

PLAT NOTES:

- BEARINGS HEREON ARE BASED ON THE NORTH LINE OF SECTION 24, BEING S 89°49'18" W, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (NAD 83/09).
- 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.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNER'S ASSOCIATION TO MAINTAIN.
- 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.
- 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 TRACT J WITH THE EXCEPTION OF LANDS OUTSIDE THE BOUNDARY OF THE PLAT AND ARE HEREBY DEDICATED FOR THE INSTALLATION OF ELECTRIC AND OTHER PUBLIC UTILITIES.
- 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 HOMEOWNER'S 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 M.S.B.U.
- TRACT A WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNER ASSOCIATION AS A BUFFER TRACT.
- TRACT B WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A STORMWATER TRACT.
- TRACT C WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS PEDESTRIAN RIVER FRONT ACCESS TRACT.
- TRACTS D AND E WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS BUFFER TRACTS.
- TRACTS F & G WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS CONSERVATION & PRESERVATION TRACTS.
- TRACTS H & I WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS ENTRANCE TRACTS.
- TRACT J WILL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS A PRIVATE RIGHT-OF-WAY TRACT.
- TRACT K SHALL BE CONVEYED TO, CONTROLLED BY, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR USE OF OWNERS PER USACOE PERMIT # SAJ-2019-00085
- MAINTENANCE OF ALL DRAINAGE STRUCTURES, EASEMENTS AND STORMWATER FACILITIES IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- 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.

Georgiana Reserve Subdivision

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

DESCRIPTION BY SURVEYOR:

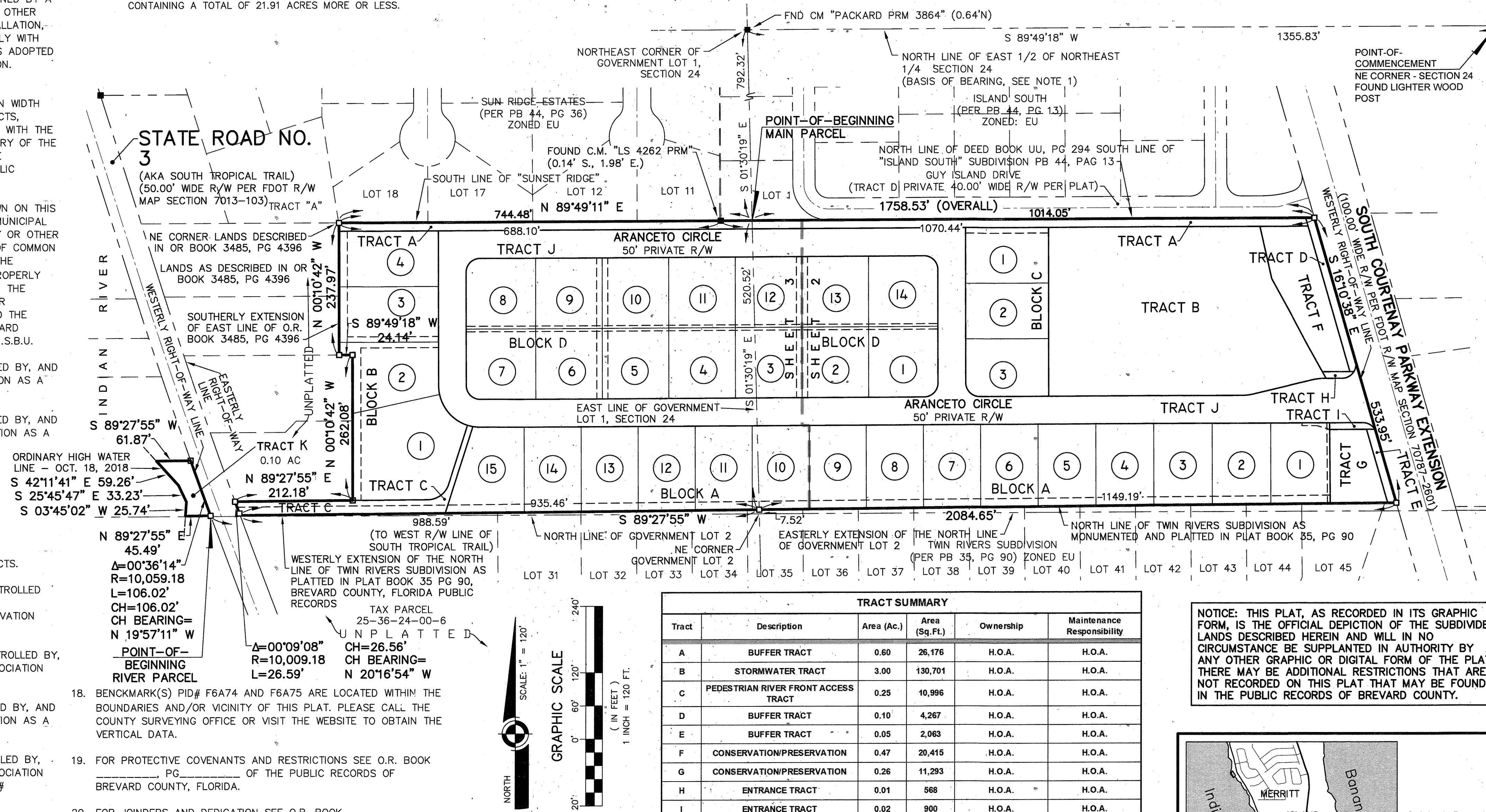
MAIN PARCEL

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1 AND THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST AND BEING A PORTION OF LANDS AS DESCRIBED IN DEED BOOK 177, PAGE 52, DEED BOOK UU, PAGE 294 AND DEED BOOK 104, PAGE 148 ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT A LIGHTER WOOD POST MARKING THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S.89°49'18" W., ALONG THE NORTH LINE OF SAID EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1355.83 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 1; THENCE S.01°30'19"E., ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 792.32 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS AS DESCRIBED IN DEED BOOK UU, PAGE 294, SAID POINT ALSO BEING ON THE SOUTH LINE OF ISLAND SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGE 13 OF SAID PUBLIC RECORDS AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE N.89°49'11"E., ALONG SAID NORTH LINE OF DEED BOOK UU AND THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1014.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH COURTENAY PARKWAY EXTENSION (A 100.00 FOOT WIDE RIGHT-OF-WAY PER FDOT RIGHT-OF-WAY MAP SECTION 70787-2601); THENCE S.16°10'38"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 533.95 FEET TO A POINT ON THE NORTH LINE OF TWIN RIVERS SUBDIVISION AS CURRENTLY MONUMENTED AND RECORDED IN PLAT BOOK 35, PAGE 90 OF SAID PUBLIC RECORDS; THENCE S.89°27'55"W., ALONG SAID MONUMENTED NORTH LINE OF TWIN RIVERS SUBDIVISION AND ITS WESTERLY EXTENSION, A DISTANCE OF 2084.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.3 (ALSO KNOWN AS SOUTH TROPICAL TRAIL A 50.00 FOOT WIDE RIGHT-OF-WAY PER FDOT RIGHT-OF-WAY MAP SECTION 7013-103) SAID POINT ALSO BEING ON THE ARC OF A 10,009.18 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°09'08" A DISTANCE OF 26.59 FEET, SAID CURVE HAVING A CHORD BEARING OF N.20°16'54"W. AND A CHORD DISTANCE OF 26.56 FEET; THENCE N.89°27'55"E., A DISTANCE OF 212.18 FEET, THENCE N.00°10'42"W. A DISTANCE OF 262.08 FEET; THENCE S.89°49'18"W. A DISTANCE OF 24.14 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LANDS AS DESCRIBED IN O.R. BOOK 3485, PAGE 4396 OF SAID PUBLIC RECORDS; THENCE N.00°10'42"W., ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 237.83 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE PLAT OF SUNSET RIDGE ESTATES AS RECORDED IN PLAT BOOK 44 PAGE 36 AND SAID NORTH LINE OF LANDS AS DESCRIBED IN DEED BOOK UU PAGE 294, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N.89°49'11"E., ALONG SAID NORTH LINE OF LANDS AS DESCRIBED IN DEED BOOK UU, PAGE 294 AND THE SOUTH LINE OF SUNSET RIDGE ESTATES, A DISTANCE OF 744.48 FEET TO THE POINT-OF-BEGINNING, TOGETHER WITH THE FOLLOWING DESCRIBED RIVER PARCEL:

COMMENCE AT A LIGHTER WOOD POST MARKING THE NORTHEAST CORNER OF SAID SECTION 24; THENCE S.89°49'18" W., ALONG THE NORTH LINE OF SAID EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, A DISTANCE OF 1355.83 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 1; THENCE S.01°30'19"E., ALONG THE EAST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 792.32 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS AS DESCRIBED IN DEED BOOK UU, PAGE 294, SAID POINT ALSO BEING ON THE SOUTH LINE OF ISLAND SOUTH SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGE 13 OF SAID PUBLIC RECORDS; THENCE CONTINUE S.01°30'19"E. ALONG SAID EAST LINE A DISTANCE OF 520.52 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF TWIN RIVERS SUBDIVISION AS MONUMENTED AND RECORDED IN PLAT BOOK 35 PAGE 90 OF SAID PUBLIC RECORDS, SAID POINT LYING 7.52 FEET NORTH OF THE NORTHEAST CORNER OF GOVERNMENT LOT 2; THENCE S.89°27'55"W., ALONG SAID MONUMENTED NORTH LINE OF TWIN RIVERS SUBDIVISION AND ITS WESTERLY EXTENSION, A DISTANCE OF 988.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 3 (ALSO KNOWN AS SOUTH TROPICAL TRAIL, A 50.00 FOOT WIDE RIGHT-OF-WAY PER FDOT RIGHT-OF-WAY MAP SECTION 7013-103) AND THE POINT-OF-BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID POINT ALSO BEING ON THE ARC OF A 10,059.18 FOOT RADIUS CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°36'14" A DISTANCE OF 106.02 FEET, SAID CURVE HAVING A CHORD BEARING OF N.19°57'11"W. AND A CHORD DISTANCE OF 106.02 FEET; THENCE S.89°27'55"W. A DISTANCE OF 61.87 FEET TO THE ORDINARY HIGH WATER LINE OF THE INDIAN RIVER AS LOCATED OCTOBER 18, 2018; THENCE ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING THREE COURSES, S.42°11'41"E. A DISTANCE OF 59.26 FEET, THENCE S.25°45'47"E. A DISTANCE OF 33.23 FEET, THENCE S.03°45'02"W. A DISTANCE OF 25.74 FEET TO A POINT ON THE AFORESAID WESTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF TWIN RIVERS SUBDIVISION, AS MONUMENTED; THENCE N.89°27'55"E., ALONG SAID NORTH LINE, A DISTANCE OF 45.49 FEET TO THE POINT-OF-BEGINNING.

CONTAINING A TOTAL OF 21.91 ACRES MORE OR LESS.

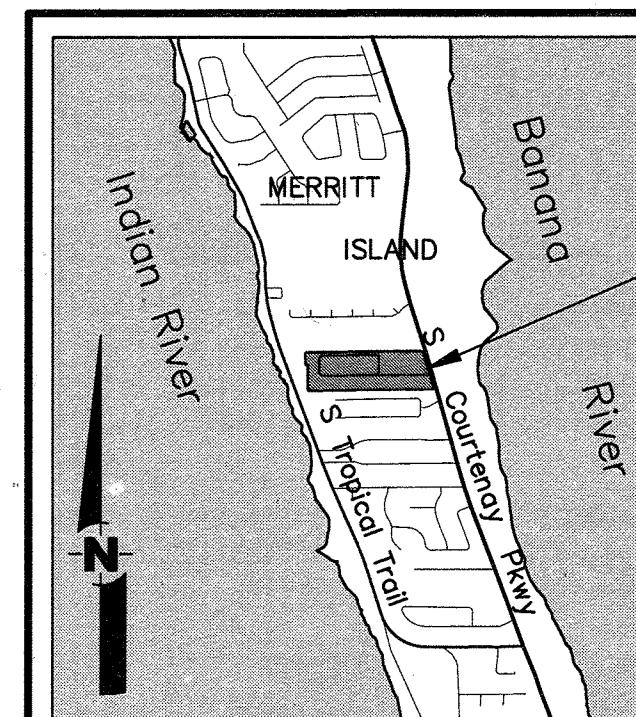


ABBREVIATIONS & LEGEND:

- R/W RIGHT-OF-WAY
- SET 4"x4" CONCRETE MONUMENT "BMG LB3535 PRM"
- FOUND CONCRETE MONUMENT
- HOA HOME OWNERS ASSOCIATION

TRACT SUMMARY				
Tract	Description	Area (Ac.)	Area (Sq. Ft.)	Ownership
A	BUFFER TRACT	0.60	26,176	H.O.A.
B	STORMWATER TRACT	3.90	130,701	H.O.A.
C	PEDESTRIAN RIVER FRONT ACCESS TRACT	0.25	10,996	H.O.A.
D	BUFFER TRACT	0.10	4,267	H.O.A.
E	BUFFER TRACT	0.05	2,063	H.O.A.
F	CONSERVATION/PRESERVATION	0.47	20,415	H.O.A.
G	CONSERVATION/PRESERVATION	0.26	11,293	H.O.A.
H	ENTRANCE TRACT	0.01	568	H.O.A.
I	ENTRANCE TRACT	0.02	900	H.O.A.
J	PRIVATE RIGHT-OF-WAY	3.69	160,906	H.O.A.
K	RIVER PARCEL/RECREATION	0.10	4,330	H.O.A.
Area		8.55	372,615	

NOTICE: 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.



VICINITY MAP NTS

PLAT BOOK PAGE

SHEET 1 OF 3
SECTION 24 TWP. 25 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Georgiana Community Developers LLC, a Florida Limited Liability Company, being the Owners in fee simple of the lands described in,

GEORGIANA RESERVE SUBDIVISION

Hereby dedicates said lands and plat for the uses and purposes herein expressed in the plat notes and hereby dedicates an easement for emergency access and emergency repair over the private drainage easements and drainage tracts, an easement over Tract J for installation, maintenance, repair and improvement of underground utilities and the use of law enforcement and emergency vehicles. 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 herein be privately owned and maintained and that the public and Brevard County have no right or interest therein.

By: Scott Buescher
SCOTT BUESCHER
AS MANAGER OF THE LLC
Georgiana Community Developers LLC,
a Florida limited liability company.
4885 N. Wickham Road
Melbourne, FL 32940

Signed and sealed in the presence of:

Print Name: Brian Bussen

By: Scott Bussen

Print Name: SCOTT BUSSEN

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical or ☐ online notarization, this September 2020, by Scott Buescher, as manager of Georgiana Community Developers LLC, a Florida Limited Liability Company. Said person is personally known to me or have produced the following identification Scott Buescher 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 the execution thereof to be their free act and deed as such officer thereunto duly authorized; and that said Dedication is the act and deed of said limited liability company.

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

Notary Public

My Commission Expires 04/1/2024

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 JANUARY 23, 2020 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 Georgiana Reserve Subdivision has been placed as shown thereon and that it complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes and Brevard County Code Section 25-34(C)(D), and that said land is located in Brevard County, Florida. Date: Oct 20, 2020

STATE OF FLORIDA
JERRY BARRY CABANISS, P.L.S.# 4524
JERRY BARRY CABANISS, P.L.S.# 4524
100 PARNELL STREET - MERRITT ISLAND, FLORIDA 32953
Registration No. 4524
AUTHORIZATION L.B. # 3535

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. 4870

CERTIFICATE OF ACCEPTANCE OF DEDICATION

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accepts all roads, streets, alleys, thoroughfares, drainage easements, utility easements, and other rights of way, easements and areas dedicated for public use on this plat.

ATTEST: _____
Chairman of the Board
Clerk of the Board

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 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 No. _____

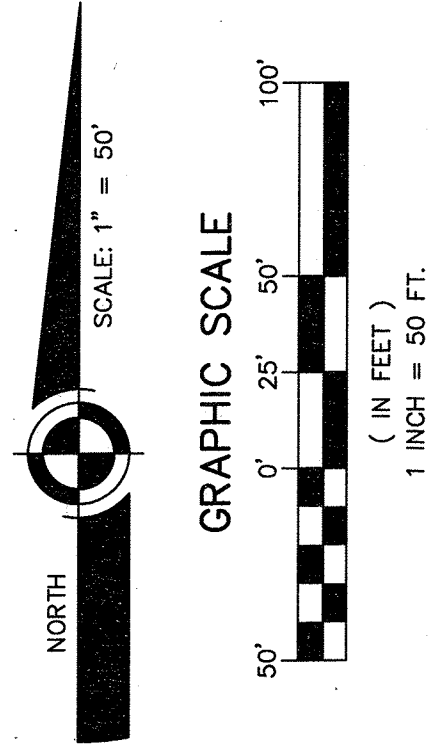
Clerk of the Circuit Court
in and for Brevard County, Fla.

PROJECT #407001

Georgiana Reserve Subdivision

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3
SECTION 24 TWP. 25 S., RANGE 36 E.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 29°10'28" W	62.40'
L2	S 29°10'28" E	13.72'
L3	S 89°49'11" W	49.69'
L4	S 89°49'11" W	7.22'
L5	N 89°49'11" E	1.07'
L6	N 89°49'11" E	29.98'
L7	S 89°49'11" W	59.90'
L8	S 00°32'05" E	12.00'
L9	N 89°49'11" E	66.50'
L10	S 89°49'11" W	14.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	25.00'	15°20'08"	6.69'	3.37'	6.67'
C2	25.00'	58°40'04"	25.60'	14.05'	24.49'
C3	25.00'	74°00'12"	32.29'	18.84'	30.09'
C9	25.00'	90°00'00"	39.27'	25.00'	35.36'
C10	87.00'	13°16'36"	20.16'	10.13'	20.11'
C11	113.00'	13°16'36"	26.18'	13.15'	26.13'
C12	25.00'	58°40'03"	25.60'	14.05'	24.49'
C13	25.00'	47°19'44"	20.65'	10.96'	20.07'
C14	25.00'	105°59'47"	46.25'	33.17'	39.93'
C15	25.00'	90°00'00"	39.27'	25.00'	35.36'
C18	25.00'	90°00'00"	39.27'	25.00'	35.36'

COORDINATES NOTE:

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 AS ADJUSTED IN 2009 (N.A.D. 83/09) 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: BREVARD GPS 5013 (PID: D68719);
NORTHINGS: 1,453,296.66; EASTINGS: 758,151.38
LATITUDE: 28°19'52.76767"(N); LONGITUDE: 080°40'58.72937"(W)
COMBINED SCALE FACTOR: 0.99995738 CONVERGENCE: 00°09'01.6"

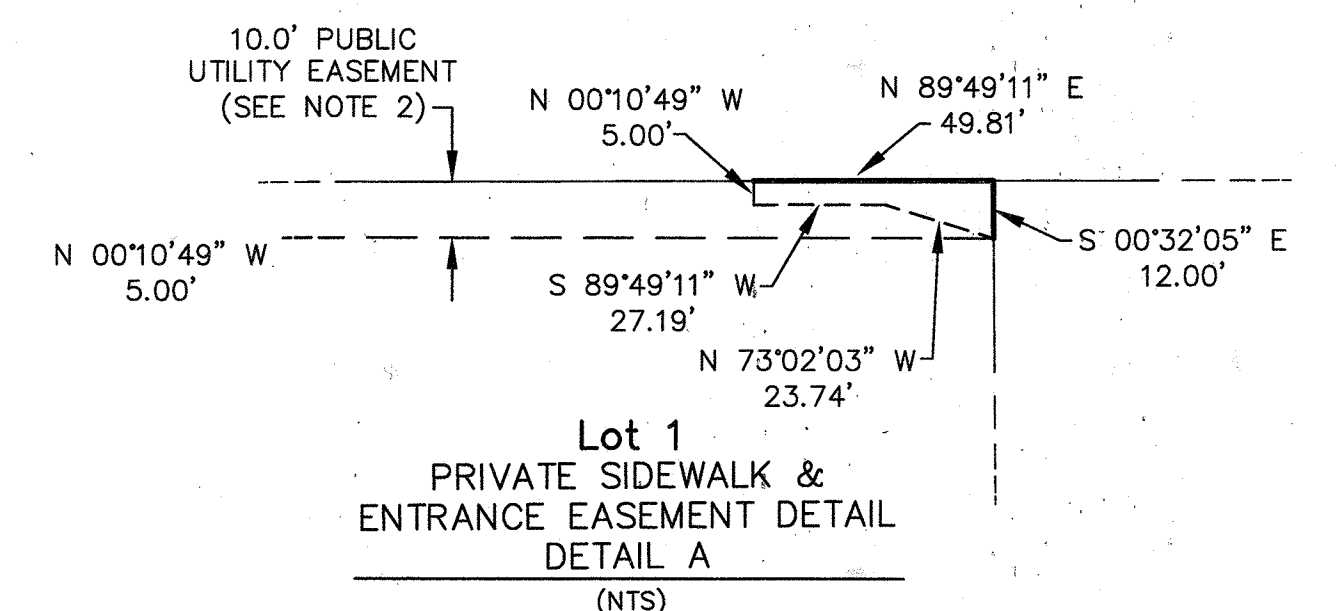
STATION NAME: BREVARD GPS 5014 (PID: D68720);
NORTHINGS: 1,450,597.13; EASTINGS: 758,190.58
LATITUDE: 28°19'26.03728"(N); LONGITUDE: 080°40'58.37008"(W)
COMBINED SCALE FACTOR: 0.99995737 CONVERGENCE: 00°09'01.7"

STATION NAME: BREVARD GPS 1009 (PID: AK7480);
NORTHINGS: 1,428,180.40; EASTINGS: 783,248.96
LATITUDE: 28°15'43.34756"(N); LONGITUDE: 080°36'18.79529"(W)
COMBINED SCALE FACTOR: 0.99996358 CONVERGENCE: 00°11'13.0"

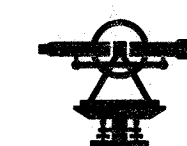
LEGEND:

BMEG BUSSEN-MAYER ENGINEERING GROUP
C&A CAMPBELL & ASSOCIATES
CSM CAMPBELL SURVEYING & MAPPING
P.B.S&J POST, BUCKLEY, SCHUH & JERNIGAN
FND FOUND
CM CONCRETE MONUMENT
RB/C IRON REBAR w/ CAP
PK/W PARKER-KAYLON NAIL WITH WASHER
PRM PERMANENT REFERENCE MONUMENT
LB LICENSED BUSINESS
CCR CERTIFIED CORNER RECORD
R/W RIGHT-OF-WAY
PB PLAT BOOK
PC POINT-OF-CURVATURE
PT POINT-OF-TANGENCY
PI POINT-OF-INTERSECTION
RP RADIUS POINT
PRC POINT-OF-REVERSE-CURVATURE
R RADIUS
SRD STATE ROAD DEPARTMENT
ESMT EASEMENT
PU&D PUBLIC UTILITY & DRAINAGE

△ L
CB
CH
(NR)
(R)
(TYP)
(NTS)
HOA
□
▣
▢
○
●
C18
C
CENTRAL ANGLE
ARC LENGTH
CHORD BEARING
CHORD
NON-RADIAL
RADIAL
TYPICAL
NOT TO SCALE
HOMEOWNERS ASSOCIATION
EXISTING PRM FOUND WITH IDENTITY
PRM SET "BMEG LB3535 PRM"
PCP NAIL & DISK SET "BMEG LB 3535 PCP"
LOT/TRACT CORNER SET
18" RE-BAR/CAP "BMEG LB 3535"
LOT/TRACT WITNESS CORNER SET
18" RE-BAR/CAP "BMEG LB 3535 WIT"
CURVE DATA
CENTERLINE



SURVEYOR AND ENGINEER:



Bussen-Mayer Engineering Group

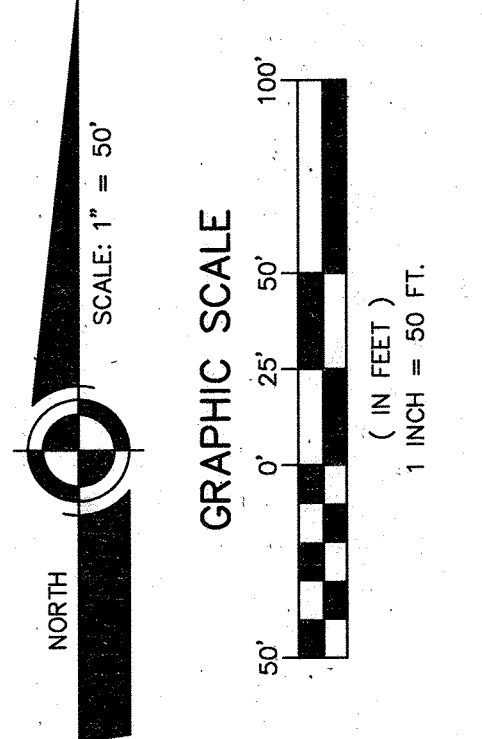
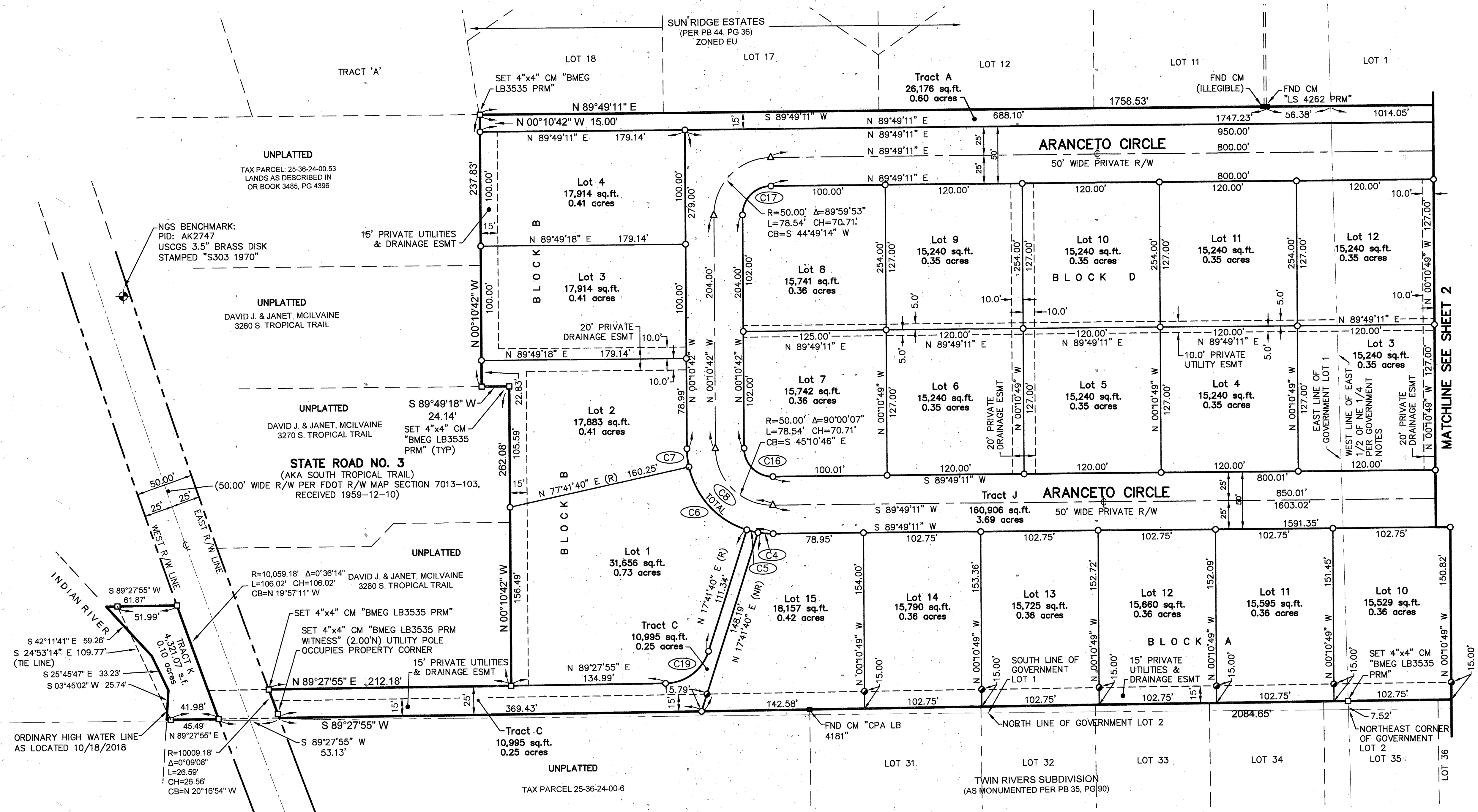
J. BARRY CABANISS P.L.S.# 4524
CERTIFICATE OF AUTHORIZATION No. LB3535
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010

PROJECT #407001

Georgiana Reserve Subdivision

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 3 OF 3
SECTION 24 TWP. 25 S., RANGE 36 E.



LEGEND:

BM/G	BUSSEN-MAYER ENGINEERING GROUP	Δ	CENTRAL ANGLE
C&A	CAMPBELL & ASSOCIATES	L	ARC LENGTH
CSM	CAMPBELL SURVEYING & MAPPING	CB	CHORD BEARING
P.B.S.&J	POST, BUCKLEY, SCHUH & JERNIGAN	CH	CHORD
FND	FOUND	(NR)	NON-RADIAL
CM	CONCRETE MONUMENT	(R)	RADIAL
RB/C	IRON REBAR W/ CAP	(TYP)	TYPICAL
PK/W	PARKER-KAYLON NAIL WITH WASHER	(NTS)	NOT TO SCALE
PRM	PERMANENT REFERENCE MONUMENT	HOA	HOMEOWNERS ASSOCIATION
LB	LICENSED BUSINESS	■	EXISTING PRM FOUND WITH IDENTITY
CCR	CERTIFIED CORNER RECORD	□	PRM SET "BMEG LB 3535 PRM"
R/W	RIGHT-OF-WAY	△	PCP NAIL & DISK SET "BMEG LB 3535 PCP"
PB	PLAT BOOK	○	LOT/TRACT CORNER SET
PC	POINT-OF-CURVATURE	●	18" RE-BAR/CAP "BMEG LB 3535"
PT	POINT-OF-TANGENCY	⊙	LOT/TRACT WITNESS CORNER SET
PI	POINT-OF-INTERSECTION	⊙	18" RE-BAR/CAP "BMEG LB 3535 WIT"
RP	RADIUS POINT	⊙	CURVE DATA
PRC	POINT-OF-REVERSE-CURVATURE	⊙	CENTERLINE
R	RADIUS		
SRD	STATE ROAD DEPARTMENT		
ESMT	EASEMENT		
PU&D	PUBLIC UTILITY & DRAINAGE		

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C4	75.00'	10°12'45"	13.37'	6.70'	13.35'	S85°04'27"E
C5	75.00'	7°39'44"	10.03'	5.02'	10.02'	S76°08'12"E
C6	75.00'	60°00'00"	78.54'	43.30'	75.00'	S42°18'20"E
C7	75.00'	12°07'38"	15.87'	7.97'	15.84'	S08°14'31"E
C8	75.00'	90°00'07"	117.81'	75.00'	106.07'	S45°10'46"E
C16	25.00'	90°00'07"	39.27'	25.00'	35.36'	S45°10'46"E
C17	25.00'	89°59'53"	39.27'	25.00'	35.35'	S44°49'14"W
C19	40.00'	71°46'15"	50.11'	28.94'	46.89'	N53°34'47"E

SURVEYOR AND ENGINEER:
Bussen-Mayer Engineering Group
J. BARRY CABANISS P.L.S.# 4524
CERTIFICATE OF AUTHORIZATION No. LB3535
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
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