– PLAT PREPARED BY –
AAL LAND SURVEYING SERVICES, INC.
1103 W. HIBISCUS BLVD. SUITE 403
WEST MELBOURNE, FLORIDA 32904
(321) 768–8110

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.

PRESERVE AT HERITAGE OAKS

A REPLAT OF A PORTION OF LOTS 19,20,29 AND 30
FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 164
LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 37 EAST,
WEST MELBOURNE, BREVARD COUNTY, FLORIDA

PLAT BOOK 53 PAGE 31
SHEET 3 OF 3
SECTION 7 TWP. 28 S., RANGE 37 E.

CURVE TABLE LEGEND

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	133.20'	700.00'	66.80'	133.00'	N85°10'21"E	10°54'11"
C2	341.83'	725.00'	174.15'	338.67'	N86°46'19"W	27°00'51"
C3	198.04'	700.00'	99.66'	197.38'	S81°22'11"E	16°12'34"
C4	78.45'	50.00'	49.91'	70.65'	S44°25'31"E	89°54'06"
C5	70.05'	100.00'	36.53'	68.63'	S20°35'39"W	40°08'13"
C6	70.05'	100.00'	36.53'	68.63'	N20°35'39"E	40°08'13"
C11	78.95'	50.00'	50.41'	71.00'	N45°54'56"E	90°28'02"
C12	17.52'	100.00'	8.78'	17.50'	S83°49'51"E	10°02'23"
C13	377.09'	915.00'	191.26'	374.43'	S89°22'58"W	23°36'46"
C14	62.62'	275.00'	31.45'	62.49'	N84°06'01"E	13°02'52"
C15	39.27'	25.00'	25.00'	35.36'	S45°37'26"W	90°00'00"
C16	39.27'	25.00'	25.00'	35.36'	S44°22'34"E	90°00'00"
C17	39.27'	25.00'	25.00'	35.36'	N44°22'34"W	90°00'00"
C18	39.27'	25.00'	25.00'	35.36'	N45°37'26"E	90°00'00"
C19	4.39'	50.00'	2.20'	4.39'	S86°51'39"E	5°01'50"
C20	25.73'	50.00'	13.16'	25.45'	S69°36'10"E	29°29'07"
C21	48.33'	50.00'	26.24'	46.47'	S27°10'02"E	55°23'08"
C22	47.58'	125.00'	24.08'	47.29'	S11°25'45"W	21°48'26"
C33	24.96'	50.00'	12.74'	24.70'	N14°58'54"E	28°35'58"
C34	41.41'	665.00'	20.71'	41.41'	S87°41'25"E	3°34'05"

CURVE TABLE LEGEND

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C35	25.37'	50.00'	12.96'	25.10'	N43°49'03"E	29°04'21"
C36	80.64'	665.00'	40.37'	80.59'	S82°25'57"E	6°56'52"
C37	28.62'	50.00'	14.71'	28.23'	N74°45'06"E	32°47'44"
C38	66.08'	665.00'	33.07'	66.05'	S78°06'42"E	5°41'37"
C39	11.12'	760.00'	5.56'	11.12'	N73°41'03"W	0°50'19"
C40	76.82'	760.00'	38.44'	76.78'	N76°59'56"W	5°47'28"
C41	38.50'	890.00'	19.25'	38.50'	N80°03'01"W	2°28'43"
C42	21.90'	125.00'	10.98'	21.88'	S83°49'51"E	10°02'23"
C43	75.39'	890.00'	37.72'	75.37'	N83°42'58"W	4°51'12"
C44	75.54'	760.00'	37.80'	75.51'	N82°44'31"W	5°41'41"
C45	75.03'	890.00'	37.54'	75.01'	N88°33'29"W	4°49'49"
C46	75.04'	760.00'	37.55'	75.01'	N88°25'04"W	5°39'26"
C47	75.21'	890.00'	37.63'	75.18'	S86°36'22"W	4°50'30"
C48	75.28'	760.00'	37.67'	75.25'	S85°54'57"W	5°40'32"
C49	75.93'	890.00'	37.99'	75.81'	S81°44'28"W	4°53'18"
C50	44.53'	760.00'	22.27'	44.52'	S81°23'58"W	3°21'25"
C51	31.49'	665.00'	15.75'	31.49'	N81°04'40"E	2°42'48"
C52	49.45'	300.00'	24.78'	49.40'	N82°17'56"E	9°26'42"
C53	26.73'	890.00'	13.36'	26.73'	S78°26'12"W	1°43'14"
C54	75.32'	665.00'	37.70'	75.28'	N85°40'45"E	6°29'22"

CURVE TABLE LEGEND

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C55	18.86'	300.00'	9.43'	18.86'	N88°49'22"E	3°36'10"
C56	19.73'	665.00'	9.87'	19.73'	N89°46'26"E	1°42'00"
C57	39.23'	25.00'	24.96'	35.32'	S44°25'31"E	89°54'06"
C58	52.54'	75.00'	27.40'	51.47'	S20°35'39"W	40°08'13"
C59	5.14'	125.00'	2.57'	5.14'	N39°29'06"E	2°21'19"
C60	82.43'	125.00'	42.77'	80.94'	N19°24'59"E	37°46'54"
C61	39.27'	25.00'	25.00'	35.36'	S45°31'32"W	90°00'00"
C62	15.01'	275.00'	7.51'	15.01'	N87°54'38"W	3°07'41"
C63	60.33'	275.00'	30.29'	60.21'	N80°03'41"W	12°34'13"
C64	18.66'	325.00'	9.33'	18.66'	S75°25'16"E	3°17'23"
C65	70.38'	325.00'	35.33'	70.25'	S83°16'13"E	12°24'31"
C66	21.03'	25.00'	11.18'	20.41'	N65°22'47"W	48°11'23"
C67	0.64'	50.00'	0.32'	0.64'	S41°39'12"E	0°44'13"
C68	68.40'	50.00'	39.12'	61.63'	S80°03'53"E	76°05'09"
C69	47.35'	50.00'	25.62'	45.60'	N34°45'48"E	54°15'28"
C70	157.08'	100.00'	100.00'	141.42'	N46°08'57"E	90°00'00"
C91	9.41'	100.00'	4.71'	9.41'	N03°50'46"E	5°23'37"
C92	56.49'	100.00'	29.02'	55.74'	N22°43'33"E	32°21'57"
C93	39.47'	25.00'	25.20'	35.50'	N45°54'56"E	90°28'02"
C94	13.14'	75.00'	6.59'	13.13'	S83°49'51"E	10°02'23"

CURVE TABLE LEGEND

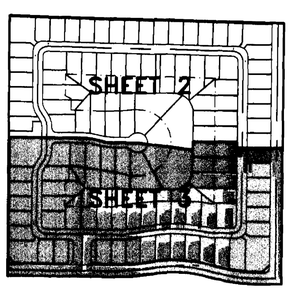
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C95	42.85'	940.00'	21.43'	42.84'	N80°07'00"W	2°36'42"
C96	77.89'	940.00'	38.97'	77.87'	N63°47'47"W	4°44'52"
C97	12.54'	100.00'	6.28'	12.53'	N42°30'01"E	7°10'59"
C98	75.03'	940.00'	37.53'	75.01'	N88°27'24"W	4°34'24"
C99	78.64'	100.00'	41.48'	76.63'	N68°37'14"E	45°03'27"
C100	75.17'	940.00'	37.61'	75.15'	S86°57'56"W	4°34'55"
C101	75.81'	940.00'	37.92'	75.79'	S82°21'52"W	4°37'14"
C102	40.65'	940.00'	20.33'	40.65'	S78°48'55"W	2°28'40"
C103	35.68'	250.00'	17.87'	35.65'	N81°39'54"E	8°10'38"
C104	21.25'	250.00'	10.63'	21.25'	N88°11'20"E	4°52'14"
C105	82.20'	300.00'	41.36'	81.94'	N81°37'31"W	15°41'53"
C106	82.20'	300.00'	41.36'	81.94'	S81°37'31"E	15°41'53"
C108	52.54'	75.00'	27.40'	51.47'	N20°35'39"E	40°08'13"
C109	39.99'	125.00'	20.17'	39.82'	S31°29'52"W	18°19'48"
C110	127.50'	670.00'	63.94'	127.30'	N83°10'21"E	10°54'11"
C111	355.97'	755.00'	181.36'	352.68'	N86°46'19"W	27°00'51"
C112	189.55'	670.00'	95.41'	188.92'	S81°22'11"E	16°12'34"
C113	39.20'	25.00'	24.93'	35.31'	N45°36'14"E	89°50'37"
C115	159.16'	168.07'	86.11'	153.28'	N34°45'48"E	54°15'28"
C116	62.51'	168.07'	42.10'	61.68'	N75°57'23"E	26°07'42"
C118	52.54'	75.00'	27.40'	51.47'	N20°35'19"E	48°08'13"

LINE TABLE LEGEND

LINE	LENGTH	BEARING
L1	26.72'	N31°08'44"E
L2	22.61'	N31°08'44"E
L3	14.39'	S00°31'32"W
L4	49.49'	S44°22'16"E
L5	28.56'	S00°31'32"W
L14	25.00'	N51°16'36"W
L15	49.57'	N45°36'14"E
L16	46.23'	S89°28'28"E
L17	26.00'	S51°16'36"E
L18	32.39'	S88°51'03"E
L19	15.24'	S88°51'03"E
L20	73.94'	N48°45'08"E
L21	26.99'	S00°31'32"W
L22	45.25'	S34°05'58"E
L23	58.56'	N48°45'08"E
L24	22.66'	S00°31'32"W

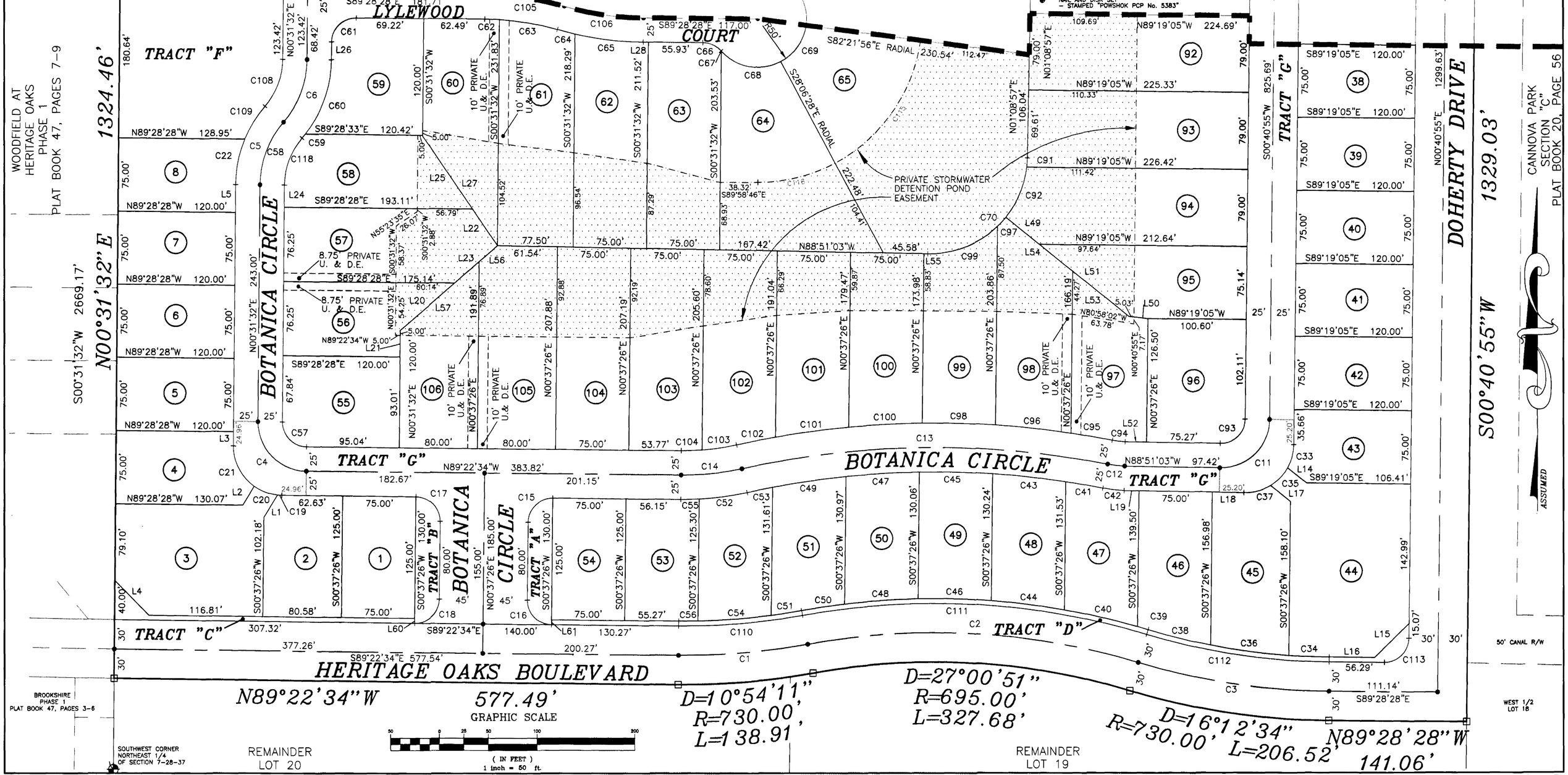
LINE TABLE LEGEND

LINE	LENGTH	BEARING
L25	91.15'	S34°05'58"E
L26	18.42'	S00°31'32"W
L27	136.40'	S34°05'58"E
L28	5.16'	N89°28'28"W
L49	44.17'	N51°05'28"W
L50	19.52'	S82°55'08"E
L51	117.92'	N51°05'28"W
L52	22.15'	S88°51'03"E
L53	74.02'	S51°05'28"E
L54	88.08'	S51°05'28"E
L55	3.95'	N88°51'03"W
L56	24.79'	N48°45'08"E
L57	107.71'	N48°45'08"E
L60	5.00'	N00°37'26"E
L61	5.00'	N00°37'26"E



KEY MAP
N.T.S.

LEGEND
R/W RIGHT-OF-WAY
ORB OFFICIAL RECORDS BOOK
D.E. DRAINAGE EASEMENT
U&DE UTILITY AND DRAINAGE EASEMENT
Δ CURVE DELTA
R CURVE RADIUS
L CURVE LENGTH
NR NON-RADIAL
LB LICENSED BUSINESS
℄ CENTERLINE
⊡ 4"X4" CONCRETE MONUMENT SET – STAMPED "POWSHOK PRM No. 5383"
● NAIL AND DISK SET – STAMPED "POWSHOK PCP No. 5383"



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