PREPARED BY:

WILLIAM MOTT LAND SURVEYING INC.

3716 NORTH WICKHAM ROAD, SUITE 3
MELBOURNE, FLORIDA, 32935-2338
PHONE (321) 751-4444
PROJECT NUMBER: 2010043
DRAWING NAME: BRISBANE ISLE.DWG
DRAWN BY: EDWARD A. WHYTE
CHECKED BY: DANIEL D. GARNER P.S.M. 6189

BRISBANE ISLE PHASE ONE

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

PLAT BOOK 52 PAGE 55
SHEET 5 OF 6
SECTION 26 TWP. 26 S., RANGE 36 E.

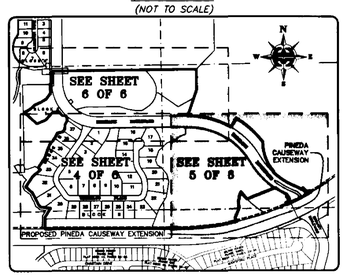
NOTE:
PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, ALL LOT CORNER MONUMENTATION WILL BE SET AS 1/2" IRON RODS WITH CAPS MARKED "LB 3608".

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.

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.

NOTICE: 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.

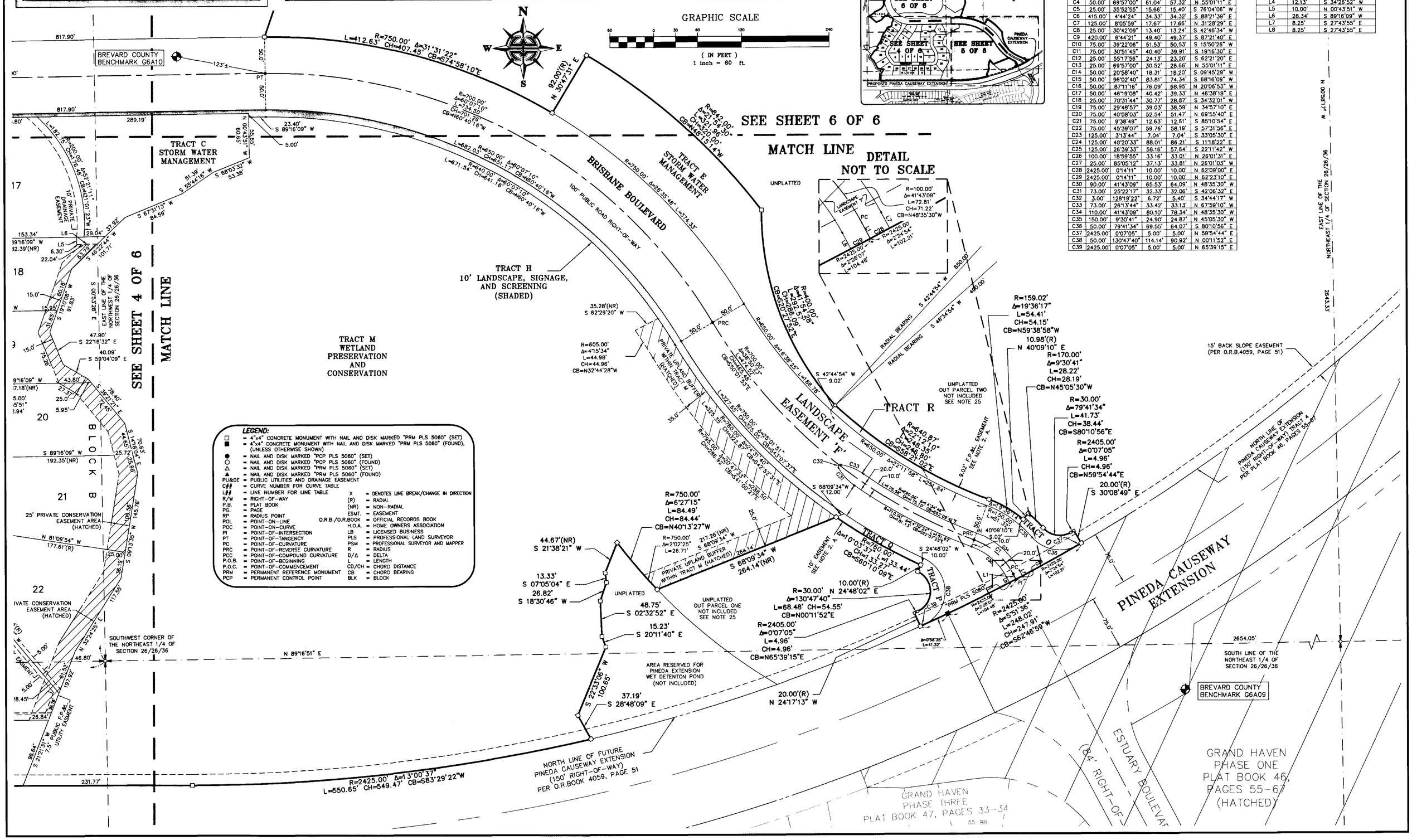
KEY MAP
(NOT TO SCALE)



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
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'	68.95'	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°48'57"	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"	12.63'	12.61'	S 85°10'54" E
C22	75.00'	45°39'07"	59.76'	58.19'	S 57°31'56" E
C23	125.00'	3°13'44"	7.04'	7.04'	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°01'03" 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°06'32" E
C32	3.00'	128°19'22"	6.72'	5.40'	S 34°44'17" W
C33	73.00'	26°13'44"	33.42'	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°07'05"	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°07'05"	5.00'	5.00'	N 65°39'15" E

LINE TABLE		
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



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)
- 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
- X = DENOTES LINE BREAK/CHANGE IN DIRECTION
- (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/Δ = DELTA
- L = LENGTH
- CD/CH = CHORD DISTANCE
- CB = CHORD BEARING
- BLK = BLOCK