



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

3/7/2023

Subject:

Final Plat Approval, Re: Island Forest Preserve

Developer: IFP Development, LLC

District 2

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i) and Section 62-2844, it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat for Island Forest Preserve.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on May 28, 2019. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on December 23, 2020. The third stage of review is the final plat approval for recordation.

Staff has reviewed the final plat for Island Forest Preserve, and has determined that it is in compliance with the applicable ordinances.

Island Forest Preserve is located in North Merritt Island, east of N. Courtenay Parkway. The proposal is for 105 lots on 109.16 acres. Potable water will be provided by the City of Cocoa, and sanitary sewer will be provided by Brevard County.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference 21FM00017, 19SD00010

Clerk to the Board Instructions:

Please have the final plat signed by the Chair and returned to the Planning and Development Department,



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

March 8, 2023

MEMORANDUM

TO: Tad Calkins, Planning and Development Director

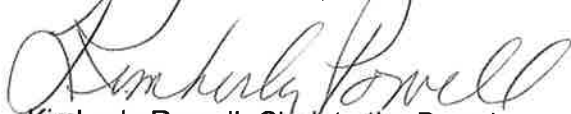
RE: Item F.1., Final Plat Approval for Island Forest Preserve - Developer: IFP Development, LLC

The Board of County Commissioners, in regular session on March 7, 2023, granted final plat approval in accordance with Section 62-2841(i) and Section 62-2844; and authorized the Chair to sign the final plat for Island Forest Preserve – Developer: IFP Development, LLC, subject to minor engineering changes as applicable, and developer responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sm

ISLAND FOREST PRESERVE

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

PLAT BOOK _____ PAGE _____

SHEET 1 OF 6

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

PLAT NOTES

- ALL UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE FOR THE BENEFIT OF ISLAND FOREST PRESERVE HOA, INC.
- ALL UTILITY EASEMENTS ARE HEREBY DEDICATED 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 5 FEET IN WIDTH IS HEREBY DEDICATED ALONG THE FRONT ALL LOTS AND TRACTS CREATED AND MAINTAINED FOR INSTALLATION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES AS GRAPHICALLY SHOWN.
- A PERPETUAL NON-EXCLUSIVE PUBLIC RIGHTWAY AND CORSE, EASTWEST IS HEREBY DEDICATED OVER AND UPON TRACT PW-1 SHOWN HEREIN TO BREWARD COUNTY. ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, AND EMERGENCY VEHICLES.
- A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED OVER AND UPON TRACTS ST-1, ST-2, ST-3, ST-4 AND ST-4 SHOWING HEREIN TO BREWARD COUNTY, ALL GOVERNMENT AGENCIES, ALL PUBLIC AND PRIVATE UTILITY COMPANIES.
- AN EASEMENT AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREWARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM WATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- THE PUBLIC SENER EASEMENT SHOWN HEREIN IS HEREBY DEDICATED TO BREWARD COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF A SEWER LINE.
- ALL DEDICATED PUBLIC UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION, CABLE TV, TELEPHONE, FIBER OPTIC AND OTHER PUBLIC UTILITIES. THE ELECTRICAL, TELEPHONE, CABLE TV, WATER OR OTHER PUBLIC UTILITY EASEMENTS TO BE LOCATED WITHIN THIS PLAT SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR BY THE OWNER OF ANY PARTICULAR LOT OR TRACT OR TO ANY OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OF ANY SUCH LOT OR TRACT.
- ALL LOT AND TRACT OWNERS SHALL BEAR EQUALLY THE COSTS INCURRED BY THE FLORIDA PUBLIC SERVICE COMMISSION SHOWING HEREIN AS DESCRIBED IN THE COVENANTS AND RESTRICTIONS AND/OR HOMEOWNERS ASSOCIATION OCCUMANCES.
- ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR HOMEOWNERS ASSOCIATION TO MAINTAIN, REPAIR AND OPERATE. PRIVATE SEWER TRACTS AND PRIVATE ROADWAYS SHALL BE DEDICATED TO, OWNED AND MAINTAINED BY BREWARD COUNTY OR COUNTY COMMISSIONERS UPON THE REQUEST OF THE HOMEOWNER OF ANY SUCH LOT OR TRACT.
- TRACTS PW-1 IS FOR THE PURPOSE OF PRIVATE RESIDENTIAL AND BUSINESS DEVELOPMENT AND SHALL BE RESTRICTED TO CONSTRUCTION OF ONE (1) SINGLE-FAMILY RESIDENTIAL HOME OR ONE (1) COMMERCIAL BUILDING.
- 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 TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY BREWARD COUNTY. TRACTS ST-1, ST-2, ST-3 AND ST-4 SHALL BE RESTRICTED TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY BREWARD COUNTY UNLESS LOCATED WITHIN TRACTS ST-1, ST-2, ST-3 AND ST-4. ANY SUCH TRACT SHALL BE RESTRICTED TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY BREWARD COUNTY UNLESS LOCATED WITHIN TRACTS ST-1, ST-2, ST-3 AND ST-4. ANY SUCH TRACT SHALL BE RESTRICTED TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY BREWARD COUNTY UNLESS LOCATED WITHIN TRACTS ST-1, ST-2, ST-3 AND ST-4. ANY SUCH TRACT SHALL BE RESTRICTED TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY BREWARD COUNTY UNLESS LOCATED WITHIN TRACTS ST-1, ST-2, ST-3 AND ST-4.
- TRACT LD-1 IS FOR THE PURPOSE OF LANDSCAPE BUFFERS, IRRIGATION, SCENERY, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE RESTRICTED TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY ISLAND FOREST PRESERVE HOMEOWNERS ASSOCIATION, INC.
- TRACTS UP-2, LD-2, LD-3, LD-4 AND LD-4 ARE FOR THE PURPOSE OF PRIVATE SIDEWALK, LANDSCAPING PURPOSES, IRRIGATION, SCENERY, PRIVATE DRAINAGE AND PUBLIC UTILITIES AND SHALL BE RESTRICTED TO OWNERSHIP TO, CONVEYED TO AND MAINTAINED BY ISLAND FOREST PRESERVE HOMEOWNERS ASSOCIATION, INC.

TRACT TABLE

TRACT	AREA (AC)	CHERT TO OPEN SPACE (AC)	WETLANDS PRESERVE (AC)	USE	OWNERSHIP AND MAINT
ST-1	0.72			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION
ST-2	1.21			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION
ST-3	0.15			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION
ST-4	0.35			STORMWATER TREATMENT	HOME OWNERS ASSOCIATION
C-1	56.38	51.19*	32.21	CONSERVATION/OPENSPACE	HOME OWNERS ASSOCIATION
PW-1	2.57			PRIVATE ROAD RW	HOME OWNERS ASSOCIATION
LD-1	0.05			LIFT STATION	BREWARD COUNTY
LD-2	1.65			PERIMETER BUFFER	HOME OWNERS ASSOCIATION
LD-3	0.07			LANDSCAPE	HOME OWNERS ASSOCIATION
LD-4	0.13			LANDSCAPE	HOME OWNERS ASSOCIATION
LD-5	0.09			PERIMETER BUFFER	HOME OWNERS ASSOCIATION
LD-6	0.19			PROJECT SIGNAGE	HOME OWNERS ASSOCIATION
UT-1	0.16			UTILITIES AND SLOPES	HOME OWNERS ASSOCIATION
UT-2	0.03			UTILITIES AND SLOPES	HOME OWNERS ASSOCIATION

TRACT NAME	SECTION 24	RANGE 36E	TWP. 23S.	OWNER	DATE OF RECORDED
TRACT PW-1	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT ST-1	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT ST-2	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT ST-3	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT ST-4	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT C-1	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT PW-2	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT LD-1	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT LD-2	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT LD-3	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT LD-4	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT LD-5	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT LD-6	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT UT-1	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017
TRACT UT-2	24	36E	23S.	ISLAND FOREST PRESERVE HOA, INC.	02/21/2017

NOTICE: THE PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL VERSION OF THE SUBDIVISION. THIS PLAT IS THE ONLY TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION AS RECORDED IN ITS GRAPHIC FORM IN THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA. THERE ARE NO ADDITIONAL RESTRICTIONS THAT APPLY TO ANY OF THE PLATS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA.



PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-6050
 LICENSE NUMBER: 18022
 DATE OF ORIGINAL PREPARATION: 03-29-2012

DEDICATION

THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA.

ISLAND FOREST PRESERVE

THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA.

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

David M. Masteller
 David M. Masteller
 Manager

SPONSOR AND ATTORNEY AT LAW:
Jay Taylor
 Jay Taylor, Esq.
 Taylor Law Center, PLLC
 10001 US Highway 1
 Jacksonville, Florida 32216

STATE OF FLORIDA
 COUNTY OF BREWARD
 I, _____, County Clerk do hereby certify that this plat is a true and correct copy of the original as filed in my office and is recorded in the Public Records of Breward County, Florida.

My Commission Expires: _____
 County and State Seal

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL VERSION OF THE SUBDIVISION. THIS PLAT IS THE ONLY TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION AS RECORDED IN ITS GRAPHIC FORM IN THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA. THERE ARE NO ADDITIONAL RESTRICTIONS THAT APPLY TO ANY OF THE PLATS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREWARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this _____ day of _____, 2017.

DAVID M. TAYLOR, PSM
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960
 LICENSE NUMBER: 18022

PLAT BOOK _____ PAGE _____

SHEET 1 OF 6

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

SHEET 1 OF 6

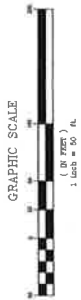
ISLAND FOREST PRESERVE

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.



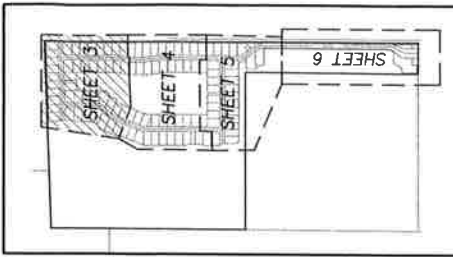
LEGEND

- 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 #6243*
SET UNLESS NOTED.
- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD
AND CAP STAMPED "LB 4644".

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	36.44	50.00	043°12'00"	N22°23'00"E	38.42
C2	59.17	75.00	047°12'00"	N22°23'00"E	57.64
C3	21.01	50.00	024°04'50"	S33°54'50"W	20.86
C4	24.87	200.00	007°07'20"	N03°08'21"E	24.85
C5	27.97	250.00	007°07'20"	N03°08'21"E	27.96
C6	31.08	250.00	007°07'20"	N03°08'21"E	31.08



SHEET INDEX
NOT TO SCALE



ABBREVIATIONS

- PCC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- P.P.M.=SET NAIL AND TAB STAMPED "P.C.P.", PSM #6243*
- POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R.P.M. RIGHT-OF-WAY
- R.O.W. RIGHT-OF-WAY
- P.D.B.E. PLANNED DEVELOPMENT EASEMENT
- P.D. PRIVATE DRIVE
- LAKE LAKE
- L.M.E. LAKE MAINTENANCE EASEMENT
- LAKE MAINTENANCE EASEMENT
- POINT OF BEGINNING
- POINT OF BEGINNING
- INDIAN RIVER COUNTY
- BEACH COUNTY
- CH CH
- FLORIDA
- PSMA PROFESSIONAL SURVEYOR AND MAPPER AGENCY
- INDIAN RIVER FARMS WATER CONTROL DISTRICT
- D DISTRICT
- IR IR
- ELEV ELEVATION
- ELEV ELEVATION
- PLS PLANNED SURVEY
- NR NORTH
- ORB OFFICIAL RECORD BOOK (BREVARD COUNTY)
- PLAT BOOK (ST. LUCIE COUNTY)
- PC POINT OF CURVATURE
- STATE PLANE COORDINATE
- S.P.C. STATE PLANE COORDINATE
- L LENGTH
- CHE CHORD BEARING

MATCHLINE - SEE SHEET 4

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELER MOYER & TAYLOR, INC.
 1000 S.W. 15th Street, Suite 100
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE 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 4 OF 6

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



ABBREVIATIONS

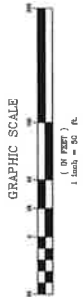
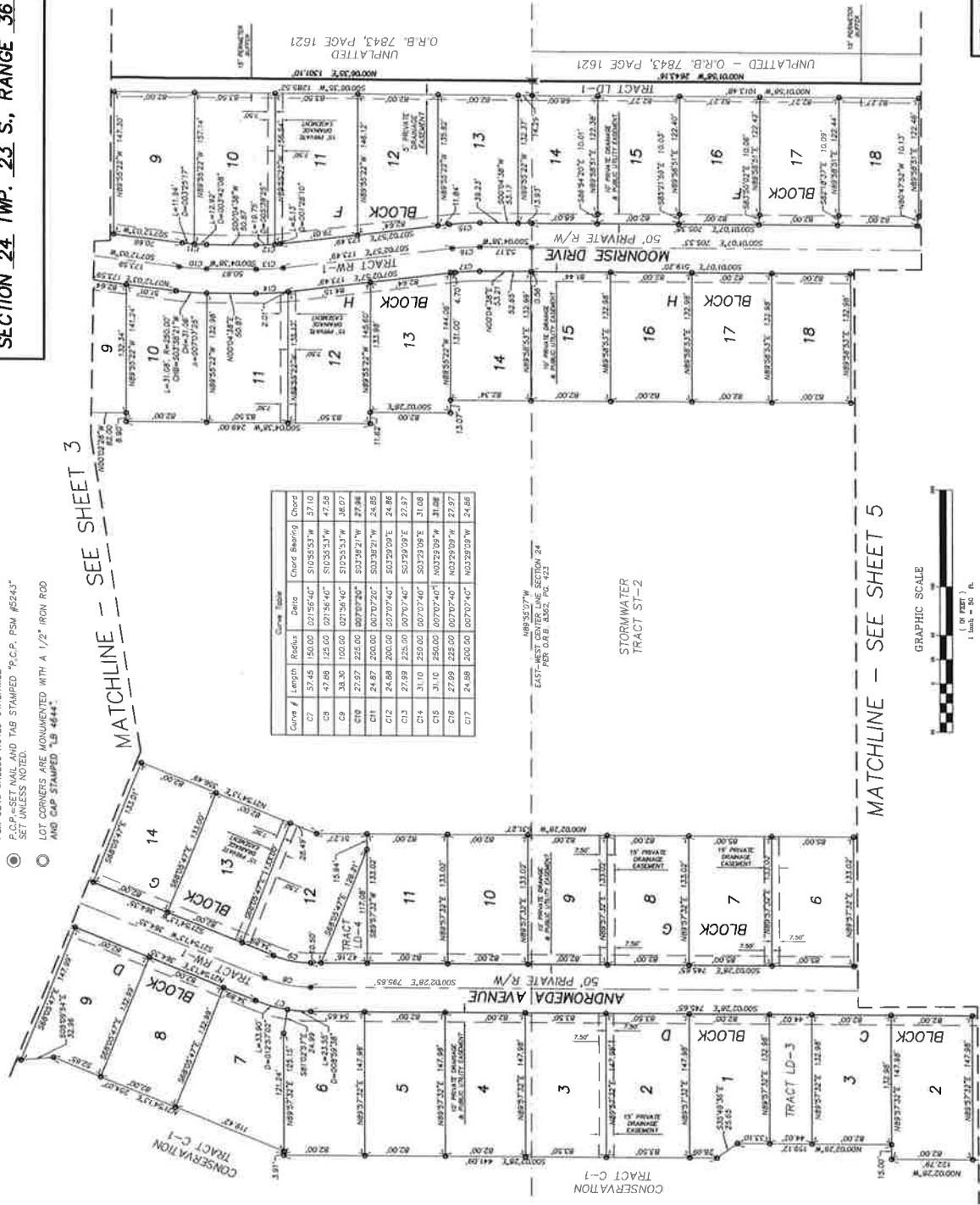
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- R/WE RIGHT OF WAY EASEMENT
- D/E DRAINAGE MAINTENANCE EASEMENT
- U/E UTILITY EASEMENT
- L/E LAKE MAINTENANCE EASEMENT
- PC POINT OF CURVE
- POC POINT ON CURVE
- INDIAN RIVER COUNTY
- CONSERVATION EASEMENT
- CH CHORD
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- INDIAN RIVER FARMS WATER CONTROL DISTRICT
- IRCF.W.C.D.
- ID IDENTIFICATION
- R IRON ROD
- E ELEVATION
- PLS PLANNED SURVEYOR'S NUMBER
- NRIG NON-RADIAL
- OB BLOCK
- PBB PLAT BOOK BEARING
- PC P.C.
- L LENGTH
- DELTA DELTA
- CHORD BEARING
- CHB CHORD BEARING

LEGEND

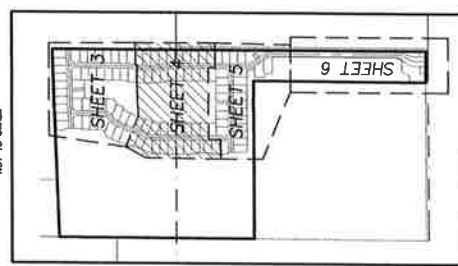
- P.R.M. SET AT 7% CONCRETE MONUMENT STAMPED PRM
- P.C.P. SET UNLESS NOTED OTHERWISE
- P.C.P. SET UNLESS TAG STAMPED "P.C.P. PSM #2243"
- SET UNLESS NOTED.
- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD
- AND CAP STAMPED "S-4844"

MATCHLINE - SEE SHEET 3

Curve #	Length	Radius	Delta	Chord	Chord Bearing	Chord
C7	57.45	150.00	021°35'40"	S10°55'57"W	57.00	
C8	47.86	125.00	021°36'40"	S10°55'57"W	47.50	
C9	38.30	100.00	021°36'40"	S10°55'57"W	38.00	
C10	27.97	225.00	007°07'20"	S03°32'21"W	27.86	
C11	24.67	200.00	007°07'20"	S03°32'21"W	24.85	
C12	24.68	200.00	007°07'40"	S03°29'09"E	24.85	
C13	27.89	225.00	007°07'40"	S03°29'09"E	27.97	
C14	31.10	250.00	007°07'40"	S03°29'09"E	31.08	
C15	31.10	250.00	007°07'40"	N03°29'09"W	27.97	
C16	27.89	225.00	007°07'40"	N03°29'09"W	27.97	
C17	24.68	200.00	007°07'40"	N03°29'09"W	24.86	



SHEET INDEX



PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27TH STREET, SUITE 200, VERO BEACH, FLORIDA 33408-7722-564-8050
 VERO BEACH BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 03-29-2022

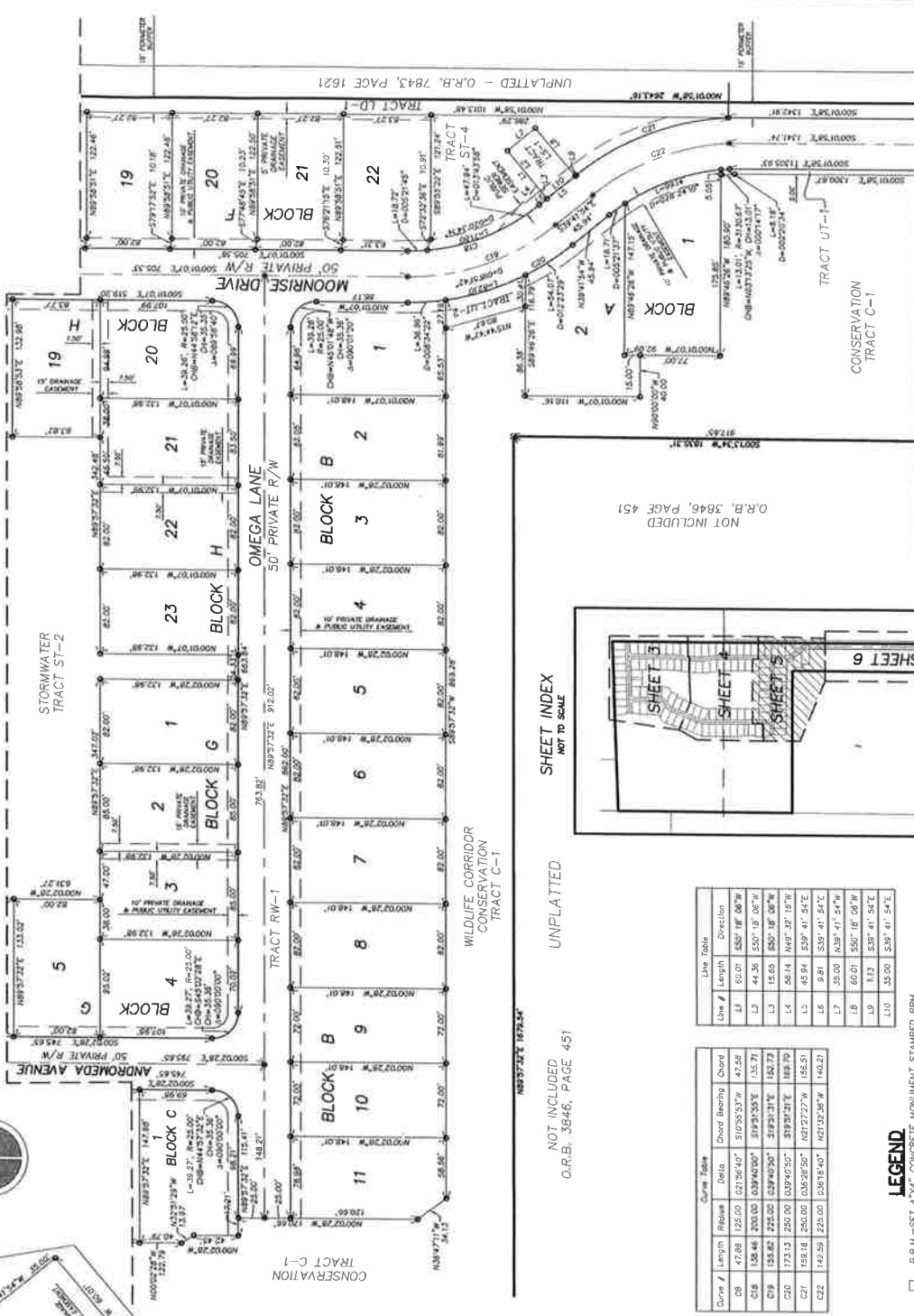
ISLAND FOREST PRESERVE

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

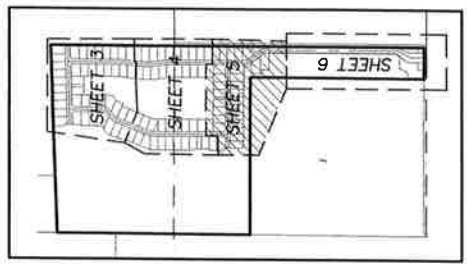
PLAT BOOK _____ PAGE _____
 SHEET 5 OF 6
 SECTION 24 TWP. 23 S., RANGE 36 E.



MATCHLINE - SEE SHEET 4

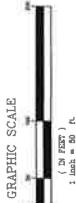


SHEET INDEX
 NOT TO SCALE



NOT INCLUDED
 O.R.B. 3646, PAGE 451

WILDLIFE CORRIDOR
 CONSERVATION
 TRACT C-1



ABBREVIATIONS

- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PL PLANNED DEVELOPMENT
- POP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- PPS PLANNED DEVELOPMENT
- POC POINT OF COMMENCEMENT
- PDI PLANNED DEVELOPMENT
- PPM PLANNED DEVELOPMENT
- PPS PLANNED DEVELOPMENT
- PPM PLANNED DEVELOPMENT
- R/W RIGHT OF WAY
- R/W.E. RIGHT OF WAY EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- U.E. UTILITY EASEMENT
- P.P.C. POINT OF REVERSE CURVE
- P.O.L. POINT ON LINE
- R.O.C. RADIUS POINT
- BRCH BRANCH
- CE CONSERVATION EASEMENT
- CH CHURCH MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- R.F.M.C.D. RIVER FARMIS WATER CONTROL DISTRICT
- GEN GENERATION
- IR IRON PIPE
- ELEV ELEVATION
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- NSB NON-SUBORDINATE BOOK
- PLAT BOOK PLAT BOOK (ST. LUCIE COUNTY)
- PAGE PAGE
- P.O.C. POINT OF CURVATURE
- P.L. PLANE COORDINATE
- RADIUS RADIUS
- CHB CHORD BEARING

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C08	47.88	125.00	121.36 49°	S10°55'33"W	47.58
C16	158.48	200.00	109°40'00"	S19°35'35"E	135.71
C19	158.82	225.00	109°40'00"	S19°35'35"E	154.73
C20	173.12	250.00	109°40'00"	S19°35'35"E	166.70
C21	158.18	250.00	109°40'00"	N21°22'27"W	156.81
C22	142.59	225.00	109°40'00"	N21°32'38"W	140.21

Line #	Length	Direction
L1	50.00	S89°18'08"W
L2	44.26	S50°18'08"W
L3	15.65	S89°18'08"W
L4	48.74	S49°32'15"W
L5	45.84	S29°41'54"E
L6	8.91	S29°41'54"E
L7	35.00	S29°41'54"E
L8	50.00	S50°18'08"W
L9	113	S39°41'54"E
L10	35.00	S29°41'54"E

LEGEND

- P.R.M. SET, TYPE OF MONUMENT STAMPED PRM
- P.C. SET, MAIL AND TAB STAMPED "P.C.R. PSM #24-3"
- SET UNLESS NOTED
- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB #644"

PREPARED BY: DAVID M. TAYLOR, PSM
 TAYLOR SURVEYING & ENGINEERING, INC.
 1555 37th 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 6 OF 6
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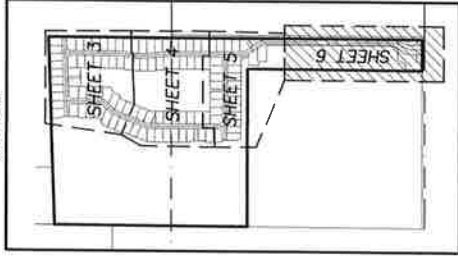


- LEGEND**
- P.R.M.=SET 4"x4" CONCRETE MONUMENT STAMPED PRM
 - PSM 5243 UNLESS NOTED OTHERWISE
 - P.C.P.=SET NAIL AND TAB STAMPED "P.C.P. PSM #5243"
 - SET UNLESS NOTED.
 - LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

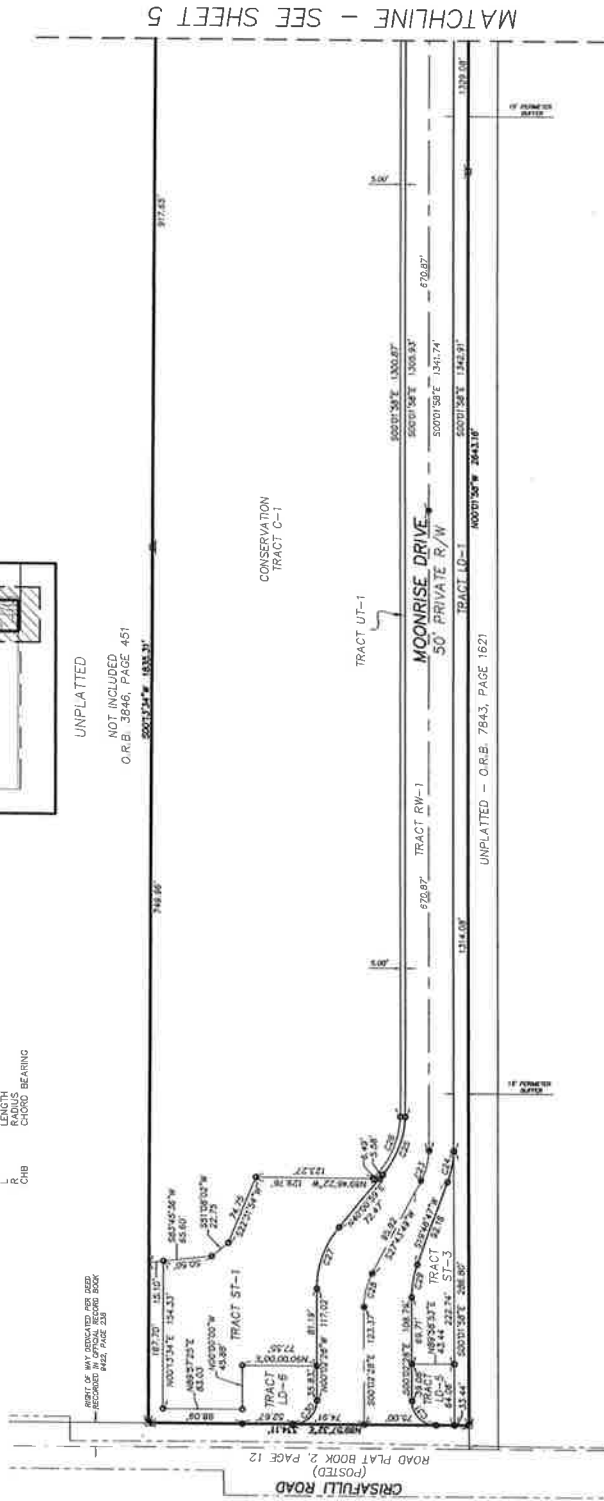
ABBREVIATIONS

- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PCV POINT OF CURVE BEGINNING
- PRM PERMANENT REFERENCE MONUMENT
- PCP POINT OF COMMENCEMENT
- PCO POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PP PLANNED PAVEMENT
- RP RADIAL POINT
- RSW RIGHT OF WAY
- R/W RIGHT OF WAY
- DE DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- P.O.C. POINT OF CURVE BEGINNING
- P.O.R.C. POINT OF REVERSE CURVE
- BM BENCH MARK
- CE CONCRETE EASEMENT
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FEI FEDERAL EMERGENCY WATER CONTROL DISTRICT
- FO FOUND
- ID IDENTIFICATION
- IR IRON PIPE
- ELEV ELEVATION
- NAV NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- NRB NORTH RIVER COUNTY
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PLAT PLAT BOOK (ST. LUCIE COUNTY)
- PCP POINT OF CURVE BEGINNING
- P.C.P. POINT OF CURVE BEGINNING
- DEL DELTA
- R RADIAL
- CHB CHORD BEARING

SHEET INDEX
 NOT TO SCALE



Curve #	Length	Radius	Chord	Chord Bearing	Chord
023	47.28	81.00	03326.50"	S18°55'19"E	46.61
024	33.08	108.00	01753.20"	S16°52'39"E	32.56
025	66.14	103.00	03753.50"	S21°04'07"E	64.84
026	72.69	98.24	04623.30"	S23°39'24"E	71.84
027	58.77	100.00	03936.30"	S19°25'46"W	68.36
028	35.35	75.00	02748.20"	S13°50'41"W	35.00
029	34.65	103.00	01957.00"	S09°53'10"W	34.48
030	36.86	25.00	08914.10"	N44°29'19"E	35.07
031	38.97	25.00	08914.20"	S44°34'39"E	33.07



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

Location Map



Subject Property in Orange

General County Information Layers

 County Boundary

Disclaimer: This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.



Print Time: 2/16/2023 8:42 AM

Scale: 1:24,000
1 inch equals 2,000 feet

