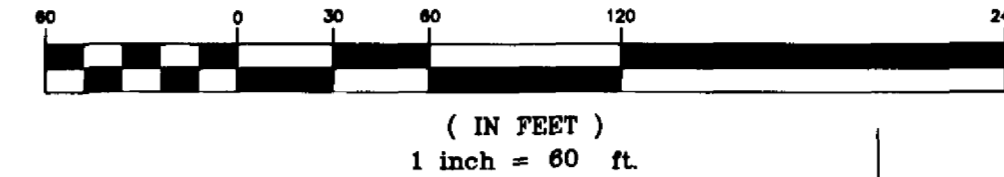


BRISBANE ISLE PHASE ONE

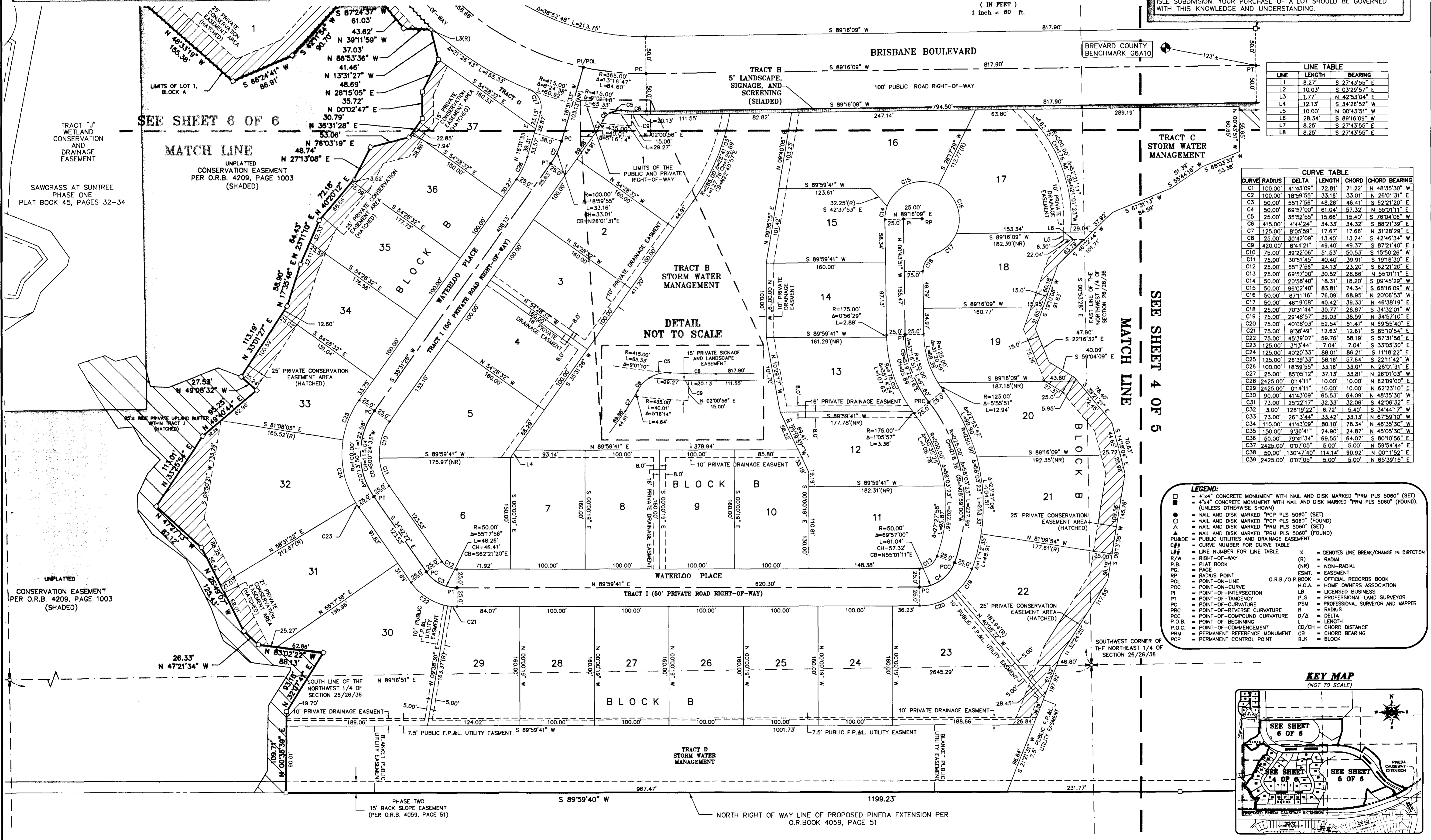
A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 26 SOUTH,
RANGE 36 EAST, BREVARD COUNTY, FLORIDA

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.

NOTICE: BRISBANE BOULEVARD IS SUBJECT TO EXTENSION TO, AND CONNECTION WITH, ST. ANDREWS BOULEVARD AS DETERMINED BY BREVARD COUNTY. YOUR PURCHASE OF A LOT SHOULD BE GOVERNED WITH THIS KNOWLEDGE AND UNDERSTANDING.



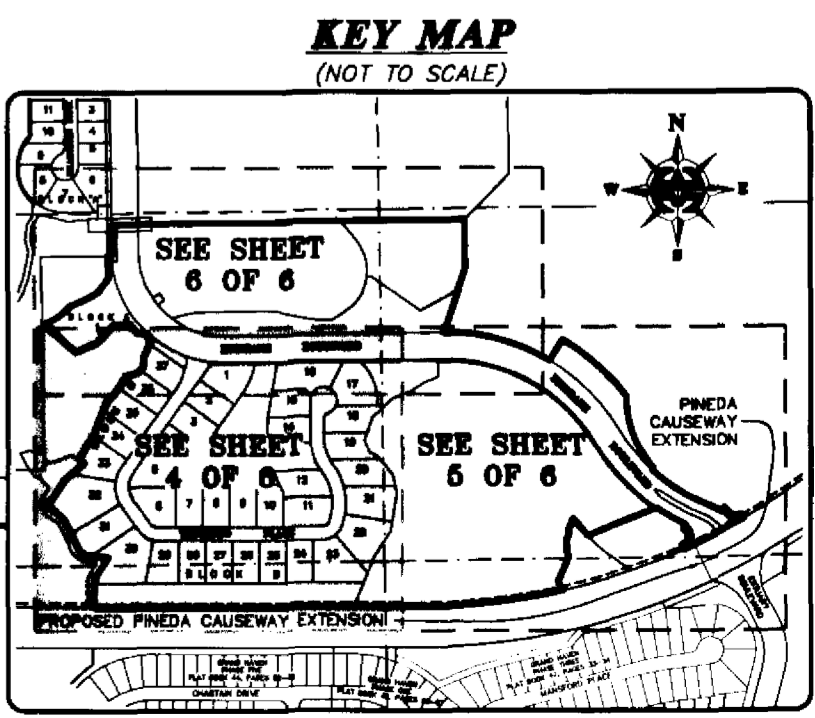
NOTE: THE EXTENSION OF THE PINEDA CAUSEWAY MAY BE CONSTRUCTED SOMETIME IN THE FUTURE, ADJACENT TO OR NEARBY THE BRISBANE ISLE SUBDIVISION. YOUR PURCHASE OF A LOT SHOULD BE GOVERNED WITH THIS KNOWLEDGE AND UNDERSTANDING.



LINE	LENGTH	BEARING
L1	8.27'	S 27°43'55" E
L2	10.03'	S 03°29'57" E
L3	1.77'	N 42°53'04" E
L4	12.13'	S 34°26'52" W
L5	10.00'	N 00°43'51" W
L6	28.34'	S 89°16'09" W
L7	8.25'	S 27°43'55" E
L8	8.25'	S 27°43'55" E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	100.00'	41°43'09"	72.81'	71.22'	N 48°35'30" W
C2	100.00'	18°59'55"	33.16'	33.01'	N 26°01'31" E
C3	50.00'	55°17'56"	48.26'	46.41'	S 62°21'20" E
C4	50.00'	69°57'00"	61.04'	57.32'	N 55°01'11" E
C5	25.00'	35°52'55"	15.66'	15.40'	S 76°04'06" W
C6	415.00'	4°44'24"	34.33'	34.32'	S 88°21'39" E
C7	125.00'	8°05'59"	17.67'	17.66'	N 31°28'29" E
C8	25.00'	30°42'09"	13.40'	13.24'	S 42°46'34" W
C9	420.00'	6°44'21"	49.40'	49.37'	S 87°21'40" E
C10	75.00'	39°22'06"	51.53'	50.53'	S 15°50'26" W
C11	75.00'	30°51'45"	40.40'	39.91'	S 19°16'30" E
C12	25.00'	55°17'56"	24.13'	23.20'	S 62°21'20" E
C13	25.00'	69°57'00"	30.52'	28.66'	N 55°01'11" E
C14	50.00'	20°58'40"	18.31'	18.20'	S 09°45'29" W
C15	50.00'	96°02'40"	83.81'	74.34'	S 68°16'09" W
C16	50.00'	87°11'16"	76.09'	88.95'	N 20°06'53" W
C17	50.00'	46°19'08"	40.42'	39.33'	N 46°38'19" E
C18	25.00'	70°31'44"	30.77'	28.87'	S 34°32'01" W
C19	75.00'	29°46'57"	39.03'	38.59'	N 34°57'10" E
C20	75.00'	40°08'03"	52.54'	51.47'	N 69°55'40" E
C21	75.00'	9°38'49"	12.83'	12.61'	S 85°10'54" E
C22	75.00'	45°39'07"	59.78'	58.19'	S 57°31'56" E
C23	125.00'	31°34'44"	70.47'	70.47'	S 33°05'30" E
C24	125.00'	40°20'33"	88.01'	86.21'	S 11°18'22" E
C25	125.00'	26°39'33"	58.16'	57.64'	S 22°11'42" W
C26	100.00'	18°59'55"	33.16'	33.01'	N 26°01'31" E
C27	25.00'	85°05'12"	37.13'	33.81'	N 26°01'31" W
C28	2425.00'	0°14'11"	10.00'	10.00'	N 62°09'00" E
C29	2425.00'	0°14'11"	10.00'	10.00'	N 62°23'10" E
C30	90.00'	41°43'09"	65.53'	64.09'	N 48°35'30" W
C31	73.00'	25°22'17"	32.33'	32.06'	S 42°08'32" E
C32	3.00'	128°9'22"	6.72'	5.40'	S 34°44'17" W
C33	110.00'	26°13'44"	35.12'	33.13'	N 67°59'10" W
C34	110.00'	41°43'09"	80.10'	78.34'	N 48°35'30" W
C35	150.00'	9°30'41"	24.90'	24.87'	N 45°05'30" W
C36	50.00'	79°41'34"	69.55'	64.07'	S 80°10'56" E
C37	2425.00'	0°17'05"	5.00'	5.00'	N 59°54'44" E
C38	50.00'	130°47'40"	114.14'	90.92'	N 00°11'52" E
C39	2425.00'	0°17'05"	5.00'	5.00'	N 65°39'15" E

- 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)
 - (UNLESS OTHERWISE SHOWN)
 - 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)
 - PL/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
 - P.C. PAGE
 - RP RADIUS POINT
 - POL POINT-ON-LINE
 - PC POINT-ON-CURVE
 - PI POINT-OF-INTERSECTION
 - PT POINT-OF-TANGENCY
 - PCV 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
 - X DENOTES LINE BREAK/CHANGE IN DIRECTION
 - R RADIAL
 - (NR) NON-RADIAL
 - ENST. 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/Δ DELTA
 - L LENGTH
 - CD/CH CHORD DISTANCE
 - CB CHORD BEARING
 - BLK BLOCK



TRACT "J" WETLAND CONSERVATION AND DRAINAGE EASEMENT
SAWGRASS AT SUNTREE PHASE ONE
PLAT BOOK 45, PAGES 32-34

SEE SHEET 6 OF 6
MATCH LINE
UNPLATTED CONSERVATION EASEMENT PER O.R.B. 4209, PAGE 1003 (SHADED)

DETAIL NOT TO SCALE
15' PRIVATE SIGNAGE AND LANDSCAPE EASEMENT
15' PRIVATE DRAINAGE EASEMENT
10' PRIVATE DRAINAGE EASEMENT

SEE SHEET 4 OF 5
MATCH LINE

UNPLATTED CONSERVATION EASEMENT PER O.R.B. 4209, PAGE 1003 (SHADED)

PHASE TWO 15' BACK SLOPE EASEMENT (PER O.R.B. 4059, PAGE 51)

NORTH RIGHT OF WAY LINE OF PROPOSED PINEDA EXTENSION PER O.R.B. 4059, PAGE 51