

OAK GROVE AT WEST MELBOURNE PHASE TWO

A REPLAT OF PORTIONS OF LOTS 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 84
SHEET 3 OF 3
SECTION 17 TWP. 28 S., RANGE 37 E.

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.

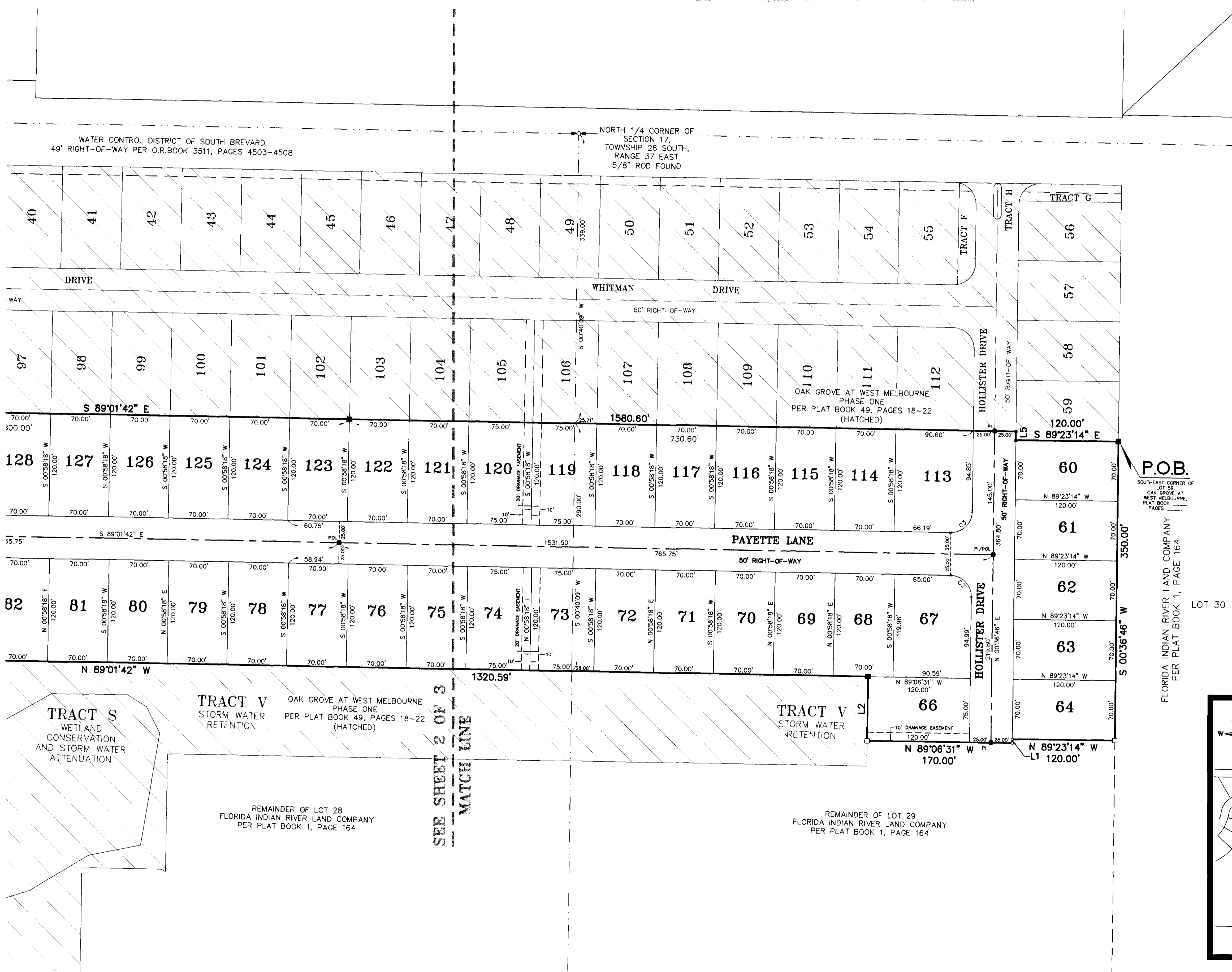
SATELLITE BEACH PROFESSIONAL CENTER
1275 SOUTH PATRICK DRIVE, SUITE H
SATELLITE BEACH, FLORIDA, 32937-3955
PHONE (321) 773-4323
PROJECT NUMBER: 2020481
DRAWING NAME: OAK GROVE - PH2.DWG
DRAWN BY: DANIEL D. GARNER P.S.M. 6189

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.

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
- CT# = 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
- POC = POINT-OF-COMPOUND CURVATURE
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- X = DENOTES LINE BREAK
- (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

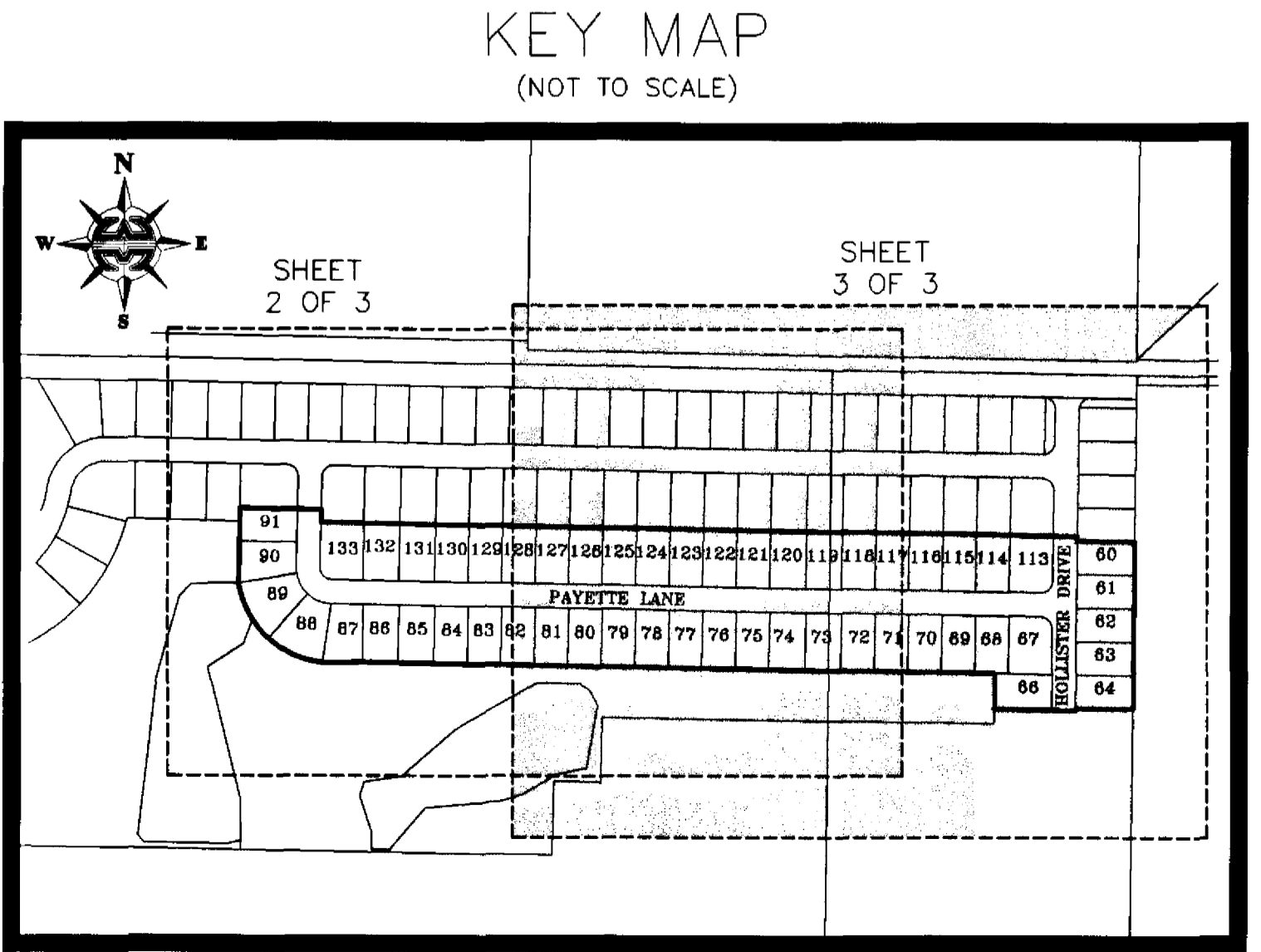
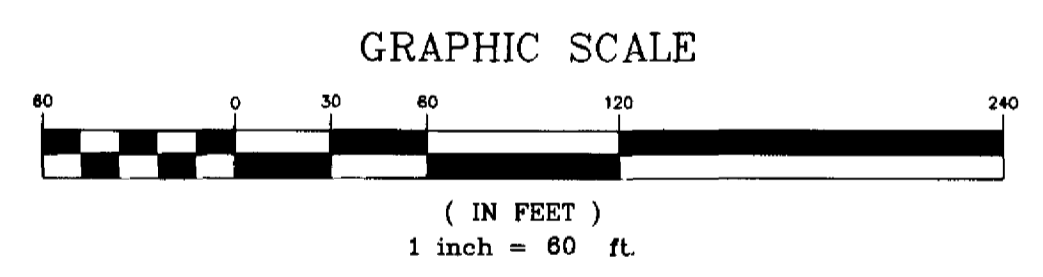
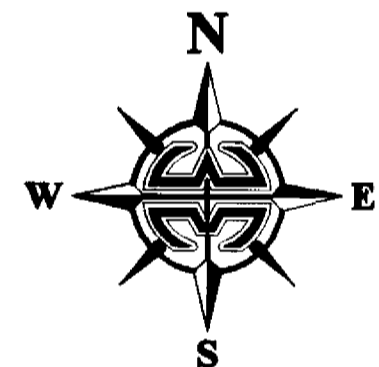


LINE TABLE

LINE	LENGTH	BEARING
L1	4.42'	S 00°36'46" W
L2	75.00'	N 00°36'46" E
L3	66.88'	S 88°24'03" W
L4	27.38'	S 00°58'18" W
L5	10.35'	S 00°36'46" W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	198.00'	79°53'12"	276.07'	254.24'	N 49°06'42" W
C2	25.00'	89°38'28"	39.11'	35.24'	N 44°12'28" W
C3	25.00'	90°21'32"	39.43'	35.47'	N 45°47'32" E
C4	25.00'	90°00'00"	39.27'	35.36'	S 44°01'42" E
C5	50.00'	90°00'00"	78.54'	70.71'	S 44°01'42" E
C6	75.00'	100°08'07"	13.27'	13.25'	S 04°05'46" E
C7	75.00'	38°53'34"	50.81'	49.94'	S 28°36'37" E
C8	198.00'	38°54'30"	134.46'	131.89'	S 28°37'21" E
C9	198.00'	36°24'17"	125.81'	123.70'	S 66°16'45" E
C10	75.00'	40°58'17"	53.63'	52.50'	S 68°32'32" E
C11	198.00'	4°34'24"	15.80'	15.80'	S 85°46'06" E



P.O.B.
SOUTHEAST CORNER OF
LOT 60
OAK GROVE AT WEST MELBOURNE,
PLAT BOOK 49, PAGES 18-22

FLORIDA INDIAN RIVER LAND COMPANY
PER PLAT BOOK 1, PAGE 164

LOT 30

REMAINDER OF LOT 28
FLORIDA INDIAN RIVER LAND COMPANY
PER PLAT BOOK 1, PAGE 164

REMAINDER OF LOT 29
FLORIDA INDIAN RIVER LAND COMPANY
PER PLAT BOOK 1, PAGE 164

SEE SHEET 2 OF 3
MATCH LINE