

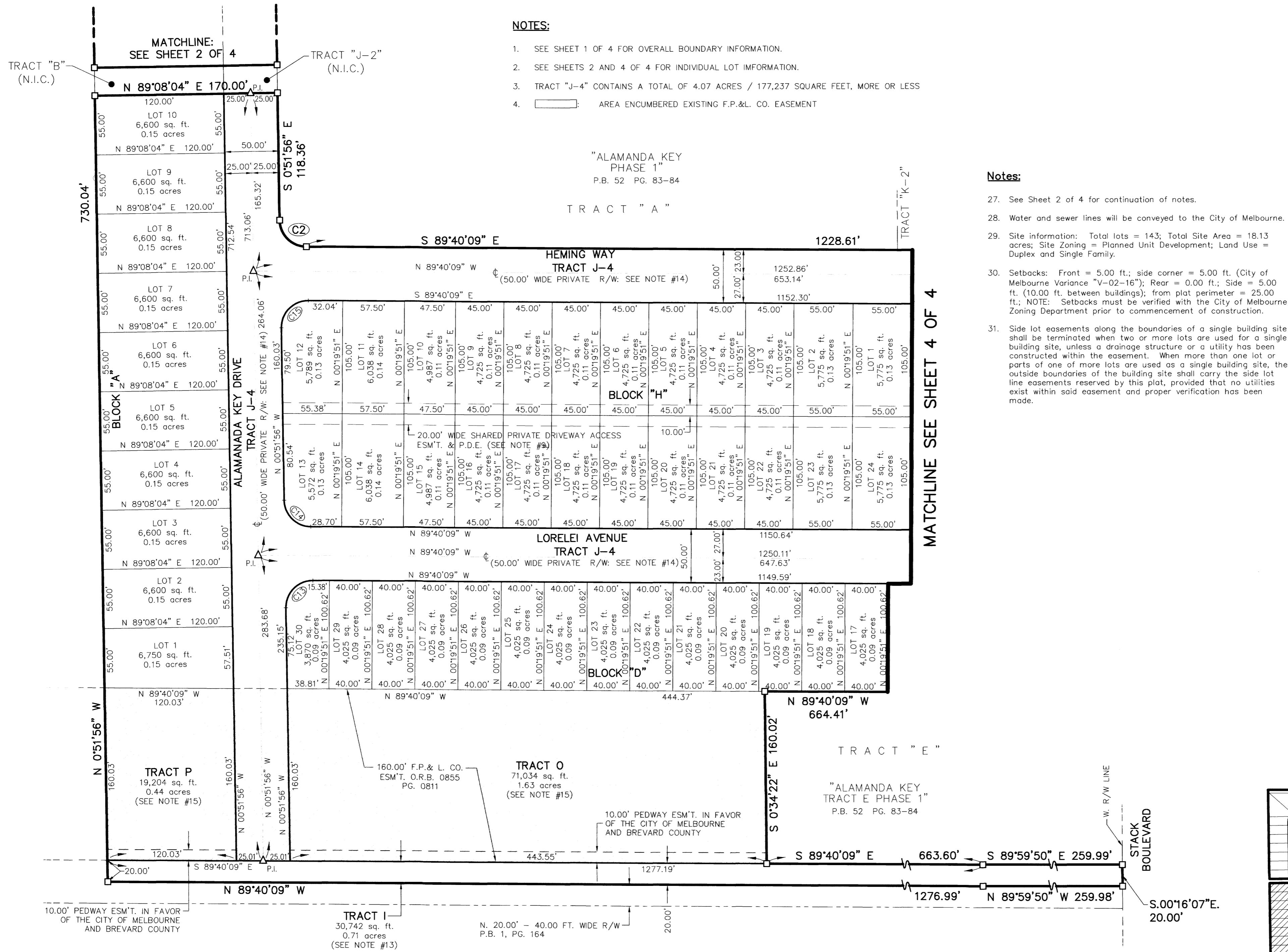
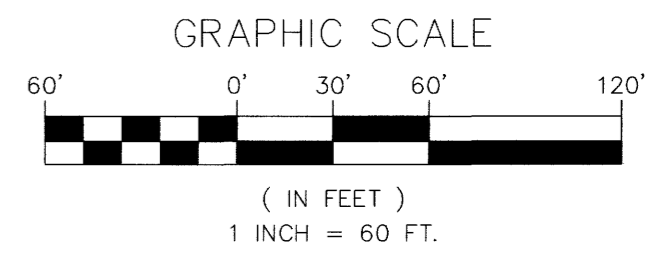
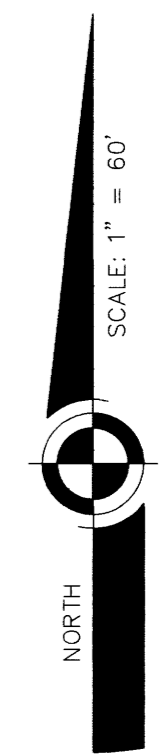
ALAMANDA KEY PHASE 2

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.

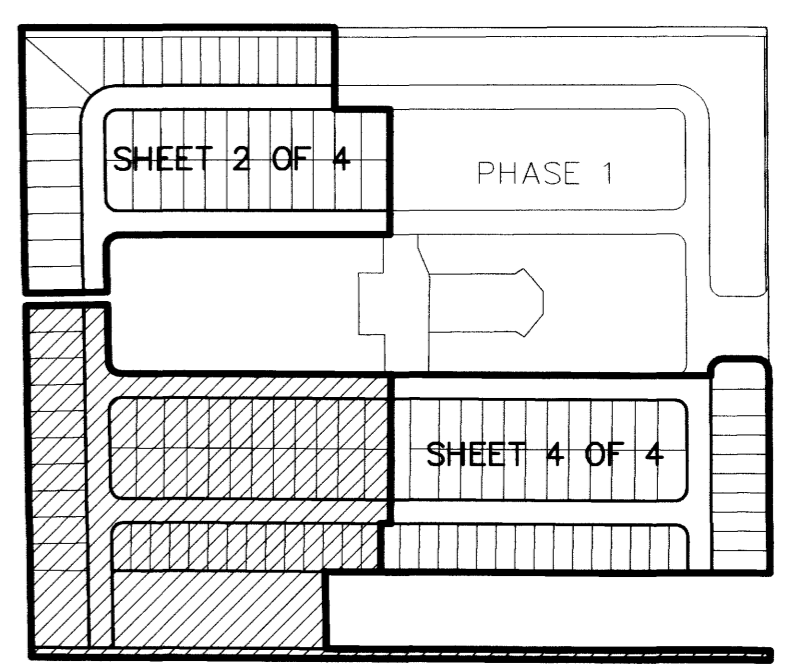
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	BEARING
C2	25.00	88°48'13"	38.75	34.98	S45°16'03"E
C13	25.00	91°11'47"	39.79	35.72	S44°43'57"W
C14	25.00	88°48'13"	38.75	34.98	S45°16'03"E
C15	25.00	91°11'47"	39.79	35.72	S44°43'57"W

- NOTES:**
- SEE SHEET 1 OF 4 FOR OVERALL BOUNDARY INFORMATION.
 - SEE SHEETS 2 AND 4 OF 4 FOR INDIVIDUAL LOT INFORMATION.
 - TRACT "J-4" CONTAINS A TOTAL OF 4.07 ACRES / 177,237 SQUARE FEET, MORE OR LESS
 - AREA ENCUMBERED EXISTING F.P.&L. CO. EASEMENT

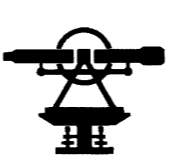


- Notes:**
- See Sheet 2 of 4 for continuation of notes.
 - Water and sewer lines will be conveyed to the City of Melbourne.
 - Site information: Total lots = 143; Total Site Area = 18.13 acres; Site Zoning = Planned Unit Development; Land Use = Duplex and Single Family.
 - Setbacks: Front = 5.00 ft.; side corner = 5.00 ft. (City of Melbourne Variance "V-02-16"); Rear = 0.00 ft.; Side = 5.00 ft. (10.00 ft. between buildings); from plat perimeter = 25.00 ft.; NOTE: Setbacks must be verified with the City of Melbourne Zoning Department prior to commencement of construction.
 - Side lot easements along the boundaries of a single building site shall be terminated when two or more lots are used for a single building site, unless a drainage structure or a utility has been constructed within the easement. When more than one lot or parts of one or more lots are used as a single building site, the outside boundaries of the building site shall carry the side lot line easements reserved by this plat, provided that no utilities exist within said easement and proper verification has been made.

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

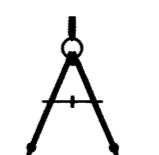


CITY OF MELBOURNE SUBDIVISION
 No. SD-2002-08(B)



Bussen-Mayer Engineering Group

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



KEY MAP
 (N.T.S.)