#### PLAT NOTES:

PROHIBITED.

- BEARINGS BASED ON THE NORTH-SOUTH MID-SECTION LINE OF SECTION 35 BEING NOO'10'58"E BASED ON STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD'83/'09).
- THE RECORDING OF THIS PLAT CREATES A NONEXCLUSIVE PUBLIC EASEMENT 10 FEET IN WIDTH ACROSS THE FRONT OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS-OF-WAY WITH THE EXCEPTION OF LANDS OUTSIDE THE BOUNDARY OF THE PLAT AND ARE HEREBY DEDICATED FOR THE INSTALLATION OF ELECTRIC AND OTHER PUBLIC UTILITIES.
- AS-UTILIZED IN THE NOTES AND AS SHOWN HEREON, THE TERM "ELECTRIC" EASEMENT SHALL SPECIFICALLY INCLUDE FLORIDA POWER AND LIGHT CO. AND SHALL NOT EXCLUDE OTHER SUPPLIERS OF ELECTRICITY.
- ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO SUCH SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC. TELEPHONE. GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND / OR EGRET'S RESERVE COMMUNITY HOME OWNER'S ASSOCIATION, INC. (THE "HOMEOWNER'S ASSOCIATION") TO MAINTAIN.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT ("MSBU") BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS AND PRIVATE STORMWATER TRACTS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- TRACTS A & B ARE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS STORMWATER TRACTS.
- TRACT C IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS ADDITIONAL COMPENSATING STORAGE.
- TRACT D IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS
- ASSOCIATION AS A PRIVATE PARK. TRACT E IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A WETLAND & TREE CONSERVATION / PRESERVATION TRACT AND CONTAINS TREE PRESERVATION AREAS SPECIFICALLY REQUIRED AS PRESERVATION BY BREVARD COUNTY. TREE REMOVAL AND/ OR LAND DISTURBANCE IS
- TRACT F IS CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A UTILITY TRACT.
- DRAINAGE EASEMENT IN FAVOR OF COURTENAY PARKWAY PROPERTIES, LLC RECORDED SEPTEMBER 15, 2015, IN O.R. BOOK 7450, PAGE 2260. AFFECTS SITE.
- BINDING DEVELOPMENT PLAN RECORDED JULY 26, 2018, IN O.R. BOOK 8222, PAGE 98. AFFECTS ENTIRE SITE EXCEPT TRACT FF.
- 15. TERMS AND CONDITIONS OF THE BINDING DEVELOPMENT AGREEMENT RECORDED OCTOBER 14, 2014, IN O.R. BOOK 7228, PAGE 449. AFFECTS TRACT FF ONLY.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 5. 2016, IN O.R. BOOK 7768, PAGE 2882; FIRST SUPPLEMENTAL RECORDED FEBRUARY 14, 2019, IN O.R. BOOK 8368, PAGE 1326; FIRST AMENDMENT RECORDED FEBRUARY 26, 2019, IN O.R. BOOK 8376, PAGE 1408; SECOND SUPPLEMENTAL RECORDED JUNE , 2019 IN O.R. BOOK 8458, PAGE 513; THIRD SUPPLEMENTAL RECORDED DECEMBER 7, 2019 IN O.R. BOOK 8616, PAGE 836; SECOND AMENDMENT RECORDED NOVEMBER 13, 2020, IN O.R. BOOK 8918, PAGE 1601; THIRD AMENDMENT RECORDED JANUARY 28, 2021, IN O.R. BOOK 8995, PAGE 662; FOURTH SUPPLEMENTAL RECORDED APRIL 25, 2022 IN O.R. BOOK 9427, PAGE 1304; AND AMENDMENT TO THE BY-LAWS OF EGRET'S LANDING COMMUNITY HOMEOWNERS ASSOCIATION, INC. RECORDED APRIL 27, 2022 IN O.R. BOOK 9488, PAGE 2038, PUBLIC RECORDS OF BREVARD COUNTY. FLORIDA, AFFECTS TRACT FF ONLY.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF EGRETS LANDING PHASE 2, AS RECORDED APRIL 27, 2018, IN PLAT BOOK 65, PAGES 86-88, BUT DELETING ANY COVENANT, CONDITION OR COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), AFFECTS TRACT FF ONLY.
- 18. RESTRICTIONS CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 26, 2018, IN O.R. BOOK 8270, PAGE 412. AFFECTS TRACT FF ONLY.
- DECLARATION OF RESTRICTIVE COVENANTS RECORDED SEPTEMBER 26, 2018, IN O.R. BOOK 8270, PAGE 422. AFFECTS ENTIRE SITE.
- NOTICE OF COMMENCEMENT IN O.R. BOOK 9630, PAGE 1834. BLANKET IN NATURE.
- 21. THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2011 (NAD '83/'11) AND ARE PROVIDED TO COMPLY WITH BREVARD COUNTY SITE PLAN REQUIREMENTS. ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES. THE FOLLOWING HORIZONTAL CONTROL STATIONS WERE UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:

STATION NAME: P 207 (PID: AK2145): NORTHINGS: 1,504,807.10; EASTINGS: 749,822.16 LATITUDE: 28'28'23.00095"(N); LONGITUDE: 080°42'30.54233"(W) COMBINED SCALE FACTOR: 0.99995123 CONVERGENCE: 00°08'20.3"

OBTAIN THE VERTICAL DATA.

(PID: AK7500):

STATION NAME: BREVARD GPS 1039 NORTHINGS: 1,480,166.19; EASTINGS: 750,879.41 LATITUDE: 28'24'18.99727"(N); LONGITUDE: 080°42'19.37160"(W)

COMBINED SCALE FACTOR: 0.99995146 <u>CONVERGENCE</u>: 00°08'24.5" 22. BENCHMARK PID "D6A30" IS LOCATED WITHIN THE BOUNDARIES AND/OR VICINITY OF THIS PLAT. PLEASE CALL COUNTY SURVEYING OFFICE OR VISIT THE WEBSITE TO

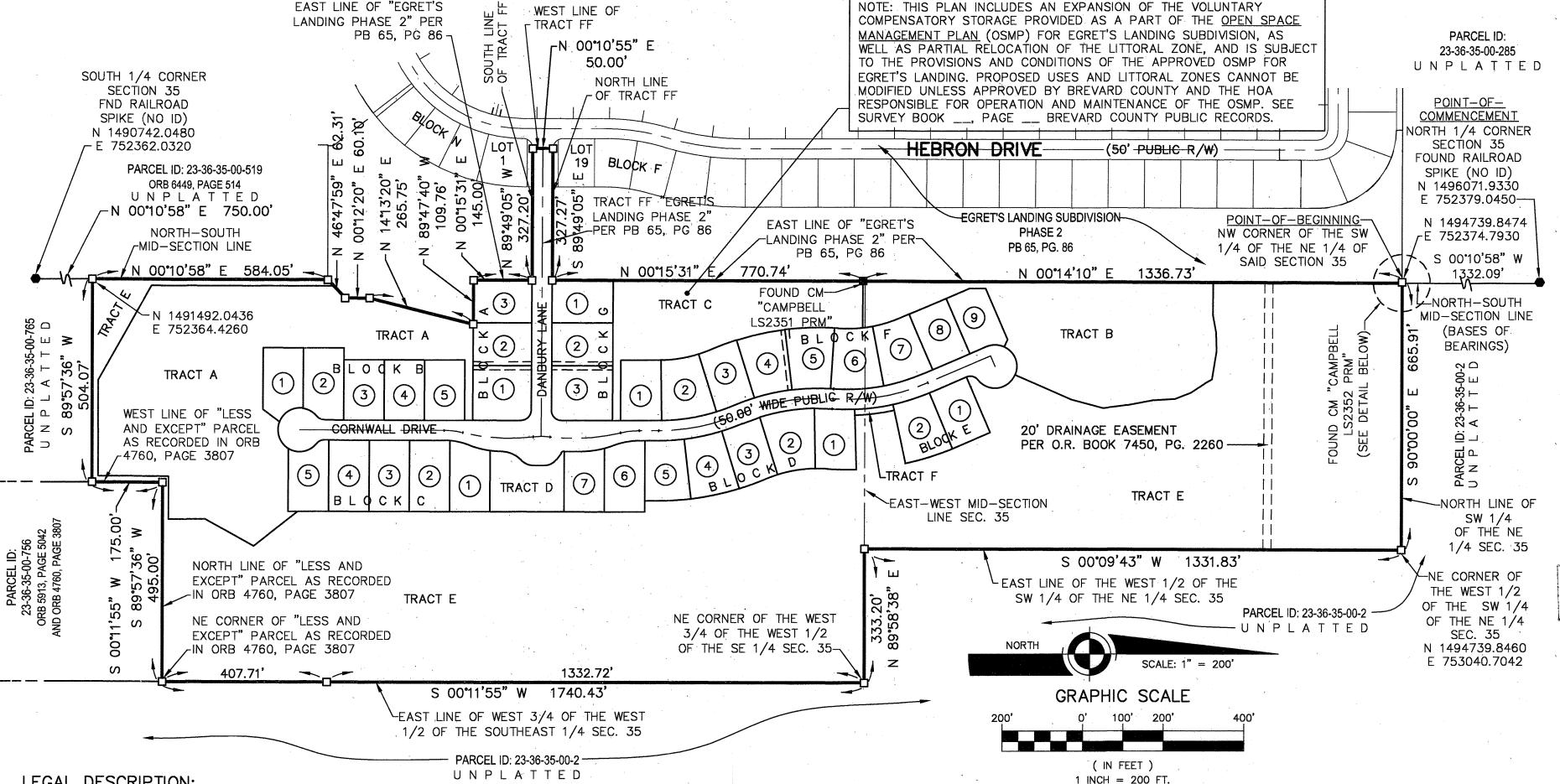
STATION NAME: BREVARD GPS 1040 (PID: AK7501): NORTHINGS: 1,480,183.12; EASTINGS: 754,387.32 LATITUDE: 28°24'19.07836"(N) LONGITUDE: 080'41'40.08867"(W) COMBINED SCALE FACTOR: 0.99995223

**CONVERGENCE:** 00°08'43.2"

# EGRET'S RESERVE

A REPLAT OF TRACT FF EGRET'S LANDING PHASE 2 AS RECORDED IN PLAT BOOK 65, PAGE 86 BREVARD COUNTY PUBLIC RECORDS

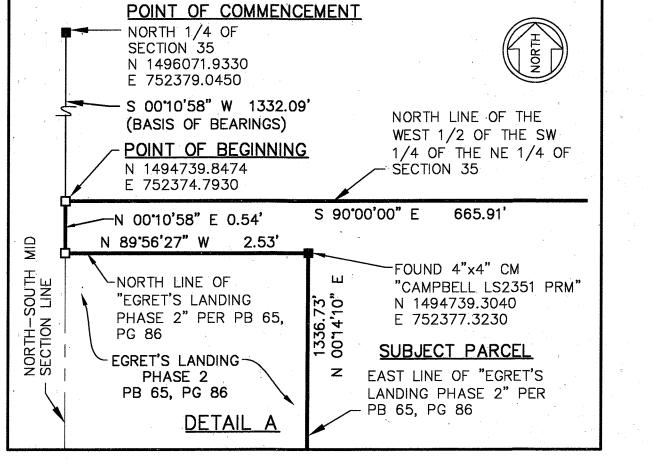
## SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA



#### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 35. TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4760, PAGE 3807 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH TRACT FF OF THE PLAT OF EGRET'S LANDING PHASE 2, AS RECORDED IN PLAT BOOK 65, PAGE 86 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, THENCE S00'10'58"W, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1332.09 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE S90'00'00"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 665.91 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4: THENCE SOO°09'43"W. ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1331.83 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 35; THENCE N89'58'38"E, ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 333.20 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S00'11'55"W ALONG THE EAST LINE OF SAID WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1740.43 FEET TO THE NORTHEAST CORNER OF THE "LESS AND EXCEPT" PARCEL AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4760 PAGE 3807; THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL, THE FOLLOWING TWO COURSES; THENCE S89°57'36"W A DISTANCE OF 495.00 FEET, THENCE S'00'11'55"W A DISTANCE OF 175.00 FEET; THENCE S89°57'36"W A DISTANCE OF 504.07 FEET TO A POINT ON THE AFORESAID NORTH-SOUTH MID-SECTION LINE OF SECTION 35; THENCE NO010'58"E, ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 584.05 FEET TO A POINT ON THE EAST LINE OF SAID EGRET'S LANDING PHASE 2 AS RECORDED IN PLAT BOOK 65 PAGE 86 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, THE FOLLOWING FIVE COURSES; THENCE N46°47'59"E A DISTANCE OF 62.31 FEET; THENCE NO0°12'20"E A DISTANCE OF 60.10 FEET; THENCE N14"13'20"E A DISTANCE OF 265.75 FEET; THENCE N89°47'40"W A DISTANCE OF 109.76 FEET; THENCE NOO'15'31"E, A DISTANCE OF 145.00 FEET TO THE SOUTHEAST CORNER OF TRACT FF OF SAID PLAT OF EGRET'S LANDING PHASE 2; THENCE N89°49'05"W, ALONG THE SOUTH LINE OF SAID TRACT FF, A DISTANCE OF 327.20 FEET TO THE SOUTHWEST CORNER OF SAID TRACT FF; THENCE NO'10'55"E, ALONG THE WEST LINE OF SAID TRACT FF, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT FF; THENCE S89'49'05"E, ALONG THE NORTH LINE OF SAID TRACT FF, A DISTANCE OF 327.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT FF, THENCE ALONG THE EAST LINE OF SAID PLAT OF EGRET'S LANDING PHASE 2, FOR THE FOLLOWING TWO COURSES; THENCE NO015'31"E A DISTANCE OF 770.74 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH A DISK LABELED "CAMPBELL LS2352 PRM"; THENCE N0014'10"E A DISTANCE OF 1336.73 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT LABELED "CAMPBELL LS2352 PRM"; THENCE N89'56'27"W, ALONG THE NORTH LINE OF SAID PLAT OF EGRET'S LANDING PHASE 2, A DISTANCE OF 2.53 FEET TO A POINT ON THE AFORESAID NORTH-SOUTH MID-SECTION LINE OF SECTION 35; THENCE NO010'58"E, ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 0.54 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 62.09 ACRES, MORE OR LESS.



-PROJECT SITE, HALL ROAD SR 528 ISLAND

100 PARNELL STREET ● SUITE A

MERRITT ISLAND, FLORIDA 32953

PHONE NO.: (321) 453-0010

DRMP, INC. CERTIFICATE NO.: 2648

J. BARRY CABANISS PLS NO. 4524

TRACT SUMMARY					
Tract	Description	Area (Ac.)	Area (Sq.Ft.)	Ownership	Maintenance Responsibility
Α	STORMWATER TRACT	6.87	299,050	H.O.A.	H.O.A.
В	STORMWATER TRACT	3.85	167,554	H.O.A.	H.O.A.
С	STORMWATER TRACT/COMPENSATORY STORAGE TRACT	2.26	98,555	H.O.A.	H.O.A.
D	PARK	0.56	24,257	H.O.A.	H.O.A.
E	WETLAND/CONSERVATION/PRESERVATION TRACT	32.40	1,411,465	H.O.A.	H.O.A.
F	UTILITY TRACT	0.03	1,454	H.O.A.	H.O.A.
Total Area		45.97	2,002,335		·

#### LEGEND:

NTS

DRMP PERMANENT REFERENCE MONUMENT

NOT TO SCALE

HOMEOWNERS' ASSOCIATION R/W RIGHT-OF-WAY PLAT BOOK ORB OFFICIAL RECORDS BOOK PG PAGE(S)

SET 4" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK "DRMP LB2648 PRM"

FOUND 4" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK "CAMPBELL LS2351 PRM"

NOTE: 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY.

### PLAT BOOK

SHEET 1 OF 3 SECTION 35 TWP. 23 S., RANGE 36 E.

<u>DEDI</u>CATION

KNOW ALL MEN BY THESE PRESENTS, That Egret's Landing MI. LLC, a Florida limited liability company being, the owner in fee simple of the lands described in.

EGRET'S RESERVE

Hereby dedicates said lands and plat for the uses and purposes herein expressed and hereby dedicates public road right-of-way of Cornwall Drive and Danbury Lane, and public utility easements as shown hereon to Brevard County; and further hereby dedicates an easement for emergency access and emergency repair over the private drainage easements and Tracts A, B, C, D, E and F to Brevard county. Except as expressly provided, no other easements are hereby dedicated to the public, it being the intention of the undersigned that all other easements and common areas shown hereon be privately owned and maintained and that the public and Brevard County have no right or interest therein.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on This 3es Day of January 2023 EGRET'S LANDING MI, LLC, a Florida limited\_liability company.

Print Name: CHRIS RWOOLR Authorized Representative



STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

The foregoing instrument was acknowledged before me\_by means of physical presence or online notarization this see day of January, 2013, by Ronald W. Wolf as authorized representative of EGRET'S L'ANDING MI, LLC, a Florida limited liability company, on behalf of the Company. Said Person (check appropriate box) is personally known to me or has produced driver's license as

(Notary Stamp or Seal) tary Seal commission expires November 21, 2025 Commission number 1280322 Aember, Pennsylvania Association of Notarios

Notary Public - State of Pennsylvania

Kmall W Wol

CERTIFICATE OF PLATTING SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor in the state of Florida, does hereby certify that on \_\_\_\_\_OCTOBER 19, 2022 he completed a boundary survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and that the plat complies with all the sirvey requirements of Chapters 177, Part 1 & 472 Florida Statutes and Brevard County Code Section 62-2841 (C)(D); and that said land is located in C4 Brevard County, Florida. Dated January 6, 20230. 4524

OSEPH BARRY CABANISS P.L.S. DRMP, INC. - CERTIFICATE OF AUTHORIZATION L.B. # 2648 100 PARNELL STREET - MERRITT ISLAND, FL 32953

CERTIFICATE OF COUNTY SURVEYOR

I hereby certify that I have reviewed the foregoing plat and find that it complies with all the requirements of Chapter 177, Part 1 Florida Statutes, and County Ordinance 62—2841(c)(d) as amended.

Registration No. <u>4870</u>

PED LAND

MICHAEL J. SWEENEY, P.S.M. - COUNTY SURVEYOR

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts the right-of-ways of Cornwall Drive and Danbury Lane, all public utility easements and all easements dedicated for public use

Rita Pritchett Chair

ATTEST:

on this plat.

Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on plat was approved by the Board of County Commissioners of Brevard County, Florida.

Rita Pritchett Chair ATTEST:

Clerk of the Board

CERTIFICATE OF CLERK

HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on

Clerk of the Circuit Court in and for Brevard County, Fla.

#### PLAT BOOK\_ PAGE EGRET'S RESERVE SHEET 2 OF 3 SECTION 35 TWP. 23 S., RANGE 36 E. A REPLAT OF TRACT FF EGRET'S LANDING PHASE 2 AS RECORDED IN PLAT BOOK 65, PAGE 86 BREVARD COUNTY PUBLIC RECORDS COMPENSATORY STORAGE PROVIDED AS A PART OF THE <u>OPEN SPACE MANAGEMENT PLAN</u> (OSMP) FOR EGRET'S LANDING SECTION 35, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA SUBDIVISION, AS WELL AS PARTIAL RELOCATION OF THE LITTORAL PARCEL ID: MATCH LINE **EGRET'S LANDING SUBDIVISION** PHASE 2 **EGRET'S LANDING SUBDIVISION** MAINTENANCE OF THE OSMP. SEE SURVEY BOOK \_\_\_, PAGE . 23-36-35-00-519 PHASE 2 SEE BELOW TRACT Q2 PHASE 2 BREVARD COUNTY PUBLIC RECORDS PB 65, PG. 86 PB 65, PG. 86 NORTH-SOUTH MID-SECTION LINE PHASE 2 N 00°15'31" E TRACT Q3 N 00°10'58" E 584.05' N 00°15'31" E 770.74' N 46°47'59" W 145.00' 20.64'-N 00°15'31" E 306.63' -N 00°12'20" E N 0010'58" E 451.42' EAST LINE OF EGRET'S TRACT E PRESERVATION, 15,396 s.f. 16,004 s.f. BUFFER TRACT 0.35 acres 0.37 acres 1,411,465 s.f. 32.40 acres TRACT C N 0010'55" E 151.12' STORMWATER/COMPENSATORY STORAGE TRACT S 00'10'55" W 98,555 s.f. 145.04 2.26 acres TRACT A STORMWATER TRACT 16,018 s.f. 15,377 s.f. 0.35 acres 298,771 s.f. 0.37 acres 6.86 acres 100.00' S 00°10'55" W മ S 00'10'55" W 145.09 100.00' 100.00' 100.00' N 0011119" E B L O C K B 15,016 s.f. DRAINAGE ESMT 16,241 s.f. 0.37 acres 17,095 s.f. 0.39 acres 15,000 s.f. 17,453 s.f. 15,000 s.f. 15,000 s.f. 0.34 acres 0.40 acres 15,115 s.f. 0.35 acres 0.34 acres 0.34 acres 20,399 s.f. 19,583 s.f. -25.00' 0.47 acres 0.45 acres 100.00' 120.14' 100.00 S 36'36'27" W (NR) 52.21 CORNWALL DRIVE VARIABLE WIDTH PUBLIC ( IN FEET ) N 0011'19" E S 356.95 1 INCH = 60 FTRIGHT-OF-WAY 100.00 15,061 s.f. 16,386 s.f. 9 2 0.38 acres 15,914 s.f. S 00'11'55" W 175.00' 17,720 s.f. 16,469 s.f. 0.37 acres 15,962 s.f. 17,723 s.f. 17,723 s.f. 17,121 s.f. TRACT D 0.41 acres 0.41 acres 0.38 acres 0.37 acres 0.41 acres 0.39 acres 15,156 s.f. C28 ---0.35 acres S 00°11'55" W 175.00**'** PARK \_N 00°11'19" E 24,257 s.f. 33.93 0.56 acres BLOCK PARCEL ID: 1 89'48'41" W BLOCK 27.23 23-36-35-00-756 LEGEND: 100.00' 183.47 100.00' 100.00' 100.00' 100.00' 100.00' S 00'02'24" E N 0011119" E RADIUS N 0011119" E 859.22 90.59 TRACT E CENTRAL ANGLE 24.25 ARC LENGTH PRESERVATION, TRACT FF CHORD TRACT E BUFFER TRACT EGRET'S LANDING PHASE 2-CHORD BEARING 1,411,465 s.f. PRESERVATION/BUFFER TRACT PB 65, PG.86 DRMP, INC. 32.40 acres 1,411,465 s.f. PERMANENT CONTROL POINT HEBRON DRIVE 32.40 acres PERMANENT REFERENCE MONUMENT POINT-OF-INTERSECTION IDENTIFICATION CERTIFIED CORNER RECORD CURVE TABLE CURVE TABLE CURVE TABLE CURVE TABLE HOMEOWNERS' ASSOCIATION CURVE | RADIUS | CENTRAL | LENGTH | CHORD CURVE RADIUS | CENTRAL | LENGTH | CHORD | **BEARING** CURVE | RADIUS | CENTRAL | LENGTH | CHORD | **BEARING** CURVE | RADIUS LENGTH CHORD BEARING CENTRAL RIGHT-OF-WAY **ANGLE ANGLE** PLAT BOOK **ANGLE** OFFICIAL RECORDS BOOK C71 | 176.00' | 6°23'14" 19.62' 19.61' N03°21'30"W C42 | 25.00' | 90°00'24" | 39.27' | 35.36' | N44°48'53"W 89'59'36" | 39.27' N45°11'07"E C29 37.00' 53\*50'04" 34.76' 33.50' S26'56'00"E 25.00' 35.35' RADIAL LINE C72 N03'22'56"E C30 44.45' C43 | 325.00' | 0'48'06" 4.55' 4.55' N0012'44"W | 176.00' | 7**°**05'38" 21.79' N0012'44"W 45'00'00" 34.91' 34.02' S23°16'53"W 475.00' 0°48'06" 6.65' NON-RADIAL LINE NOT TO SCALE C31 70.00' 94.54 500.00' 20'10'53" 56.09' 54.60' S23'37'10"W 325.00' 16'39'58" 94.20' N08°56'46"W 175.21 N03°09'41"W 475.00' 16'39'58" | 138.17' 137.68' N08'56'46"W 45°54'33" NON-TANGENT POINT-OF-INTERSECTION 32.75 325.00' 5'46'34" 32,76 C74 13'26'27" 46.92' N06°31'54"W C32 | 200.40' N2010'02"W 475.00 N20'10'02"W 7'43'14" 27.00' 26.98' S04°28'35"W POINT-OF-CURVATURE POINT-OF-TANGENCY | 131.85' | 130.95' | N11**°**26'00"W 500.00' 23'14'38" 202.84' | 201.45' | N11°26'00"W 52.29' N20°12'03"W C33 | 225.00' 13'32'29" 53.18' | 53.05' S14°40'47"W 325.00' 23'14'38" POINT-OF-REVERSE CURVATURE RADIUS POINT 175.00' 50.10' 49.93' C47 675.00' 5'42'31" 67.25' | 67.23' | N20°12'03"W 475.00 45.60' 45.59' | S20°18'17"E 16°24'08" S13"14'58"W FOUND 5/8" REBAR WITH SURVEYOR'S CAP 31.20' 31.19' | S20'18'17"E LINE TABLE C35 | 175.00' 4.51,35" 14.84 14.84 C63 | 325.00' | 5'30'03" STAMPED "PRM LS2351" 525.00' 5°55'16" 54.25 54.23 S20°05'41"E S02°37'07"W FOUND 4" CONCRETE PERMANENT REFERENCE C65 | 675.00' | 10°25'55" DIRECTION LENGTH | 122.90' | 122.73' | S11**°**55'06"E C36 | 25.00' 22.14' 21.42' S25'10'43"E 10°25'55" 95.45' S11'55'06"E 50°44'06" 525.00' 95.59' MONUMENT WITH DISK "CAMPBELL LS2351 PRM" SET 4" CONCRETE PERMANENT REFERENCE 525.00' 6'53'28" C66 | 675.00' | 6°53'28" 81.18' | 81.13' | S03'15'25"E S 00°11'19" W | 10.61 C24 | 63.10' | S03°15'25"E C37 | 54.00' | 82'14'59" 77.52' 71.03' S09°25'17"E 63.14**'** MONUMENT WITH DISK "DRMP LB2648 PRM" DANBURY 50.00' WIDE SET 5/8" REBAR WITH SURVEYOR'S CAP C67 | 675.00' | 23'14'38" 273.84' | 271.96' | N11°26'00"W S 00°00'58" E 26.61 175.00' 21°15'43" | 64.94' 64.57' | S10°26'32"E C38 | 54.00' 80°04'38" 75.47' | 69.48' S71°44'32"W STAMPED "DRMP LB2648" 69.76' | 69.73' | S20'05'41"[ S 53°51'01" E | 19.83' | 23.54' | S18°04'31"E C39 54.00' 72.28' | 67.00' N29°52'34"W C68 | 675.00' | 5°55'16" SET NAIL & DISK "DRMP LB2648 PCP" 225.00 5\*59'46" 23.55 LINE TABLE NUMBER C69 | 200.00' | 13°26'27" 59.95' | 59.77' | S07'26'39"E C40 54.00' 42°27'23" 46.92' | 46.81' | N06'54'32"E S 00°11'19" W | 14.19' 225.00' 39.10 N29°41'43"E CURVE TABLE NUMBER C70 | 500.00' | 20'10'53" L5 | S 00°11'19" W | 33.93' 8.76 54'02'21" 8.27 7.96' S26'49'04"E 25.00' 50°44'05" 22.14' 21.42' N25'33'22"E | 176.12' | 175.21' | N03'32'19"E 407.71 1332.72'

PARCEL ID: 23-36-35-00-2 UNPLATTED

S 00°11'55" W

MATCH LINE

SEE ABOVE

-(B) DRMF

1740.43

100 PARNELL STREET • SUITE A
MERRITT ISLAND, FLORIDA 32953
PHONE NO.: (321) 453-0010
DRMP, INC. CERTIFICATE NO.: 2648
J. BARRY CABANISS PLS NO. 4524

