

ALAMANDA KEY PHASE 2

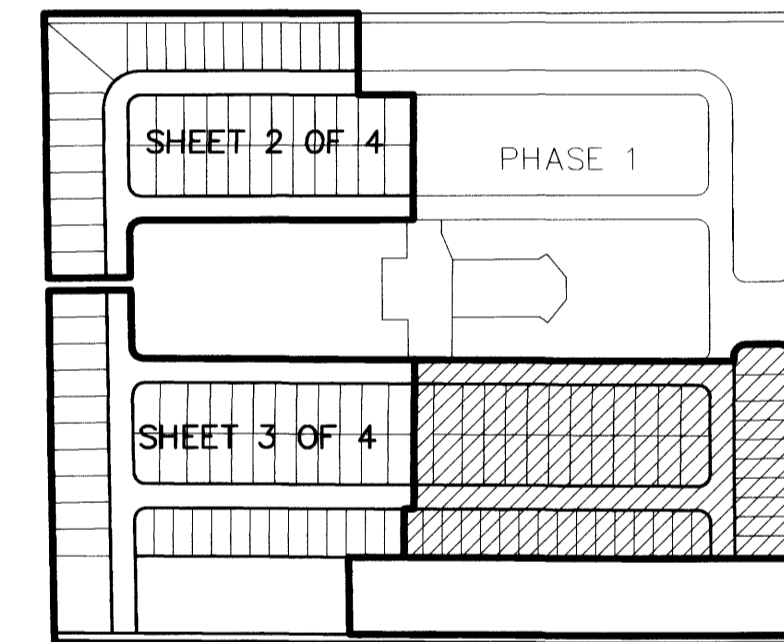
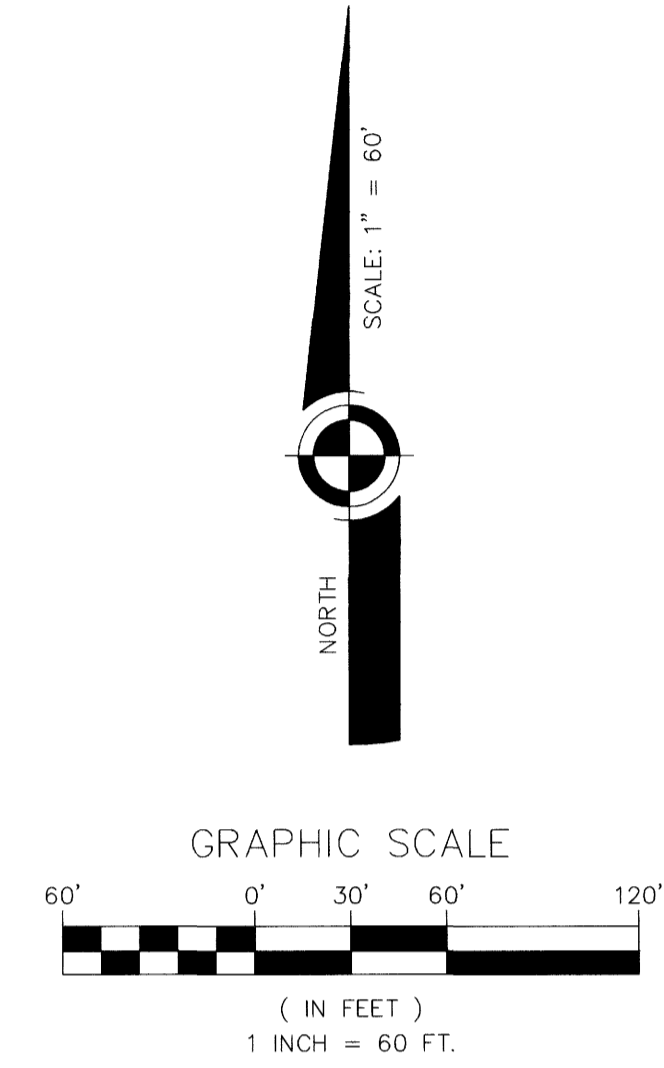
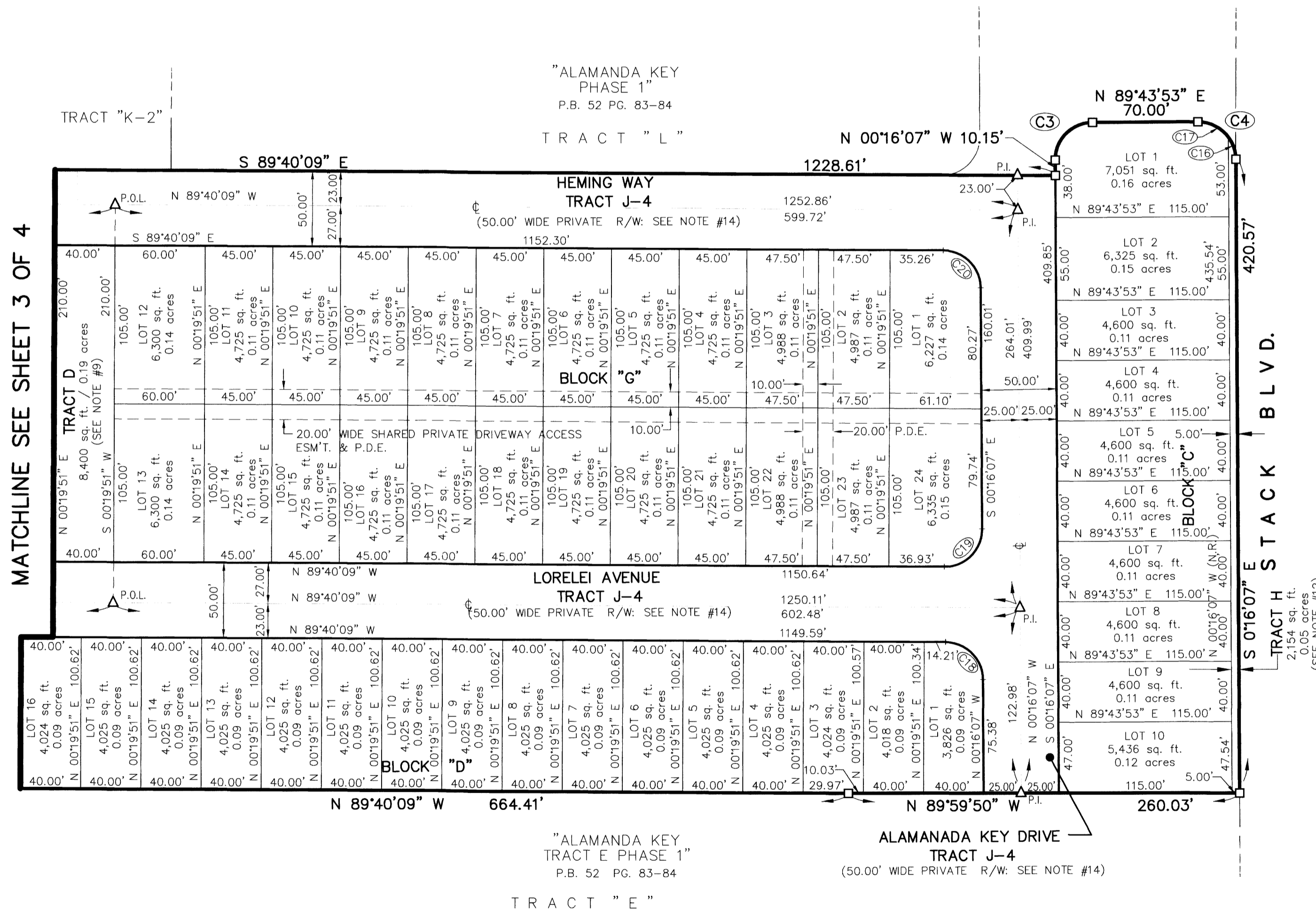
BEING A PARTIAL REPLAT OF LOTS 4, 5 AND 6, PLAT OF "FLORIDA INDIAN RIVER LAND COMPANY IN TOWNSHIP 28 SOUTH - RANGE 37 EAST", PLAT BOOK 1, PAGE 164 AND BEING A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 37 EAST OF THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA.

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 TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	BEARING
C3	25.00	90°00'00"	39.27	35.36	N44°43'53"E
C4	25.00	90°00'00"	39.27	35.36	S45°16'07"W
C16	25.00	36°52'12"	16.09	15.81	N18°42'12"W
C17	25.00	53°07'48"	23.18	22.36	N63°42'12"W
C18	25.00	89°24'02"	39.01	35.17	N44°58'08"W
C19	25.00	90°35'58"	39.53	35.54	N45°01'52"E
C20	25.00	89°24'02"	39.01	35.17	N44°58'08"W

NOTES:

- SEE SHEET 1 OF 4 FOR OVERALL BOUNDARY INFORMATION.
- SEE SHEETS 2 AND 3 OF 4 FOR INDIVIDUAL LOT INFORMATION.
- TRACT "J-4" CONTAINS A TOTAL OF 4.07 ACRES / 177,237 SQUARE FEET, MORE OR LESS.



KEY MAP
(N.T.S.)

TRACT TABLE		
TRACT	DESCRIPTION	AREA (ACRES)
D	DRIVEWAY ACCESS / PRIVATE DRAINAGE	0.19
F-1	LANDSCAPE / PRIVATE DRAINAGE	0.30
H	LANDSCAPE	0.05
I	FUTURE RIGHT-OF-WAY	0.71
J-3	PRIVATE RIGHT-OF-WAY	1.70
J-4	PRIVATE RIGHT-OF-WAY	4.07
O	COMMON OPEN SPACE	1.63
P	COMMON OPEN SPACE	0.44

