

HARBOR ISLAND BEACH CLUB

LYING IN SECTIONS 20 and 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION: PREPARED BY BRIEL & ASSOCIATES LAND SURVEYORS, INC.

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 21 AND GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 400 FEET OF THE SOUTH 700 FEET OF GOVERNMENT LOT 1 OF SAID SECTION 21 AND THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A, A 64 FOOT RIGHT OF WAY AS DEFINED BY FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP RECORDED IN ROAD PLAT BOOK 1, PAGES 94-101 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND RUN S23°27'37"E ALONG SAID RIGHT OF WAY LINE 435.47 FEET TO THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH 700 FEET OF SAID GOVERNMENT LOT 1, SECTION 21; THENCE RUN S89°49'17"W ALONG THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH 700 FEET OF GOVERNMENT LOT 1, SECTION 21 AND THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTH 700 FEET OF SAID GOVERNMENT LOT 2, SECTION 20 A DISTANCE OF 2277.52 FEET TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE RUN NORTHERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES; THENCE N33°25'27"E 13.78 FEET; THENCE N21°50'17"W 16.22 FEET; THENCE N01°47'36"W 9.98 FEET; THENCE N10°29'55"W 21.15 FEET; THENCE N16°34'34"W 21.84 FEET; THENCE N17°45'04"W 21.21 FEET; THENCE N16°23'21"W 13.69 FEET; THENCE N19°50'16"W 13.91 FEET; THENCE N21°36'04"W 17.97 FEET; THENCE N16°53'53"W 17.27 FEET; THENCE N07°01'45"W 16.19 FEET; THENCE N42°13'13"W 10.11 FEET; THENCE N75°56'57"W 11.24 FEET; THENCE N48°43'10"W 6.85 FEET; THENCE N27°31'33"W 7.23 FEET; THENCE N20°04'25"W 14.02 FEET; THENCE N17°46'03"W 17.62 FEET; THENCE N18°55'27"W 20.54 FEET; THENCE N27°36'37"W 22.44 FEET; THENCE N26°22'14"W 32.03 FEET; THENCE N28°50'58"W 35.08 FEET; THENCE N18°22'00"W 23.14 FEET; THENCE N36°12'43"W 20.17 FEET; THENCE N27°08'18"W 23.16 FEET; THENCE N41°52'18"W 15.35 FEET; THENCE N24°05'45"W 5.93 FEET TO THE NORTH LINE OF THE NORTH 400 FEET OF THE SOUTH 700 FEET OF SAID GOVERNMENT LOT 2, SECTION 20; THENCE RUN N89°49'17"E ALONG THE NORTH LINE OF THE NORTH 400 FEET OF THE SOUTH 700 FEET OF SAID GOVERNMENT LOT 1, SECTION 21, A DISTANCE OF 2268.69 FEET TO THE POINT OF BEGINNING.
CONTAINING 20.7091 ACRES MORE OR LESS.

PLAT NOTES:

- For declaration of covenants and restrictions for Harbor Island Beach Club see Official Records Book _____, Page _____.
- For articles of incorporation of Harbor Island Beach Club Master Homeowners Association, Inc. see Official Records Book _____, Page _____.
- For by-laws of Harbor Island Beach Club Master Homeowners Association, Inc. see Official Records Book _____, Page _____.
- Tract A and associated improvements are dedicated to the Harbor Island Beach Club Master Homeowners Association, Inc. as a private right of way, condominium parking and private drainage and is to be owned and maintained in common by said Association, subject to an easement to Brevard County for public services.
- Tracts B, C, D, E, F, G & H are dedicated to the Harbor Island Beach Club Master Homeowners Association, Inc. for common drainage purposes, landscaping and recreation open space to be owned and maintained in common by said 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.
- 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.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television 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 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.
- An easement is hereby dedicated to Brevard County and other public utility providers over Tracts A & D for for the installation, operation and maintenance of public utilities.
- Tract I is dedicated to Brevard County as a lift station site and shall be owned and maintained by Brevard County.
- Tracts C-1, C-2 and C-3 are dedicated to Phoenix Park Fund V, LP and it's successors and or assigns for Future Development.
- Tract C-1A is Open Space to be owned and maintained by the owner of Tract C-1.
- Tract D-1 is dedicated to Phoenix Park Fund V, LP and it's successors and or assigns for Open Space, Conservation, and upland Buffer.
- Tract D-2 is dedicated to Phoenix Park Fund V, LP and it's successors and or assigns for Open Space and private recreation.
- Phoenix Park Fund V, LP reserves unto itself and it's successors and or assigns an easement across Tracts A and D for ingress and egress.
- All drainage easements are private, dedicated to the Harbor Island Beach Club Master Homeowners Association, Inc. for the installation, operation and maintenance of storm drainage facilities.
- The driveway easement across lots 23 & 24, Block B and Tract C-1 is dedicated to the Harbor Island Beach Club Master Homeowners Association, Inc. for the installation, operation and maintenance of common roadway and for drainage purposes.
- The easement referred to in note 15 is also dedicated for the installation, operation and maintenance of public utilities.
- The private access and private utility easement across Tracts D and D-2 is dedicated to the owner of Tract D-1.
- See Official Records Book _____, Page _____ for Joinder of Mortgagee in Plat.

TRACT TABLE

TRACT	OWNERSHIP & MAINTENANCE	PURPOSE	AREA
Tract A	Harbor Island Beach Club Master HOA	Common Area - open space, private right of way, public utility easement	4.7487 ac.+/-
Tract B	Harbor Island Beach Club Master HOA	Common Area - private drainage	0.1525 ac.+/-
Tract C	Harbor Island Beach Club Master HOA	Common Area - open space private landscape buffer	0.9149 ac.+/-
Tract D	Harbor Island Beach Club Master HOA	Common Area - private drainage, & open space landscape buffer w/public utility easement	0.8004 ac.+/-
Tract E	Harbor Island Beach Club Master HOA	Common Area - open space with private drainage	0.3719 ac.+/-
Tract F	Harbor Island Beach Club Master HOA	Common Area - open space with private drainage	1.3979 ac.+/-
Tract G	Harbor Island Beach Club Master HOA	Common Area - opens space with private drainage	0.1901 ac.+/-
Tract H	Harbor Island Beach Club Master HOA	Common Area - open space with private drainage	0.1331 ac.+/-
Tract I	Brevard County	Lift Station site	0.0230 ac.+/-
Tract C-1	Phoenix Park Fund V, LP and it's successors and or assigns	Future Development	1.4551 ac.+/-
Tract C-1A	Phoenix Park Fund V, LP and it's successors and or assigns	Common Area - Open Space to Tract C-1	0.0609 ac.+/-
Tract C-2	Phoenix Park Fund V, LP and it's successors and or assigns	Future Development	0.5676 ac.+/-
Tract C-3	Phoenix Park Fund V, LP and it's successors and or assigns	Future Development	0.3975 ac.+/-
Tract D-1	Phoenix Park Fund V, LP and it's successors and or assigns	Open Space, Conservation, Upland Buffer	0.4891 ac.+/-
Tract D-2	Phoenix Park Fund V, LP and it's successors and or assigns	Open space with private recreation amenities	0.8302 ac.+/-

23. Subject to Mortgage and Security Agreement recorded January 23, 2018, in Official Records Book 8075, Page 2546, together with Supplemental Collateral Assignment of Leases, Rents and Profits recorded in Official Records Book 8075 page 2566, Collateral Assignment of Contract Rights and of Agreements Affecting Real Estate recorded in Official Records Book 8075 page 2575, and UCC Financing Statement recorded in Official Records Book 8075 page 2583.

24. Subject to Recorded Notice of Environmental Resource Permit recorded February 11, 2019, in Official Records Book 8365, Page 1366.

25. Subject to Notice of Commencement recorded September 26, 2019, in Official Records Book 8549, Page 875.

26. Subject to Notice of Commencement recorded November 5, 2019, in Official Records Book 8581, Page 765.

27. Subject to Notice of Commencement recorded March 18, 2020, in Official Records Book 8694, Page 1528.

28. May be subject to agreement recorded in Official Records Book 2320, Page 2950.

29. Bearings and coordinates are based on the State Plane Coordinate System for the East Zone of Florida. datum is NAD 83(2011). Datum was derived from National Geodetic Survey monuments "BREVARD GPS 5022" per PID DGB728 and "ANT 2" per PID AK4032. Inversed bearing of N22°02'24"W.

30. All lot & tract corners are 1/2" iron rebar with cap (BRIEL LB 3869) unless otherwise noted.

31. National Geodetic Survey benchmark Q-304 (PID AK4051) is located within the boundaries and/or vicinity of this plat. Please contact the Brevard County survey department to obtain vertical data on this and other plat benchmarks.

All references to public records refer to Brevard County, Florida.

NOTICE: THIS PLAT AS RECORDED IN IT'S 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.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 5

SECTIONS 20 & 21 TWP. 28 S., RANGE 38 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Limited Partnership named below, being the owner in fee simple of the lands described in

HARBOR ISLAND BEACH CLUB

Hereby dedicates said lands and plat for the uses and purposes therein expressed in the plat notes and hereby expressly dedicates Tract "I" as a sanitary sewer lift station, the public utility easements shown hereon to Brevard County for public use and hereby further further dedicates to Brevard County a perpetual easement over and across Tracts "A" and "D" for ingress and egress for public service, law enforcement, maintenance, repair, installation and operation of utilities and emergency vehicles. No other easements are hereby dedicated or granted to the public, it being the intention of the undersigned that all other easements and common areas shown hereon are to be owned and maintained privately by the "Harbor Island Beach Club Master Home Owners Association, Inc." as described hereon and that the public and Brevard County shall have no right or interest therein.

IN WITNESS WHEREOF "Phoenix Park V Fund, LP has caused these presents to be signed and attested to by the officer named below on

By [Signature] Phoenix Park Fund V, LP
Daniel Winkler, 119 Signature Dr.
Manager Of Phoenix Park LLC Melbourne Bch, FL 32951
It's General Partner

Signed and sealed in the presence of:

Printed name: Robert R. Briel

Jeffrey Lucas

Printed Name: [Signature]

STATE OF FLORIDA, COUNTY OF BREVARD
The foregoing instrument was acknowledged before me by means of May 2020, by Daniel Winkler, Manager of the General Partner of the above named limited partnership, said person is personally known to me or have produced the following identification _____ and he/she did/did not take an oath that he/she is the person described in and who executed the foregoing Dedication and severally acknowledged and executed thereof to be their free act and deed as such officer thereunto duly authorized; and that the said dedication is the act and deed of said Limited Partnership.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

[Signature]
NOTARY PUBLIC
My Commission Expires 11-20-2023

CERTIFICATE OF APPROVAL BY
BOARD OF COUNTY COMMISSIONERS

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

ATTEST: _____
Chairman of the Board

Clerk of the Board

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered Surveyor and Mapper, does hereby certify that on September 26, 2019 I completed the Boundary Survey of the lands as shown on the foregoing plat; that this plat was prepared under my direction and supervision; that this plat complies with all survey requirements of Chapter 177, part 1, Florida Statutes and Brevard County Code Section 62-2841(c)(d); and that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s") and Monuments have been placed as required by law.

Company Name: Briel & Associates
Land Surveyors, Inc.

Corporation No: LB 3869

Address: 1790 Highway A-1-A, Suite 208
Satellite Beach, Florida 32937

Robert R. Briel, PSM

License No. 3699
State of Florida

CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, That I have reviewed 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.

Michael J. Sweeney, PSM 4870

County Surveyor in and for Brevard County, Florida

CERTIFICATE OF ACCEPTANCE OF DEDICATION
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that the Board of County Commissioners hereby accepts Tract "I" as a sanitary sewer lift station and the public utility easements dedicated for the public user on this plat.

Chairman of the Board

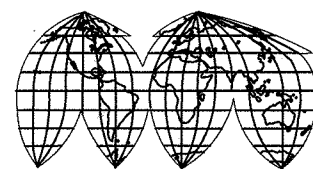
ATTEST: _____

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 of the requirements of Chapter 177, Part 1, Florida Statutes and was filed for record on _____, at _____ File No. _____

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

**BRIEL & ASSOCIATES**

Land Surveyors, Inc.

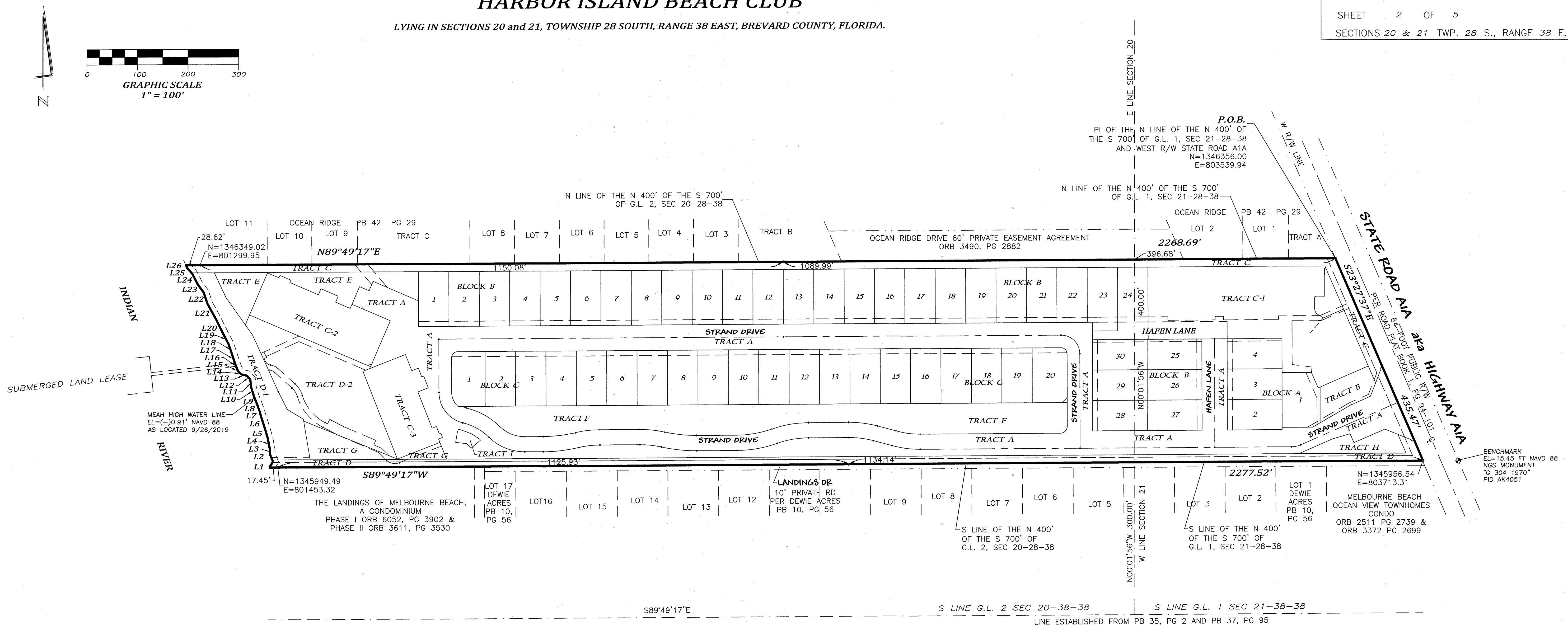
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Satellite Beach, FL 32937 (321)773-7775

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HARBOR ISLAND BEACH CLUB

LYING IN SECTIONS 20 and 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 OF 5
SECTIONS 20 & 21 TWP. 28 S., RANGE 38 E.



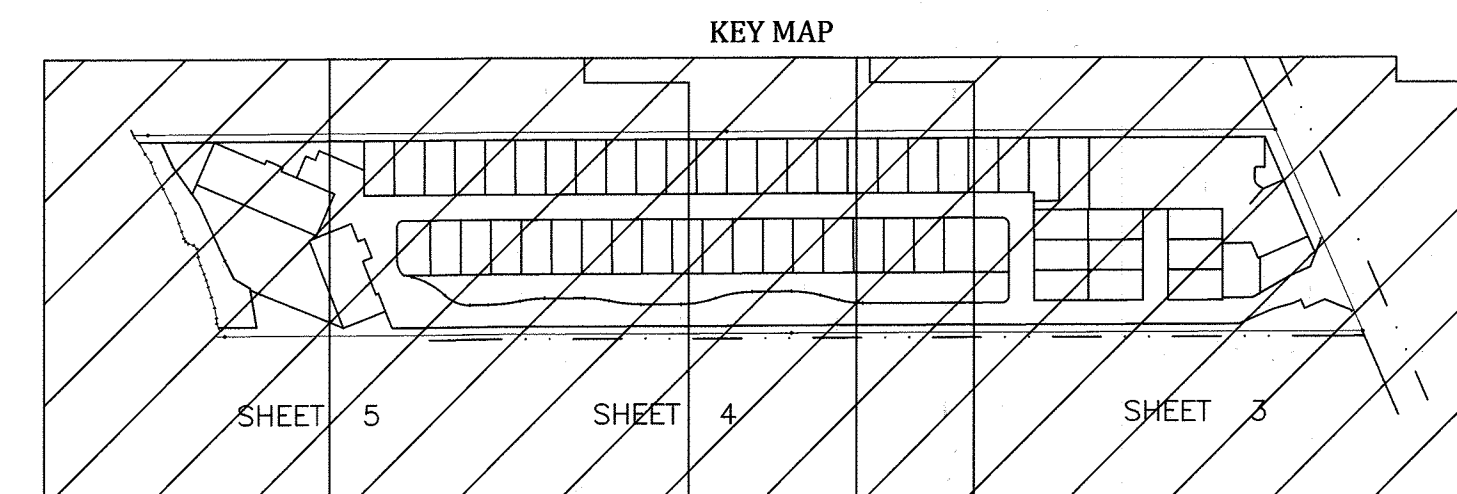
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L25=N41°52'18"W 15.35'
L26=N24°05'45"W 5.93'

STATION NAME	PID	NORTH	EAST	LATITUDE	LONGITUDE	SCALE FACTOR	CONVERGENCE
BREVARD GPS 5022	DG8727	1350516.91	801836.77	28° 02' 53.71183"(W)	080° 32' 54.15678"(W)	0.99996550	+0°12'44.5"
ANT 2	AK4032	1354719.22	800135.52	28° 03' 35.38414"(N)	080° 33' 12.97233"(W)	0.99996493	+0°12'35.9"

THE COORDINATES DEPICTED HEREON ARE BASED ON THE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA. DATUM IS THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. PLAT COORDINATES WERE COMPUTED FROM TIES MADE BY CONVENTIONAL TRAVERSE TO THE MONUMENTS LISTED IN THE TABLE ABOVE. PLAT DISTANCES ARE HORIZONTAL GROUND DISTANCES AS MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A COMBINED SCALE FACTOR OF 0.999970307 WAS APPLIED TO COMPUTE GRID DISTANCES.

LEGEND~ABBREVIATIONS:

A = ARC LENGTH
CL = CENTERLINE
D = DELTA ANGLE
DR = PRIVATE DRAINAGE
DW = PRIVATE DRIVEWAY
EL = ELEVATION
ESMT = EASEMENT
G.L. = GOVERNMENT LOT
HOA = HOMEOWNERS ASSOCIATION
NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
ORB = OFFICIAL RECORDS BOOK
P.O.B. = POINT OF BEGINNING
PB = PLAT BOOK
PG = DENOTES NAIL & DISK STAMPED "BRIEL LB 3869 PCP"
PI = POINT OF INTERSECTION
PU = 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "BRIEL LB 3869 PRM"
R = RADIUS
R/W = RIGHT OF WAY
RAD = RADIAL
SEC = SECTION
SF = SQUARE FOOTAGE
TYP = TYPICAL



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Land Surveyors, Inc.
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Satellite Beach, FL 32937 (321)773-7775
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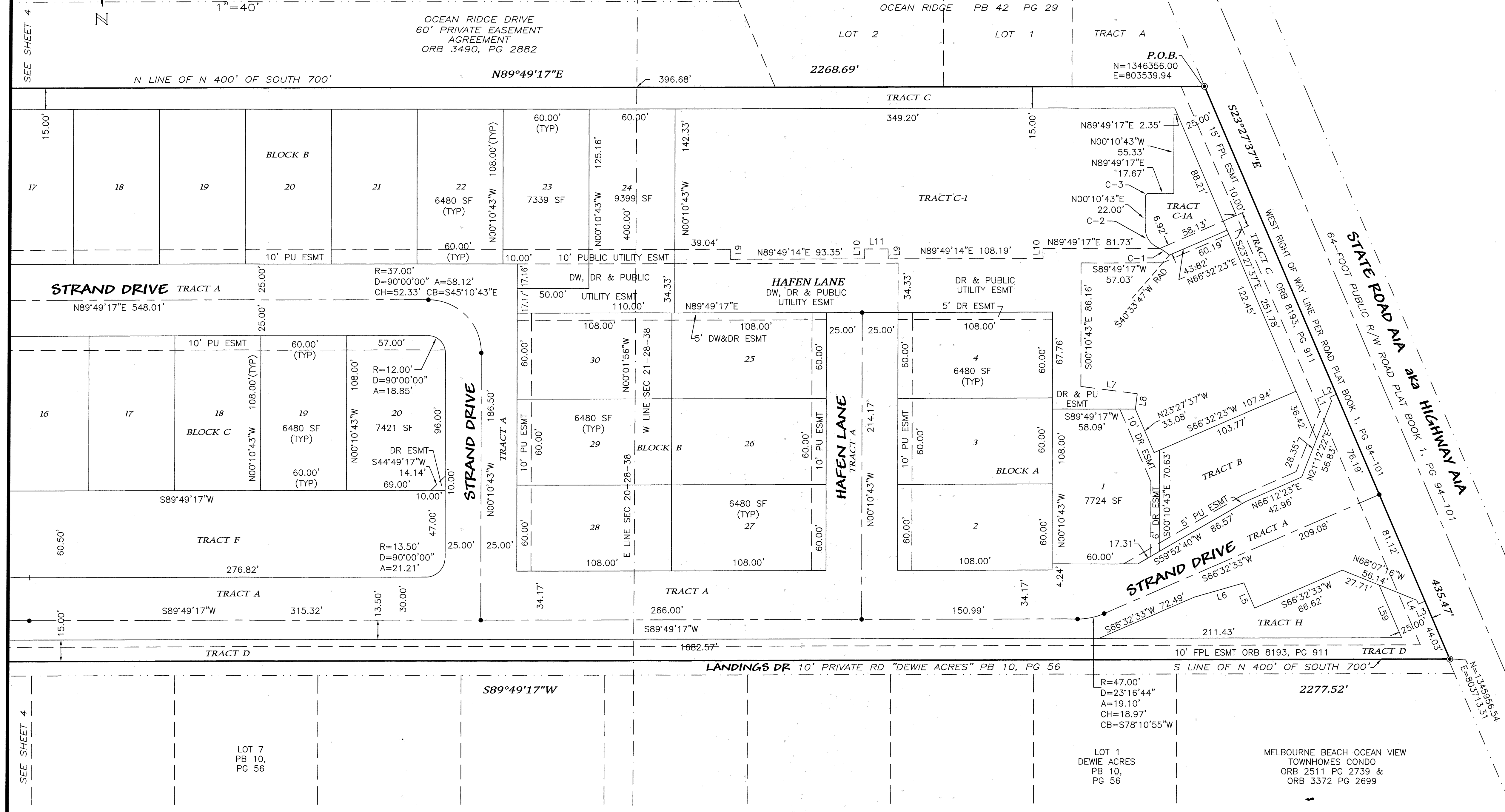
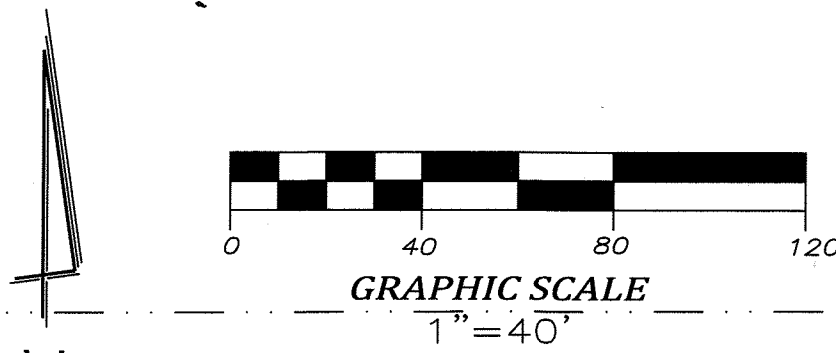
HARBOR ISLAND BEACH CLUB

LYING IN SECTIONS 20 and 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 3 OF 5

SECTIONS 20 & 21 TWP. 28 S., RANGE 38 E.



LEGEND~ABBREVIATIONS:

- A = ARC LENGTH
- CL = CENTERLINE
- D = DELTA ANGLE
- DR = PRIVATE DRAINAGE
- DW = PRIVATE DRIVEWAY
- EL = ELEVATION
- ESMT = EASEMENT
- G.L. = GOVERNMENT LOT
- HOA = HOMEOWNERS ASSOCIATION
- NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
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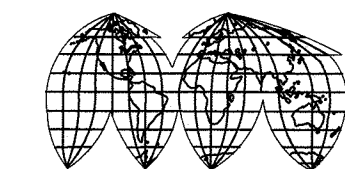
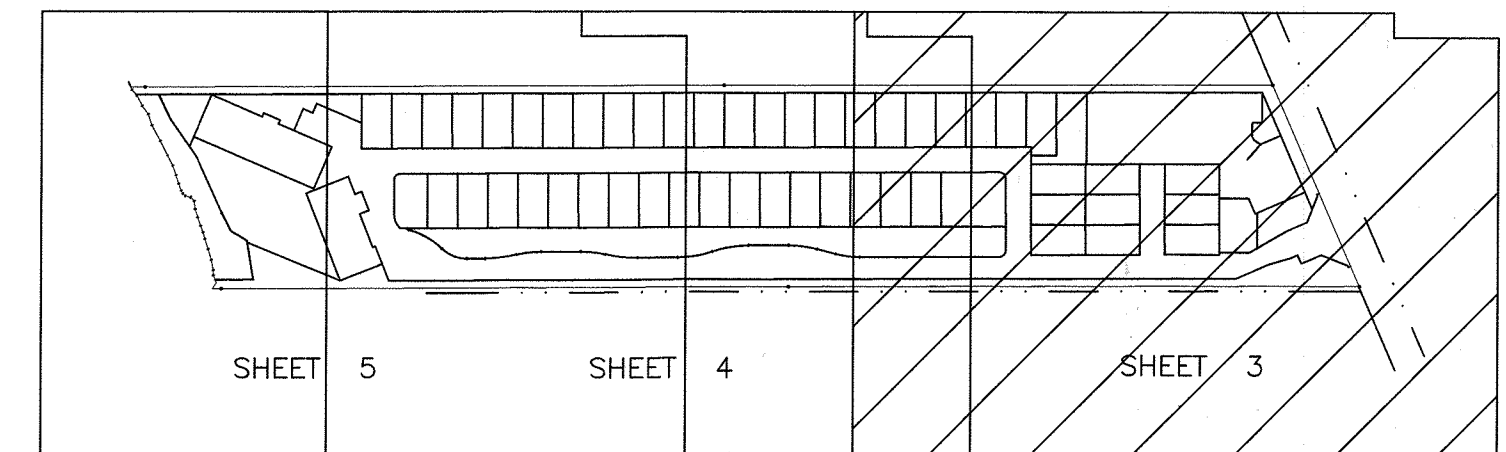
CURVE TABLE

C-1
R=39.67'
D=15°13'21"
A=10.54'
C-2
R=14.33'
D=64°28'51"
A=16.13'
C-3
R=2.33'
D=90°00'00"
A=3.67'

LINE TABLE

L1=N23°47'54"W 2.97'
L2=N66°32'23"W 5.00'
L3=S66°32'23"W 5.03'
L4=N23°06'58"W 2.97'
L5=N23°27'27"W 19.10'
L6=S73°55'10"W 35.92'
L7=S82°40'04"E 39.72'
L8=S06°38'16"W 10.82'
L9=S00°10'43"E 7.00'
L10=N00°10'43"W 7.00'
L11=N89°49'17"E 16.67'
L59=S23°27'37"E 40.13'

KEY MAP



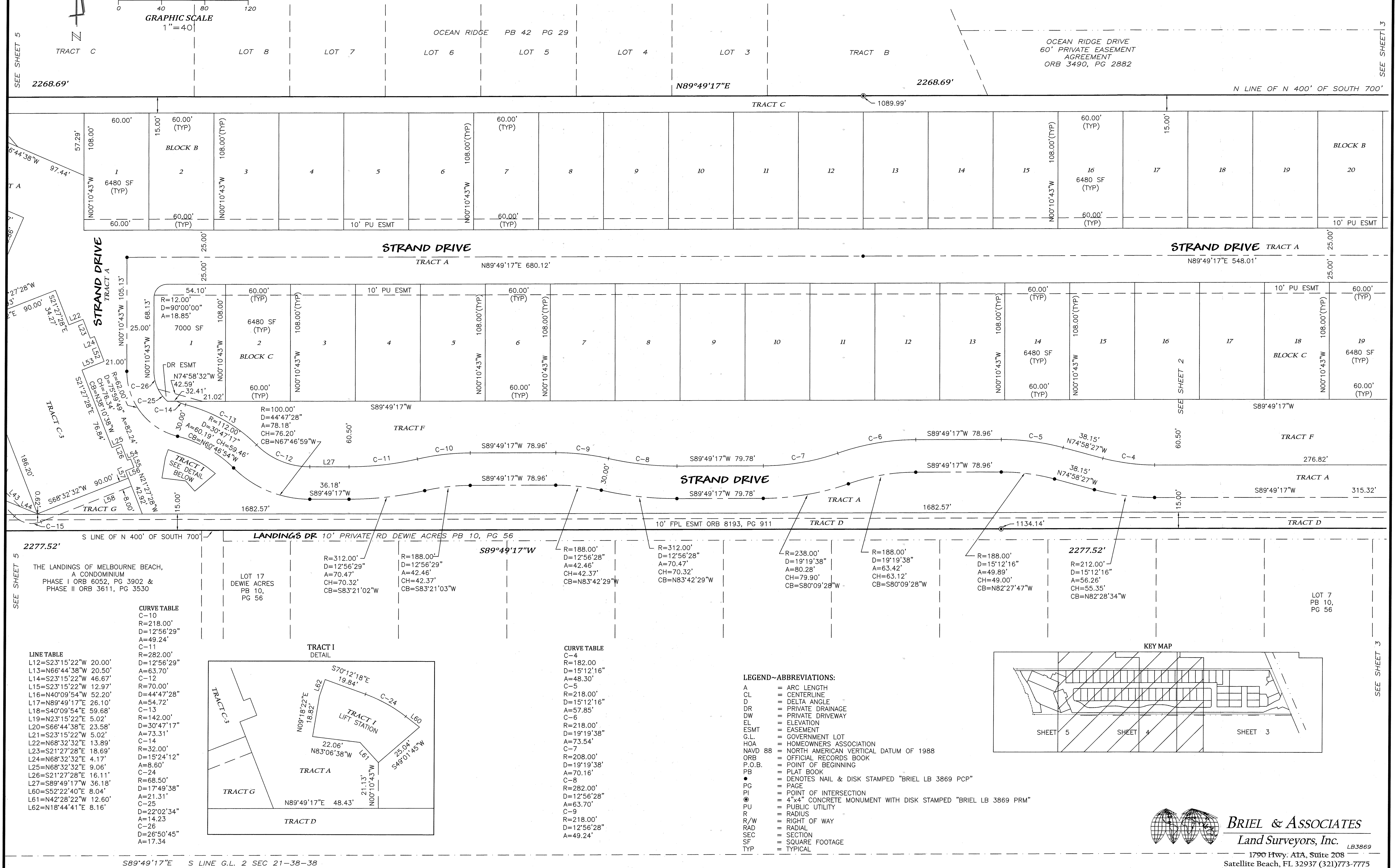
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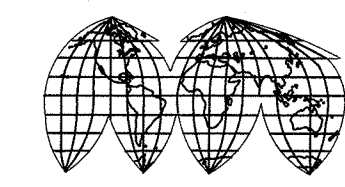
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SECTIONS 20 & 21 TWP. 28 S., RANGE 38 E.

SEE SHEET 5



SEE SHEET 3

1



BRIEL & ASSOCIATES
Land Surveyors, Inc. 183860

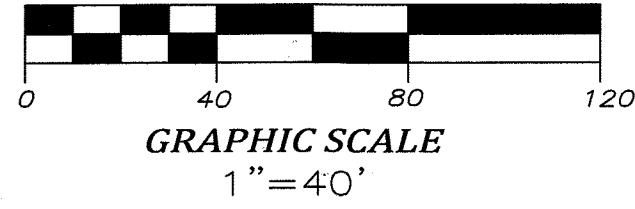
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SHEET 5 OF 5
SECTIONS 20 & 21 TWP. 28 S., RANGE 38 E.



INDIAN RIVER

MEAN HIGH WATER LINE
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L2=N21°50'17"W 16.22'
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L24=N27°08'18"W 23.16'
L25=N41°52'18"W 15.35'
L26=N24°05'45"W 5.93'

MEAN HIGH WATER LINE
EL=(-)0.91' NAVD 88
AS LOCATED 9/26/2019
MEAN HIGH WATER SURVEY
FILE NO. 7453

LEGEND-ABBREVIATIONS:

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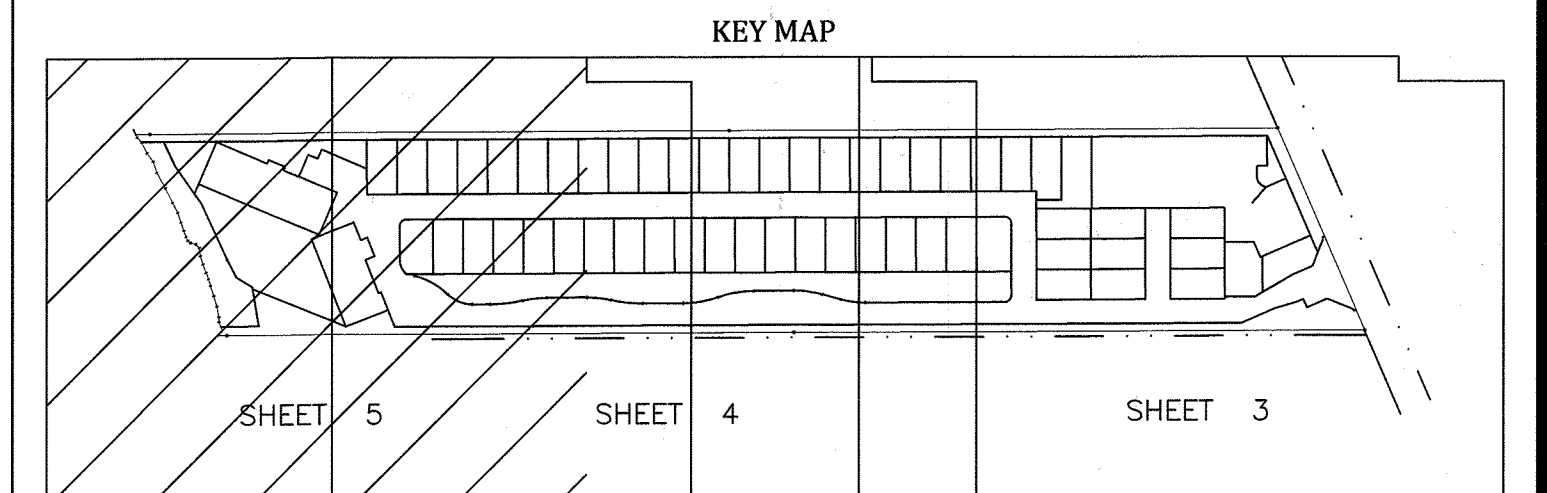
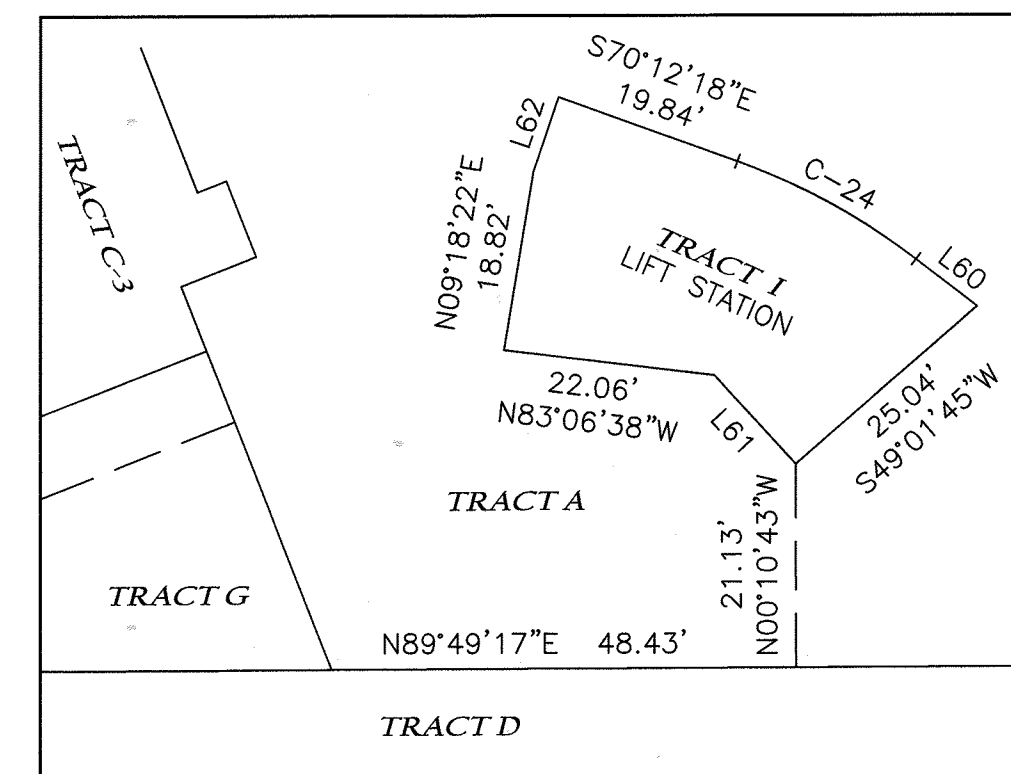
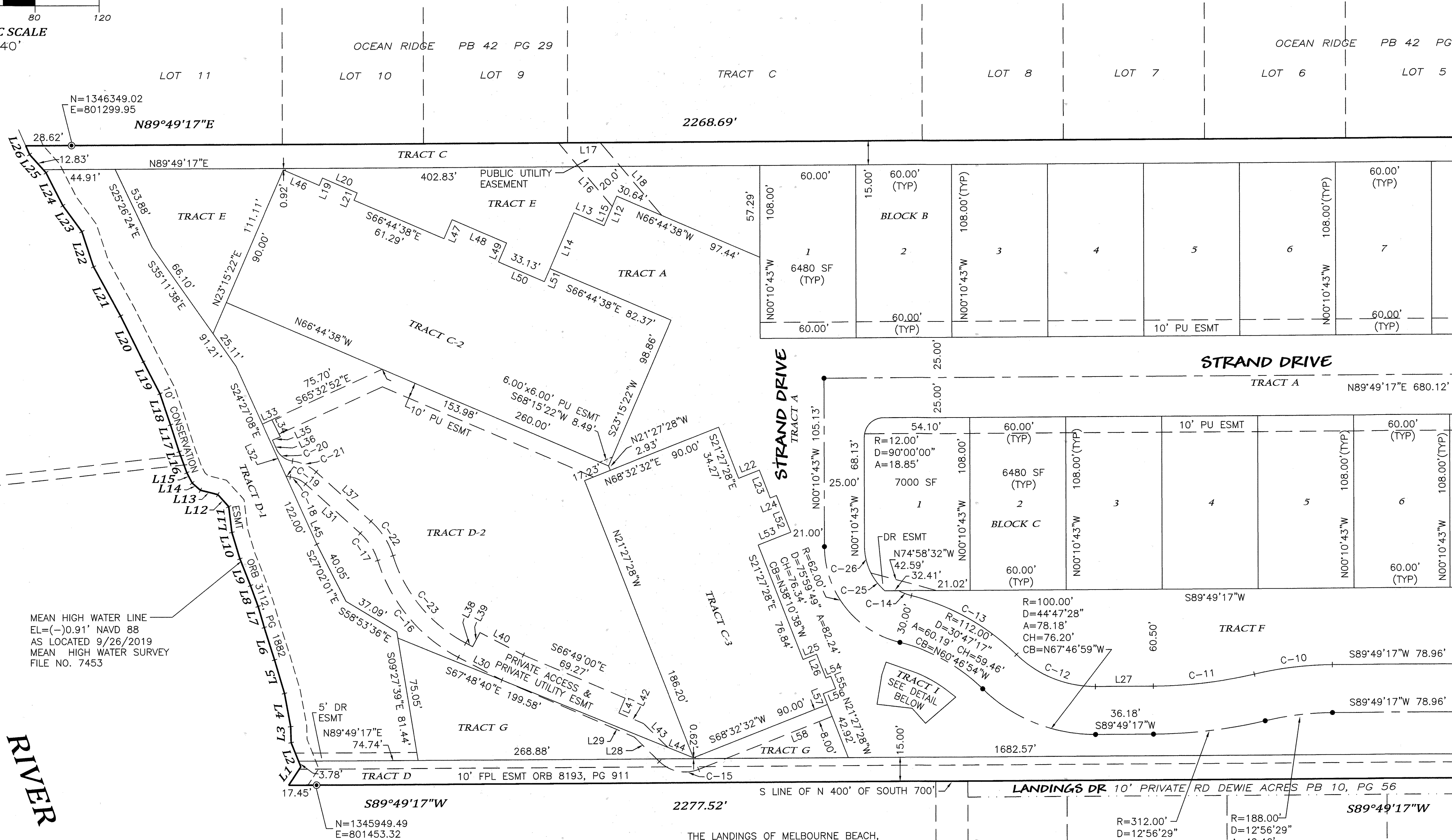
CURVE TABLE
C-15
R=23.00'
D=66°02'56"
A=26.51'
C-16
R=103.00'
D=45°00'14"
A=80.91'
C-17
R=38.00'
D=30°50'24"
A=54.72'
C-18
R=18.00'
D=33°57'40"
A=10.67'
C-19
R=23.00'
D=06°53'00"
A=2.76'
C-20
R=13.00'
D=55°07'33"
A=12.51'
C-21
R=28.00'
D=33°57'40"
A=16.60'
C-22
R=48.00'
D=30°50'24"
A=25.84'
C-23
R=93.00'
D=45°00'14"
A=73.05'

LINE TABLE
L28=N45°24'31"W 21.76'
L29=N66°36'49"W 90.35'
L30=N62°13'30"W 30.80'
L31=N48°03'40"W 46.01'
L32=N24°27'08"W 35.68'
L33=N65°32'53"E 6.58'
L34=S26°20'22"E 11.91'
L35=S67°16'45"W 5.39'
L36=S24°27'08"E 6.69'
L37=S48°03'40"E 46.01'
L38=S62°13'30"E 4.77'
L39=N27°46'30"E 9.93'
L40=S62°33'19"E 30.58'
L41=S23°10'59"W 10.00'
L42=S66°49'00"E 18.82'
L43=S45°24'31"E 21.20'
L44=S67°48'40"E 17.34'
L45=N24°27'08"W 46.77'
L46=S66°44'38"E 24.46'
L47=N23°15'22"E 12.85'
L48=S66°44'38"E 37.00'
L49=S23°15'22"E 12.85'
L50=S66°44'38"E 31.30'
L51=N23°15'22"E 8.85'
L52=S21°27'28"E 24.61'
L53=S68°32'32"W 21.97'
L54=N68°32'32"E 3.21'
L55=S21°27'28"E 8.48'
L56=S68°32'32"W 8.36'
L57=S21°27'28"E 7.20'
L58=S68°32'32"W 89.67'

LINE TABLE
L12=S23°15'22"W 20.00'
L13=N66°44'38"W 20.50'
L14=S23°15'22"W 46.67'
L15=S23°15'22"W 12.97'
L16=N40°09'54"W 52.20'
L17=N89°49'17"E 26.10'
L18=S40°09'54"E 59.68'
L19=N23°15'22"E 5.02'
L20=S66°44'38"E 23.58'
L21=S23°15'22"W 5.02'
L22=N68°32'32"E 13.89'
L23=S21°27'28"E 18.69'
L24=N68°32'32"E 4.17'
L25=N68°32'32"E 9.06'
L26=S21°27'28"E 16.11'
L27=S89°49'17"W 36.18'
L60=S52°22'40"E 8.04'
L61=N42°28'22"W 12.60'
L62=N18°44'41"E 8.16'

CURVE TABLE
C-10
R=218.00'
D=12°56'29"
A=49.24'
C-11
R=282.00'
D=12°56'29"
A=63.70'
C-12
R=70.00'
D=44°47'28"
A=54.72'
C-13
R=142.00'
D=30°47'17"
A=73.31'
C-14
R=32.00'
D=15°24'12"
A=8.60'
C-24
R=68.50'
D=17°49'38"
A=21.31'
C-25
D=22°02'34"
A=14.23'
C-26
D=26°50'45"
A=17.34'

S89°49'17"E S LINE G.L. 2 SEC 21-38-38



BRIEL & ASSOCIATES
Land Surveyors, Inc.
1790 Hwy. A1A, Suite 208
Satellite Beach, FL 32937 (321)773-7775
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