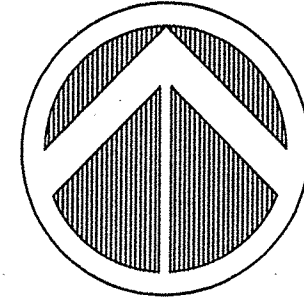
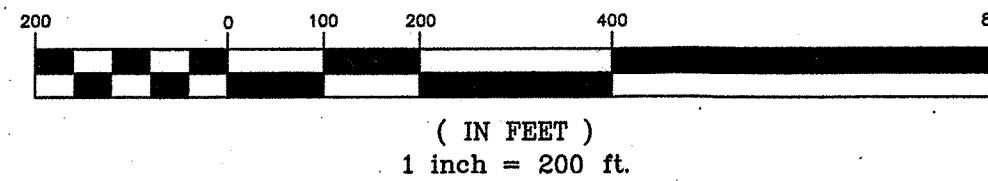


ISLAND FOREST PRESERVE




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



GRAPHIC SCALE



LEGEND

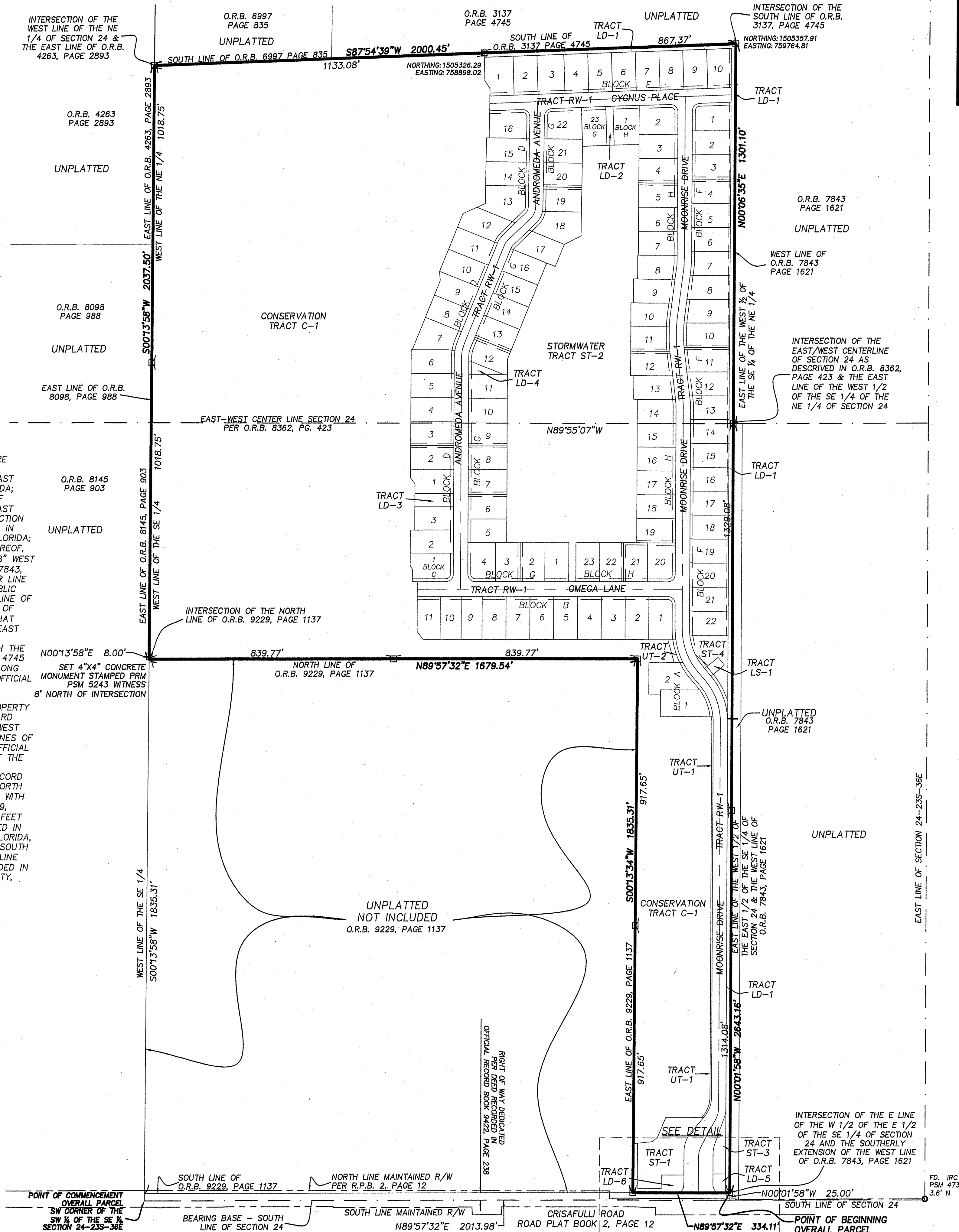
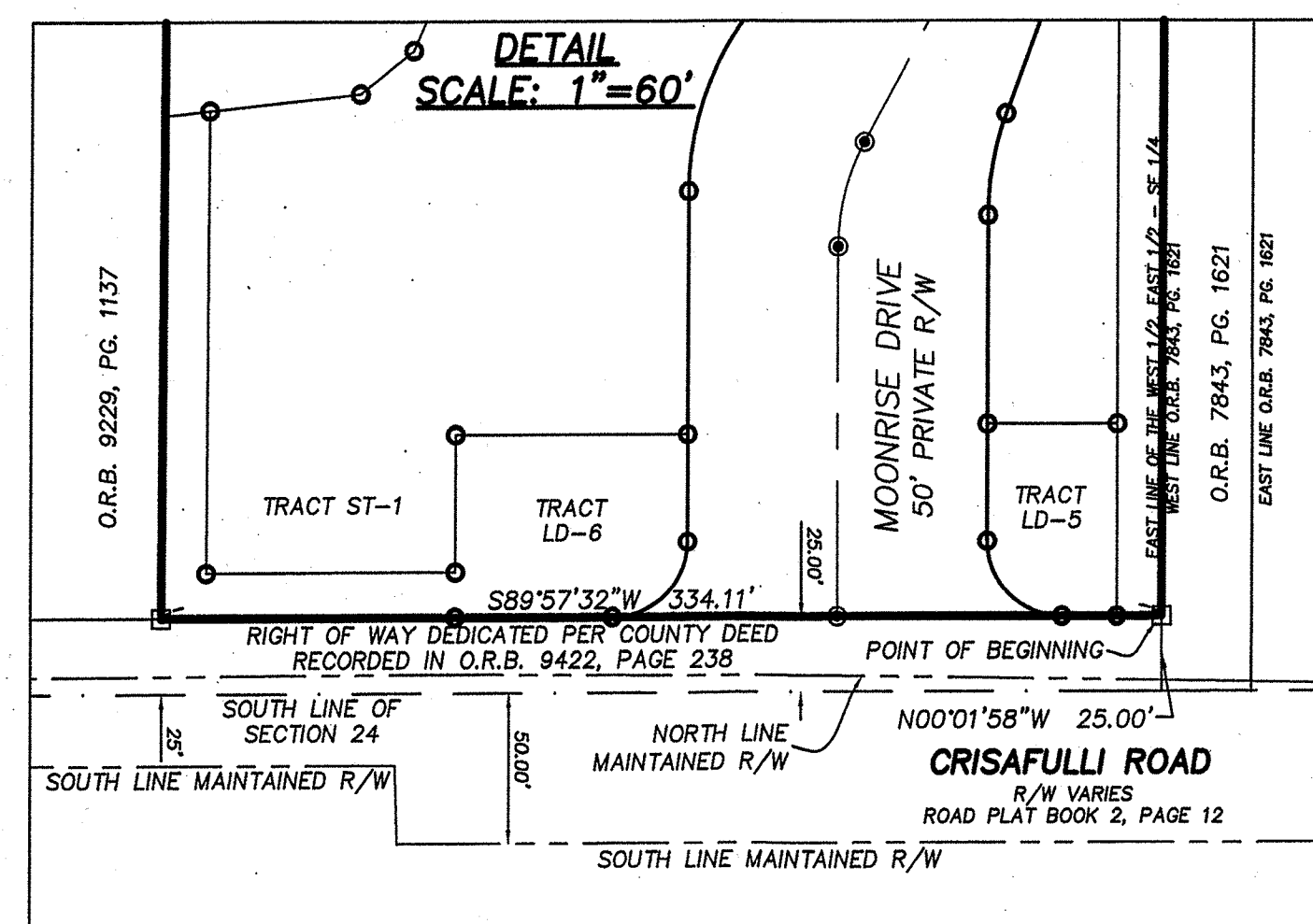
- | | |
|---|---|
|  | P.R.M.=SET 4"x4" CONCRETE MONUMENT STAMPED PRM
PSM 5243 UNLESS NOTED OTHERWISE |
|  | P.C.P.=SET NAIL AND TAB STAMPED "P.C.P. PSM #5243"
SET UNLESS NOTED. |
|  | LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD
AND CAP STAMPED "LB 4644". |

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY FLORIDA; THENCE NORTH 89°57'32" EAST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 1203.98 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST ONE HALF OF THE EAST ONE HALF OF THE SAID SOUTHEAST QUARTER OF SECTION 24, THE SAME BEING AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 7843, PAGE 1621 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 00°01'58" WEST ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°01'58" WEST ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 7843, PAGE 1621 A DISTANCE OF 2643.16 FEET TO AN INTERSECTION WITH THE EAST WEST CENTER LINE OF SAID SECTION 24 AS DESCRIBED IN OFFICIAL RECORD BOOK 4422, PAGE 33 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; SAID INTERSECTION BEING 1/2 POINT ON THE EAST LINE OF THE WEST ONE HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24; THENCE NORTH 00°06'35" EAST CONTINUING ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 7843, PAGE 1621 AND THE SAID EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 1301.10 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3137, PAGE 4745 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 87°54'39" WEST ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6997, PAGE 835 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 2000.45 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER SAID SECTION 24, THE SAME BEING AN INTERSECTION OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4263, PAGE 2893 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°13'58" WEST ALONG SAID EAST LINE AND ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, THE SAME BEING THE EAST LINES OF THOSE CERTAIN PROPERTIES DESCRIBED IN OFFICIAL RECORD BOOK 4263, PAGE 2893 AND OFFICIAL RECORD BOOK 8098, PAGE 988 AND OFFICIAL RECORD BOOK 8145, PAGE 903, ALL BEING OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 2037.50 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 9229, PAGE 1137 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89°57'32" EAST ALONG SAID NORTH LINE A DISTANCE OF 1679.54 FEET TO AN INTERSECTION WITH THE EAST LINE OF THAT SAID CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 9229, PAGE 1137; THENCE SOUTH 00°13'34" WEST ALONG SAID EAST LINE A DISTANCE OF 1835.31 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF CRISAFULLI ROAD AS RECORDED IN OFFICIAL RECORD BOOK 9422, PAGE 238 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID INTERSECTION BEING 1/2 POINT NORTH OF, AS MEASURED PERPENDICULAR TO, THE SAID SOUTH LINE OF SECTION 24 AND ALONG THE NORTH RIGHT OF WAY LINE OF CRISAFULLI ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 9422, PAGE 238 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 334.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 109.164 ACRES MORE OR LESS.

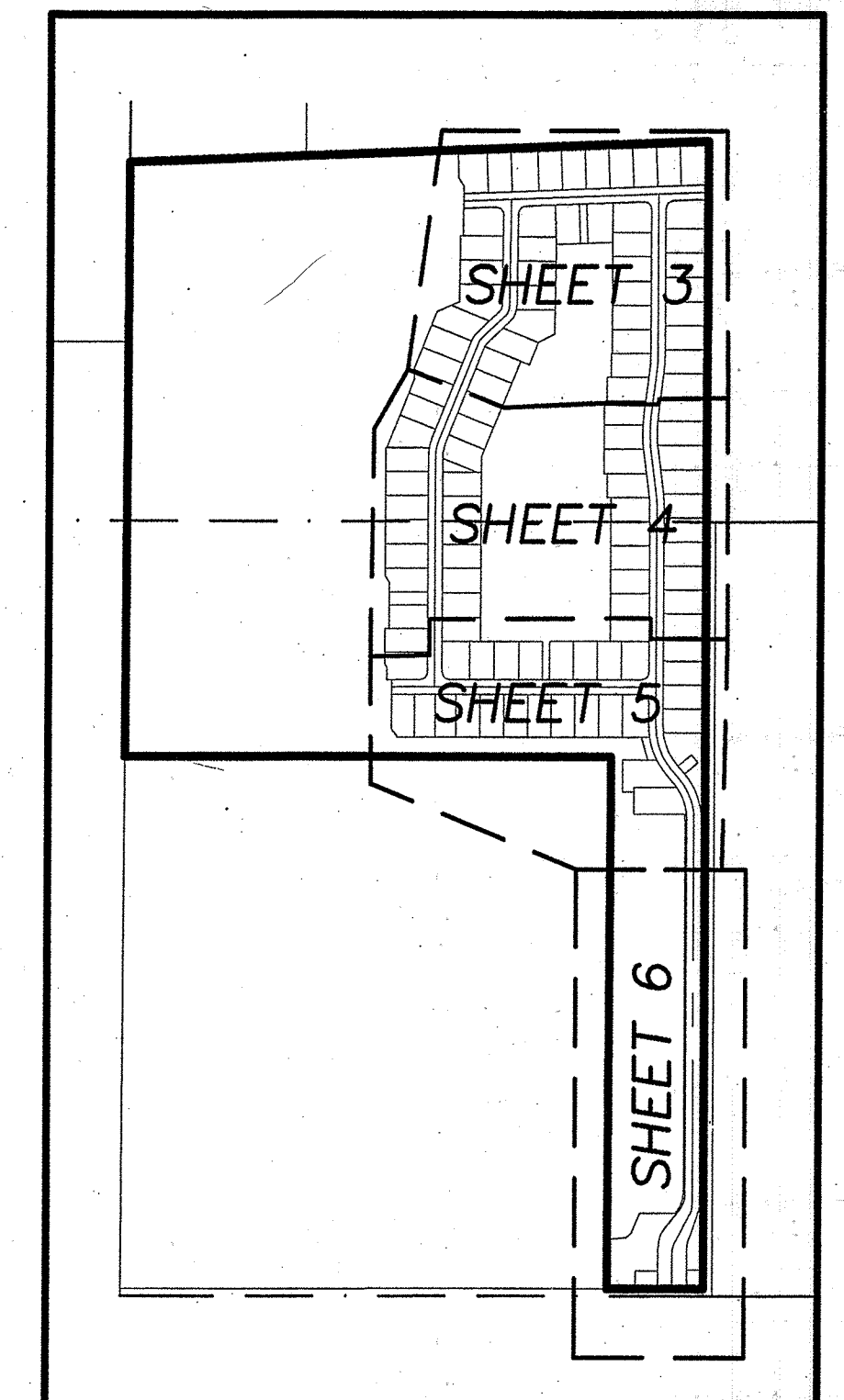


PLAT BOOK _____ PAGE _____

SHEET 2 OF 6

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

SHEET INDEX
NOT TO SCALE



ABBREVIATIONS

PCC POINT OF COMPOUND CURVE
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PD PLANNED DEVELOPMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
RP RADIUS POINT
R/W RIGHT OF WAY
P.D.B.E. P.D. BUFFER EASEMENT
D.E. DRAINAGE EASEMENT
D.M.E. DRAINAGE MAINTENANCE EASEMENT
L.A.E. LIMITED ACCESS EASEMENT
U.E. UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
PRC POINT OF REVERSE CURVE
POL POINT ON LINE
IRCO INDIAN RIVER COUNTY
BM BENCH MARK
CE CONSERVATION EASEMENT
CH CHORD
CM CONCRETE MONUMENT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD FOUNTAIN
ID IDENTIFICATION
IR IRON ROD
IP IRON PIPE
ELEV. ELEVATION
PLS SURVEYOR'S NUMBER
NAVD' NORTH AMERICAN VERTICAL DATUM
NR NON-RADIAL
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK (INDIAN RIVER COUNTY)
PBS PLAT BOOK (ST. LUCIE COUNTY)
PG PAGE
PC POINT OF CURVATURE
S.P.C. STATE PLANE COORDINATE
D DELTA
L LENGTH
R RADIUS
CHB CHORD BEARING

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

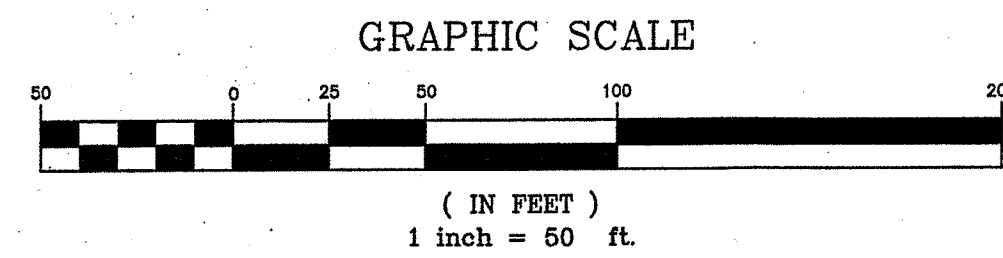
ISLAND FOREST PRESERVE

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

PLAT BOOK _____ PAGE _____

SHEET 3 OF 6

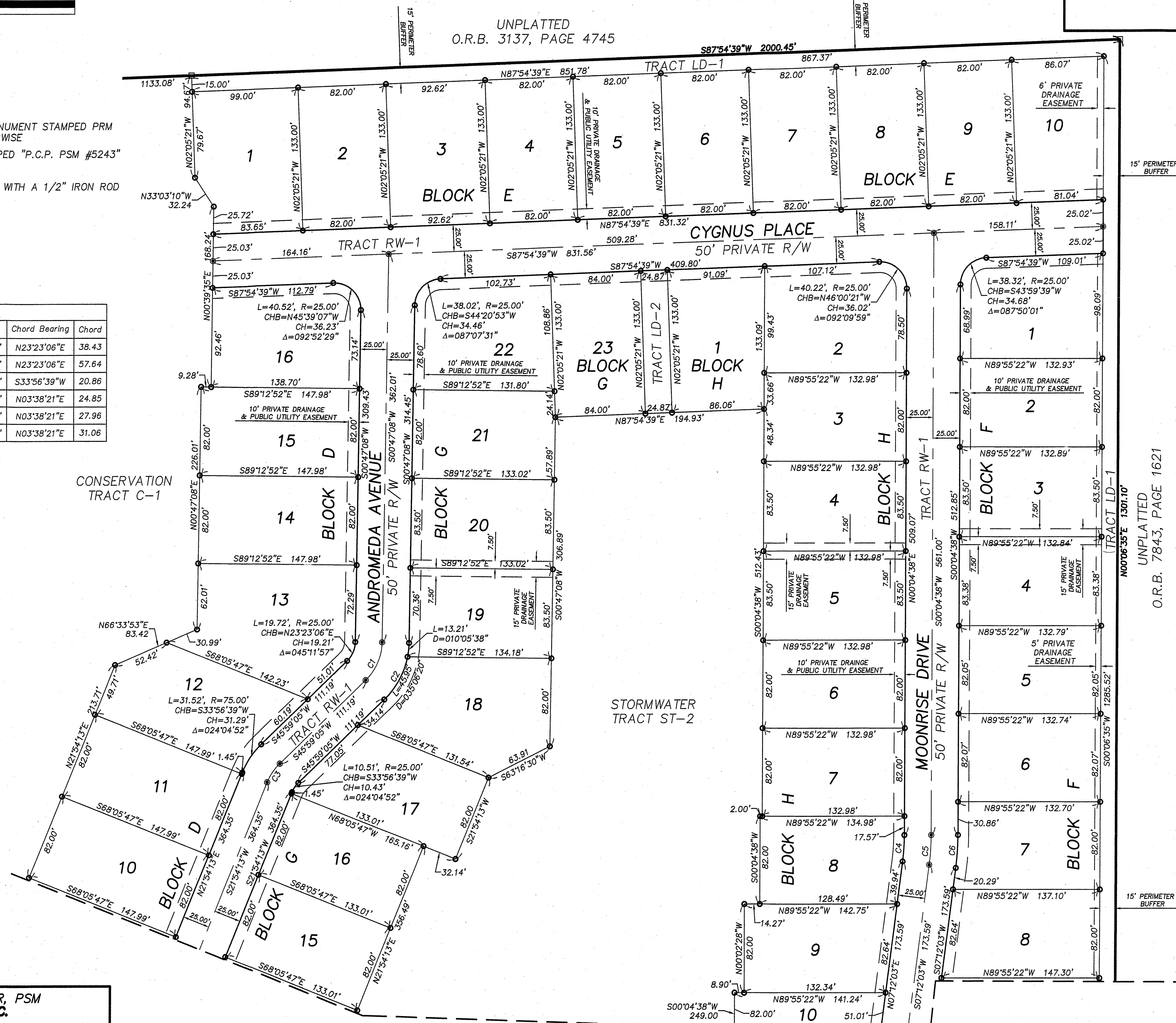
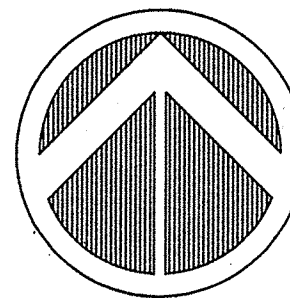
SECTION 24 TWP. 23 S., RANGE 36 E.



LEGEND

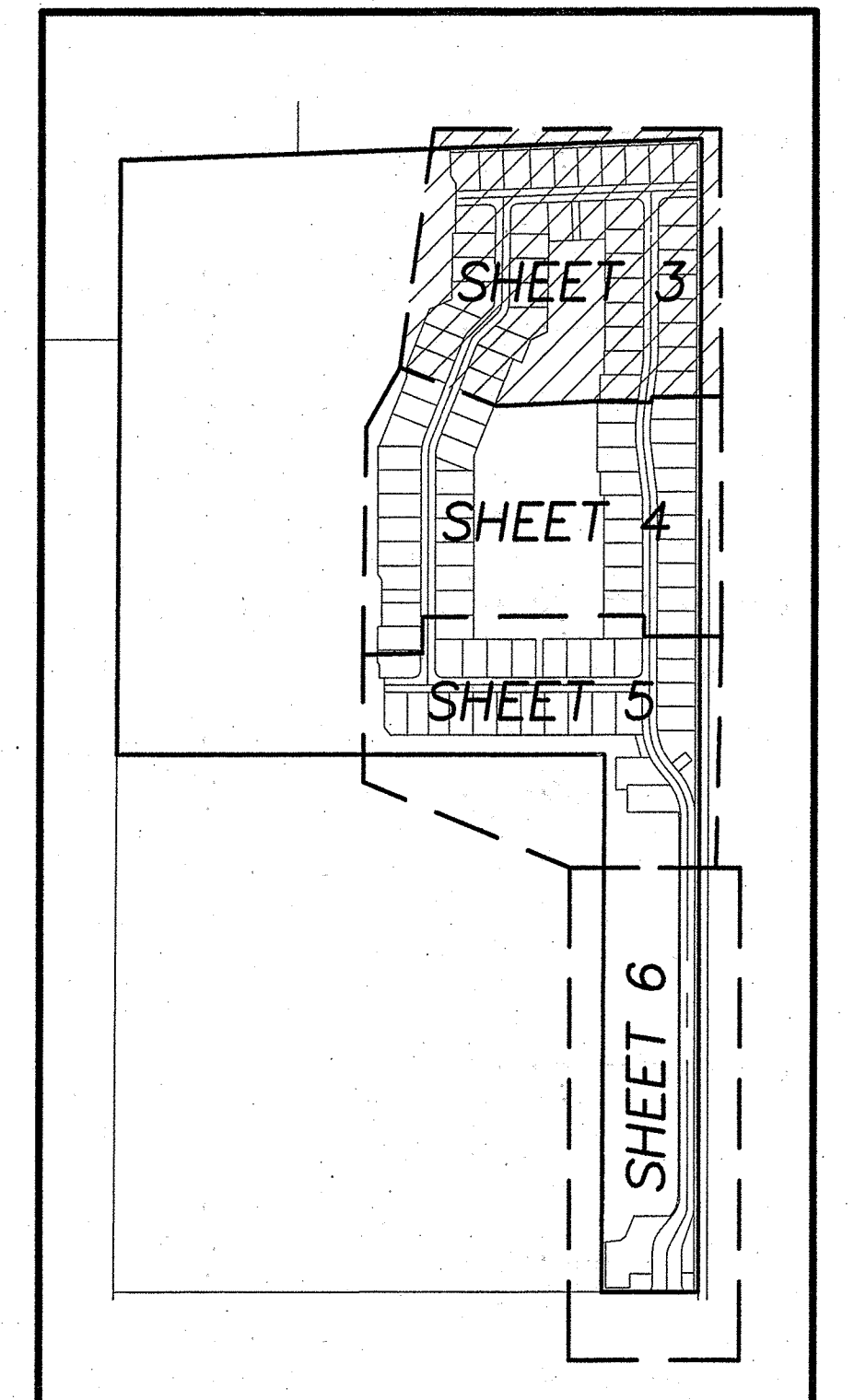
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- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	39.44	50.00	045°12'00"	N23°23'06"E 38.43
C2	59.17	75.00	045°12'00"	N23°23'06"E 57.64
C3	21.01	50.00	024°04'50"	S33°56'39"W 20.86
C4	24.87	200.00	007°07'20"	N03°38'21"E 24.85
C5	27.97	225.00	007°07'20"	N03°38'21"E 27.96
C6	31.08	250.00	007°07'20"	N03°38'21"E 31.06



SHEET INDEX

NOT TO SCALE

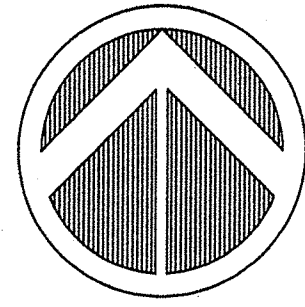


ABBREVIATIONS

PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
IR.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
S.P.C.	STATE PLANE COORDINATE
Δ	DELTA
L	LENGTH
R	RADIUS
CHB	CHORD BEARING

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LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 03-29-2022

MATCHLINE - SEE SHEET 4



ISLAND FOREST PRESERVE

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

LEGEND

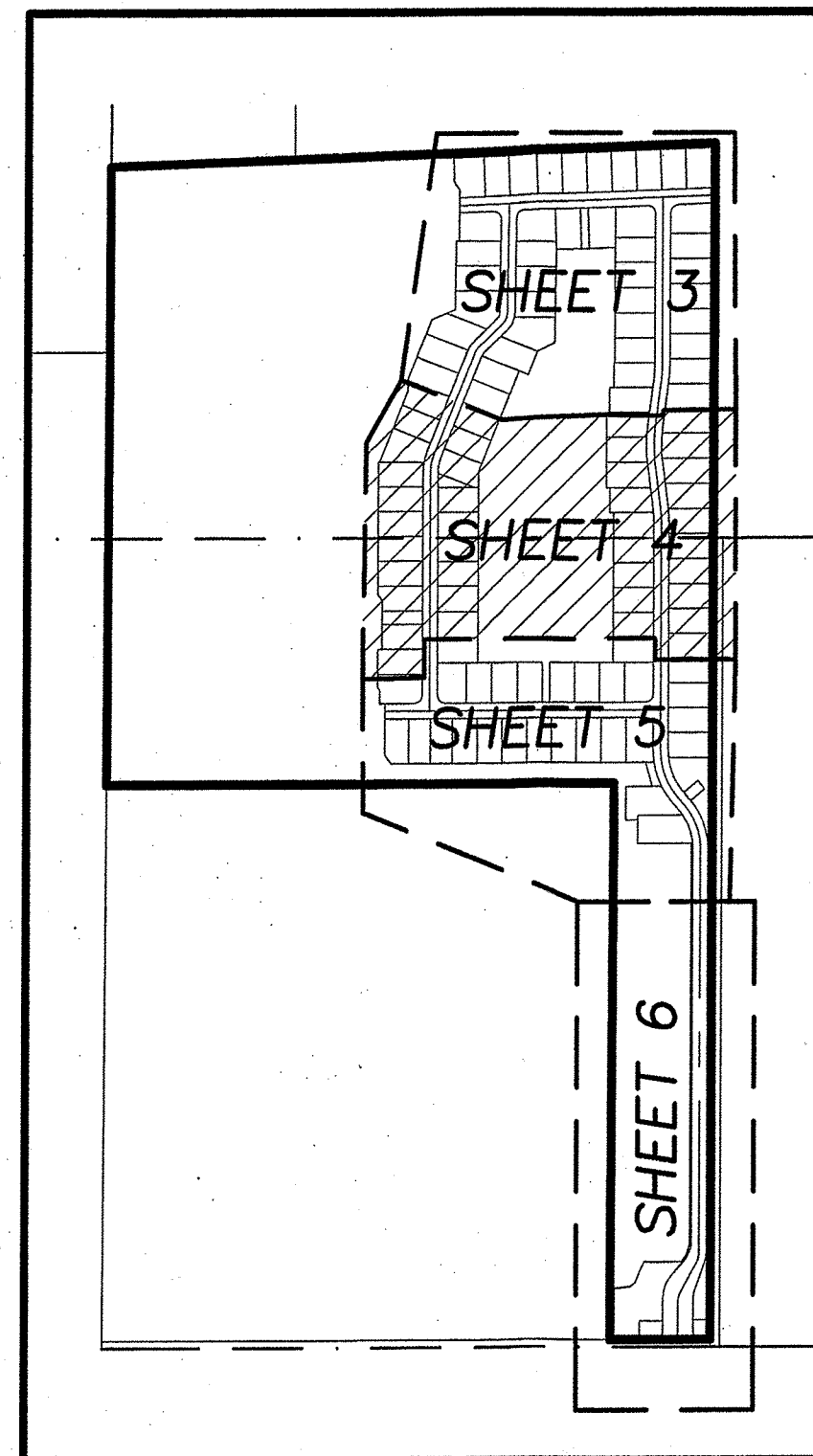
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DL	DELTA
LR	LENGTH
CHB	RADIUS
	CHORD BEARING

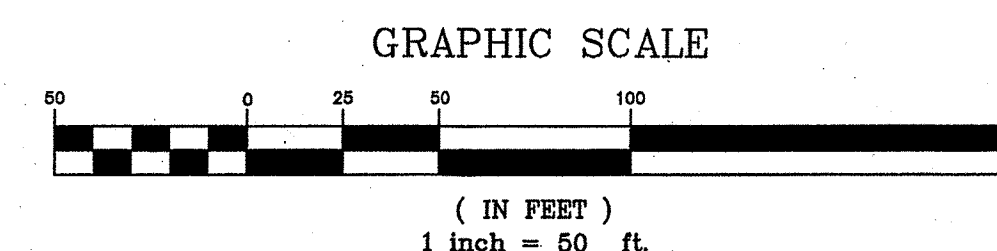
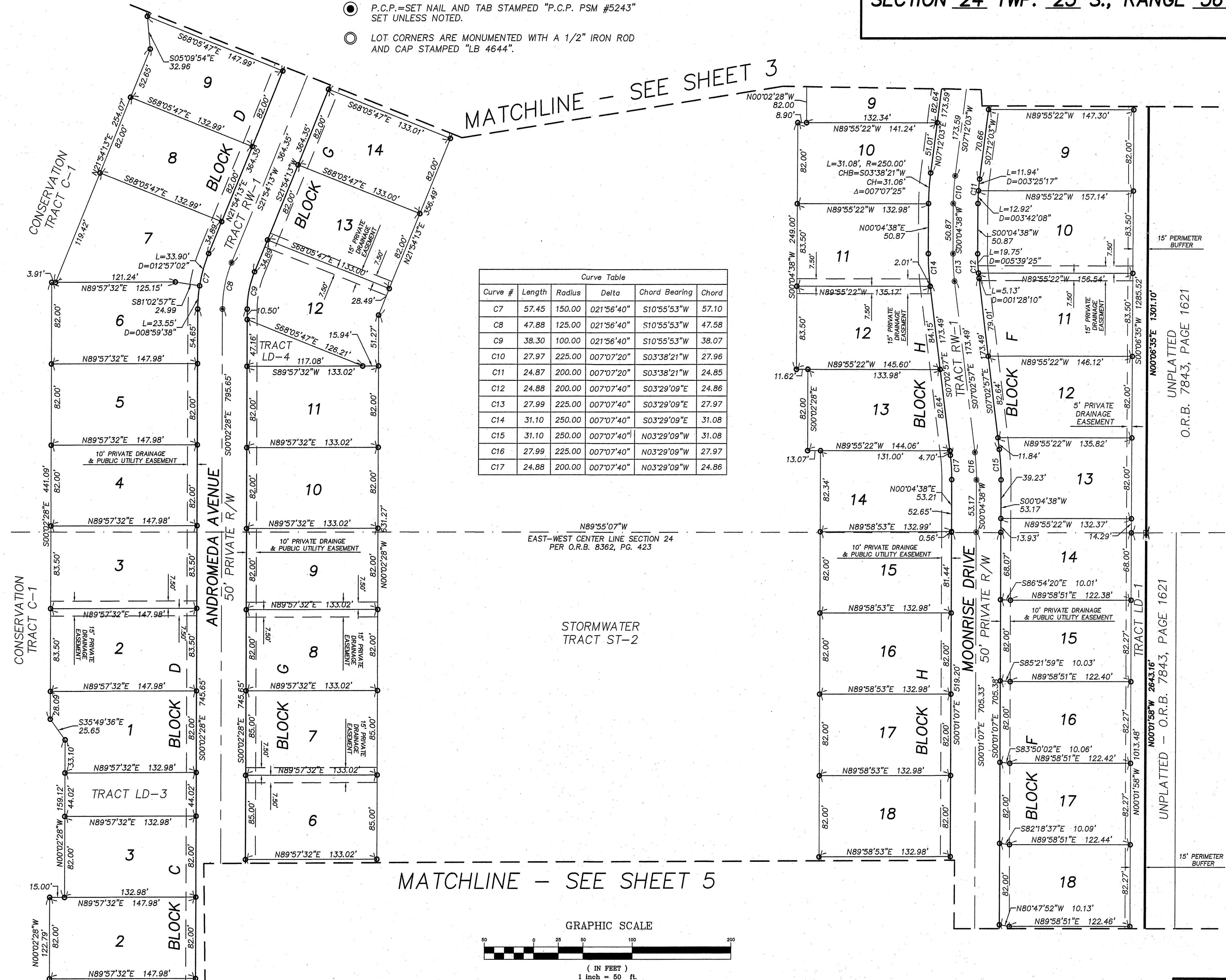
SHEET INDEX

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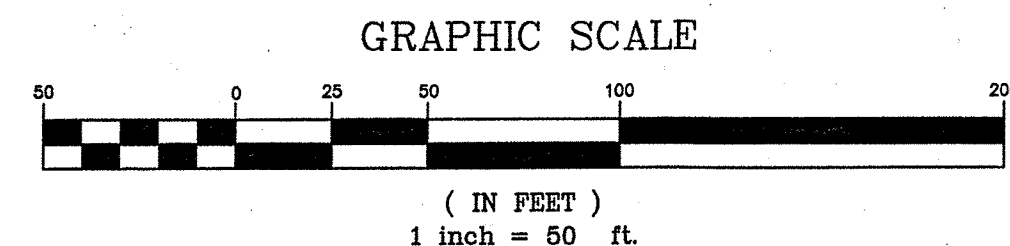
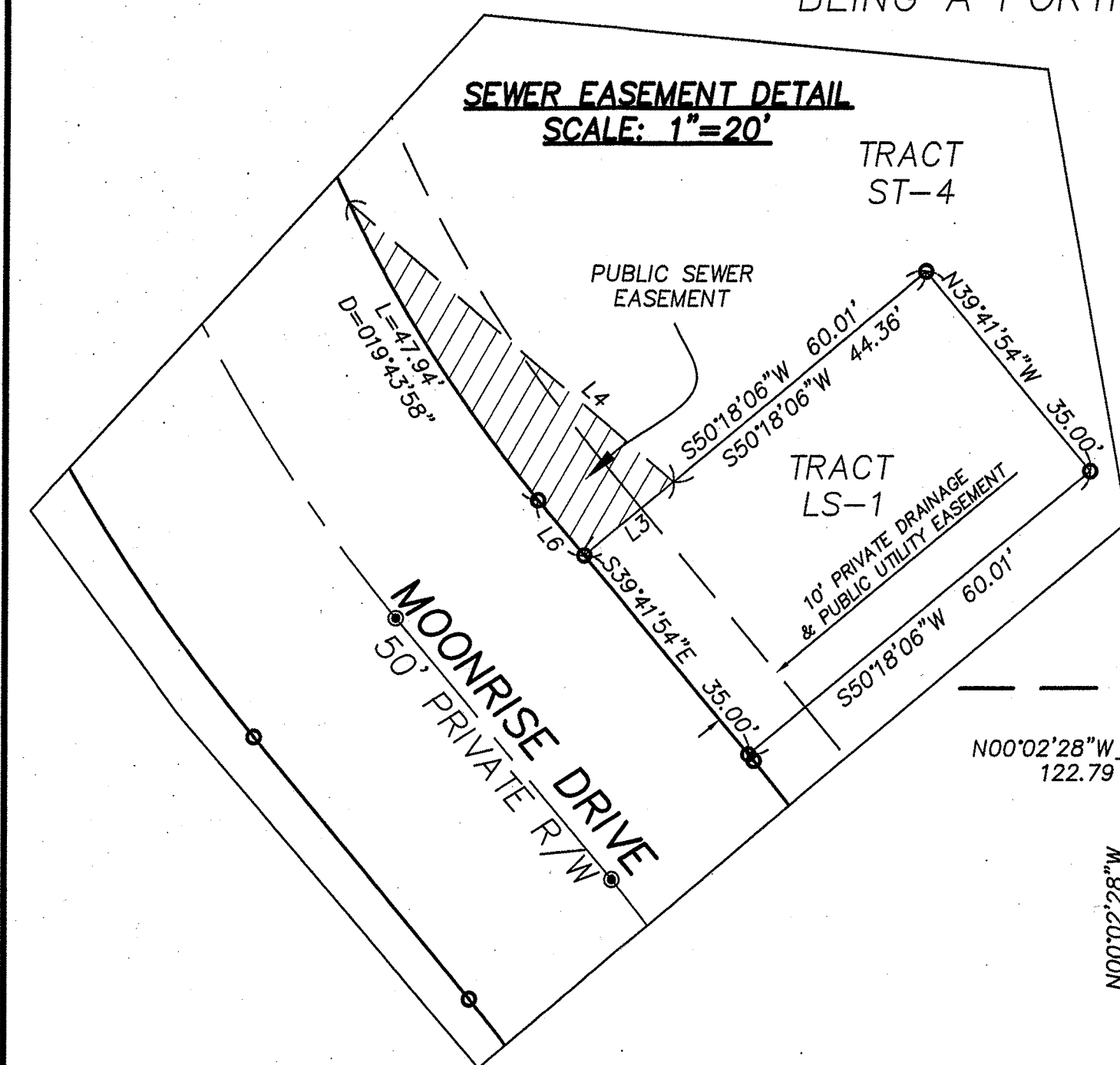
PLAT BOOK _____ PAGE _____
SHEET 4 OF 6
SECTION 24 TWP. 23 S., RANGE 36 E.



ISLAND FOREST PRESERVE

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

PLAT BOOK _____ PAGE _____
SHEET 5 OF 6
SECTION 24 TWP. 23 S., RANGE 36 E.



ABBREVIATIONS

PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
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P.D.B.E.	P.D. BUFFER EASEMENT
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PG	PAGE
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S.P.C.	STATE PLANE COORDINATE
D	DELTA
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CHB	CHORD BEARING

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C8	47.88	125.00	021°56'40"	S10°55'53"W	47.58
C18	138.46	200.00	039°40'00"	S19°51'55"E	135.71
C19	155.82	225.00	039°40'50"	S19°51'31"E	152.73
C20	173.13	250.00	039°40'50"	S19°51'31"E	169.70
C21	159.18	250.00	036°28'50"	N21°27'27"W	156.51
C22	142.59	225.00	036°18'40"	N21°32'36"W	140.21

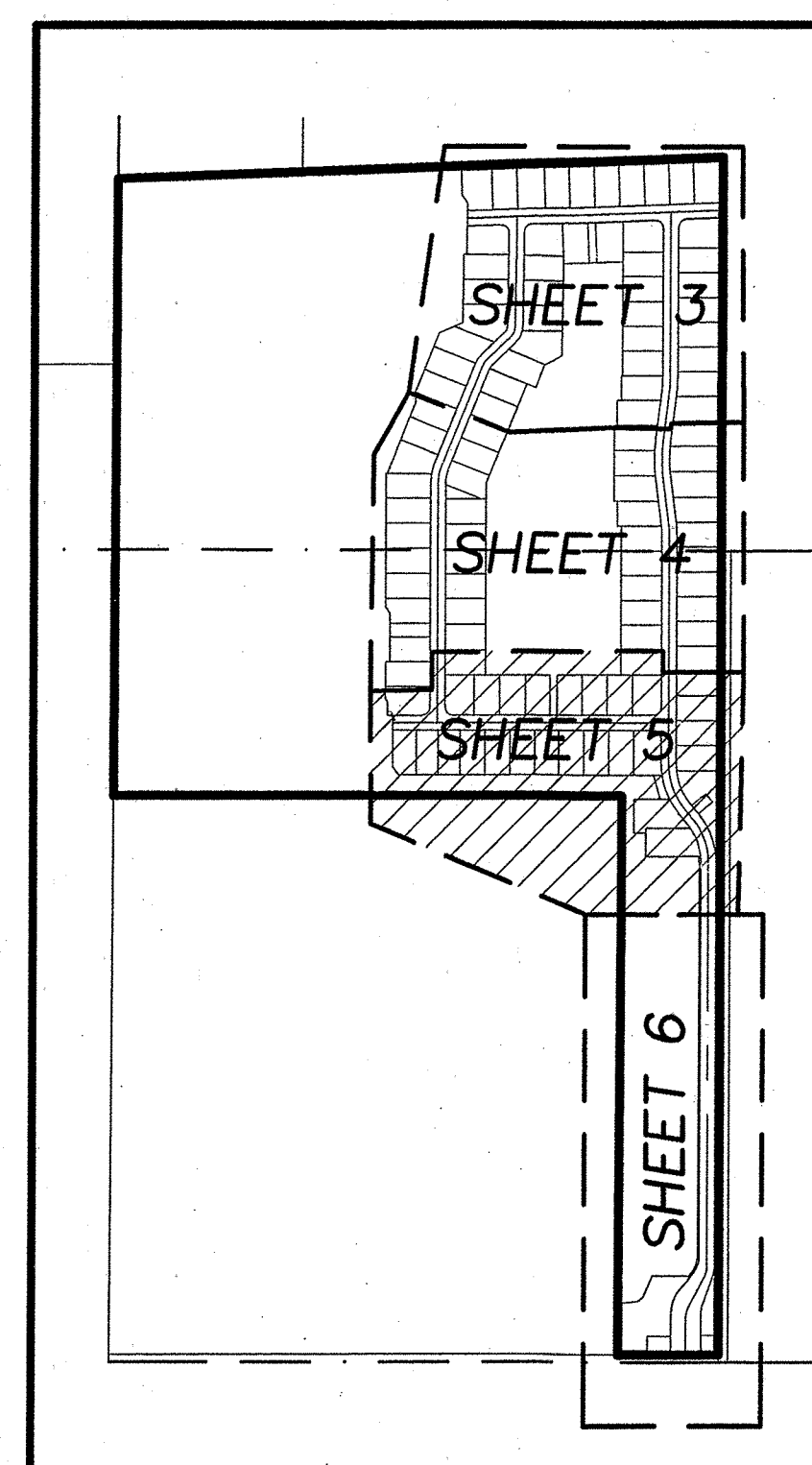
Line Table		
Line #	Length	Direction
L1	60.01	S50° 18' 06"W
L2	44.36	S50° 18' 06"W
L3	15.65	S50° 18' 06"W
L4	58.14	N49° 32' 16"W
L5	45.94	S39° 41' 54"E
L6	9.81	S39° 41' 54"E
L7	35.00	N39° 41' 54"W
L8	60.01	S50° 18' 06"W
L9	1.13	S39° 41' 54"E
L10	35.00	S39° 41' 54"E

LEGEND

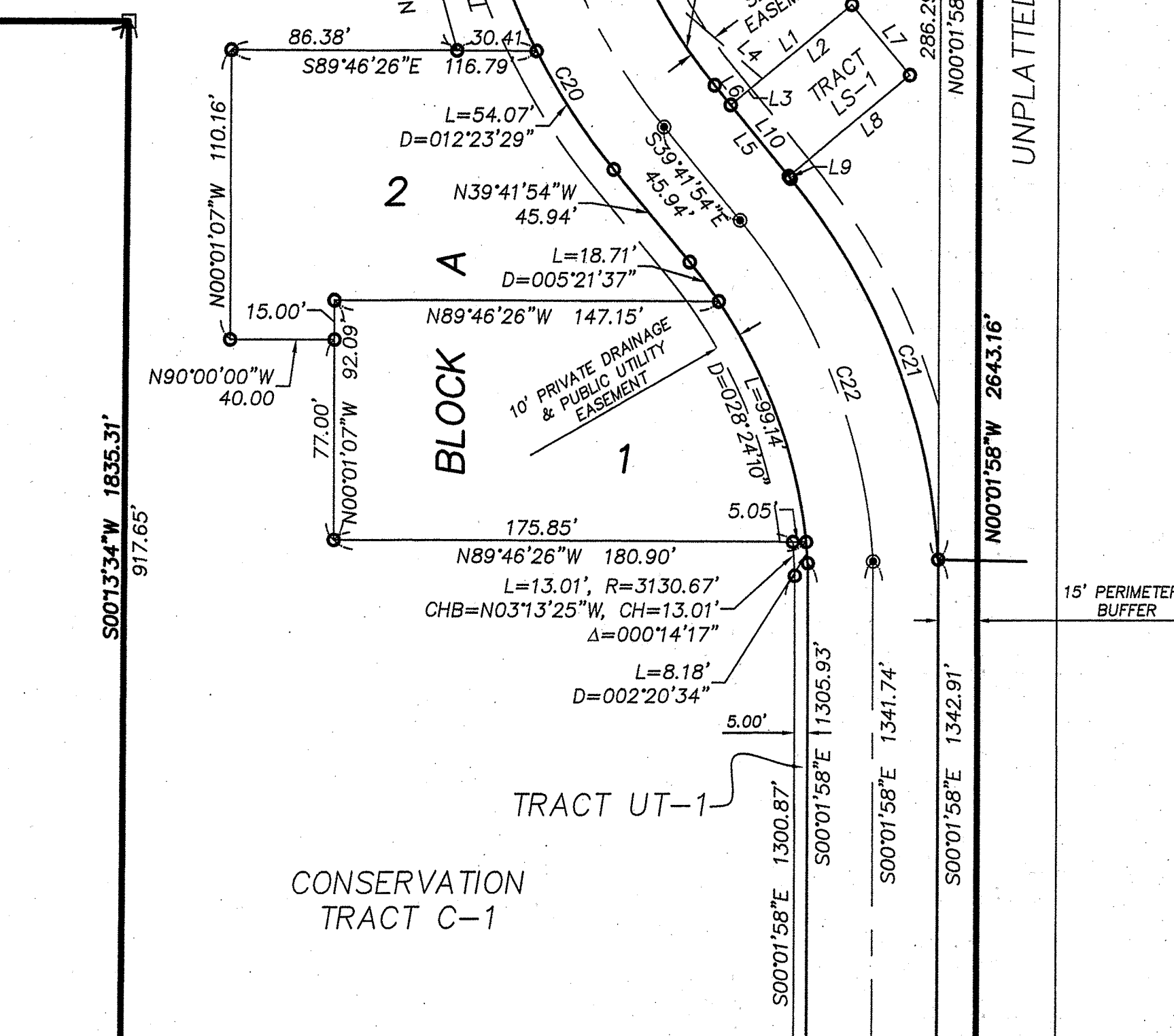
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NOT INCLUDED
O.R.B. 3846, PAGE 451

SHEET INDEX
NOT TO SCALE



NOT INCLUDED
O.R.B. 3846, PAGE 451



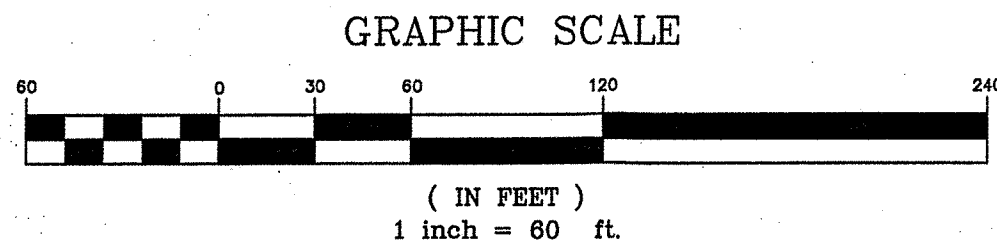
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BEING A PORTION OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 6 OF 6

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



LEGEND

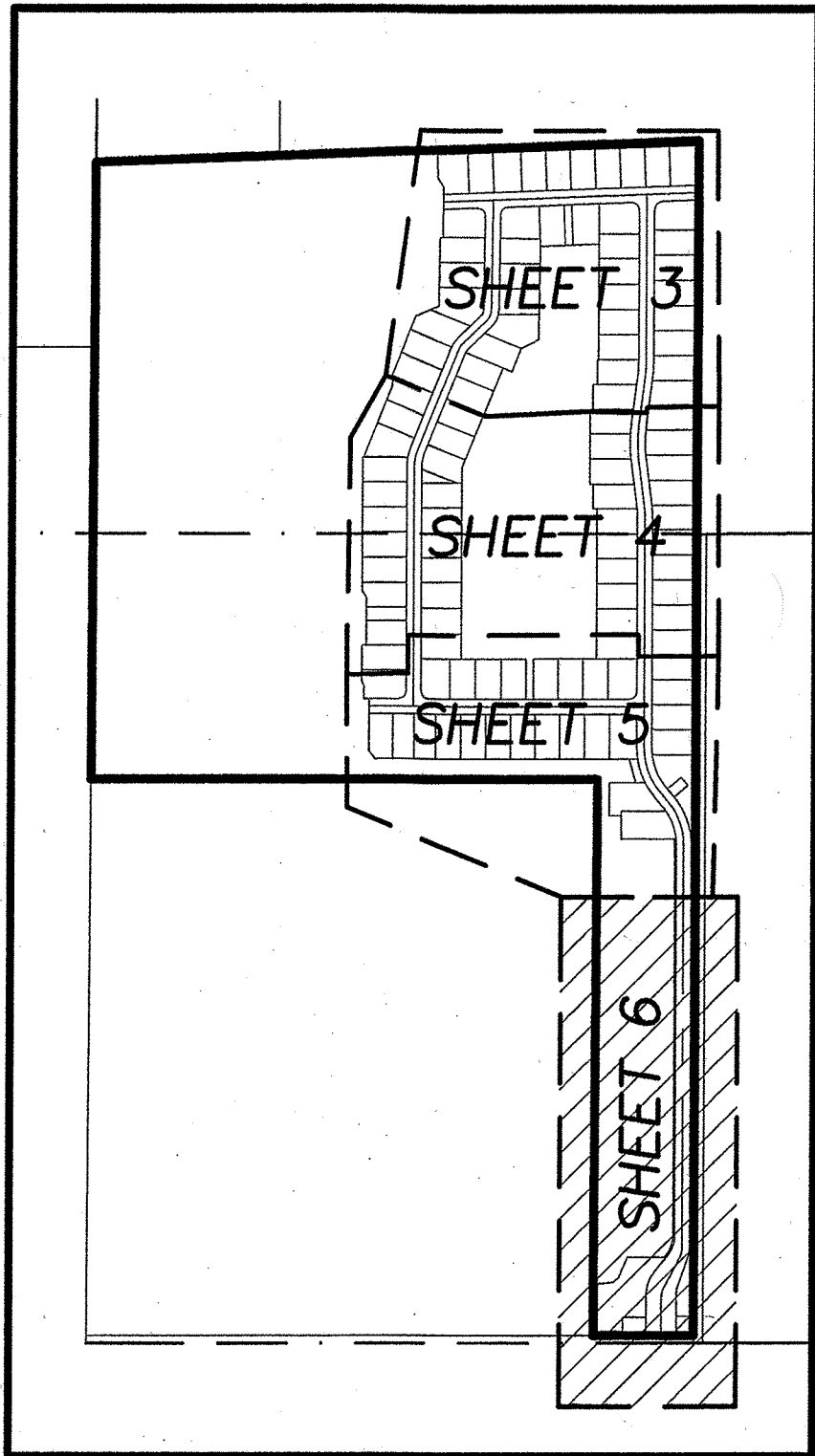
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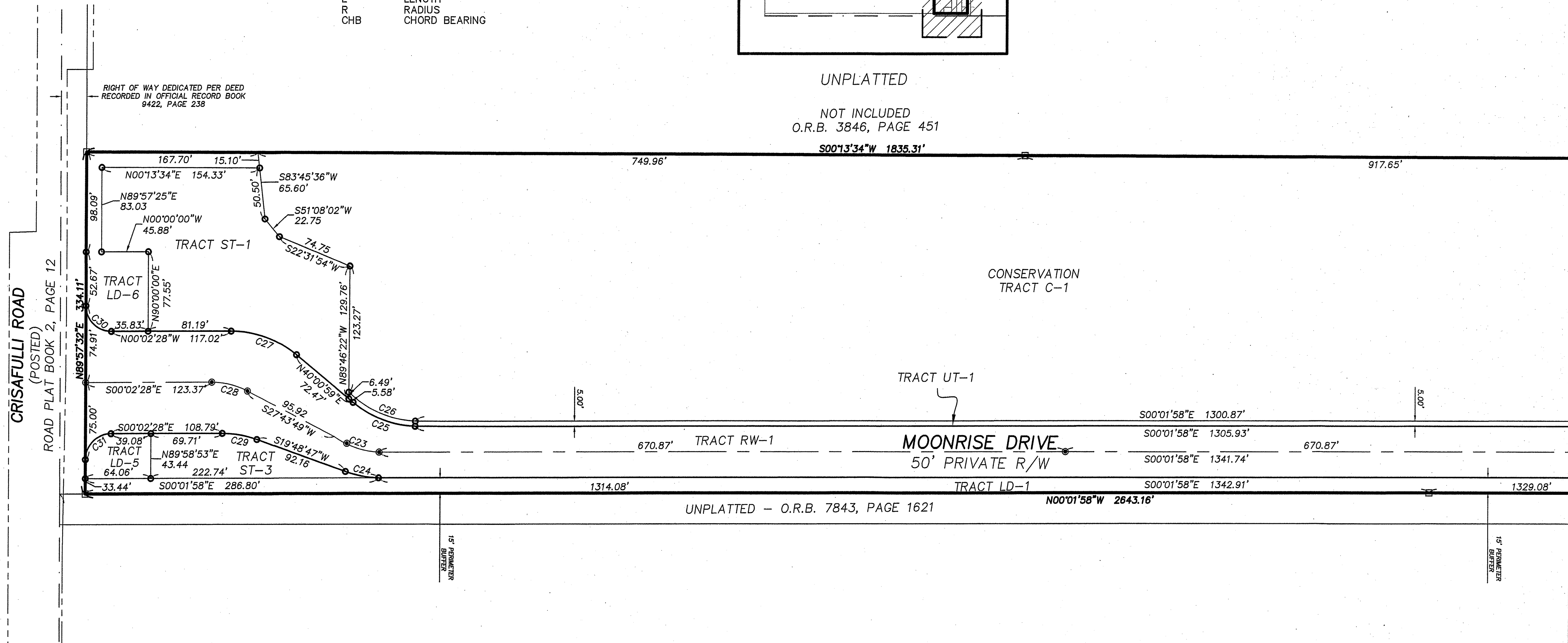
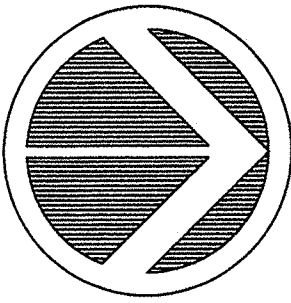
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PG	PAGE
P.C.	POINT OF CURVATURE
S.P.C.	STATE PLAN COORDINATE
D	DELTA
L	LENGTH
R	RADIUS
CHB	CHORD BEARING

SHEET INDEX

NOT TO SCALE



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C23	47.28	81.00	033°26'30"	N18°55'39"E	46.61
C24	33.09	106.00	017°53'20"	N10°52'09"E	32.96
C25	66.14	100.00	037°53'50"	N21°04'07"E	64.94
C26	72.69	98.24	042°23'30"	N23°35'24"E	71.04
C27	69.77	100.00	039°58'30"	S19°56'48"W	68.36
C28	36.35	75.00	027°46'20"	S13°50'41"W	36.00
C29	34.65	100.00	019°51'10"	S09°53'10"W	34.48
C30	38.86	25.00	089°04'10"	N44°29'39"E	35.07
C31	38.87	25.00	089°04'20"	S44°34'39"E	35.07



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