

MANCHESTER LAKES PHASE ONE

A REPLAT OF LOTS 4-12,

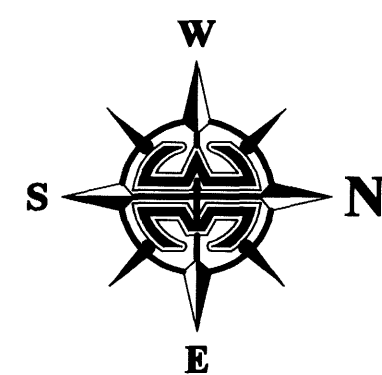
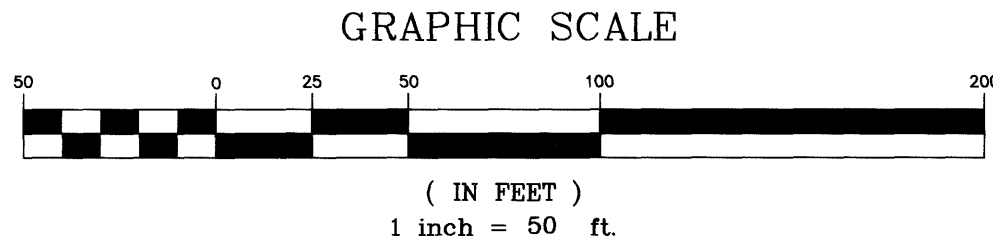
FLORIDA INDIAN RIVER LAND COMPANY, PLAT BOOK 1, PAGE 164

SECTION 17, TOWNSHIP 28 SOUTH, RANGE 37 EAST

CITY OF WEST MELBOURNE, COUNTY OF BREVARD, FLORIDA.

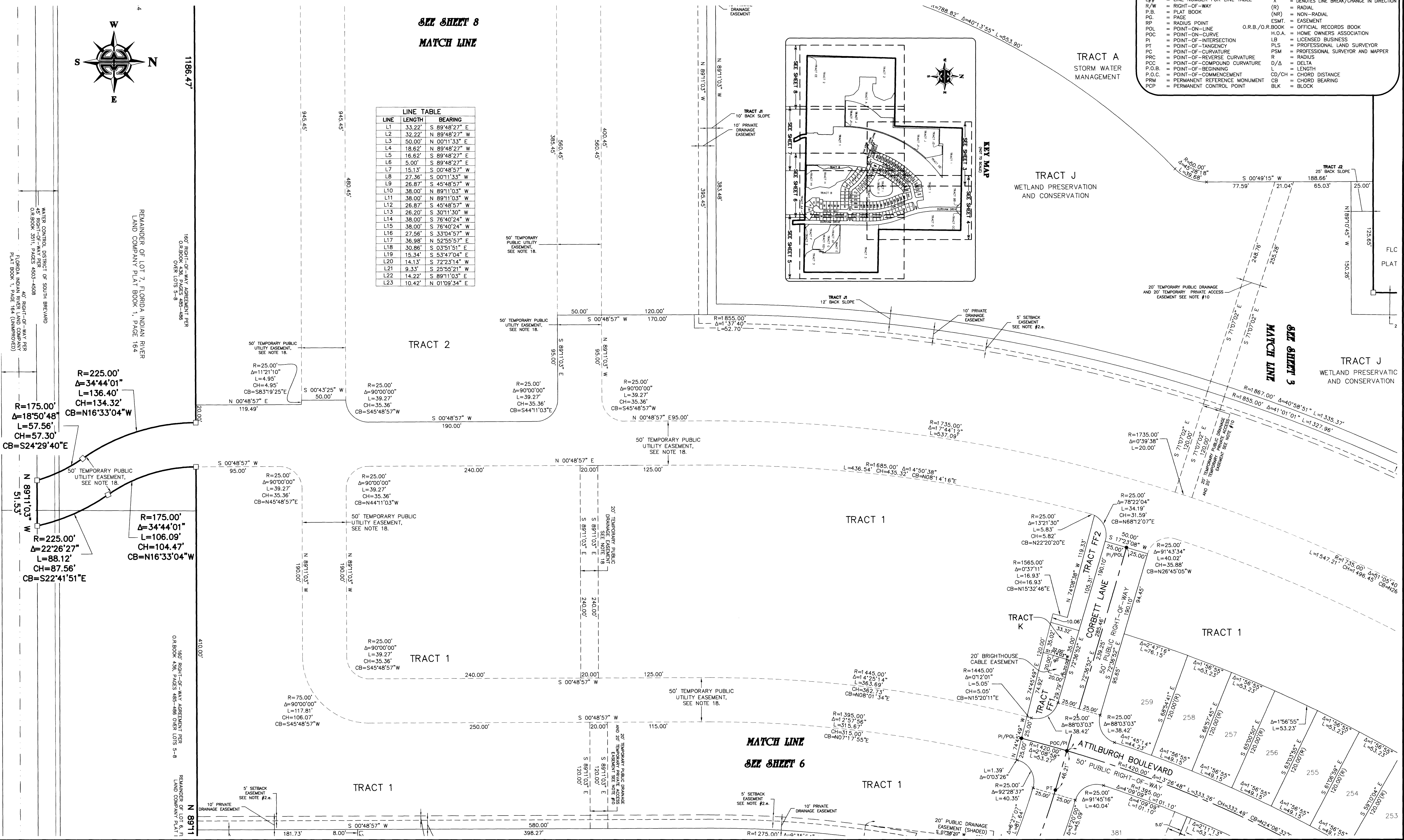
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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".



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 32°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

- 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" (FOUND)
 - PU&DE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
 - CH# = CURVE NUMBER FOR CURVE TABLE
 - L# = LINE NUMBER FOR LINE TABLE
 - R/W = RIGHT-OF-WAY (R) = DENOTES LINE BREAK/CHANGE IN DIRECTION
 - P.B. = PLAT BOOK (NR) = NON-RADIAL
 - PI = PAGE (ESMT. = EASEMENT)
 - RP = RADIUS POINT
 - POL = POINT-ON-LINE O.R.B./O.R. BOOK = OFFICIAL RECORDS BOOK
 - POC = POINT-ON-CURVE H.O.A. = HOME OWNERS ASSOCIATION
 - PI = POINT-OF-INTERSECTION LB = LICENSED BUSINESS
 - PT = POINT-OF-TANGENCY PLS = PROFESSIONAL LAND SURVEYOR
 - PC = POINT-OF-CURVATURE PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - PRC = POINT-OF-REVERSE CURVATURE R = RADIUS
 - POC = POINT-OF-COMPOUND CURVATURE D/Δ = DELTA
 - P.O.B. = POINT-OF-BEGINNING L = LENGTH
 - P.O.C. = POINT-OF-COMMENCEMENT CD/CH = CHORD DISTANCE
 - PRM = PERMANENT REFERENCE MONUMENT CB = CHORD BEARING
 - PCP = PERMANENT CONTROL POINT BLK = BLOCK



1186.47'
 160' RIGHT-OF-WAY AGREEMENT PER O.R. BOOK 436, PAGES 485-486 OVER LOTS 5-8
 REMAINDER OF LOT 7, FLORIDA INDIAN RIVER LAND COMPANY PLAT BOOK 1, PAGE 164
 WATER CONTROL DISTRICT OF SOUTH BREVARD
 45' RIGHT-OF-WAY AGREEMENT PER O.R. BOOK 581, PAGES 403-408
 45' RIGHT-OF-WAY PER FLORIDA INDIAN RIVER LAND COMPANY PLAT BOOK 1, PAGE 164 (UNIMPROVED)

R=225.00'
 Δ=18°50'48"
 L=57.56'
 CH=57.30'
 CB=S24°29'40"E

R=175.00'
 Δ=34°44'01"
 L=136.40'
 CH=134.32'
 CB=N16°33'04"W

R=225.00'
 Δ=22°26'27"
 L=88.12'
 CH=87.56'
 CB=S22°41'51"E

R=175.00'
 Δ=34°44'01"
 L=106.09'
 CH=104.47'
 CB=N16°33'04"W

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=N45°48'57"E

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=N44°11'03"W

R=75.00'
 Δ=90°00'00"
 L=117.81'
 CH=106.07'
 CB=S45°48'57"W

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=S45°48'57"W

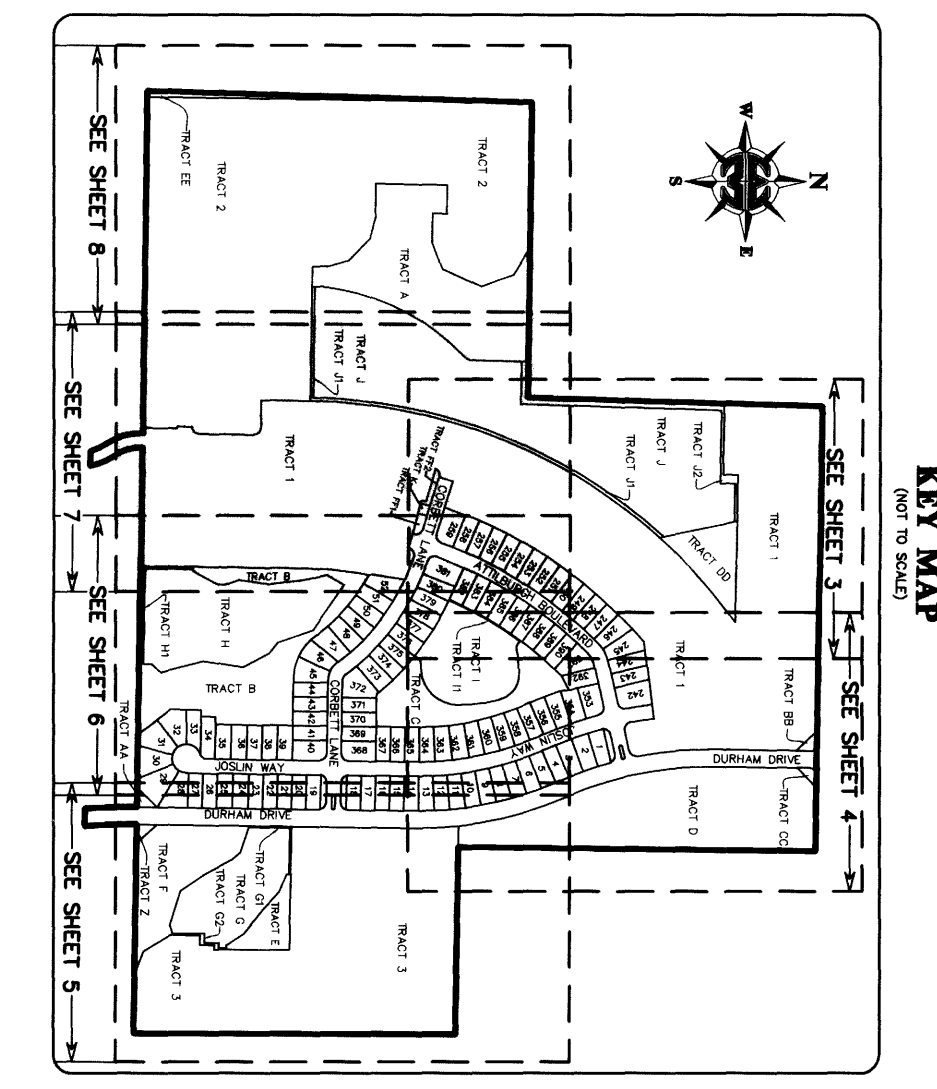
R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=S45°48'57"W

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=S44°11'03"E

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=N44°11'03"W

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=S45°48'57"W

R=25.00'
 Δ=90°00'00"
 L=39.27'
 CH=35.36'
 CB=S45°48'57"W



MATCH LINE
 SEE SHEET 6

MATCH LINE
 SEE SHEET 3