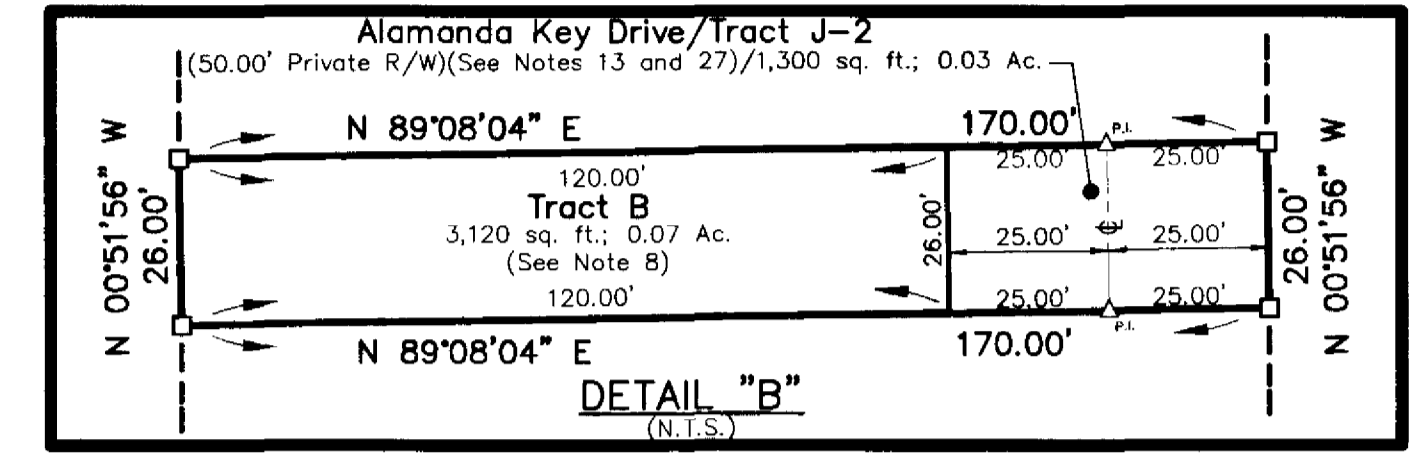
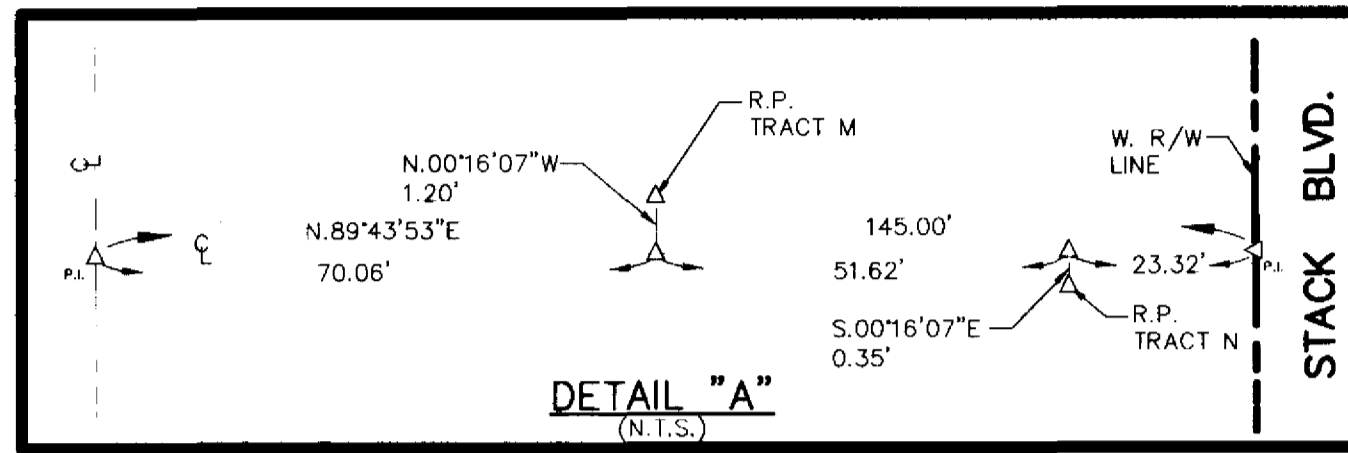
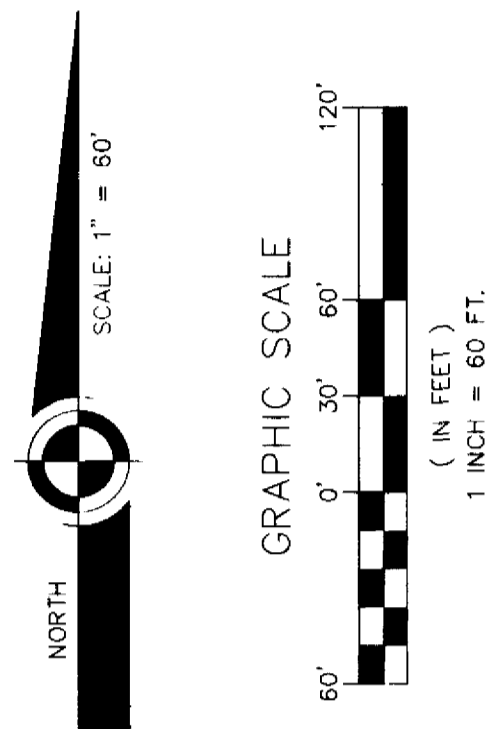


ALAMANDA KEY PHASE 1

BEING A PARTIAL REPLAT OF LOTS 4, 5 AND 6, PLAT OF "FLORIDA INDIAN RIVER LAND COMPANY IN TOWNSHIP 28 SOUTH - RANGE 37 EAST", PLAT BOOK 1, PAGE 164 AND BEING A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 37 EAST OF THE CITY OF MELBOURNE, 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 CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. ADDITIONALLY, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY.

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	TANGENT	CHORD	BEARING
1	25.00	90°00'00"	39.27	25.00	35.36	N45°16'07"W
2	25.00	90°00'00"	39.27	25.00	35.36	S44°43'53"W
3	25.00	89°18'13"	38.75	24.48	34.98	N45°16'03"W
4	25.00	90°49'10"	39.63	25.36	35.61	N44°32'39"E
5	28.00	310°03'14"	151.52	13.04	23.64	S05°15'50"W
6	29.00	48°06'45"	24.35	12.95	23.64	S05°15'50"E
7	13.00	360°00'00"	81.68	n/a	n/a	n/a
8	48.00	89°56'18"	75.35	47.95	67.85	N45°14'15"W
9	75.00	16°39'55"	21.81	10.98	21.74	N81°52'27"W
10	75.00	20°35'48"	26.96	13.63	26.82	N63°14'35"W
11	75.00	26°01'02"	34.06	17.33	33.76	N39°56'10"W
12	75.00	24°22'31"	31.91	16.20	31.67	N14°44'24"W
13	75.00	2°17'02"	2.99	1.50	2.99	N01°24'38"W
14	75.00	89°56'18"	117.73	74.92	106.01	N45°14'15"W
15	25.00	90°00'00"	39.27	25.00	35.36	S45°16'07"E
16	25.00	53°07'48"	23.18	12.50	22.36	N63°09'59"E
17	25.00	36°52'12"	16.09	8.33	15.81	N18°09'59"E
18	25.00	90°00'00"	39.27	25.00	35.36	N44°43'53"E
19	25.00	90°35'58"	39.53	25.26	35.54	N45°01'52"E
20	25.00	89°56'18"	39.24	24.97	35.34	N45°14'15"W
21	25.00	90°03'42"	39.30	25.03	35.37	N44°45'45"E
22	25.00	89°56'18"	39.24	24.97	35.34	N45°14'15"W

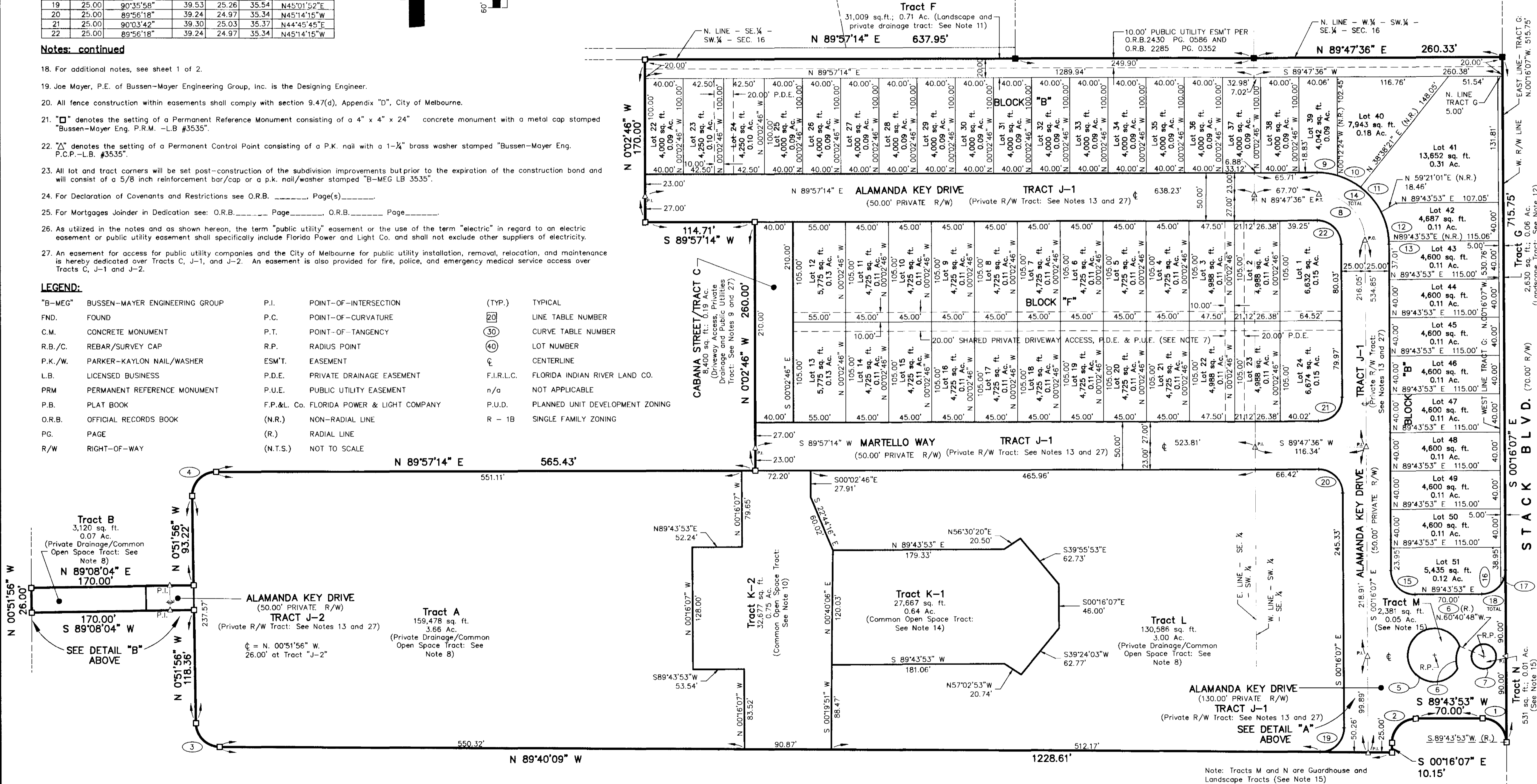


Notes: continued

- For additional notes, see sheet 1 of 2.
- Joe Mayer, P.E. of Bussen-Mayer Engineering Group, Inc. is the Designing Engineer.
- All fence construction within easements shall comply with section 9.47(d), Appendix "D", City of Melbourne.
- "□" denotes the setting of a Permanent Reference Monument consisting of a 4" x 4" x 24" concrete monument with a metal cap stamped "Bussen-Mayer Eng. P.R.M. -LB #3535".
- "△" denotes the setting of a Permanent Control Point consisting of a P.K. nail with a 1-1/4" brass washer stamped "Bussen-Mayer Eng. P.C.P. -LB #3535".
- All lot and tract corners will be set post-construction of the subdivision improvements but prior to the expiration of the construction bond and will consist of a 5/8 inch reinforcement bar/cap or a p.k. nail/washer stamped "B-MEG LB 3535".
- For Declaration of Covenants and Restrictions see O.R.B. Page(s) _____
- For Mortgages Joinder in Dedication see: O.R.B. Page _____ O.R.B. Page _____
- As utilized in the notes and as shown hereon, the term "public utility" easement or the use of the term "electric" in regard to an electric easement or public utility easement shall specifically include Florida Power and Light Co. and shall not exclude other suppliers of electricity.
- An easement for access for public utility companies and the City of Melbourne for public utility installation, removal, relocation, and maintenance is hereby dedicated over Tracts C, J-1, and J-2. An easement is also provided for fire, police, and emergency medical service access over Tracts C, J-1 and J-2.

LEGEND:

"B-MEG"	BUSSEN-MAYER ENGINEERING GROUP	P.I.	POINT-OF-INTERSECTION	(TYP.)	TYPICAL
FND.	FOUND	P.C.	POINT-OF-CURVATURE	20	LINE TABLE NUMBER
C.M.	CONCRETE MONUMENT	P.T.	POINT-OF-TANGENCY	30	CURVE TABLE NUMBER
R.B./C.	REBAR/SURVEY CAP	R.P.	RADIUS POINT	40	LOT NUMBER
P.K./W.	PARKER-KAYLON NAIL/WASHER	ESM'T.	EASEMENT	⊕	CENTERLINE
L.B.	LICENSED BUSINESS	P.D.E.	PRIVATE DRAINAGE EASEMENT	F.I.R.L.C.	FLORIDA INDIAN RIVER LAND CO.
PRM	PERMANENT REFERENCE MONUMENT	P.U.E.	PUBLIC UTILITY EASEMENT	n/a	NOT APPLICABLE
P.B.	PLAT BOOK	F.P.&L. Co.	FLORIDA POWER & LIGHT COMPANY	P.U.D.	PLANNED UNIT DEVELOPMENT ZONING
O.R.B.	OFFICIAL RECORDS BOOK	(N.R.)	NON-RADIAL LINE	R - 1B	SINGLE FAMILY ZONING
PG.	PAGE	(R.)	RADIAL LINE		
R/W	RIGHT-OF-WAY	(N.T.S.)	NOT TO SCALE		



Note: Tracts M and N are Guardhouse and Landscape Tracts (See Note 15)



Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (407) 453-0010