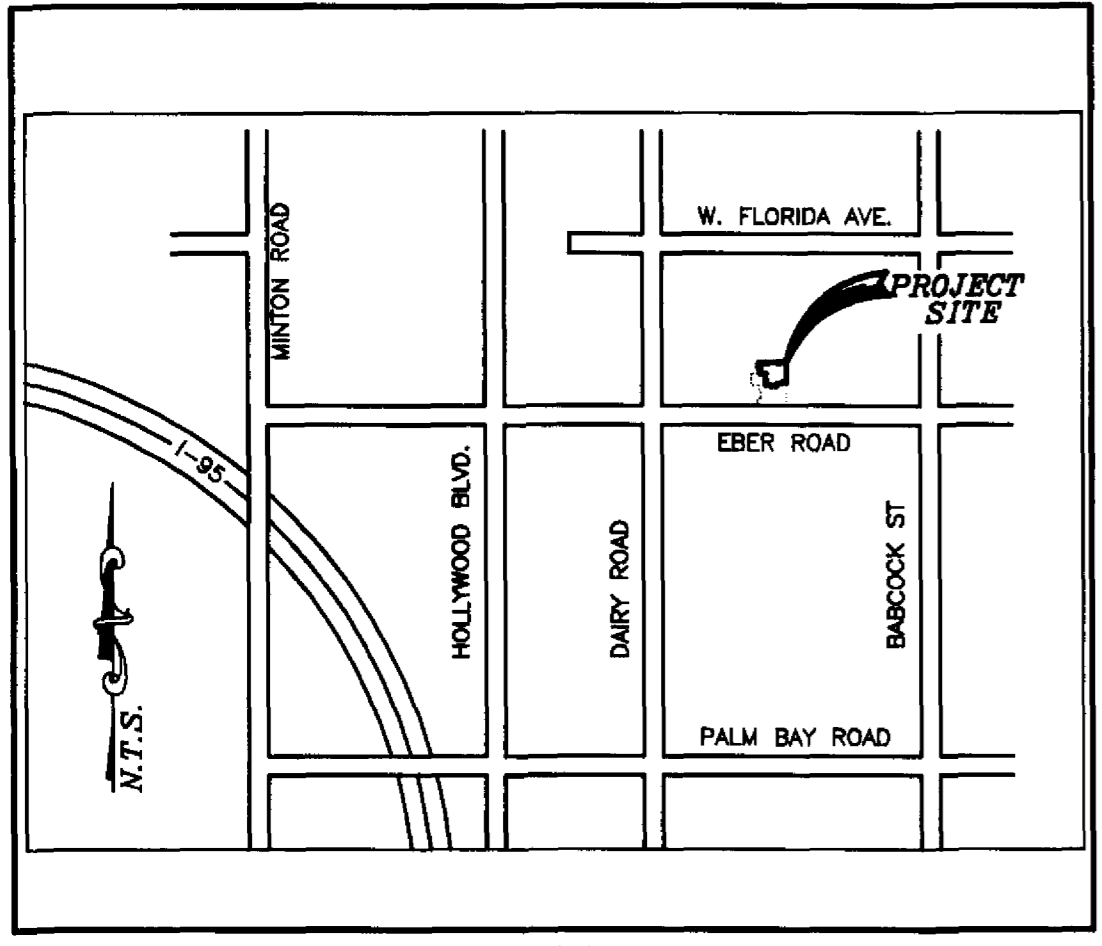


PINE CREEK - PHASE 2

SECTION 16, TOWNSHIP 28 SOUTH, RANGE 37 EAST

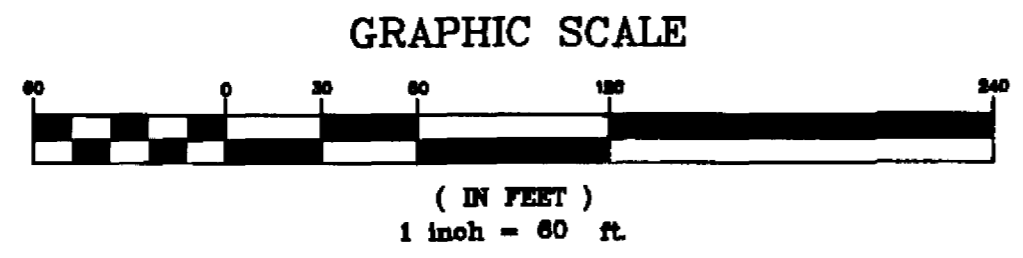
CITY OF MELBOURNE

BREVARD COUNTY, FLORIDA



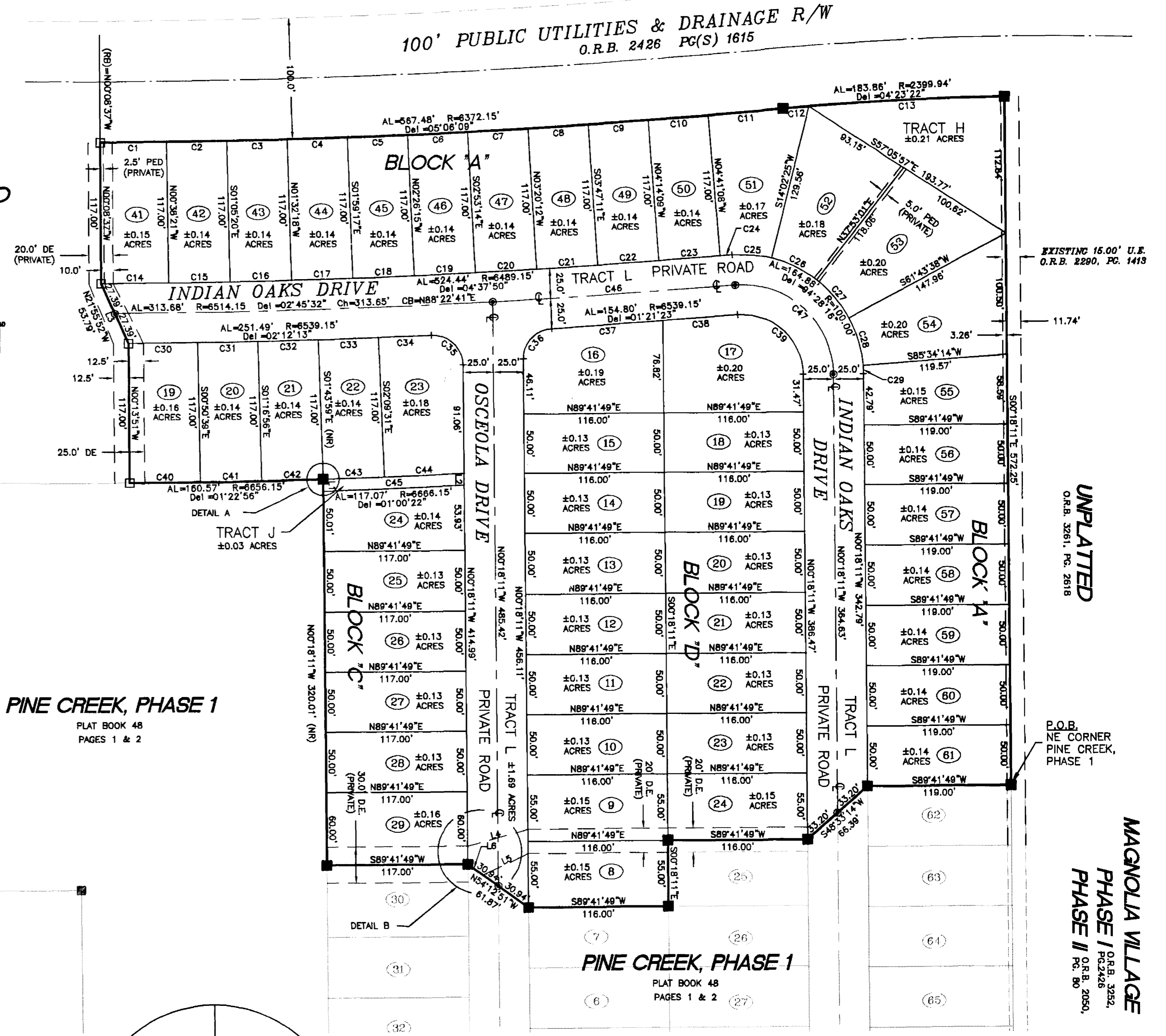
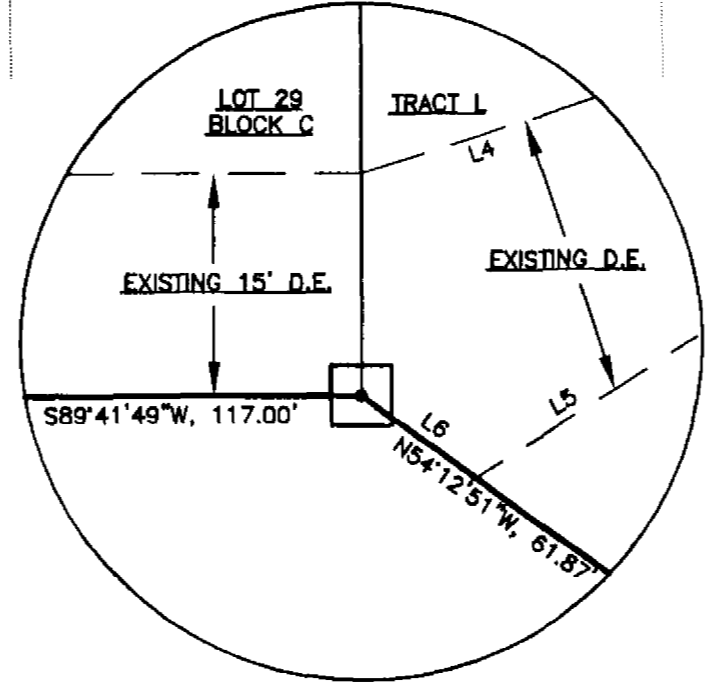
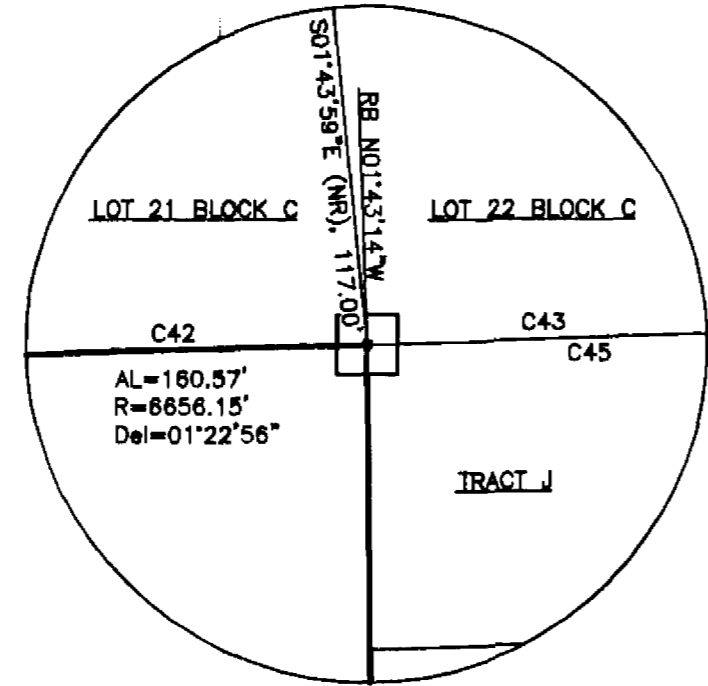
- LEGEND**
- PERMANENT CONTROL POINT (METAL DISC - STAMPED P.C.P. - LS3013)
 - PERMANENT REFERENCE MONUMENT - SET (4"x4" CONCRETE MONUMENT WITH METAL DISK STAMPED P.R.M. - LS3013)
 - PERMANENT REFERENCE MONUMENT FOUND (4"x4" CONCRETE MONUMENT WITH METAL DISK STAMPED P.R.M. - LS3013)
 - DEL = CENTRAL ANGLE OF CURVE (DELTA)
 - R = RADIUS OF CURVE
 - AL = ARC LENGTH OF CURVE
 - FND = FOUND
 - (NR) = NON RADIAL LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - PUB&E = PUBLIC UTILITY & DRAINAGE EASEMENT
 - (TYP) = TYPICAL
 - R/W = RIGHT OF WAY
 - CL = CENTERLINE
 - MAX. = MAXIMUM
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PGS = PAGES
 - (RB) = RADIAL BEARING
 - (NR) = NON RADIAL LINE
 - PE = PEDESTRIAN EASEMENT
 - C = CURVE
 - L = LINE

UNPLATTED



LINE	LENGTH	BEARING
L1	10.00'	N00°18'11"W
L2	10.01'	S00°18'11"E
L3	54.78'	N24°21'12"W
L4	51.81'	S74°31'52"W
L5	41.46'	S64°28'26"W
L6	15.47'	N54°12'51"W

CURVE	RADIUS	LENGTH	DELTA
C1	6372.15'	55.13'	00°29'45"
C2	6372.15'	50.00'	00°26'58"
C3	6372.15'	50.00'	00°26'58"
C4	6372.15'	50.00'	00°26'58"
C5	6372.15'	50.00'	00°26'58"
C6	6372.15'	50.00'	00°26'58"
C7	6372.15'	50.00'	00°26'58"
C8	6372.15'	50.00'	00°26'58"
C9	6372.15'	50.00'	00°26'58"
C10	6372.15'	50.00'	00°26'58"
C11	6372.15'	62.35'	00°33'38"
C12	2399.94'	21.55'	00°30'52"
C13	2399.94'	182.31'	03°52'30"
C14	8489.15'	56.14'	00°29'45"
C15	8489.15'	50.92'	00°26'58"
C16	8489.15'	50.92'	00°26'58"
C17	8489.15'	50.92'	00°26'58"
C18	8489.15'	50.92'	00°26'58"
C19	8489.15'	50.92'	00°26'58"
C20	8489.15'	50.92'	00°26'58"
C21	8489.15'	50.92'	00°26'58"
C22	8489.15'	50.92'	00°26'58"
C23	8489.15'	50.92'	00°26'58"
C24	8489.15'	10.04'	00°05'19"
C25	100.00'	32.84'	18°48'52"
C26	100.00'	41.81'	23°50'36"
C27	100.00'	41.81'	23°50'36"
C28	100.00'	41.81'	23°50'36"
C29	100.00'	7.20'	04°07'35"
C30	8539.15'	57.50'	00°30'14"
C31	8539.15'	50.00'	00°28'17"
C32	8539.15'	50.00'	00°28'17"
C33	8539.15'	50.00'	00°28'17"
C34	8539.15'	43.99'	00°23'08"
C35	25.00'	40.25'	92°14'27"
C36	25.00'	37.91'	86°53'07"
C37	8539.15'	92.54'	00°48'39"
C38	8539.15'	82.27'	00°32'44"
C39	50.00'	82.44'	94°28'16"
C40	8656.15'	58.75'	00°30'21"
C41	8656.15'	50.90'	00°28'17"
C42	8656.15'	50.92'	00°28'18"
C43	8656.15'	50.87'	00°28'18"
C44	8656.15'	68.20'	00°34'11"
C45	8656.15'	117.07'	01°00'28"
C46	8514.15'	201.56'	01°48'22"
C47	75.00'	123.86'	84°28'16"



UNPLATTED
O.R.B. 3261, PG. 2618

P.O.B. NE CORNER PINE CREEK, PHASE 1

MAGNOLIA VILLAGE
 PHASE I
 O.R.B. 3252, PG. 2426
 PHASE II
 O.R.B. 2050, PG. 80

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.

THIS PLAT PREPARED BY
B.S.E. CONSULTANTS, INC.
 CONSULTING, ENGINEERING, LAND SURVEYING
 312 S. Harbor City Blvd. Suite 4, Melbourne, Florida (321) 725-3674

DATE: 05/07/02

REVISION: 1/13/03

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