OAK GROVE AT WEST MELBOURNE PHASE ONE

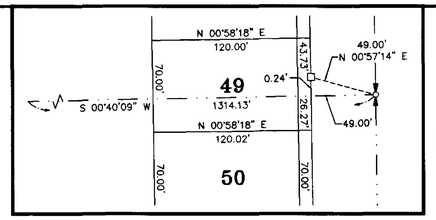
A REPLAT OF PORTIONS OF LOTS 25, 26, 27, 28 AND 29, FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 164
SECTION 17, TOWNSHIP 28 SOUTH, RANGE 37 EAST, CITY OF WEST MELBOURNE, COUNTY OF BREVARD, FLORIDA

PLAT BOOK 49 PAGE 22
SHEET 5 OF 5
SECTION 17 TWP. 28 S., RANGE 37 E.

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.
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

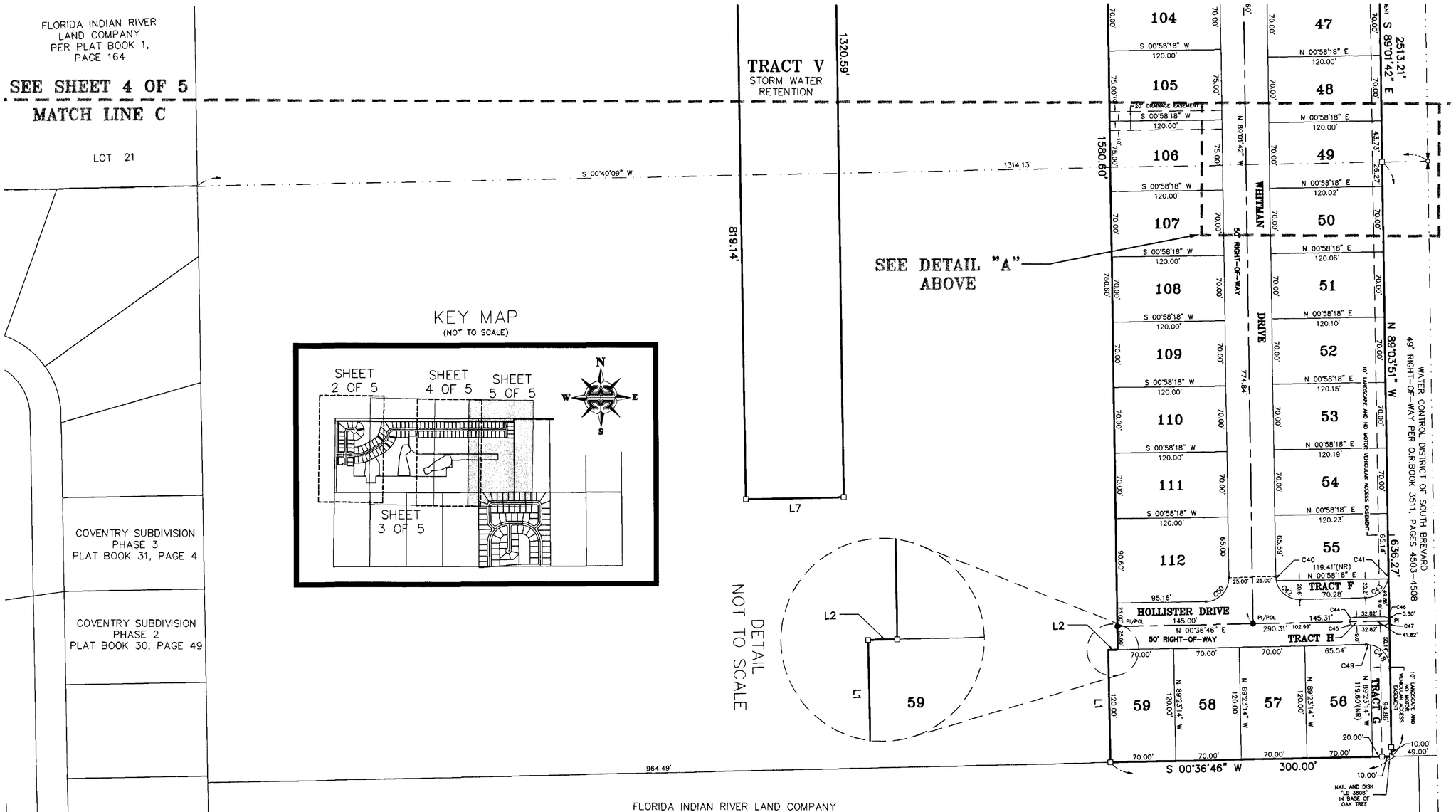
NOTE:
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, ALL LOT CORNER MONUMENTATION WILL BE SET AS 1/2" IRON RODS WITH CAPS MARKED "LB 3608".

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.



DETAIL "A"
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	N 89°23'14" W
L2	10.35'	N 00°36'46" E
L3	27.38'	N 00°58'18" -



KEY MAP
(NOT TO SCALE)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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)
- PU&DE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- C## = CURVE NUMBER FOR CURVE TABLE
- L## = LINE NUMBER FOR LINE TABLE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- RP = RADIUS POINT
- POL = POINT-ON-LINE
- POC = POINT-ON-CURVE
- PI = POINT-OF-INTERSECTION
- PT = POINT-OF-TANGENCY
- PC = POINT-OF-CURVATURE
- PRC = POINT-OF-REVERSE CURVATURE
- PCC = POINT-OF-COMPOUND CURVATURE
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- (R) = RADIAL
- (NR) = NON-RADIAL
- ESMT. = EASEMENT
- O.R.B./O.R.Book = OFFICIAL RECORDS BOOK
- H.O.A. = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- D = DELTA
- L = LENGTH
- CD = CHORD DISTANCE
- CB = CHORD BEARING