"	34.24'	31.62'	N 48°03'01" E
C26	450.00'	81°45'00"	64.77'	64.72'	N 87°35'41" E
C27	329.00'	81°45'00"	47.36'	47.32'	N 87°35'41" E
C28	450.00'	111°18'58"	88.88'	88.73'	N 77°48'46" E
C29	329.00'	111°18'58"	64.98'	64.87'	N 77°48'46" E
C30	329.00'	30°29'32"	175.09'	173.03'	N 76°28'19" E
C31	450.00'	10°55'44"	85.84'	85.71'	N 66°41'25" E
C32	329.00'	10°55'44"	62.76'	62.66'	N 66°41'25" E
C33	225.00'	17°54'58"	70.36'	70.07'	N 52°16'04" E
C34	225.00'	22°55'26"	90.02'	89.42'	N 31°50'52" E
C35	225.00'	12°24'47"	47.86'	47.87'	N 14°16'42" E
C36	125.00'	15°30'10"	33.82'	33.72'	S 15°52'26" W
C37	125.00'	35°59'09"	78.51'	77.23'	S 41°40'06" W
C38	125.00'	26°59'12"	58.88'	58.33'	S 73°09'17" W
C39	125.00'	41°9'25"	9.43'	9.43'	S 88°48'36" W
C40	25.00'	10°09'06"	4.43'	4.42'	N 85°53'45" E
C41	25.00'	11°12'50"	4.89'	4.89'	N 83°27'26" W
C42	25.00'	80°12'26"	35.00'	32.21'	N 40°42'59" E
C43	25.00'	78°27'47"	34.24'	31.62'	N 38°37'07" W
C44	4.50'	90°00'00"	7.07'	6.36'	S 44°23'14" E
C45	4.50'	90°00'00"	7.07'	6.36'	N 45°36'46" E
C46	4.50'	90°00'00"	7.07'	6.36'	S 45°36'46" W
C47	4.50'	90°00'00"	7.07'	6.36'	N 44°23'14" W
C48	25.00'	80°00'00"	34.92'	32.15'	S 50°55'04" W
C49	25.00'	107°13'	4.49'	4.48'	S 05°45'23" W
C50	25.00'	89°38'28"	39.11'	35.24'	N 44°12'28" W
C51	25.00'	90°00'00"	39.27'	35.36'	S 45°58'18" W
C52	25.00'	90°00'00"	39.27'	35.36'	N 44°01'42" W
C53	75.00'	82°47'57"	108.38'	99.20'	S 49°34'20" W
C54	275.00'	6°27'31"	31.00'	30.98'	N 11°24'07" E
C55	401.00'	0°51'18"	5.98'	5.98'	N 14°12'14" E
C56	275.00'	14°16'37"	68.52'	68.35'	N 21°46'11" E
C57	401.00'	14°16'37"	99.92'	99.66'	N 21°46'11" E
C58	275.00'	14°16'54"	68.55'	68.37'	N 38°02'56" E
C59	401.00'	14°16'54"	99.95'	99.70'	N 38°02'56" E
C60	401.00'	48°35'54"	340.13'	330.02'	N 38°04'32" E
C61	275.00'	14°16'37"	68.52'	68.35'	N 50°19'42" E
C62	401.00'	14°16'37"	99.92'	99.66'	N 50°19'42" E
C63	275.00'	3°45'33"	18.04'	18.04'	N 59°20'47" E
C64	401.00'	4°54'29"	34.35'	34.34'	N 59°55'14" E
C65	500.00'	1°26'21"	12.56'	12.56'	N 61°56'44" E
C66	621.00'	0°17'26"	3.15'	3.15'	N 62°31'12" E
C67	500.00'	7°38'42"	66.72'	66.67'	N 66°29'16" E
C68	621.00'	7°38'42"	82.86'	82.80'	N 66°29'16" E
C69	621.00'	12°34'21"	136.27'	135.99'	N 68°59'59" E
C70	500.00'	7°38'42"	66.72'	66.67'	N 74°07'58" E
C71	621.00'	7°38'42"	82.86'	82.80'	N 74°07'58" E
C72	500.00'	7°38'42"	66.72'	66.67'	N 81°46'40" E
C73	621.00'	7°38'42"	82.86'	82.80'	N 81°46'40" E
C74	621.00'	16°46'16"	181.77'	181.13'	N 83°19'58" E
C75	500.00'	6°07'04"	53.39'	53.36'	N 88°39'34" E
C76	621.00'	6°07'04"	66.31'	66.28'	N 88°39'34" E
C77	25.00'	78°27'47"	34.24'	31.62'	S 52°29'12" W
C78	25.00'	11°32'13"	5.03'	5.03'	S 07°29'12" W
C79	10.00'	63°15'23"	11.04'	10.49'	S 60°05'24" W
C80	8.50'	90°00'00"	8.64'	7.78'	N 43°16'54" W
C81	8.50'	90°00'00"	8.64'	7.78'	N 48°43'06" E
C82	28.50'	19°47'56"	8.81'	8.77'	S 81°49'08" E
C83	24.50'	19°47'56"	8.47'	8.42'	N 81°49'08" E
C84	10.00'	116°44'37"	20.38'	17.03'	S 29°54'36" E
C85	4.50'	90°00'00"	7.07'	6.36'	S 46°43'06" W
C86	24.50'	60°00'00"	25.66'	24.50'	N 58°16'54" W
C87	4.50'	30°00'00"	2.36'	2.33'	N 13°16'54" W
C88	4.50'	30°00'00"	2.36'	2.33'	N 16°43'06" E
C89	24.50'	60°00'00"	25.66'	24.50'	N 61°43'06" E
C90	4.50'	40°32'30"	3.18'	3.12'	S 21°59'20" W
C91	24.50'	49°27'30"	21.15'	20.50'	S 66°59'20" W
C92	84.50'	24°08'49"	35.61'	35.35'	N 78°12'50" W
C93	4.50'	65°51'11"	4.89'	4.89'	N 31°12'30" W
C94	4.50'	65°51'11"	5.17'	4.89'	N 34°38'41" E
C95	84.50'	24°08'49"	35.61'	35.35'	N 79°38'41" E
C96	24.50'	49°27'30"	21.15'	20.50'	S 63°33'09" E
C97	4.50'	40°32'30"	3.18'	3.12'	S 18°33'09" E