

NORTH ISLAND VILLAS

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34-23-36, AS BEING SOUTH 00°09'23" WEST.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT 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.
- TRACTS A AND C (BUFFER TRACTS) SHALL BE OWNED AND MAINTAINED BY THE NORTH ISLAND VILLAS HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION).
- TRACT B (BUFFER/UTILITY TRACT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT D (RECREATION/DRAINAGE TRACT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT E (CONSERVATION TRACT) SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO THE COUNTY AND SHALL HAVE NO MECHANIZED ACTIVITY, DISCHARGE, DUMPING, DREDGING/FILLING, CHEMICAL APPLICATION OR CUTTING/REMOVAL OF NATIVE SPECIES, AND/OR EXOTIC SPECIES BY HAND PERMITTED.
- TRACT L (LIFT STATION AND TRACT M (RIGHT-OF-WAY) SHALL BE CONVEYED TO BREVARD COUNTY VIA SEPARATE INSTRUMENT.
- TRACTS F AND G (OPEN SPACE TRACTS) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- H AND I (OPEN SPACE/DRAINAGE TRACTS) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT J (OPEN SPACE/UTILITY/DRAINAGE TRACT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- TRACT K (STORMWATER/DRAINAGE TRACT) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS ASSOCIATION TO MAINTAIN.
- 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.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- THE UTILITY, DRAINAGE AND SIDEWALK EASEMENT (U.D.S.E.) SHOWN HEREON IS PRIVATE AND IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
- 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 (N.A.D. '83/'11) AND ARE PROVIDED TO COMPLY WITH BREVARD COUNTY SITE PLAN REQUIREMENTS. ALL DISTANCES DEPICTED HEREON ARE GROUND DISTANCES. THE FOLLOWING HORIZONTAL CONTROL STATION WAS UTILIZED TO ESTABLISH THE STATE PLANE COORDINATES SHOWN HEREON:

STATION NAME: PID : AK6484
 NORTHING: 1,498,676.40 EASTING 749,822.16
 LATITUDE: 28°27'22.38445 (N) LONGITUDE: 080°43'11.39042(W)
 COMBINED SCALE FACTOR: 0.99995480
 CONVERGENCE: 00°08'00.6"

- BENCHMARKS PID# D6A31 IS LOCATED WITHIN THE BOUNDARY OF THE PLAT AS SHOWN HEREON. PLEASE CALL BREVARD COUNTY SURVEYING AND MAPPING FOR VERTICAL INFORMATION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- BREVARD COUNTY SHALL HAVE THE RIGHT TO DISCHARGE DRAINAGE FROM THE PUBLIC RIGHTS-OF-WAY INTO AND THROUGH THE PRIVATE DRAINAGE EASEMENTS AND TRACTS.
- ALL DRAINAGE EASEMENTS AND TRACTS DESCRIBED HEREON SHALL BE PRIVATE EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREON. BREVARD COUNTY SHALL NOT HAVE ANY RESPONSIBILITY REGARDING THE MAINTENANCE, REPAIR AND/OR RESTORATION OF ANY STORM PIPES, STORM STRUCTURES OR ASSOCIATED STORM WATER MANAGEMENT FACILITIES LOCATED WITHIN THE LIMITS OF ANY SUCH PRIVATE DRAINAGE EASEMENT OR TRACTS, AND SUCH MAINTENANCE, REPAIR AND/OR RESTORATION SHALL BE THE RESPONSIBILITY OF THE NORTH ISLAND VILLAS HOMEOWNERS ASSOCIATION. BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO DISCHARGE STORMWATER DRAINAGE FROM ALL PUBLIC RIGHT-OF-WAYS WITHIN OR ADJOINING THE LIMITS OF THIS PLAT INTO AND THROUGH SUCH PRIVATE DRAINAGE EASEMENTS AND TRACTS, NOTWITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DRAINAGE PIPES OR STRUCTURES ASSOCIATED WITH SUCH PRIVATE DRAINAGE EASEMENTS ARE ALSO WITHIN THE RIGHT-OF-WAY OF THE PUBLIC STREET DRAINING INTO SUCH EASEMENT IMPROVEMENTS. BREVARD COUNTY SHALL BE RESPONSIBLE FOR MAINTAINING ONLY THOSE DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE BINDING DEVELOPMENT PLAN IS RECORDED IN OFFICIAL RECORDS BOOK 8003, PAGE 355 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION, AND EASEMENTS FOR NORTH ISLAND VILLAS AND THE CREATION OF THE NORTH ISLAND VILLAS HOMEOWNER'S ASSOCIATION, ACCORDING TO OFFICIAL RECORDS BOOK 9693, PAGE 2748 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SEE SHEET 2 FOR CONTINUATION OF PLAT NOTES.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°09'23" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1333.42 FEET TO THE SOUTH LINE OF THE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 89°58'22" WEST, ALONG SAID SOUTH LINE, 97.74 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH COURTENAY PARKWAY (STATE ROAD 3) ACCORDING TO DEED BOOK 247, PAGE 174 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°58'22" WEST, ALONG SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6777, PAGE 2090 OF SAID PUBLIC RECORDS, 625.08 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5386, PAGE 8735 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 01°57'59" WEST, ALONG THE EAST LINE OF SAID LANDS, 458.89 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5452, PAGE 5354 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89°52'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 111.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 00°11'35" WEST, ALONG THE EAST LINE OF SAID LANDS, 539.42 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE RUN NORTH 89°52'00" EAST, ALONG SAID NORTH LINE, 496.87 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH COURTENAY PARKWAY; THENCE RUN SOUTH 01°57'48" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1000.31 FEET TO THE POINT OF BEGINNING.

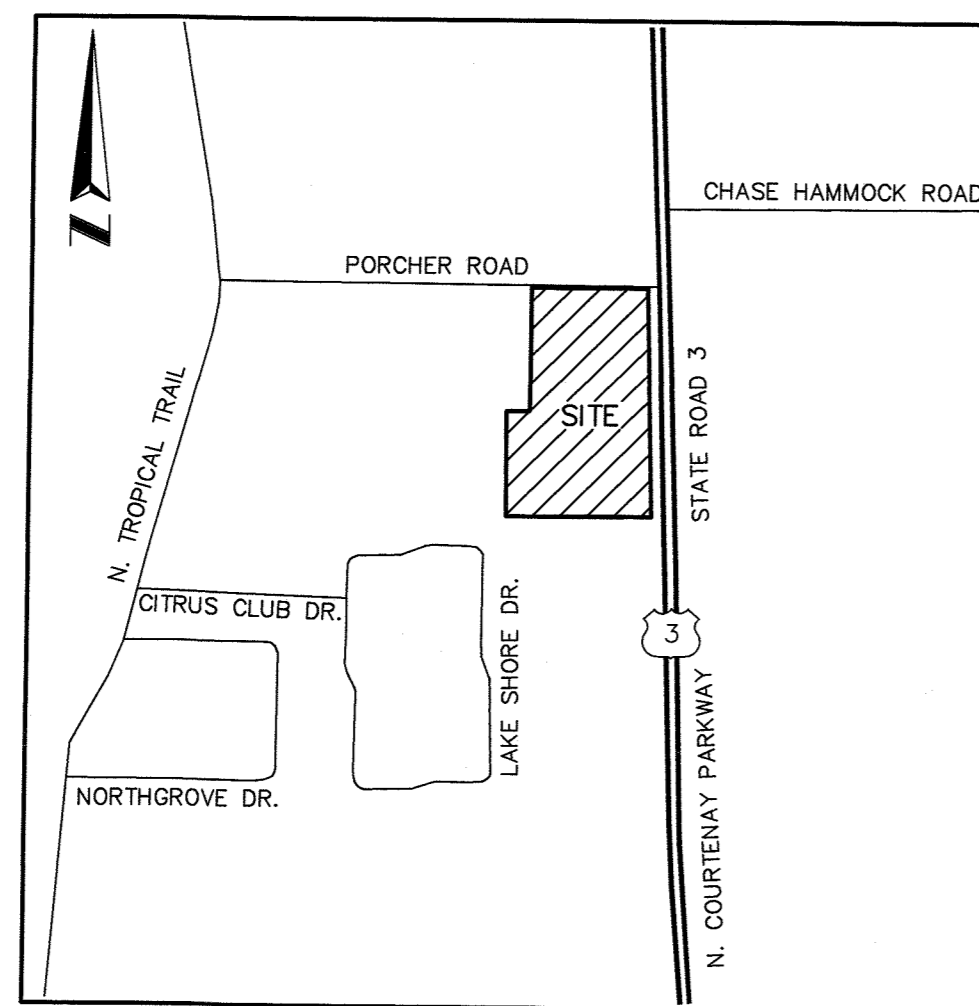
THE ABOVE DESCRIBED TRACT OF LAND LIES IN BREVARD COUNTY, FLORIDA AND CONTAINS 12.85 ACRES MORE OR LESS.

TRACTS					
TRACT(S)	DESCRIPTION	AREA Sq. Ft.	AREA acres	OWNED BY	MAINTAINED BY
A	BUFFER	8,145	0.19	HOA	HOA
B	BUFFER/UTILITY	1,146	0.03	HOA	HOA
C	BUFFER	14,427	0.33	HOA	HOA
D	RECREATION/DRAINAGE	43,820	1.01	HOA	HOA
E	CONSERVATION	157,300	3.61	HOA	HOA
F	OPEN SPACE	2,300	0.05	HOA	HOA
G	OPEN SPACE	2,300	0.05	HOA	HOA
H	OPEN SPACE/DRAINAGE	2,300	0.05	HOA	HOA
I	OPEN SPACE/DRAINAGE	2,300	0.05	HOA	HOA
J	OPEN SPACE/UTILITY/DRAINAGE	2,652	0.06	HOA	HOA
K	STORMWATER	92,007	2.11	HOA	HOA
L	LIFT STATION	923	0.02	BREVARD COUNTY	BREVARD COUNTY
M	RIGHT-OF-WAY DEDICATION	12,431	0.29	BREVARD COUNTY	BREVARD COUNTY

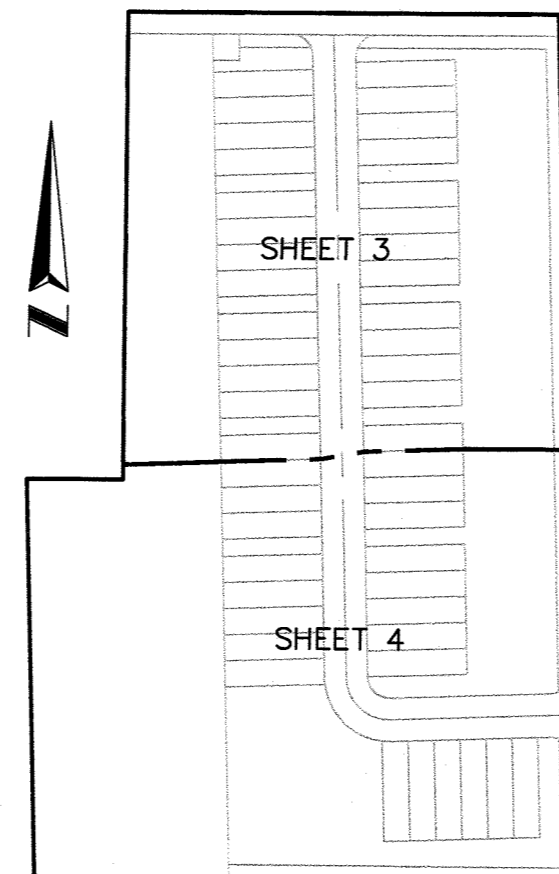
SHEET INDEX
 SHEET 1 OF 4 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
 SHEET 2 OF 4 - BOUNDARY INFORMATION
 SHEET 3 & 4 OF 4 - TRACT & LOT GEOMETRY

LEGEND

- U.E. utility easement
- P.D.E. private drainage easement
- U.D.S.E. public utility/private drainage/private sidewalk easement
- D.U.E. drainage utility easement
- D.E. private drainage easement
- set nail & disk stamped PCP LB #6723
- permanent control point (PCP)
- ⊕ centerline
- NR non radial
- CCR # Certified Corner Record Number
- set 4"x4" concrete monument stamped PRM LB #6723
- PC point of curvature
- PT point of tangency
- PI point of intersection
- R/W right-of-way
- LB licensed business
- set 1/2" iron rod & cap stamped LB #6723
- MSBU Municipal Service Benefit Unit
- sq.ft. square feet
- HOA Homeowners Association
- NAVD88 North American Vertical Datum 1988



VICINITY MAP (NOT TO SCALE)



INDEX MAP (NOT TO SCALE)

ALLEN & COMPANY
 Founded in 1988

**SURVEYING • MAPPING
 GEOSPATIAL SERVICES**
 www.allen-company.com
 LICENSED BUSINESS #6723
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355 FAX (407) 654-5356

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 SURVEYOR AND MAPPER

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 12-08-2022, I completed the Boundary Survey of the lands shown in the foregoing plat. This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes and Brevard County Code Section 62-2841(C)(D).

By: JLR
 JAMES L. RICKMAN P.S.M. 5633
 Allen & Company
 Licensed Business # 6723
 16 East Plant Street
 Winter Garden, Florida 34787

4/5/23

PLAT BOOK _____ PAGE _____
 SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST
 NORTH ISLAND VILLAS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that North Island Villas (FL) Owner IV LLC a Delaware limited liability company, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Tract L (Lift Station), Tract M (Right-of-way) and Honeytree Lane and public utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned North Island Villas (FL) Owner IV LLC a Delaware limited liability company has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this 13 day of April, 2023.

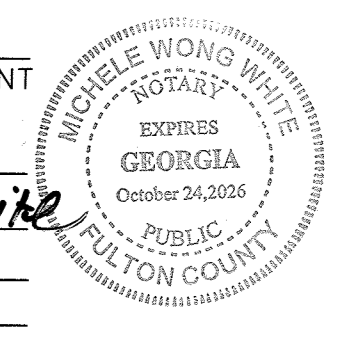
By: North Island Villas (FL) Owner IV LLC a Delaware limited liability company
 By: JLR
 Printed Name: Joy Byce
 Title: Authorized Representative

Signed and sealed in the presence of:
 Printed Name of Witness: Scott Dickerson
Jha
 Printed Name of Witness: Alexandra Musca

STATE OF Georgia
 COUNTY OF Fulton

The foregoing instrument was acknowledged before me, by megrs of [X] physical presence or [] online notarization, this 13 day of April, 2023, by Joy Byce as Authorized Representative of North Island Villas (FL) Owner IV LLC a Delaware limited liability company, on behalf of the company, such person [X] is personally known to me or [] has produced [] as identification.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
 Notary Public Georgia
 Printed Name: Michelle Wong White
 Commission Number: _____
 Commission Expires: 10/24/26



CERTIFICATE OF COUNTY SURVEYOR

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

County Surveyor's Signature _____ Registration No. _____ Date _____
 Michael Sweeney, PSM County Surveyor

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That the Board of County Commissioners hereby accepts Honeytree Lane, Tract L (Lift Station) and Tract M (Right-of-way) and the public utility easements for the public use dedicated under this plat.

Rita Pritchett, Chair
 Attest: _____
 Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ 2023 the foregoing Plat was approved by the Board of County Commissioners of Brevard County, Florida.

Rita Pritchett, Chair
 Attest: _____
 Clerk of the Board

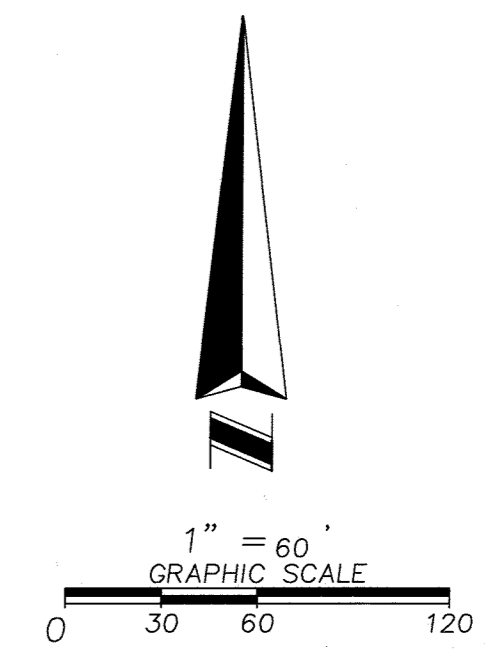
CERTIFICATE OF CLERK

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 _____ 2023 at _____

File No. _____
 By: _____ D.C.
 Clerk of the Circuit Court
 in and for Brevard County, Florida.

NORTH ISLAND VILLAS

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA



PLAT NOTES CONTINUED.

WE HAVE REVIEWED THE OPINION LETTER FOR NORTH ISLAND VILLAS, PREPARED BY GREENBERG TRAUIG, DATED MARCH 20, 2023. THOSE INSTRUMENTS INCLUDED AS SPECIAL EXCEPTIONS HAVE BEEN EXAMINED AND ARE REFLECTED TO THE EXTENT THEY AFFECT THE SUBJECT PROPERTY.

SPECIAL EXCEPTIONS:

(B) DEED IN FAVOR OF THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 247, PAGE 174, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY, IS CONTIGUOUS AND IS SHOWN HEREON. RIGHT-OF-WAY FOR (NORTH COURTNEY PARKWAY, STATE ROAD 3)

(C) BINDING DEVELOPMENT PLAN WITH BREVARD COUNTY RECORDED IN OFFICIAL RECORDS BOOK 8003, PAGE 355, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS TO SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

(D) RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 8463, PAGE 2740, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. AFFECTS TO SUBJECT PROPERTY BUT CANNOT BE SHOWN, BLANKET IN NATURE.

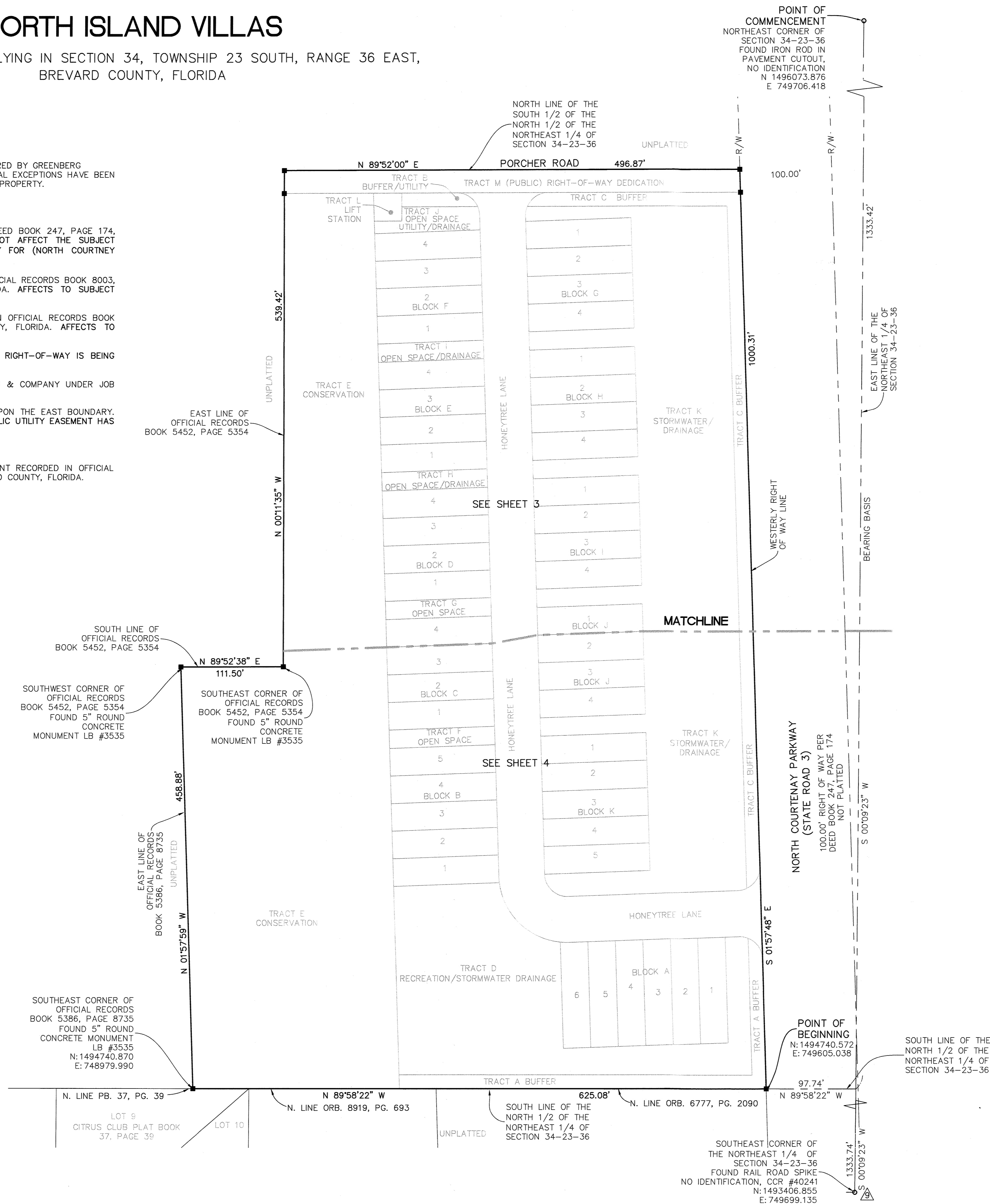
(E) RIGHT OF WAY OF PORCHER ROAD AS NOW LAID OUT AND IN USE. RIGHT-OF-WAY IS BEING DEDICATED TO THE PUBLIC PER THIS PLAT AS TRACT M.

(F) SURVEY PREPARED BY JAMES L. RICKMAN, PSM NO. 5633 FOR ALLEN & COMPANY UNDER JOB NO. 20210929 DATE NOVEMBER 24, 2021 SHOWS THE FOLLOWING:

a. GUY WIRES, POWER POLES AND OVERHEAD UTILITY LINES LOCATED UPON THE EAST BOUNDARY. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY. A PUBLIC UTILITY EASEMENT HAS BEEN CREATED BY THIS PLAT FOR THESE ENCROACHMENTS.

NOTE: THIS EXCEPTION WILL NOT APPLY UPON RECORDING OF THE PLAT

(G) DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9693, PAGE 2748, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



LEGEND

- U.E. utility easement
- P.D.E. private drainage easement
- U.D.S.E. public utility/private drainage/private sidewalk easement
- D.U.E. drainage utility easement
- D.E. private drainage easement
- set nail & disk stamped LB #6723 permanent control point (PCP)
- ⊙ centerline
- NR non radial
- CCR # Certified Corner Record Number
- set 4"x4" concrete monument LB #6723 permanent reference monument (PRM)
- PC point of curvature
- PT point of tangency
- PI point of intersection
- R/W right-of-way
- LB licensed business
- set 1/2" iron rod & cap LB #6723
- MSBU Municipal Service Benefit Unit
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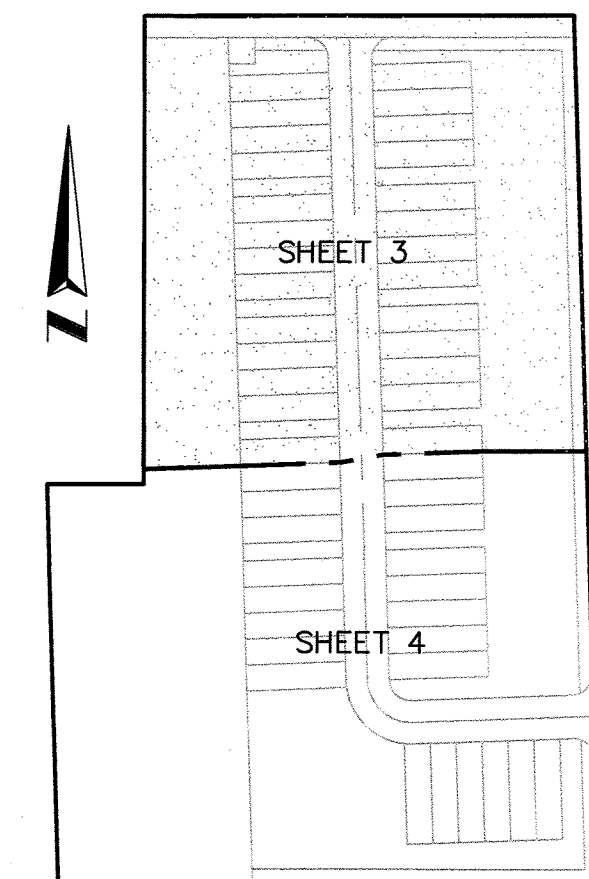
NORTH ISLAND VILLAS

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C9	25.00'	N46°03'38"W	34.78'	88°08'44"	38.46'
C10	25.00'	N12°50'59"W	9.42'	21°43'25"	9.48'
C11	25.00'	N56°55'21"W	27.39'	66°25'19"	28.98'
C12	25.00'	N43°56'22"E	35.92'	91°51'16"	40.08'
C13	25.00'	S56°39'20"W	27.39'	66°25'19"	28.98'
C14	25.00'	S10°43'42"W	11.01'	25°25'57"	11.10'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°52'00"W	30.98'
L2	N00°08'00"W	30.26'
L3	N89°52'00"E	30.00'
L4	N01°59'16"W	30.28'

- LEGEND**
- U.E. utility easement
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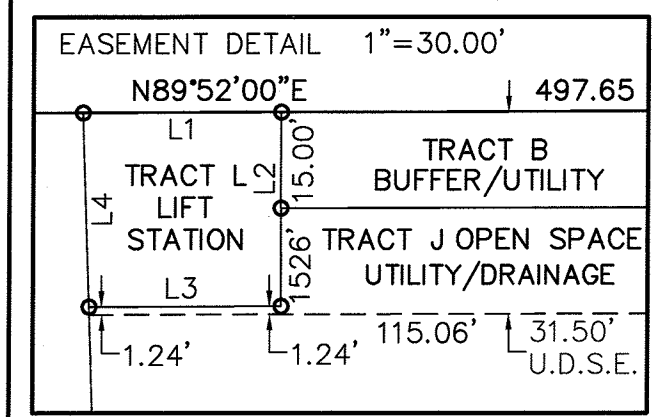
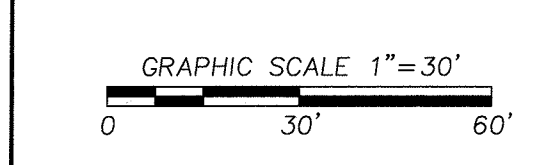


INDEX MAP (NOT TO SCALE)

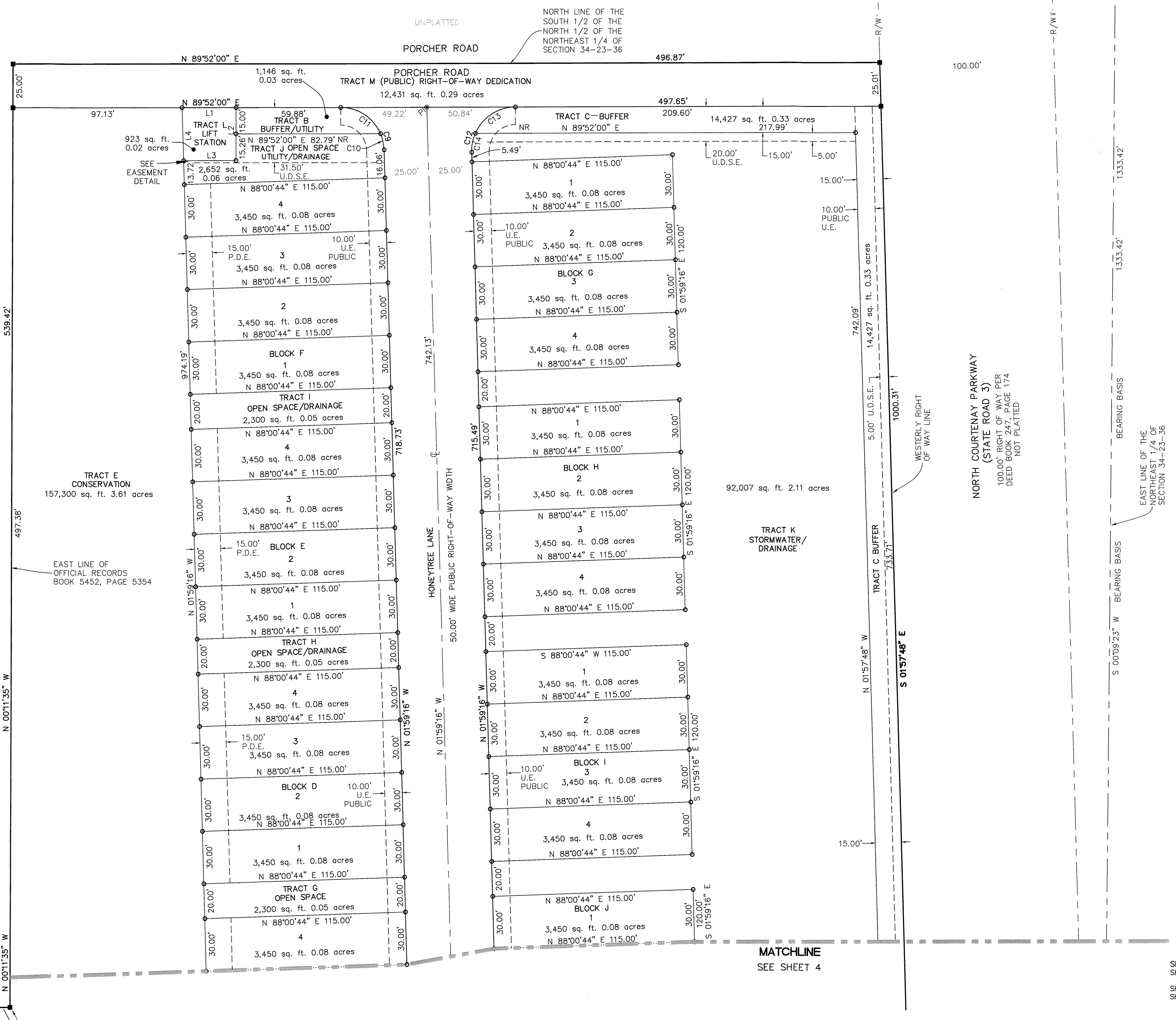
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Founded in 1988

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SOUTH LINE OF OFFICIAL RECORDS BOOK 5452, PAGE 5354
N 89°52'38" E
111.50'



MATCHLINE
SEE SHEET 4

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 34-23-36
FOUND IRON ROD IN PAVEMENT CUTOUT,
NO IDENTIFICATION
N 1496073.876
E 749706.418

NORTH COURTENAY PARKWAY
(STATE ROAD 3)
100.00' RIGHT-OF-WAY PER DEED BOOK 4777, PAGE 174 NOT PLATTED

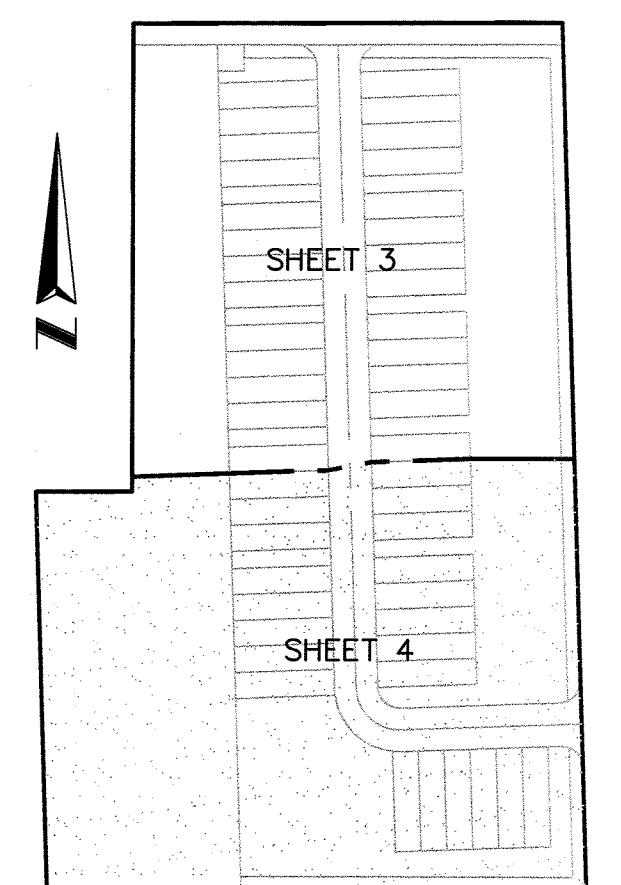
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34-23-36

NORTH ISLAND VILLAS

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	50.00'	S46°59'16"E	70.71'	90°00'00"	78.54'
C2	25.00'	N46°58'32"W	35.36'	90°01'28"	39.28'
C3	25.00'	N35°10'27"W	27.39'	66°25'19"	28.98'
C4	25.00'	N80°11'11"W	10.23'	23°36'10"	10.30'
C5	75.00'	S46°59'16"E	106.07'	90°00'00"	117.81'
C6	75.00'	N88°09'26"W	10.02'	07°39'40"	10.03'
C7	75.00'	N45°57'46"W	93.10'	76°43'40"	100.44'
C8	75.00'	N04°47'36"W	7.34'	05°36'40"	7.34'
C15	25.00'	S46°59'16"E	35.36'	90°00'00"	39.27'
C16	25.00'	N43°01'28"E	35.35'	89°58'32"	39.26'
C17	25.00'	N76°14'07"E	10.20'	23°33'13"	10.28'
C18	25.00'	N31°14'52"E	27.39'	66°25'19"	28.98'
C19	75.00'	S17°00'02"E	24.50'	18°48'12"	24.61'
C20	75.00'	S75°07'28"E	23.99'	18°24'16"	24.09'
C21	75.00'	S88°09'26"E	10.02'	07°39'40"	10.03'

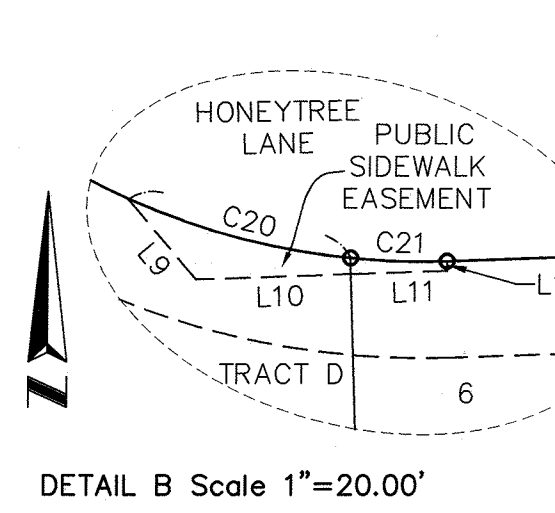
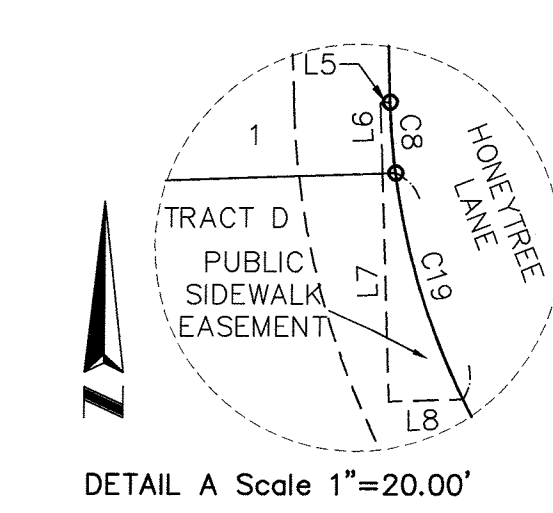
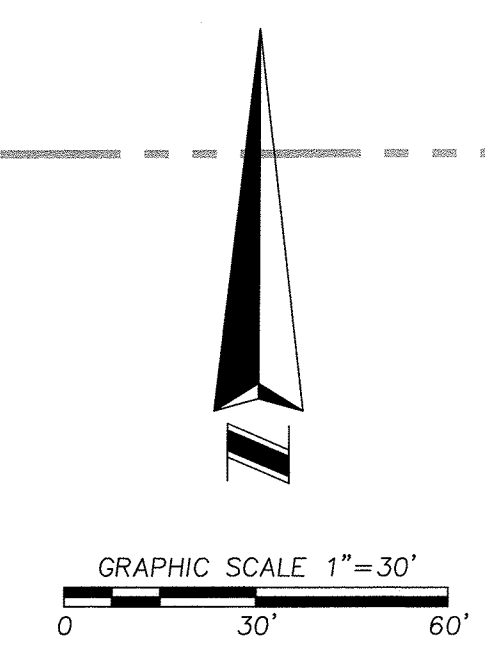
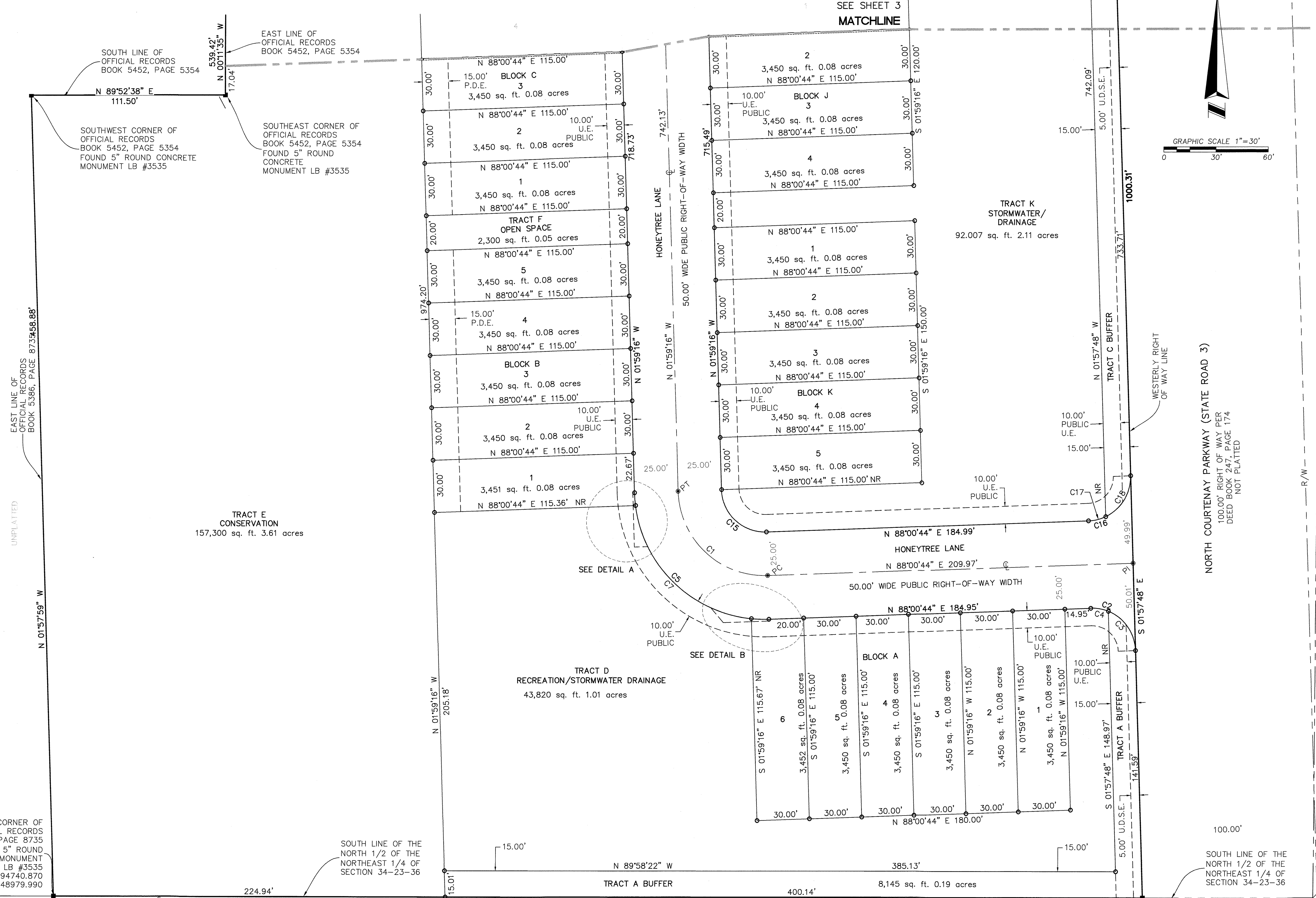
- LEGEND**
- U.E. utility easement
 - P.D.E. private drainage easement
 - U.D.S.E. public utility/private drainage/private sidewalk easement
 - D.U.E. drainage utility easement
 - D.E. private drainage easement
 - set nail & disk stamped LB #6723 permanent control point (PCP)
 - ⊕ centerline
 - NR non radial
 - CCR # Certified Corner Record Number
 - set 4"x4" concrete monument LB #6723 permanent reference monument (PRM)
 - PC point of curvature
 - PT point of tangency
 - PI point of intersection
 - R/W right-of-way
 - LB licensed business
 - set 1/2" iron rod & cap LB #6723
 - MSBU Municipal Service Benefit Unit
 - sq.ft. square feet
 - HOA Homeowners Association
 - NAVD88 North American Vertical Datum 1988



LINE TABLE		
LINE	BEARING	LENGTH
L5	N88°00'44"E	1.00'
L6	N01°59'16"W	7.33'
L7	N01°59'16"W	23.67'
L8	N88°00'44"E	7.71'
L9	N40°16'41"W	10.99'
L10	S88°00'44"W	16.14'
L11	S88°00'44"W	10.00'
L12	S02°02'55"E	1.00'

ALLEN & COMPANY
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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB #6723



SHEET INDEX
SHEET 1 OF 4 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEET 2 OF 4 - BOUNDARY INFORMATION
SHEET 3 & 4 OF 4 - TRACT & LOT GEOMETRY

SOUTHWEST CORNER OF OFFICIAL RECORDS BOOK 5386, PAGE 8735 FOUND 5" ROUND CONCRETE MONUMENT LB #3535
N: 1494740.870
E: 748979.990

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34-23-36

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34-23-36

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34-23-36 FOUND RAIL ROAD SPIKE NO IDENTIFICATION, CCR #40241
N: 1493406.855
E: 749699.135