

MANCHESTER LAKES PHASE ONE

A REPLAT OF LOTS 4-12,

FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 164

SECTION 17, TOWNSHIP 28 SOUTH, RANGE 37 EAST

CITY OF WEST MELBOURNE, COUNTY OF BREVARD, FLORIDA.

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.

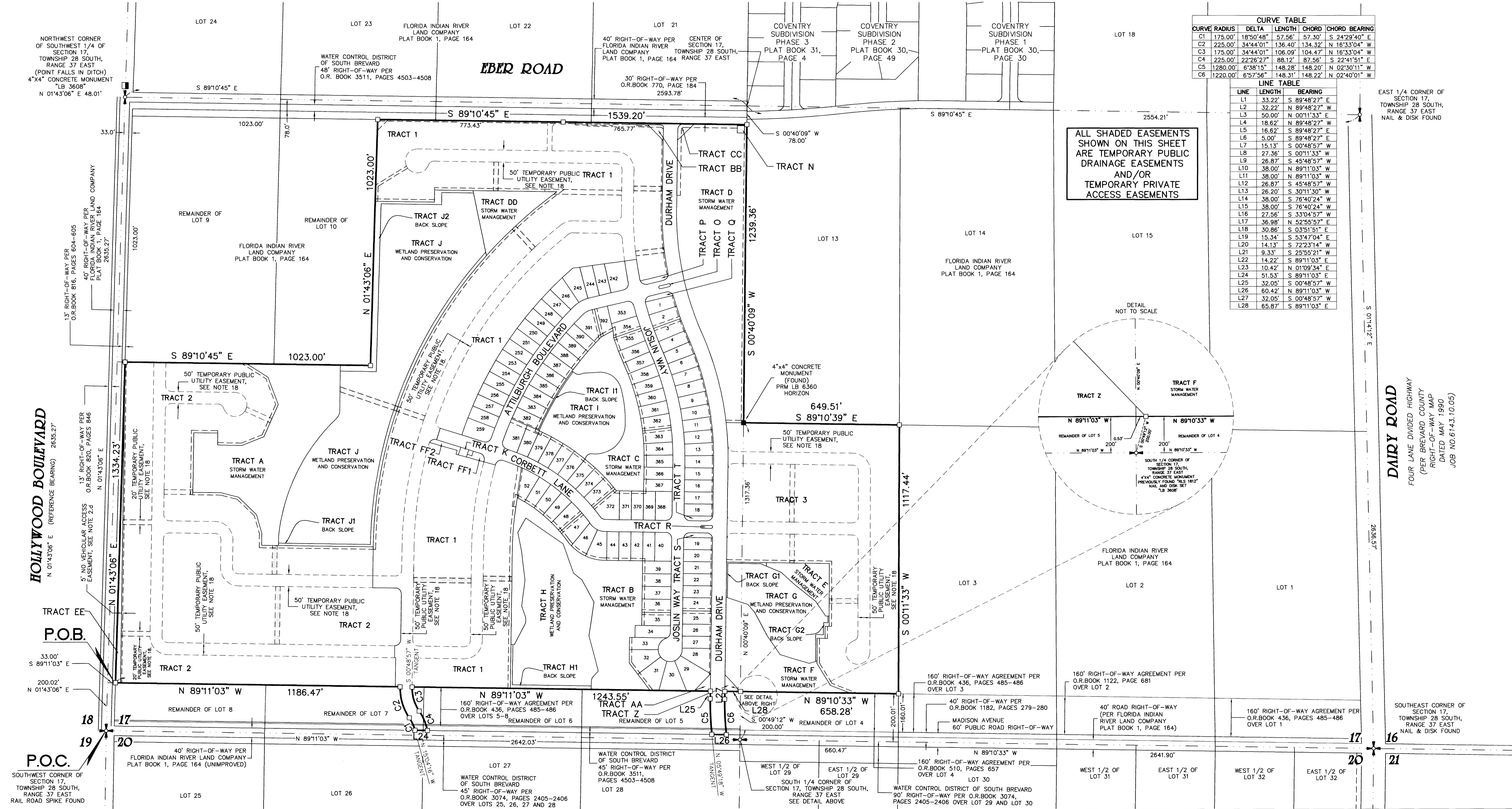
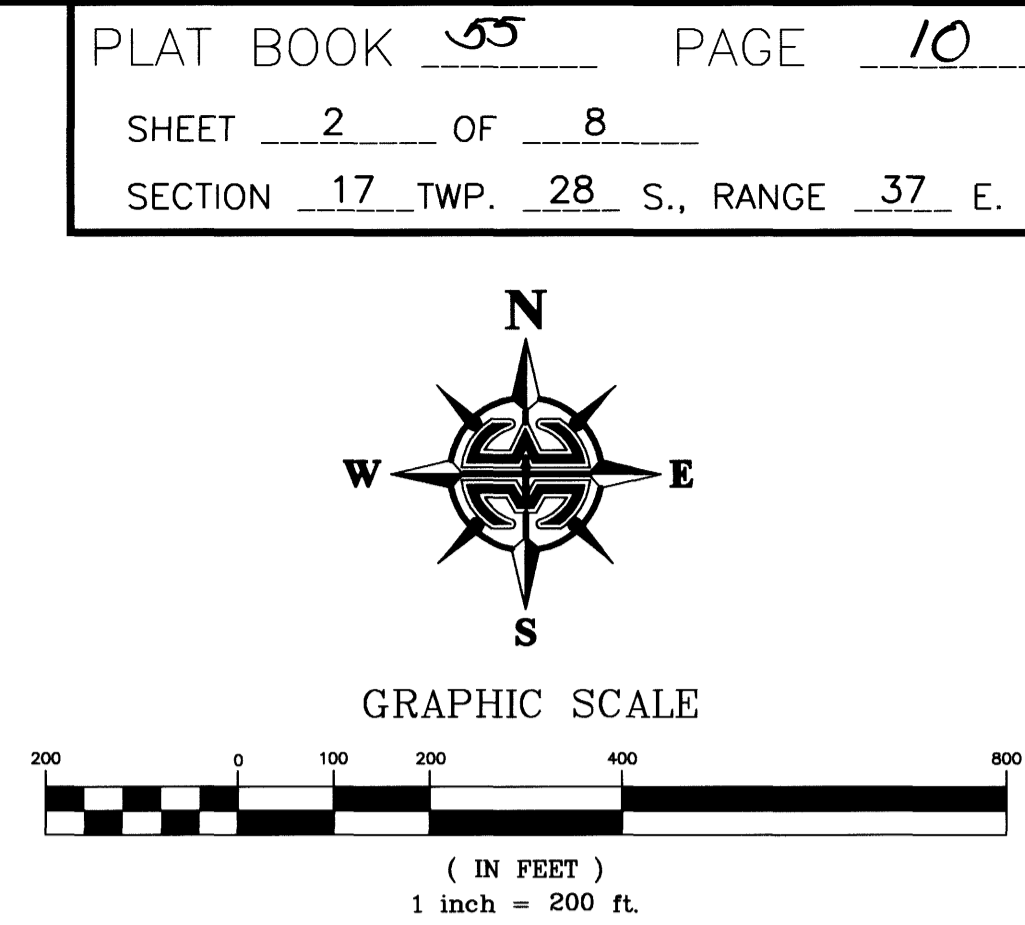
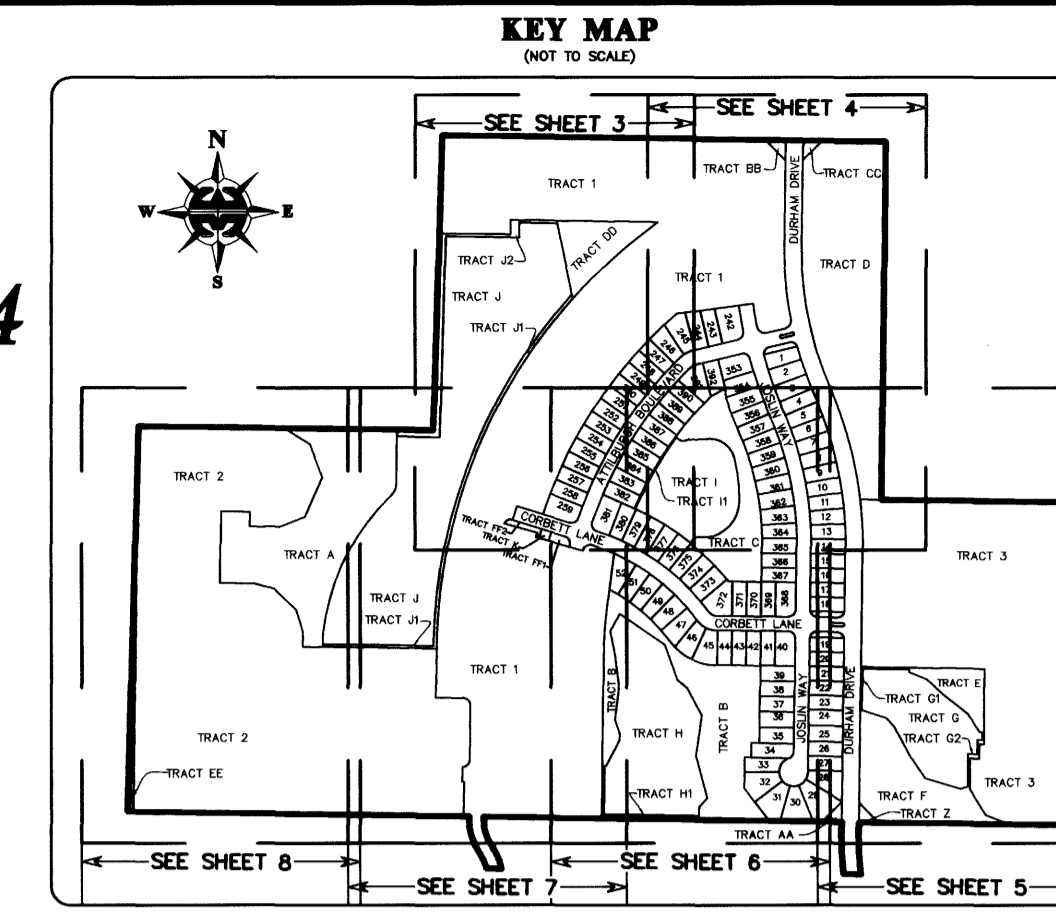
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MELBOURNE, FLORIDA 32935-2338
PHONE (321) 751-4444 FAX (321) 751-4445
PROJECT NUMBER: 204-0028
DRAWING NAME: MANCHESTER LAKES PHASE ONE.DWG
DRAWN BY: DANIEL D. GARNER P.S.M. 6189

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.

LEGEND:

□	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
■	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (FOUND), (UNLESS OTHERWISE SHOWN)
○	= NAIL AND DISK MARKED "PCP LB 3608" (SET)
●	= NAIL AND DISK MARKED "PCP LB 3608" (FOUND)
△	= NAIL AND DISK MARKED "PRM LB 3608" (SET)
▲	= NAIL AND DISK MARKED "PRM LB 3608" (FOUND)
P.U./D.E.	= 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
P.C.	= 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



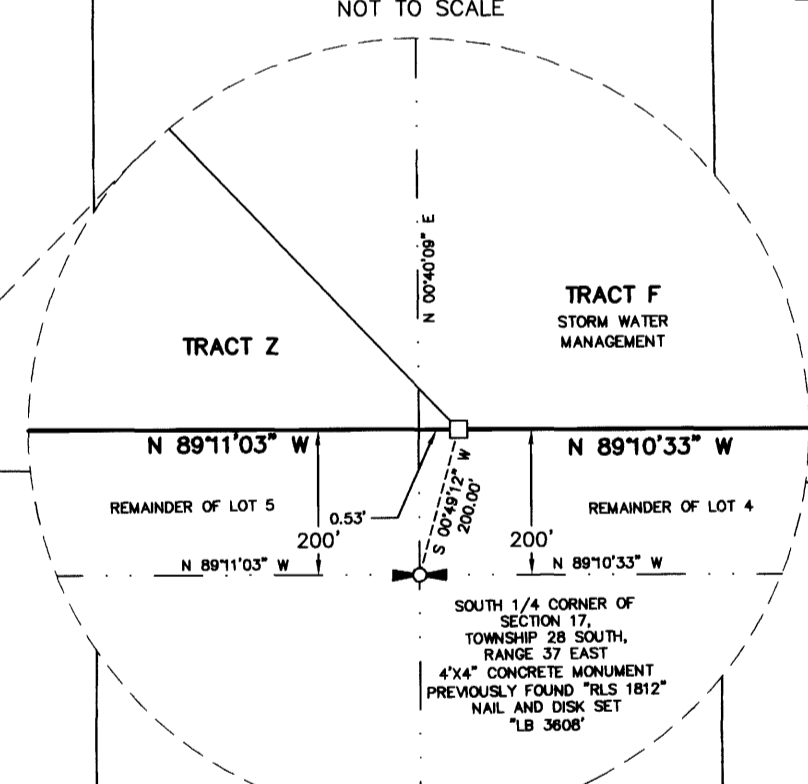
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	175.00'	18°50'48"	57.56'	57.30'	S 24°29'40" E
C2	225.00'	34°44'01"	136.40'	134.32'	N 16°33'04" W
C3	175.00'	34°44'01"	106.09'	104.47'	N 16°33'04" W
C4	225.00'	22°26'27"	88.12'	87.56'	S 22°41'51" E
C5	1280.00'	6°38'15"	148.28'	148.20'	N 02°30'11" W
C6	1220.00'	6°57'56"	148.31'	148.22'	N 02°40'01" W

LINE TABLE

LINE	LENGTH	BEARING
L1	33.22'	S 89°48'27" E
L2	32.22'	N 89°48'27" W
L3	50.00'	N 00°11'33" E
L4	18.62'	N 89°48'27" W
L5	16.62'	S 89°48'27" E
L6	5.00'	S 89°48'27" E
L7	15.13'	S 00°48'57" W
L8	27.36'	S 00°11'33" W
L9	26.87'	S 45°48'57" W
L10	38.00'	N 89°11'03" W
L11	38.00'	N 89°11'03" W
L12	26.87'	S 45°48'57" W
L13	26.20'	S 30°11'30" W
L14	38.00'	S 76°40'24" W
L15	38.00'	S 76°40'24" W
L16	27.56'	S 33°04'57" W
L17	36.98'	N 52°55'57" E
L18	30.86'	S 03°51'51" E
L19	15.34'	S 53°47'04" E
L20	14.13'	S 72°23'14" W
L21	9.33'	S 25°55'21" W
L22	14.22'	S 89°11'03" E
L23	10.42'	N 01°09'34" E
L24	51.53'	S 89°11'03" E
L25	32.05'	S 00°48'57" W
L26	60.42'	N 89°11'03" W
L27	32.05'	S 00°48'57" W
L28	65.87'	S 89°11'03" E

ALL SHADED EASEMENTS
SHOWN ON THIS SHEET
ARE TEMPORARY PUBLIC
DRAINAGE EASEMENTS
AND/OR
TEMPORARY PRIVATE
ACCESS EASEMENTS



EAST 1/4 CORNER OF
SECTION 17,
TOWNSHIP 28 SOUTH,
RANGE 37 EAST
NAIL & DISK FOUND

FOUR LANE DIVIDED HIGHWAY
(PER BREVARD COUNTY
RIGHT-OF-WAY MAP
DATED MAY 1990
JOB NO. 6143.10.05)

SOUTHEAST CORNER OF
SECTION 17,
TOWNSHIP 28 SOUTH,
RANGE 37 EAST
NAIL & DISK FOUND