

# MANCHESTER LAKES PHASE THREE

A REPLAT OF A PORTION OF TRACT 1, MANCHESTER LAKES PHASE ONE,  
AS RECORDED IN PLAT BOOK 55, PAGES 9-16  
SECTION 17, TOWNSHIP 28 SOUTH, RANGE 37 EAST,  
CITY OF WEST MELBOURNE, COUNTY OF BREVARD, FLORIDA.

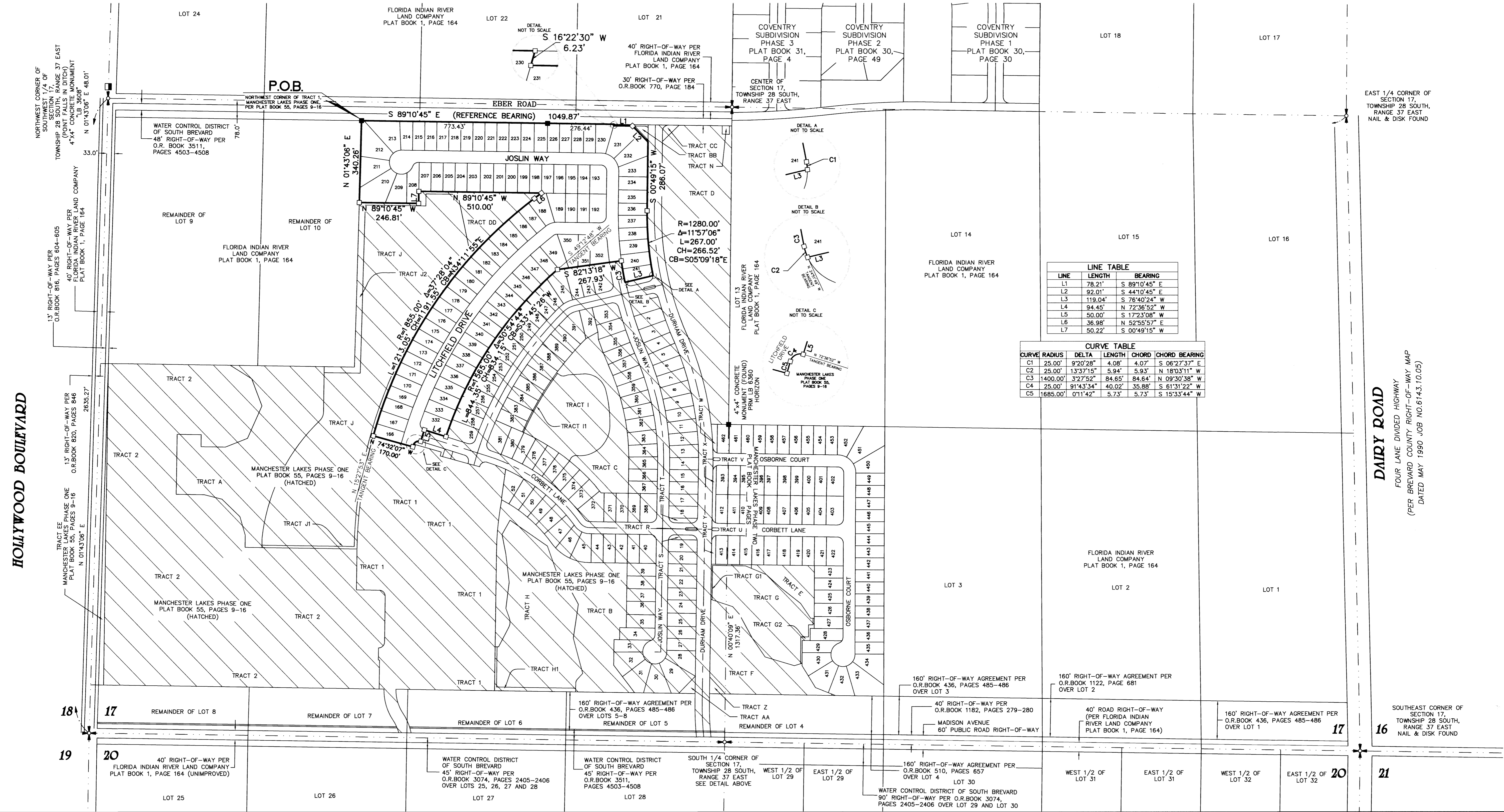
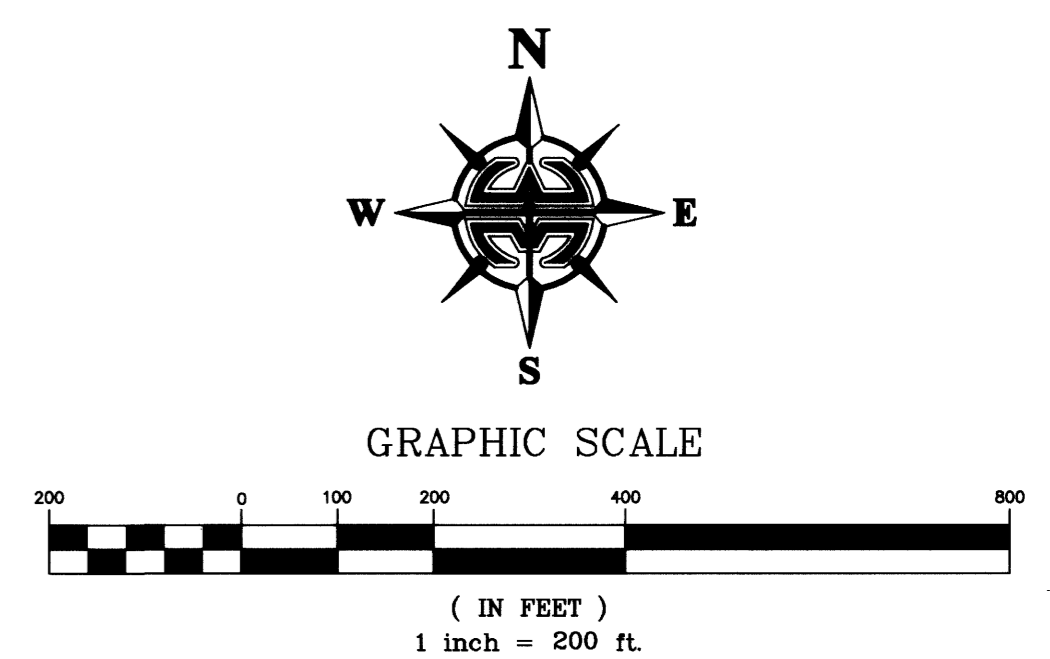
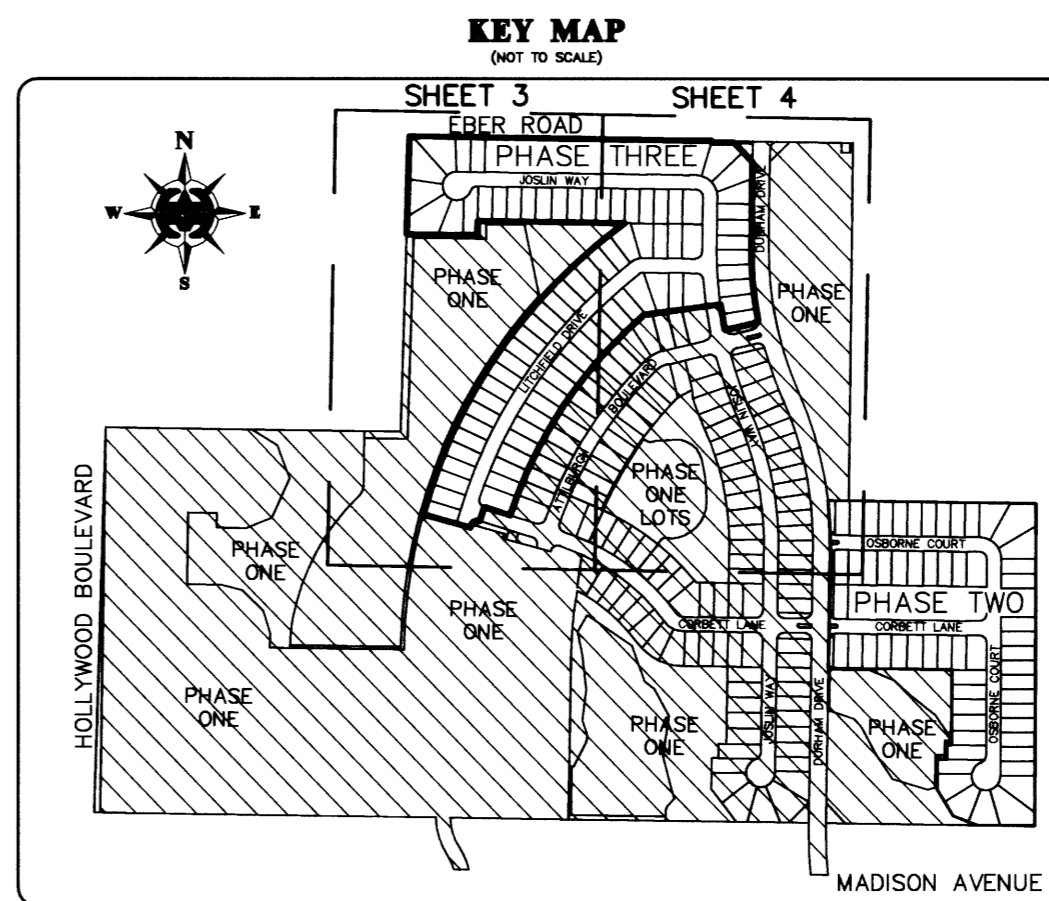
PREPARED BY:  
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PROJECT NUMBER: 204-0028-3  
DRAWING NAME: MANCHESTER LAKES PHASE THREE.DWG  
DRAWN BY: EDWARD A. WHYTE  
CHECKED BY: DANIEL D. GARNER P.S.M. 6189

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 THIS 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)
  - PU/DE = 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
  - PS = 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
  - 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



LINE	LENGTH	BEARING
L1	78.21'	S 89°10'45" E
L2	92.01'	S 44°10'45" E
L3	119.04'	S 76°40'24" W
L4	94.45'	N 72°36'52" W
L5	50.00'	S 17°23'08" W
L6	36.98'	N 52°55'57" E
L7	50.22'	S 00°49'15" W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	92°02'28"	4.08'	4.07'	S 06°27'37" E
C2	25.00'	133°7'15"	5.94'	5.93'	N 18°03'11" W
C3	1400.00'	372°7'52"	84.65'	84.64'	N 09°30'38" W
C4	25.00'	91°43'34"	40.02'	35.88'	S 61°31'22" W
C5	1685.00'	0°11'42"	5.73'	5.73'	S 15°33'44" W

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

**HOLLYWOOD BOULEVARD**

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