ISLAND FOREST PRESERVE

BEING A PORTION OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY. FLORIDA

PLAT NOTES:

- 1. ALL UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE FOR THE BENEFIT OF "ISLAND FOREST PRESERVE HOA, INC.".
- 2. AN EASEMENT 5 FEET IN WIDTH IS HEREBY DEDICATED ADJACENT TO AND PARALLEL WITH ALL SIDE LOT LINES FOR THE PURPOSE OF PROVIDING FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PRIVATE DRAINAGE, UNLESS OTHERWISE SHOWN.
- AN EASEMENT 10 FEET IN WIDTH AS SHOWN GRAPHICALLY HEREIN IS HEREBY DEDICATED ALONG THE FRONT ALL LOTS AND TRACTS CREATED BY THIS PLAT ADJACENT TO AND COINCIDENT WITH TRACT RW-1 FOR THE PURPOSE OF PROVIDING FOR PRIVATE DRAINAGE, AND INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES AS GRAPHICALLY SHOWN.
- 4. A PERPETUAL NON-EXCLUSIVE PUBLIC INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER AND UPON TRACT RW-1 SHOWN HEREON TO BREVARD COUNTY, ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES. AND EMERGENCY VEHICLES.
- 5. A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER AND UPON TRACTS ST-1, ST-2, ST-3 AND ST-4 SHOWN HEREON TO BREVARD COUNTY. ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES.
- 6. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- 7. THE PUBLIC SEWER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO BREVARD COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF A SEWER LINE.
- 8. ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICE; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OR OPERATION OF CABLE TELEVISION SERVICE WILL INTERFERE WITH THE FACILITIES AND SERVICE OF THE ELECTRICAL, TELEPHONE, GAS, WATER, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLFLY 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.
- 9. ALL LOT AND TRACT OWNERS SHALL SHARE EQUALLY IN THE REPAIR AND MAINTENANCE OF THE PRIVATE DRAINAGE CONVEYANCE EASEMENTS SHOWN HEREON AS DESCRIBED IN THE COVENANTS AND RESTRICTIONS AND/OR HOMEOWNERS ASSOCIATION DOCUMENTS.
- 10. ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNERS ASSOCIATION TO MAINTAIN.
- 11. TRACT LS-1 IS FOR THE PURPOSE OF A PUBLIC SEWAGE LIFT STATION AND SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS. TRACT LS-1 IS NOT SUBJECT TO ANY RESTRICTIONS, COVENANTS OR HOA.
- 12. TRACT RW-1 IS FOR THE PURPOSE OF PRIVATE RIGHT-OF-WAY, PRIVATE DRAINAGE, AND PUBLIC UTILITY PURPOSES AND SHALL BE RESTRICTED IN OWNERSHIP TO. CONVEYED TO AND MAINTAINED BY "ISLAND FOREST PRESERVE HOA, INC."
- 13. TRACTS ST-1, ST-2, ST-3 AND ST-4 ARE FOR THE PURPOSE OF STORM WATER MANAGEMENT, PRIVATE DRAINAGE, PASSIVE OPEN SPACE AND PUBLIC UTILITY PURPOSES. TRACT ST-1, ST-2, ST-3 AND ST-4 SHALL BE RESTRICTED IN OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY "ISLAND FOREST PRESERVE HOA". IN THE EVENT BREVARD COUNTY NEEDS TO MAINTAIN, REPLACE OR REPAIR THE PUBLIC UTILITIES LOCATED WITHIN TRACTS ST-1, ST-2, ST-3 AND ST-4, THE "ISLAND FOREST PRESERVE HOA, INC." AGREES TO REMOVE ANY CONFLICTING AMENITIES WITHIN 10 DAYS OF NOTIFICATION AT THEIR OWN EXPENSE. IN THE EVENT OF AN EMERGENCY, THE COUNTY MAY REMOVE ANY CONFLICTING AMENITIES WITHOUT NOTICE AND THE "ISLAND FOREST PRESERVE HOA, INC." SHALL BEAR ALL COSTS OF RECONSTRUCTION.
- 14. TRACT LD-1 IS FOR THE PURPOSE OF LANDSCAPE BUFFERS, IRRIGATION, SCREENING, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE RESTRICTED IN OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY "ISLAND FOREST PRESERVE HOMEOWNERS ASSOCIATION, INC.".
- 15. TRACTS LD-2, LD-3, AND LD-4 ARE FOR THE PURPOSE OF PRIVATE SIDEWALK, LANDSCAPING PURPOSES, IRRIGATION, SCREENING, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE RESTRICTED IN OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY "ISLAND FOREST PRESERVE HOA, INC.".

TRACT TABLE

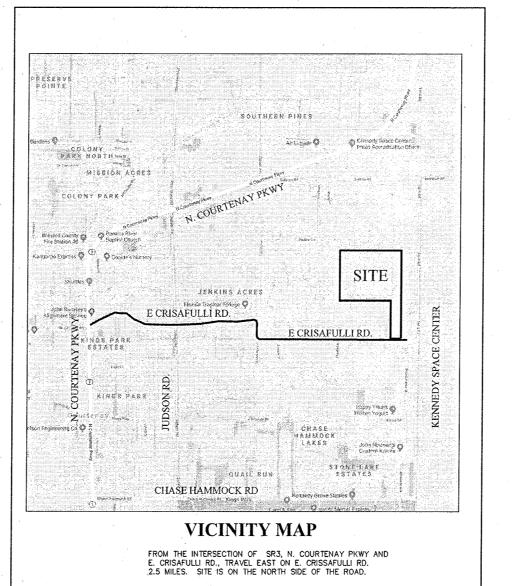
TRACT	AREA	CREDIT TO	WETLANDS	USE 77.23	OWNERSHIP AND MAINT	
	(ac)	OPEN SPACE	PRESERVED			
		(ac)	(ac)			
ST-1	0.72		·	STORMWATER TREATMENT	HOME OWNERS ASSOCIATION	
ST-2	11.21			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION	
ST-3	0.15			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION	
ST-4	0.35			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION	
			And the second s	- 19 /As		
C-1	56.38	51.19*	32.71	CONSERVATION/OPEN SPACE	HOME OWNERS ASSOCIATION	
RW-1	8.57			PRIVATE ROAD RW	HOME OWNERS ASSOCIATION	
LS-1	0.05			LIFT STATION	BREVARD COUNTY	
LD-1	1.65			PERIMETER BUFFER	HOME OWNERS ASSOCIATION	
LD-2	0.07			LANDSCAPE	HOME OWNERS ASSOCIATION	
LD-3	0.13			LANDSCAPE	HOME OWNERS ASSOCIATION	
LD-4	0.06			LANDSCAPE	HOME OWNERS ASSOCIATION	
LD-5	0.06			PROJECT SIGNAGE	HOME OWNERS ASSOCIATION	
LD-6	0.19			PROJECT SIGNAGE	HOME OWNERS ASSOCIATION	
UT-1	0.16			UTILITIES AND SLOPES	HOME OWNERS ASSOCIATION	
UT-2	0.05			UTILITIES AND SLOPES	HOME OWNERS ASSOCIATION	

PREPARED BY: DAVID M. TAYLOR, PSM MASTELLER, MOLER & TAYLOR, INC. 1655 27th STREET, SUITE 2 VERO BEACH, FLORIDA 32960 772-564-8050 LICENSE BUSINESS NUMBER 4644 DATE OF ORIGINAL PREPARATION: 03-29-2022

- 16. TRACTS LD-5 AND LD-6 ARE FOR THE PURPOSE OF PRIVATE SIDEWALK, ENTRANCE FEATURES, SIGNAGE, LANDSCAPING PURPOSES, IRRIGATION, SCREENING, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE RESTRICTED IN OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY "ISLAND FOREST PRESERVE HOME OWNERS ASSOCIATION, INC.".
- 17. TRACT C-1 IS FOR THE PURPOSE OF OPEN SPACE CONSERVATION, LANDSCAPE, IRRIGATION, NATURE TRAIL AND PASSIVE RECREATION, IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER MANAGEMENT DISTRICT AND BREVARD COUNTY. THIS TRACT SHALL BE OWNED AND MAINTAINED BY THE "ISLAND FOREST PRESERVE HOA. INC."
- 18. TRACTS UT-1 AND UT-2 ARE FOR THE PURPOSE OF PUBLIC UTILITIES, LANDSCAPING PURPOSES, IRRIGATION, SCREENING AND PRIVATE DRAINAGE AND SHALL BE RESTRICTED IN OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY "ISLAND FOREST PRESERVE HOA, INC.".
- 19. AN OPEN SPACE MANAGEMENT PLAN HAS BEEN APPROVED BY BREVARD COUNTY AS A CONDITION FOR APPROVAL OF THIS SUBDIVISION. THE PLAN IS RECORDED IN SURVEY BOOK ____, AT PAGE ____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 20. THIS PLAT IS SUBJECT TO AN OPEN SPACE MANAGEMENT PLAN, AND COVENANTS, CONDITIONS, AND RESTRICTIONS TO THIS PLAT AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- 21. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.091 (7-9).
- 22. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY LOT DRAINAGE, STORM WATER PIPES, STORM WATER STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT AND/OR DRAINAGE TRACT SHOWN GRAPHICALLY OR DESCRIBED IN NOTES HEREON AS PRIVATE.
- 23. EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT 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.
- 24. SEE OFFICIAL RECORDS BOOK _____, PAGE ____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR CONSTRUCTION MORTGAGE
- 25. SEE OFFICIAL RECORDS BOOK _____, PAGE ____, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, FOR CONSENUAL LIEN JOINDER.
- 26. IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- 27. THIS PLAT IS SUBJECT TO A BINDING DEVELOPMENT PLAN AS RECORDED IN OFFICIAL RECORDS BOOK 8399, PAGES 378-384.
- 28. BREVARD COUNTY SURVEYING AND MAPPIING BENCHMARK D6A27 AND D6A28 ARE LOCATED WITHIN THE BOUNDARY OF THIS PLAT. PLEASE CALL BREVARD COUNTY SURVEYING AND MAPPING FOR VERTICAL DATA.
- 29. THE SUBJECT PLATTED PROPERTY IS SUBJECT TO THE FOLLOWING TITLE EXCEPTIONS: 1. CONSTRUCTION MORTGAGE RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 809, TOGETHER WITH ASSIGNMENT OF RENTS RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 817, AS AFFECTED BY PARTIAL RELEASE OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 9422, PAGE 229. 2. CONSENSUAL LIEN FOR DEPOSIT RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 822, AS AFFECTED BY PARTIAL
 - RELEASE RECORDED IN OFFICIAL RECORDS BOOK 9422, PAGE 233. 3. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 827.
- 4. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 829.
- 5. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 22, 2021 IN OFFICIAL RECORDS BOOK 9025, PAGE 831. 6. NOTICE OF COMMENCEMENT RECORDED JUNE 16, 2021 IN OFFICIAL RECORDS BOOK 9158, PAGE 1048.
- 7. NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 27, 2021 IN OFFICIAL RECORDS BOOK 9271, PAGE 2052.
- 8. NOTICE OF COMMENCEMENT RECORDED FEBRUARY 10, 2022 IN OFFICIAL RECORDS BOOK 9412, PAGE 152. 9. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED AUGUST 13, 2020, IN OFFICIAL RECORDS BOOK 8824, PAGE 370.
- 30. THE BEARING BASE FOR THIS PLAT IS AS FOLLOWS:
- GRID NORTH
- SOUTH LINE OF SECTION 24
- THE BEARING BEING N89°57'32"E.

STATION NAME	STATION NGS PID	NORTHING	EASTING	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE
BREVARD GPS 1037	AK7499	1,505,753.02	752,439.59	28°28'32.30309"(N)	80°42'01.18663"(W)	0.999952	(+)00°08'34.4"
BREVARD GPS 1040	AK7501	1,480,183.12	754,387.32	28°24'19.07836"(N)	80°41'40.08867"(W)	0.999952	(+)00°08'43.2"
NASA GPS KSC1	DG8679	1,521,622.76	763,323.75	28°31'09.14894"(N)	80°39'58.72856"(W)	0.999954	(+)00°09'33.6"

THE COORDINATE VALUES ON THE PLAT BOUNDARY AND SURROUNDING SECTION CORNERS WERE COMPUTED USING AUTODESK LAND DEVELOPMENT DESKTOP. A PROJECT SCALE FACTOR OF 0.99995279 WAS USED TO CONVERT GROUND DISTANCE TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. THE PROJECT SCALE FACTOR CAN BE APPLIED TO CONVERT THE GROUND DISTANCE TO GRID DISTANCE. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.



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.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

Rita Pritchett, Chair

ATTEST:

Clerk of the Board CERTIFICATE OF CLERK

I 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 _____ at _____. File Number

Clerk of the Circuit Court in and for Brevard County, Florida PLAT BOOK PAGE

SHEET <u>1</u> OF <u>6</u>

SECTION <u>24</u> TWP. <u>23</u> S., RANGE <u>36</u> E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That IFP Development, LLC a Florida Limited Liability Company, its successors and/or assigns, being the owner in fee simple of the lands described in

ISLAND FOREST PRESERVE

hereby dedicates said lands and plat for the uses and purposes therein expressed as follows; Tract RW-1 is hereby declared to be a private road and shall remain private and is dedicated to the Island Forest Preserve HOA, Inc. a Florida non profit corporation, its successors and/or assigns, for road right-of-way and drainage purposes subject to an easement dedicated to Brevard County, public utilities and other public agencies for the purpose of access, installation, operation, inspection and maintenance of public utilities and for emergency purposes; and hereby dedicates to Brevard County Tract LS—1 as described in Plat Note #10 and graphically shown for the purpose of public lift station facilities; No other easements or tracts are dedicated to or granted to the public by this plat. It being the intention of the undersigned that all other easements and tracts created by this plat be privately owned and maintained by each Tract Owner and that Brevard County and the Public have no right or interest therein, unless separately conveyed.

The notes herein are hereby adopted by the undersigned, and the dedications made in said notes are hereby included in this dedication.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the manager named below



IFP Development, LLC A Florida Limited Liability Company 4760 N US Hwy 1 Melbourne, Florida 32935

Signed and sealed in the presence

Janua Dudrieski Louise Boivir

STATE OF FLORIDA COUNTY OF BREVARD THIS IS TO CERTIFY, the foregoing instrument was acknowledged before me this 254 day of Januar 4 , 2023, by Charles B. Genoni, as authorized signatory and manager of IFP Development, LLC a Florida Limited Liability Company.

He is personally known to me or has produced _ as identification. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the pabove date

NOTARY PUBLIC

TANYA LUDŽIESKI Notary Public-State of Flori Commission # HH 139527 My Commission Expires September 33, 2025 County and State aforesaid

My Commission Expires ____ CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a

licensed professional surveyor and mapper, does hereby certify that on 8/2/22 he completed a boundary survey of the lands shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended and that said land is located in Brevard County, Florida.

Varia MY Registration No. 5243 David Taylor, P.L.S. Masteller, Moler & Taylor, Inc.

1655 27th Street, Suite 2, Vero Beach, Florida 32960 Certificate of Authorization LB 4644 CERTIFICATE OF REVIEWING SURVEYOR

FOR BREVARD COUNTY

I HEREBY CERTIFY, That I have examined the foregoing plat and find

that it is in conformity with Chapter 177, part 1, Florida Statutes and County Ordinance 62-2841(c)(d) as amended.

County Land Surveyor for Brevard County MICHAEL J. SWEENEY, PLS 4870

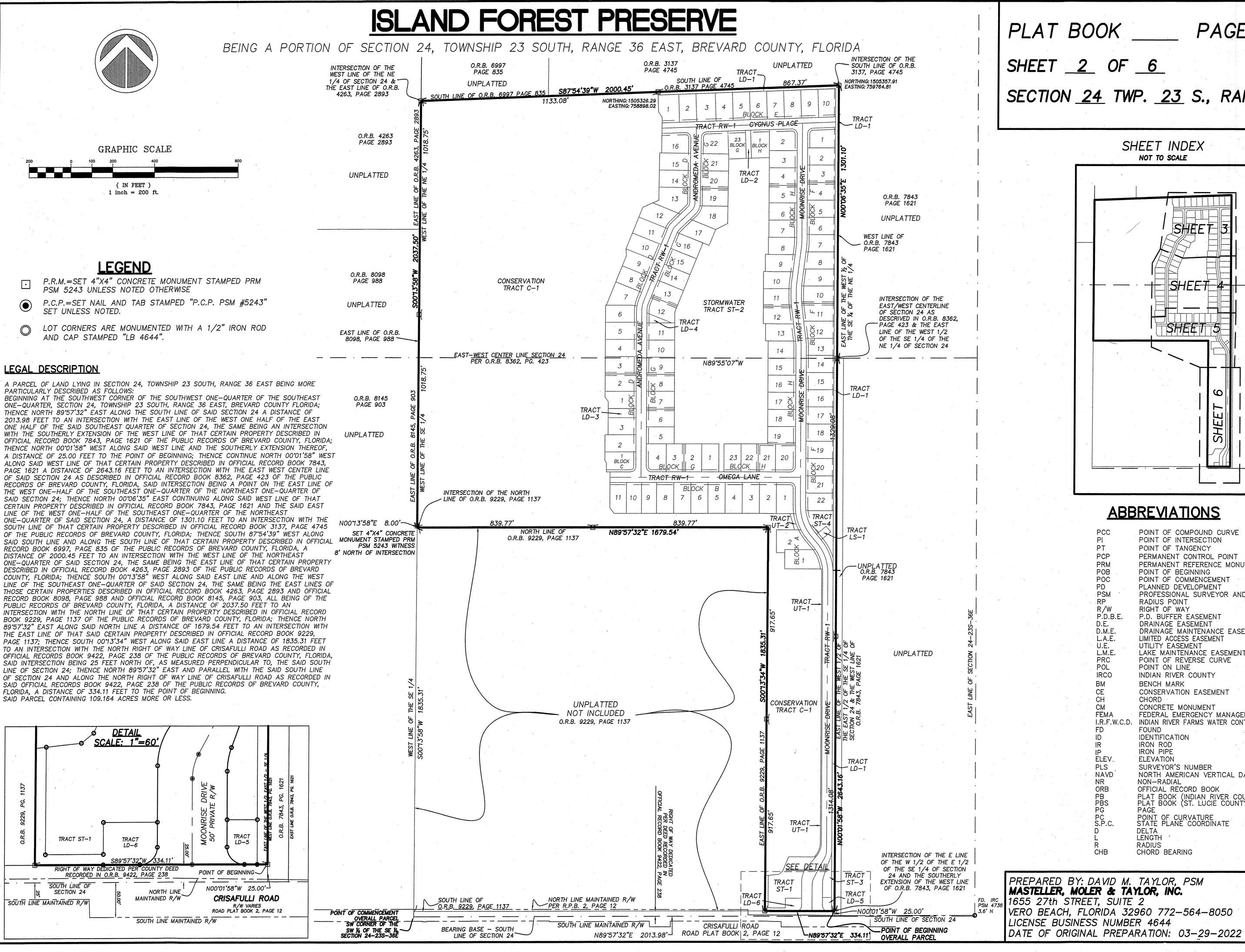
CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That Board of County Commissioners hereby accept Tract LS-1 for a sanitary sewer lift station and all Public utility easements dedicated for Public use by this plat.

Rita Pritchett, Chair ATTEST:

Clerk of the Board

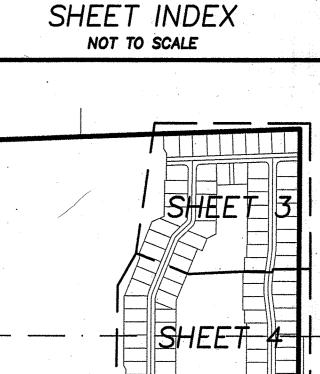
SHEET 1 OF 6



PLAT BOOK PAGE

SHEET <u>2</u> OF <u>6</u>

SECTION <u>24</u> TWP. <u>23</u> S., RANGE <u>36</u> E.



ABBREVIATIONS

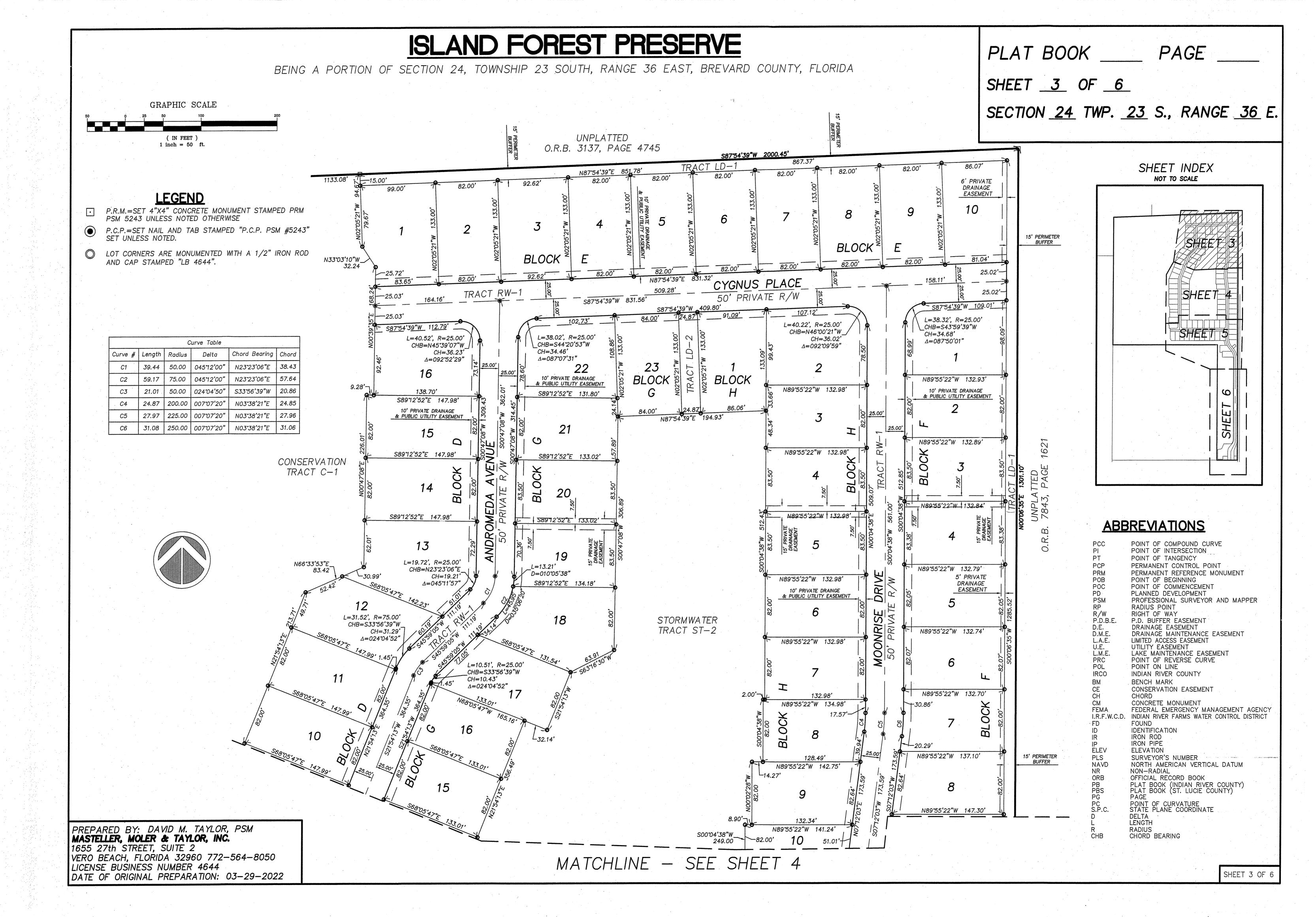
POINT OF COMPOUND CURVE POINT OF INTERSECTION POINT OF TANGENCY PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT POINT OF BEGINNING POINT OF COMMENCEMENT PLANNED DEVELOPMENT PROFESSIONAL SURVEYOR AND MAPPER RADIUS POINT RIGHT OF WAY P.D. BUFFER EASEMENT DRAINAGE EASEMENT DRAINAGE MAINTENANCE EASEMENT LIMITED ACCESS EASEMENT UTILITY EASEMENT LAKE MAINTENANCE EASEMENT POINT OF REVERSE CURVE POINT ON LINE INDIAN RIVER COUNTY BENCH MARK CONSERVATION EASEMENT CHORD CONCRETE MONUMENT FEDERAL EMERGENCY MANAGEMENT AGENCY INDIAN RIVER FARMS WATER CONTROL DISTRICT FOUND **IDENTIFICATION** IRON ROD IRON PIPE **ELEVATION** SURVEYOR'S NUMBER NORTH AMERICAN VERTICAL DATUM NON-RADIAL OFFICIAL RECORD BOOK PLAT BOOK (INDIAN RIVER COUNTY)
PLAT BOOK (ST. LUCIE COUNTY) PAGE POINT OF CURVATURE STATE PLANE COORDINATE DELTA LENGTH

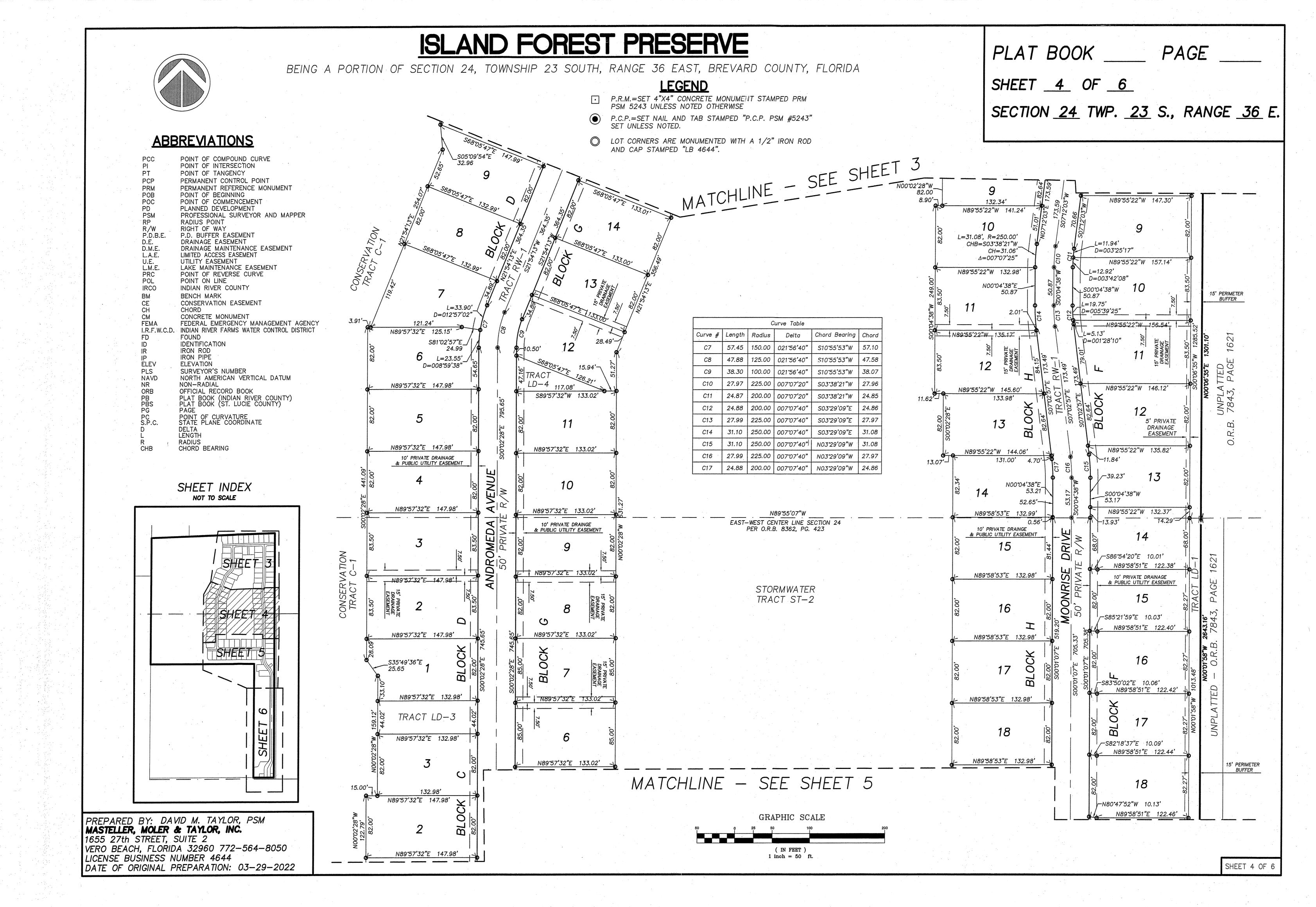
PREPARED BY: DAVID M. TAYLOR, PSM MASTELLER, MOLER & TAYLOR, INC. 1655 27th STREET, SUITE 2 VERO BEACH, FLORIDA 32960 772-564-8050 LICENSE BUSINESS NUMBER 4644

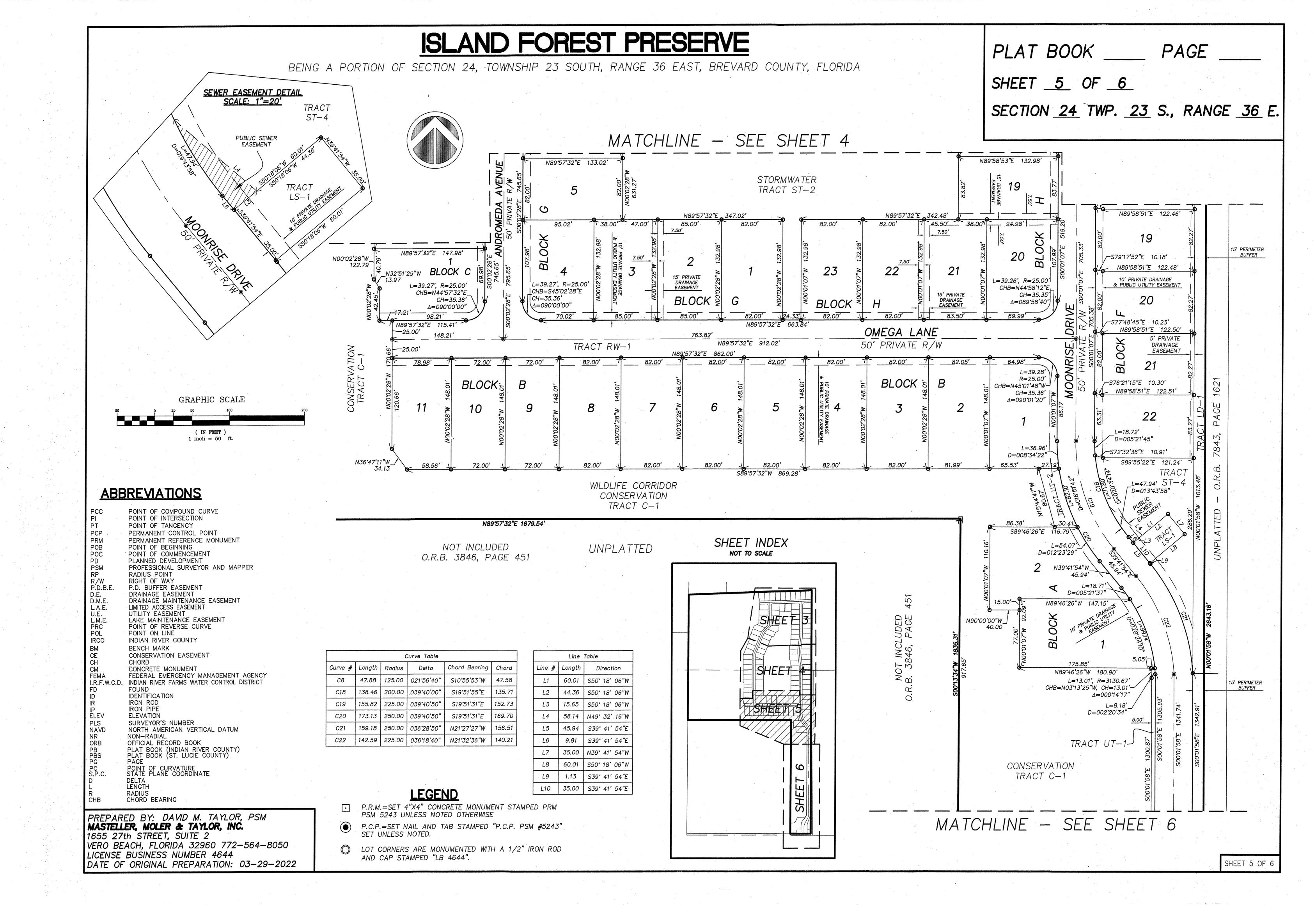
RADIUS

CHORD BEARING

SHEET 2 OF 6







ISLAND FOREST PRESERVE

BEING A PORTION OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

ABBREVIATIONS

POINT OF COMPOUND CURVE

PLAT BOOK ____ PAGE ____

SHEET <u>6</u> OF <u>6</u>

SECTION 24 TWP. 23 S., RANGE 36 E.

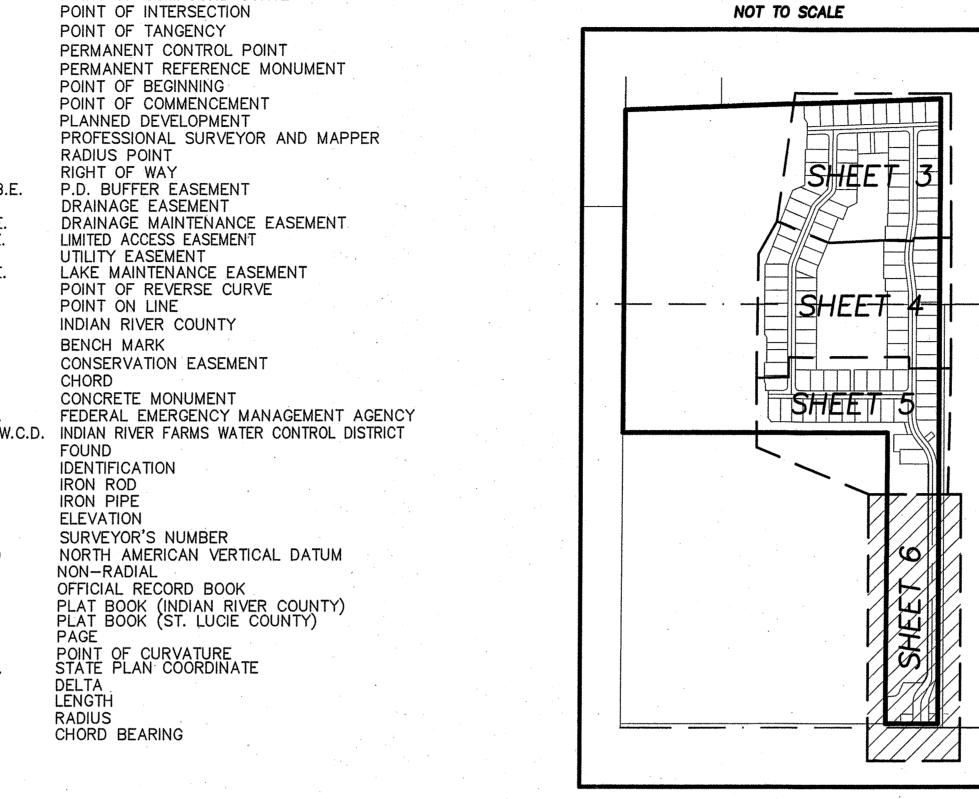
GRAPHIC SCALE

60 0 30 60 120 240

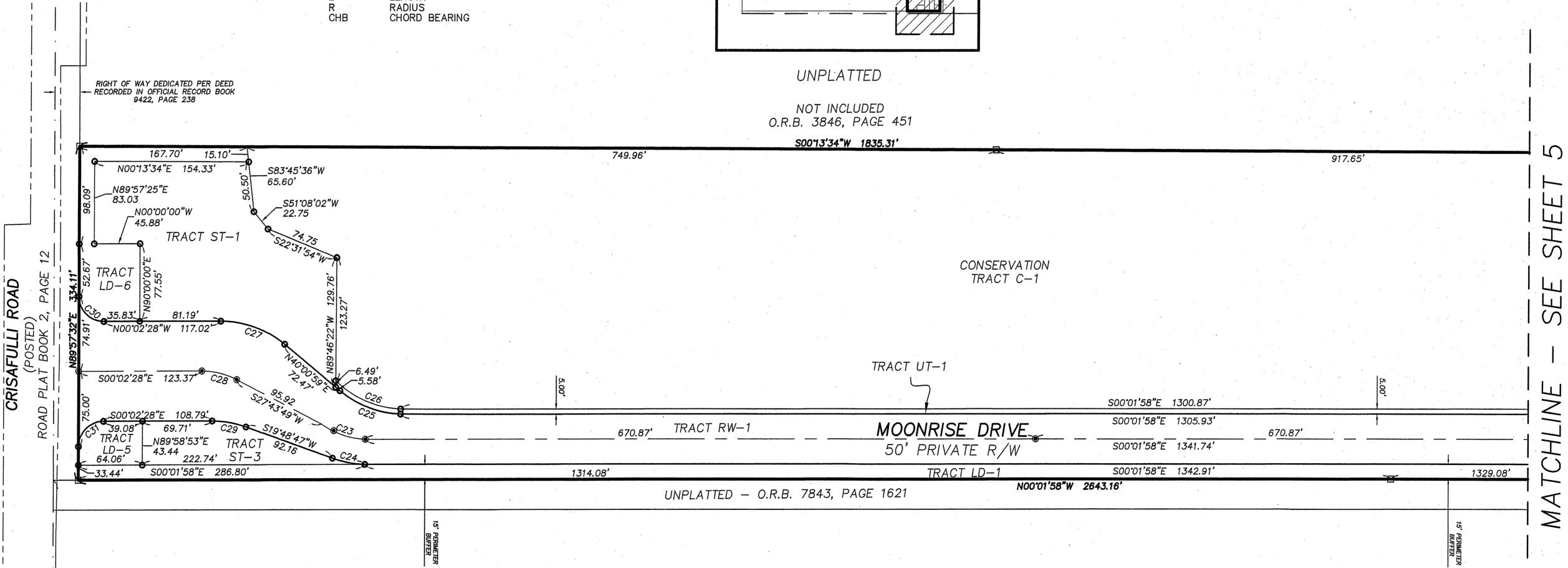
(IN FEET)
1 inch = 60 ft.

LEGEND

- P.R.M.=SET 4"X4" CONCRETE MONUMENT STAMPED PRM
 PSM 5243 UNLESS NOTED OTHERWISE
- P.C.P.=SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- O LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".



Curve Table Curve # | Length | Radius | | Chord Bearing | Chord 47.28 81.00 033*26'30" N18°55'39"E 46.61 33.09 | 106.00 | 017⁻53⁻20" N10'52'09"E 32.96 66.14 | 100.00 | 037*53'50" | N21°04'07"E 64.94 72.69 | 98.24 | 042°23'30" | N23°35'24"E | 71.04 69.77 | 100.00 | 039°58'30" | S19°56'48"W | 68.36 36.35 75.00 027.46'20" S13°50'41"W 36.00 34.65 | 100.00 | 019.51.10" S09°53'10"W 34.48 38.86 | 25.00 | 089°04'10" | N44°29'39"E | 35.07 38.87 | 25.00 | 089°04'20" | S44°34'39"E | 35.07



SHEET INDEX

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 03-29-2022

SHEET 6 OF 6