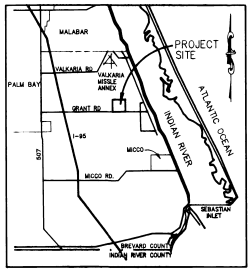
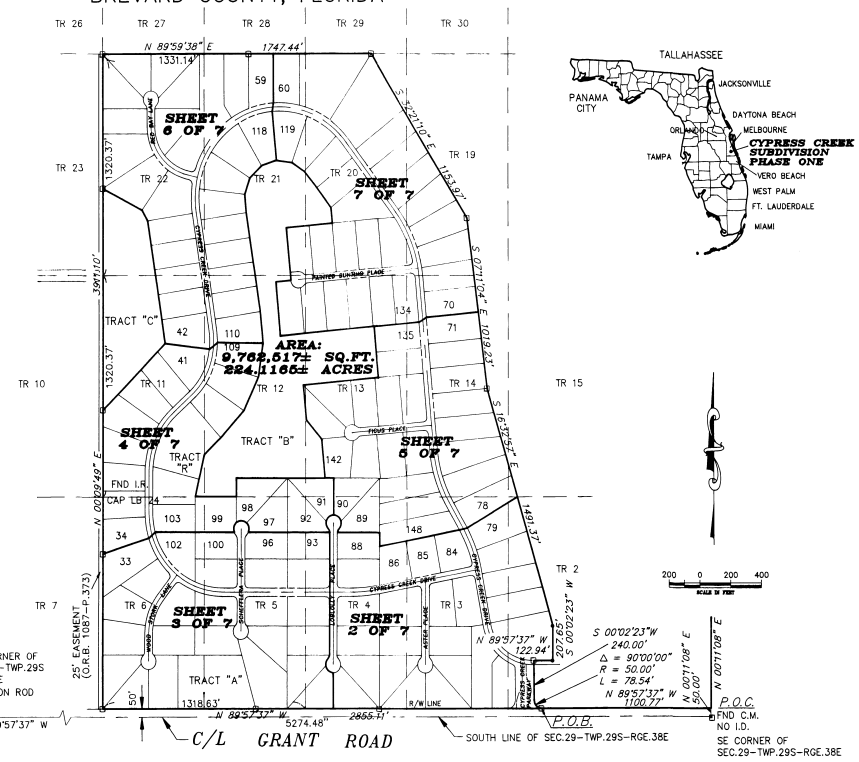
CYPRESS CREEK SUBDIVISION
PHASE ONE

A REPLAT OF ALL OF TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST BREVARD COUNTY, FLORIDA



LOCATION MAP



PREPARED BY:
KIMLEY-HORN AND ASSOCIATES, INC.
601 21ST STREET, SUITE 400
VERO BEACH, FL., 32962
PHONE: (407) 562-7981

LEGEND

AC	ACRES
CH BRG	CHORD BEARING
℄	CENTERLINE
L	LENGTH OF ARC
NR	NOT RADIAL
ORB	OFFICIAL RECORD BOOK
P	PAGE
PB	PLAT BOOK
PCP	PERMANENT CONTROL POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCMENT
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
RGE	RANGE
R	RADIUS
ROW	RIGHT OF WAY
SEC	SECTION
SQ FT	SQUARE FEET
T	TANGENT
TWP	TOWNSHIP

SURVEYOR'S NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
2. SUBJECT TO NOTE #5 BELOW, TEN FOOT DRAINAGE AND UTILITY EASEMENTS ARE CREATED ALONG ALL SIDE AND REAR LOT LINES AND TWENTY FOOT DRAINAGE AND UTILITY EASEMENTS ARE CREATED ALONG ALL FRONT LOT LINES. APPROVED DRIVEWAYS MAY CROSS THESE EASEMENTS FOR INGRESS/EGRESS TO THE INDIVIDUAL LOTS.
3. ALL PLATTED UTILITIES EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND THE OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER NO CONSTRUCTION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE THE FACILITIES AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC UTILITY.
4. WHEN MORE THAN ONE LOT IS USED AS A BUILDING SITE, THE EASEMENTS NOTED BY NOTE #2 WILL REVERT TO THE PERIMETER OF SAID BUILDING SITE.
5. THE FOLLOWING AREAS ARE DESIGNATED AS TREE PRESERVATION AND LANDSCAPE EASEMENTS WHICH SHALL BE THE MAINTENANCE OBLIGATION OF CYPRESS CREEK HOMEOWNERS ASSOCIATION OF BREVARD INC: THE SOUTH 40 FEET OF LOTS 1, 2, 6, 7, 8, 9, 14, 15, 16, 17, 27 AND 28 AND THE SOUTH 50 FEET OF LOT 22 AND TRACT "A".
6. TRACTS A, B, AND C ARE RESERVED AS EASEMENTS FOR THE RETENTION/DETENTION OF STORMWATER RUNOFF. TRACT R IS RESERVED FOR THE RECREATIONAL USE OF OWNERS OF LOTS IN CYPRESS CREEK SUBDIVISION, THEIR FAMILIES AND GUESTS. MAINTENANCE OF TRACTS A, B, C, AND R SHALL BE THE OBLIGATION OF THE CYPRESS CREEK HOMEOWNERS ASSOCIATION OF BREVARD INC.
7. AREAS DESIGNATED AS "NATURE AND CONSERVATION PRESERVES" ARE FOR THE PRESERVATION AND CONSERVATION OF THE NATURAL HABITAT. THESE AREAS ARE IDENTIFIED AS SENSITIVE WETLANDS BY THE APPROPRIATE REGULATORY AGENCIES, AND THEY ARE TO REMAIN IN THEIR NATURAL STATE. THERE SHALL BE NO TEMPORARY OR PERMANENT ALTERATIONS TO THESE AREAS BY CONSTRUCTION, PLANTING WITHIN, OR THE REMOVAL OF ANY VEGETATION OR ANIMAL LIFE. THERE SHALL BE NO PEDESTRIAN OR VEHICULAR TRAFFIC WITHIN THESE AREAS. EXISTING VEGETATION AND ANIMAL LIFE SHALL REMAIN UNDISTURBED EXCEPT AS MAY BE HEREAFTER PERMITTED BY THE APPROPRIATE REGULATORY AGENCIES. THIS PLAT IS SUBJECT TO DEED OF CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3239, PAGE 930 OF PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
8. THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 OF "FLORIDA INDIAN RIVER LAND COMPANY PLAT" AND TO ABANDON, VACATE AND DISCONTINUE FROM USE ALL EXISTING RIGHTS OF WAY, EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES WITHIN THE BOUNDARIES OF THIS PLAT.
9. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CYPRESS CREEK SUBDIVISION RECORDED IN OFFICIAL RECORDS BOOK 3239 PAGE 0225 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
10. ALL PERMANENT CONTROL POINTS (PCP) ARE SET IN PLACE ON JULY 27, 1992, MARKED LB 696.
11. ALL CONCRETE MONUMENTS (C.M.) ARE SET IN PLACE ON JULY 27, 1992, MARKED LB 696.

DESCRIPTION

THAT PORTION OF TRACTS 2,3,4,5,6,11,12,13,14,15,19,20,21 AND 22 OF "FLORIDA INDIAN RIVER COMPANY PLAT IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING AND BEING IN BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN N 00°11'08"E, ALONG THE EAST LINE OF SAID SECTION 29, FOR 50.00 FEET, TO THE NORTH LINE OF THE 100 FOOT WIDE RIGHT OF WAY OF GRANT ROAD; THENCE RUN N 89°57'37"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID GRANT ROAD, ON A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 29, FOR 1100.77 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°57'37"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID GRANT ROAD, FOR 2855.11 FEET; THENCE RUN N 00°09'49"E, ALONG THE WEST LINES OF SAID TRACTS 6, 11 AND 22, FOR 3911.10 FEET; THENCE RUN N 89°59'38"E, ALONG THE NORTH LINES OF SAID TRACTS 22, 21 AND 20, FOR 1747.44 FEET; THENCE RUN S 32°21'10"E, FOR 1153.97 FEET; THENCE RUN S 07°11'04"E, FOR 1019.23 FEET; THENCE RUN S 16°32'57"E, FOR 1491.37 FEET; THENCE RUN S 00°02'23"W, FOR 207.65 FEET; THENCE RUN N 89°57'37"W, FOR 122.94 FEET; THENCE RUN S 00°02'23"W, FOR 240.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR 78.54 FEET, TO THE POINT OF BEGINNING; CONTAINING 9,762,517 SQUARE FEET OR 224.1165 ACRES, MORE OR LESS.

PLAT BOOK 38 PAGE 61
SHEET 1 OF 7
SECTION 29 TWP. 29 S., RANGE 38 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That RNR PROPERTIES LTD., a Florida Limited Partnership, fee simple owner of the land described and platted herein as CYPRESS CREEK SUBDIVISION, PHASE ONE, hereby dedicates said land and plat for uses and purposes therein expressed and dedicates all roads, streets, alleys, thoroughfares, drainage easements and utility easements to the perpetual use of the public.

There is hereby granted for the perpetual use of the public an easement of access for emergency vehicles and for maintenance of utilities.

IN WITNESS WHEREOF RNR PROPERTIES LTD., a Florida Limited Partnership, has caused this Dedication to be executed by RINEL CORP., a Florida Corporation, General Partner of RNR PROPERTIES LTD.

RNR PROPERTIES LTD., a Florida Limited Partnership,
RINEL CORP., a Florida Corporation, General Partner

Witness:
DANIEL W. NELSON, President

Attest:
Witness:
H. WADE RILEY III, Secretary

STATE OF FLORIDA

COUNTY OF BREVARD

Before me the undersigned notary public personally appeared DANIEL W. NELSON and H. WADE RILEY III, to me personally known to be the President and Secretary, respectively, of RINEL CORP., a Florida Corporation, General Partner of RNR PROPERTIES LTD., a Florida Limited Partnership, and they acknowledge executing the same under authority duly vested in them by said corporation as General Partner of the said limited partnership.

WITNESS my hand and seal this 15th day of October, 1992.

Notary Public
Janet L. Grunert
#CC126035

My Commission Expires

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on JULY 27, 1992 he completed the 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 permanent reference monuments have been placed as shown thereon as required by Chapters 177 & 472 Florida Statutes; and that said land is located in Brevard County, Florida. Dated: AUGUST 10, 1992

GABRIEL L. DENES Registration No. 1908

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.

Chairman of the Board

ATTEST:
R.C. Winstead Jr
Clerk of the Board
by Joyce Stenberg, DC

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on October 20, 1992 the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Chairman of the Board.

Attest:
R.C. Winstead Jr
Clerk of the Board
by Joyce Stenberg, DC

County Engineer

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on October 19, 1992 the Zoning Commission of the above County approved the foregoing plat.

George L. Edwards
Zoning Director

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that in complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on October 22, 1992 at 10:03 AM, File No. 264758

R.C. Winstead Jr
Clerk of the Circuit Court
in and for Brevard County, Fla.
by Joyce Stenberg

PLAT BOOK 38
AND PAGE 62
SHEET 2 OF 7

CYPRESS CREEK SUBDIVISION
PHASE ONE

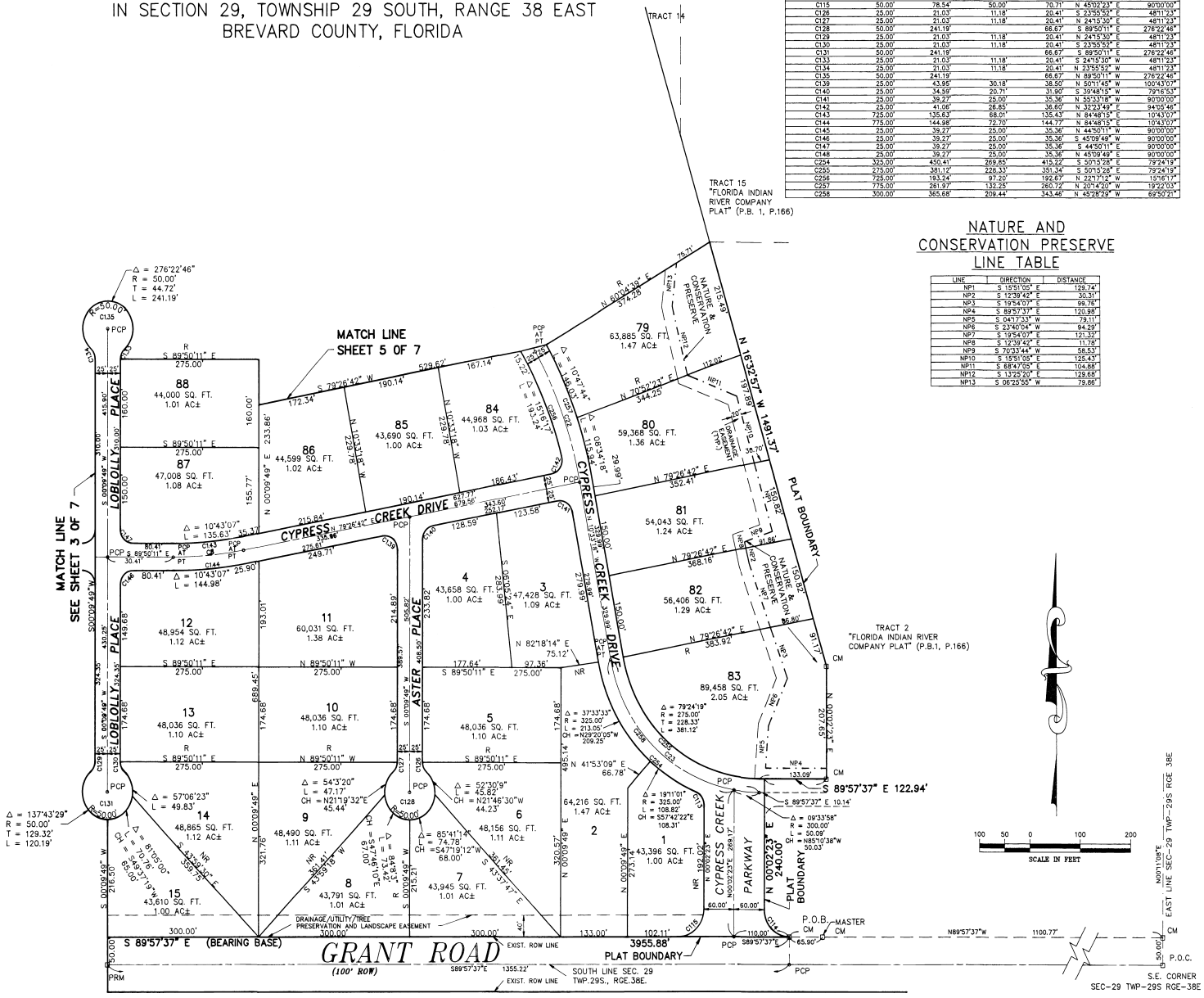
A REPLAT OF ALL OF TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST BREVARD COUNTY, FLORIDA

CENTER LINE & RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	750.00'	140.31'	70.36'	140.10'	N 84°48'15" E	10°43'07"
C22	750.00'	253.52'	127.98'	252.31'	N 20°14'20" W	19°22'03"
C23	300.00'	415.76'	209.44'	365.68'	S 50°15'28" E	79°50'21"
C113	25.00'	29.38'	16.65'	27.72'	N 33°37'45" W	67°20'15"
C114	50.00'	78.54'	50.00'	70.71'	S 44°57'37" E	90°00'00"
C115	50.00'	78.54'	50.00'	70.71'	N 45°02'23" E	90°00'00"
C126	25.00'	21.03'	11.18'	20.41'	S 23°55'52" E	48°11'23"
C127	25.00'	21.03'	11.18'	20.41'	N 24°15'30" E	48°11'23"
C128	50.00'	241.19'		66.67'	S 89°50'11" E	276°22'46"
C129	25.00'	21.03'	11.18'	20.41'	N 24°15'30" E	48°11'23"
C130	25.00'	21.03'	11.18'	20.41'	S 23°55'52" E	48°11'23"
C131	50.00'	241.19'		66.67'	S 89°50'11" E	276°22'46"
C133	25.00'	21.03'	11.18'	20.41'	S 24°15'30" W	48°11'23"
C134	25.00'	21.03'	11.18'	20.41'	N 23°55'52" W	48°11'23"
C135	50.00'	241.19'		66.67'	N 89°50'11" W	276°22'46"
C139	25.00'	43.95'	30.18'	38.50'	N 50°11'45" W	100°43'07"
C140	25.00'	34.59'	20.71'	31.90'	S 39°48'15" W	79°16'53"
C141	25.00'	39.27'	25.00'	35.36'	N 55°33'18" W	90°00'00"
C142	25.00'	41.06'	26.85'	36.60'	N 32°23'49" E	94°05'46"
C143	725.00'	135.63'	68.01'	135.43'	N 84°48'15" E	10°43'07"
C144	775.00'	144.98'	72.70'	144.77'	N 84°48'15" E	10°43'07"
C145	25.00'	39.27'	25.00'	35.36'	N 44°50'11" W	90°00'00"
C146	25.00'	39.27'	25.00'	35.36'	S 45°09'49" W	90°00'00"
C147	25.00'	39.27'	25.00'	35.36'	S 44°50'11" E	90°00'00"
C148	25.00'	39.27'	25.00'	35.36'	N 45°09'49" E	90°00'00"
C254	325.00'	450.41'	269.85'	415.22'	S 50°15'28" E	79°24'19"
C255	275.00'	381.12'	228.33'	351.34'	S 50°15'28" E	79°24'19"
C256	725.00'	193.24'	97.20'	192.67'	N 22°17'12" W	15°16'17"
C257	775.00'	261.97'	132.25'	260.72'	N 20°14'20" W	19°22'03"
C258	300.00'	365.68'	209.44'	343.46'	N 45°28'29" W	69°50'21"

NATURE AND CONSERVATION PRESERVE LINE TABLE

LINE	DIRECTION	DISTANCE
NP1	S 19°51'05" E	129.74'
NP2	S 12°39'42" E	30.31'
NP3	S 19°54'07" E	99.76'
NP4	S 89°57'37" E	120.98'
NP5	S 04°17'33" W	79.11'
NP6	S 23°40'04" W	94.29'
NP7	S 19°54'07" E	121.32'
NP8	S 12°39'42" E	11.78'
NP9	S 70°33'44" W	58.53'
NP10	S 15°51'05" E	125.43'
NP11	S 68°47'05" E	104.88'
NP12	S 13°25'20" E	129.68'
NP13	S 06°25'55" W	79.86'



DWG. NAME: CCP1-PL2

CYPRESS CREEK SUBDIVISION
PHASE ONE

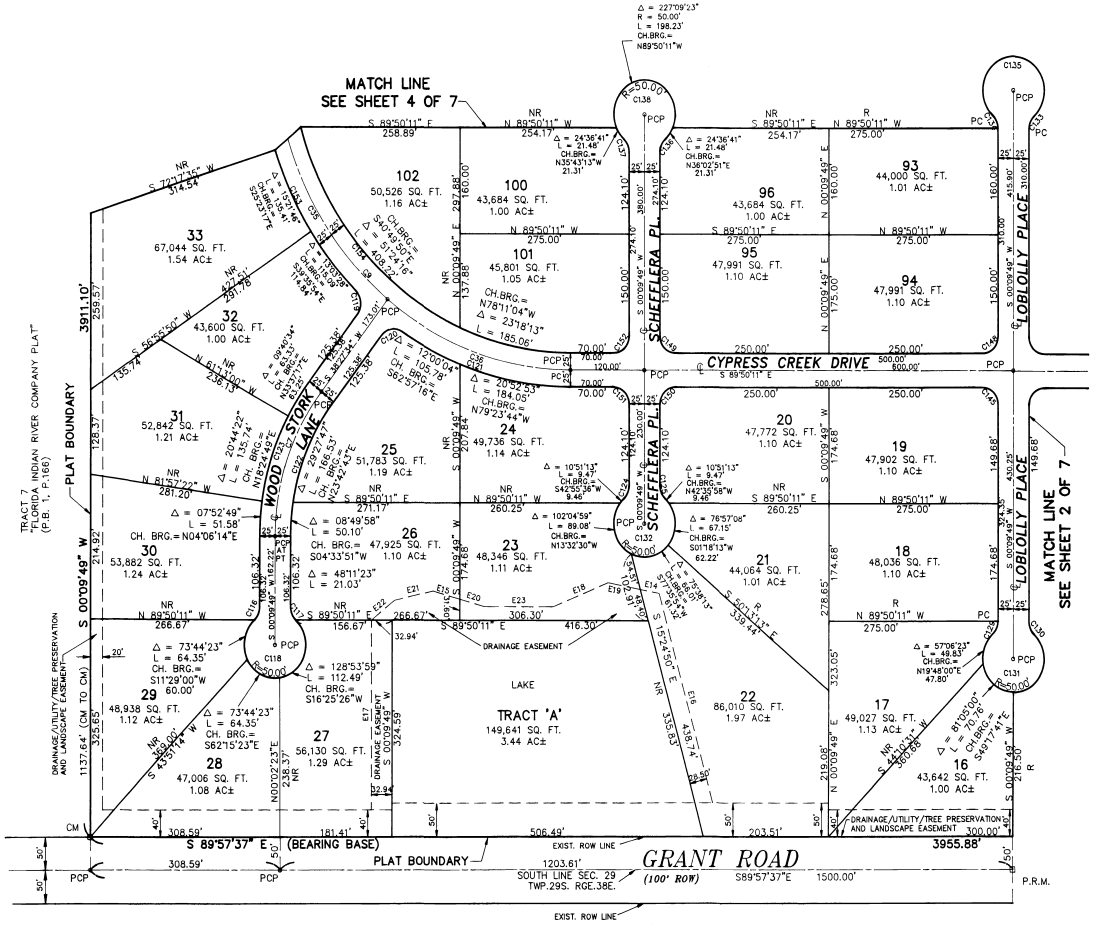
A REPLAT OF ALL OF TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST BREVARD COUNTY, FLORIDA

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E14	S 79°15'49" E	31.75'
E15	N 73°46'42" W	44.68'
E16	N 15°24'50" W	327.67'
E17	N 00°09'49" E	284.66'
E18	N 88°50'45" E	95.28'
E19	S 79°15'49" E	52.78'
E20	N 73°46'42" W	41.92'
E21	S 77°01'01" W	64.18'
E22	S 52°06'41" W	47.63'
E23	S 89°50'11" E	111.97'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C7	350.00'	233.94'	229.61'	S 19°18'42" W	38°17'45"
C8	750.00'	140.31'	140.10'	N 84°48'15" E	10°43'07"
C9	480.00'	753.98'	678.82'	S 44°50'11" E	90°00'00"
C35	480.00'	433.16'	418.61'	S 25°41'18" E	51°42'15"
C36	480.00'	320.83'	314.89'	S 70°41'18" E	38°17'45"
C116	25.00'	21.03'	20.41'	N 24°15'30" E	48°11'23"
C117	25.00'	21.03'	20.41'	S 23°55'52" E	48°11'23"
C118	50.00'	241.19'	66.67'	S 89°50'11" E	276°22'46"
C119	25.00'	36.91'	33.65'	N 03°50'02" W	84°35'15"
C120	25.00'	36.91'	33.65'	S 80°45'10" W	84°35'15"
C121	505.00'	289.82'	285.86'	S 73°23'42" E	32°52'59"
C122	325.00'	217.23'	213.21'	S 19°18'42" W	38°17'45"
C123	375.00'	250.65'	246.01'	S 19°18'42" W	38°17'45"
C124	25.00'	21.03'	20.41'	N 24°15'30" E	48°11'23"
C125	25.00'	21.03'	20.41'	S 23°55'52" E	48°11'23"
C126	25.00'	21.03'	20.41'	S 23°55'52" E	48°11'23"
C127	25.00'	21.03'	20.41'	N 24°15'30" E	48°11'23"
C128	50.00'	241.19'	66.67'	S 89°50'11" E	276°22'46"
C129	25.00'	21.03'	20.41'	N 24°15'30" E	48°11'23"
C130	25.00'	21.03'	20.41'	S 23°55'52" E	48°11'23"
C131	50.00'	241.19'	66.67'	S 89°50'11" E	276°22'46"
C132	50.00'	241.19'	66.67'	S 89°50'11" W	276°22'46"
C133	25.00'	21.03'	20.41'	S 24°15'30" W	48°11'23"
C134	25.00'	21.03'	20.41'	N 23°55'52" W	48°11'23"
C135	50.00'	241.19'	66.67'	N 89°50'11" W	276°22'46"
C136	25.00'	21.03'	20.41'	S 24°15'30" W	48°11'23"
C137	25.00'	21.03'	20.41'	N 23°55'52" W	48°11'23"
C138	50.00'	241.19'	66.67'	N 89°50'11" W	276°22'46"
C143	725.00'	135.63'	135.43'	N 84°48'15" E	10°43'07"
C144	775.00'	144.98'	144.77'	N 84°48'15" E	10°43'07"
C145	25.00'	39.27'	35.36'	N 44°50'11" W	90°00'00"
C146	25.00'	39.27'	35.36'	S 45°09'49" W	90°00'00"
C147	25.00'	39.27'	35.36'	S 44°50'11" E	90°00'00"
C148	25.00'	39.27'	35.36'	N 45°09'49" E	90°00'00"
C153	505.00'	408.00'	397.00'	S 22°58'54" E	46°17'27"
C154	455.00'	714.71'	643.47'	S 44°50'11" E	90°00'00"

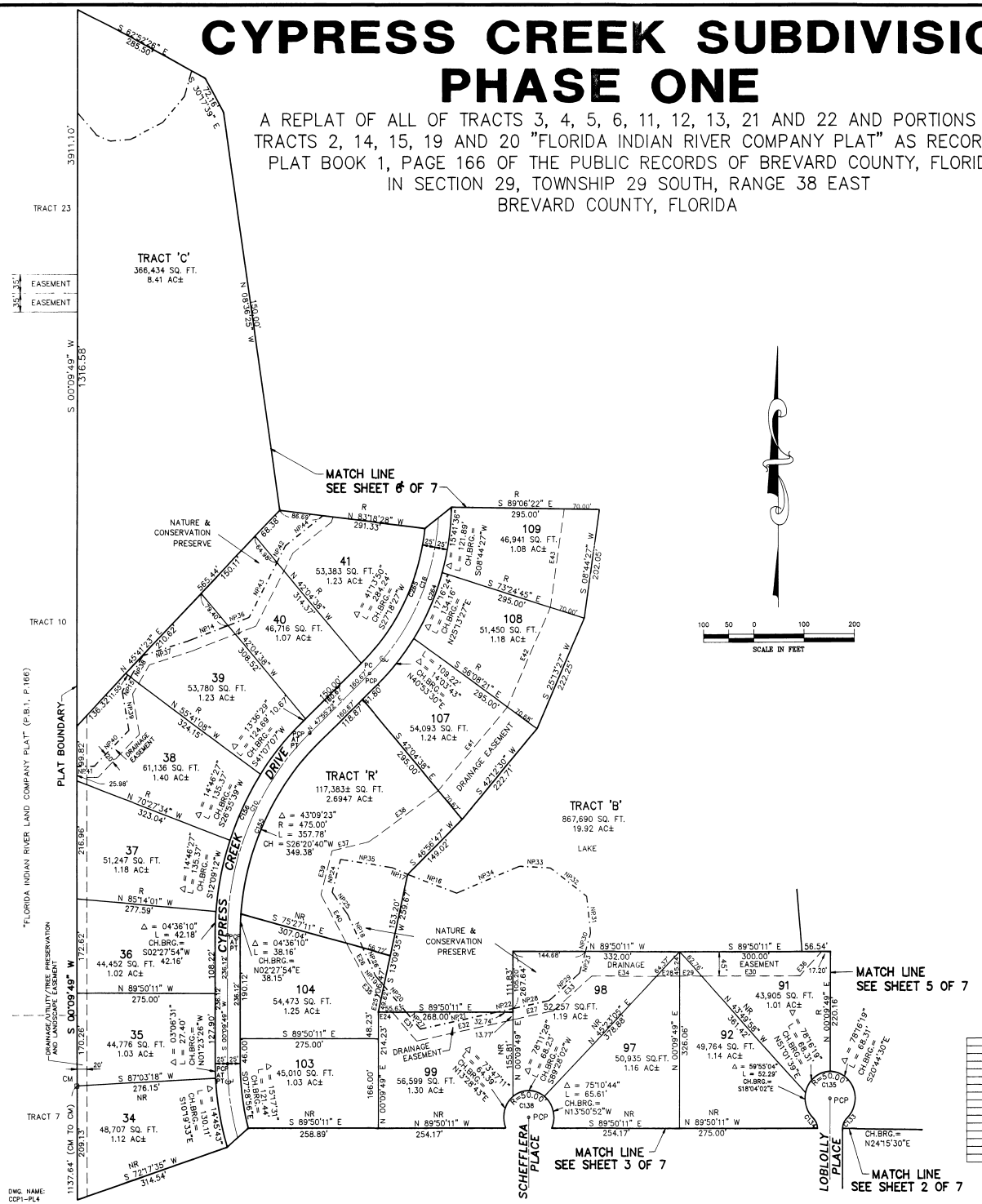


DWG. NAME: CCP1-PL3

CYPRESS CREEK SUBDIVISION
PHASE ONE

PLAT BOOK 38
AND PAGE 64
SHEET 4 OF 7

A REPLAT OF ALL OF TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST BREVARD COUNTY, FLORIDA



NATURE & CONSERVATION PRESERVE LINE TABLE

LINE	DIRECTION	DISTANCE
NP14	S 70°10'58" W	84.36'
NP15	S 32°20'19" W	31.32'
NP16	S 70°10'19" E	103.48'
NP17	S 67°19'07" E	33.73'
NP18	N 25°54'57" W	66.43'
NP19	N 42°26'39" W	25.72'
NP20	N 42°26'39" W	65.69'
NP21	S 78°42'09" W	134.48'
NP22	S 78°42'09" W	33.40'
NP23	S 16°39'42" W	41.93'
NP24	N 15°33'23" E	63.29'
NP25	N 36°47'28" W	52.97'
NP26	N 25°54'57" W	56.29'
NP27	N 42°26'39" W	41.71'
NP28	S 78°42'09" W	73.59'
NP29	S 50°27'03" W	76.63'
NP30	S 16°39'42" W	35.21'
NP31	S 08°31'26" E	67.70'
NP32	S 53°49'43" E	89.55'
NP33	S 87°01'58" E	61.61'
NP34	N 68°14'43" E	134.71'
NP35	S 81°30'22" E	103.58'
NP36	S 70°10'58" W	44.60'
NP37	S 73°28'14" W	94.02'
NP38	S 32°20'19" W	46.52'
NP39	S 10°36'29" E	71.24'
NP40	S 46°30'25" W	95.24'
NP41	S 89°08'49" W	34.57'
NP42	N 29°02'59" E	35.17'
NP43	N 29°02'59" E	114.90'
NP44	N 53°27'19" E	92.62'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E24	S 89°50'11" E	28.46'
E25	S 13°09'35" W	25.38'
E26	S 29°29'53" E	80.71'
E27	N 78°42'09" E	82.68'
E28	S 89°57'37" E	45.69'
E29	S 89°57'37" E	43.59'
E30	S 89°57'37" E	195.90'
E31	S 42°26'39" E	71.38'
E32	N 78°42'09" E	195.11'
E33	N 50°27'03" E	99.47'
E34	S 89°57'37" E	128.76'
E35	S 42°26'39" E	42.31'
E36	N 44°14'09" E	62.25'
E37	N 77°20'53" E	74.48'
E38	S 56°03'33" W	167.13'
E39	S 15°32'23" W	84.52'
E40	S 29°29'53" E	103.17'
E41	S 42°19'02" W	205.41'
E42	S 25°54'56" W	201.12'
E43	S 08°44'27" W	182.94'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C10	500.00'	416.78'	404.82'	S 24°02'35" W	47°45'33"
C18	420.00'	414.38'	397.78'	N 19°39'28" E	56°31'47"
C35	480.00'	433.16'	418.61'	S 25°41'18" E	51°42'15"
C133	25.00'	21.03'	20.41'	S 24°15'30" W	48°11'23"
C134	25.00'	21.03'	20.41'	N 23°55'52" W	48°11'23"
C135	50.00'	241.19'	66.67'	N 89°50'11" W	276°22'46"
C136	25.00'	21.03'	20.41'	S 24°15'30" W	48°11'23"
C137	25.00'	21.03'	20.41'	N 23°55'52" W	48°11'23"
C138	50.00'	241.19'	66.67'	N 89°50'11" W	276°22'46"
C153	505.00'	408.00'	397.00'	S 22°58'54" E	46°17'27"
C154	455.00'	714.71'	643.47'	S 44°50'11" E	90°00'00"
C155	475.00'	395.84'	384.57'	S 24°02'35" W	47°45'33"
C156	525.00'	437.62'	425.06'	S 24°02'35" W	47°45'33"
C264	445.00'	439.05'	421.46'	N 19°39'28" E	56°31'47"
C265	395.00'	389.72'	374.10'	N 19°39'28" E	56°31'47"

DWG. NAME: CCP1-PL4

PLAT BOOK 38
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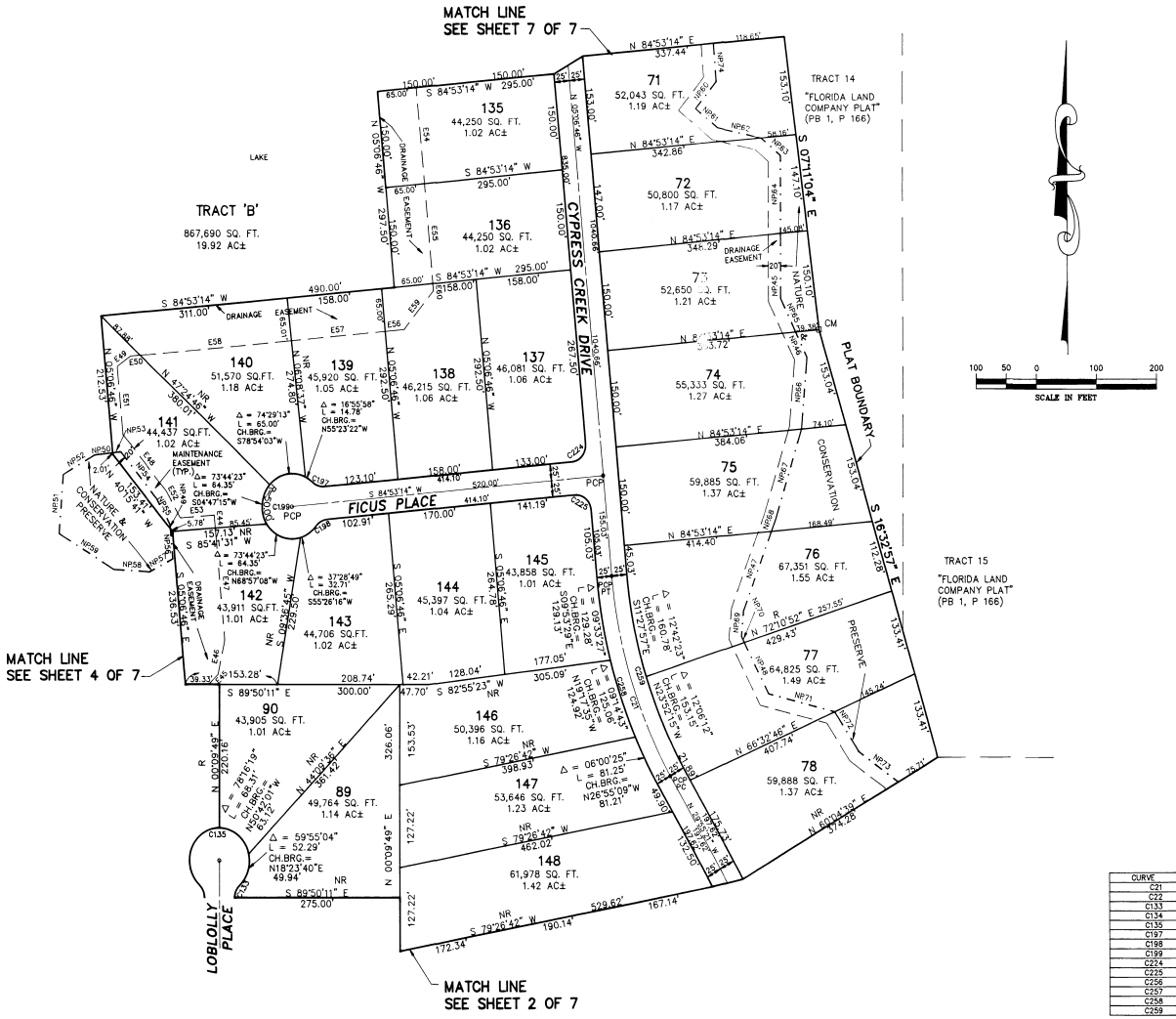
CYPRESS CREEK SUBDIVISION
PHASE ONE

A REPLAT OF ALL OF TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST BREVARD COUNTY, FLORIDA



NATURE & CONSERVATION PRESERVE LINE TABLE

LINE	DIRECTION	DISTANCE
NP45	S 00°08'44" W	97.60'
NP46	S 25°54'53" E	43.05'
NP47	S 20°49'34" W	130.89'
NP48	S 26°53'14" E	89.14'
NP49	N 05°03'48" W	7.38'
NP50	S 83°50'43" W	30.50'
NP51	S 04°28'59" W	90.03'
NP52	S 60°36'22" W	59.78'
NP53	S 83°50'43" W	13.65'
NP54	N 40°09'52" W	92.63'
NP55	N 29°38'55" W	43.74'
NP56	N 05°03'48" W	46.87'
NP57	N 62°15'39" E	44.27'
NP58	S 86°31'23" E	58.93'
NP59	S 58°25'48" E	107.00'
NP60	S 39°35'44" W	54.27'
NP61	S 50°12'03" E	47.62'
NP62	S 77°48'35" E	74.29'
NP63	S 49°19'05" E	41.98'
NP64	S 00°08'44" W	117.40'
NP65	S 25°54'53" E	56.50'
NP66	S 05°02'36" W	111.50'
NP67	S 17°38'49" W	144.54'
NP68	S 20°49'34" W	18.59'
NP69	S 05°17'28" W	39.66'
NP70	S 26°53'14" E	10.68'
NP71	S 75°58'51" E	113.01'
NP72	S 33°25'29" E	72.92'
NP73	S 54°19'47" E	80.57'
NP74	S 04°33'31" E	58.72'

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E44	N 05°06'46" W	20.00'
E45	N 44°14'09" E	21.63'
E46	N 12°10'34" E	54.09'
E47	N 05°06'46" W	173.33'
E48	N 40°09'52" W	111.90'
E49	N 54°23'14" E	27.52'
E50	N 84°53'14" E	15.44'
E51	N 05°06'46" W	105.50'
E52	N 29°38'55" W	46.24'
E53	N 85°41'31" E	56.54'
E54	N 05°06'46" W	150.00'
E55	N 05°06'46" W	150.00'
E56	N 84°53'14" E	31.86'
E57	N 84°53'14" E	156.83'
E58	N 84°53'14" E	253.00'
E59	N 39°53'14" E	76.57'
E60	N 05°06'46" W	10.86'

CURVE TABLE

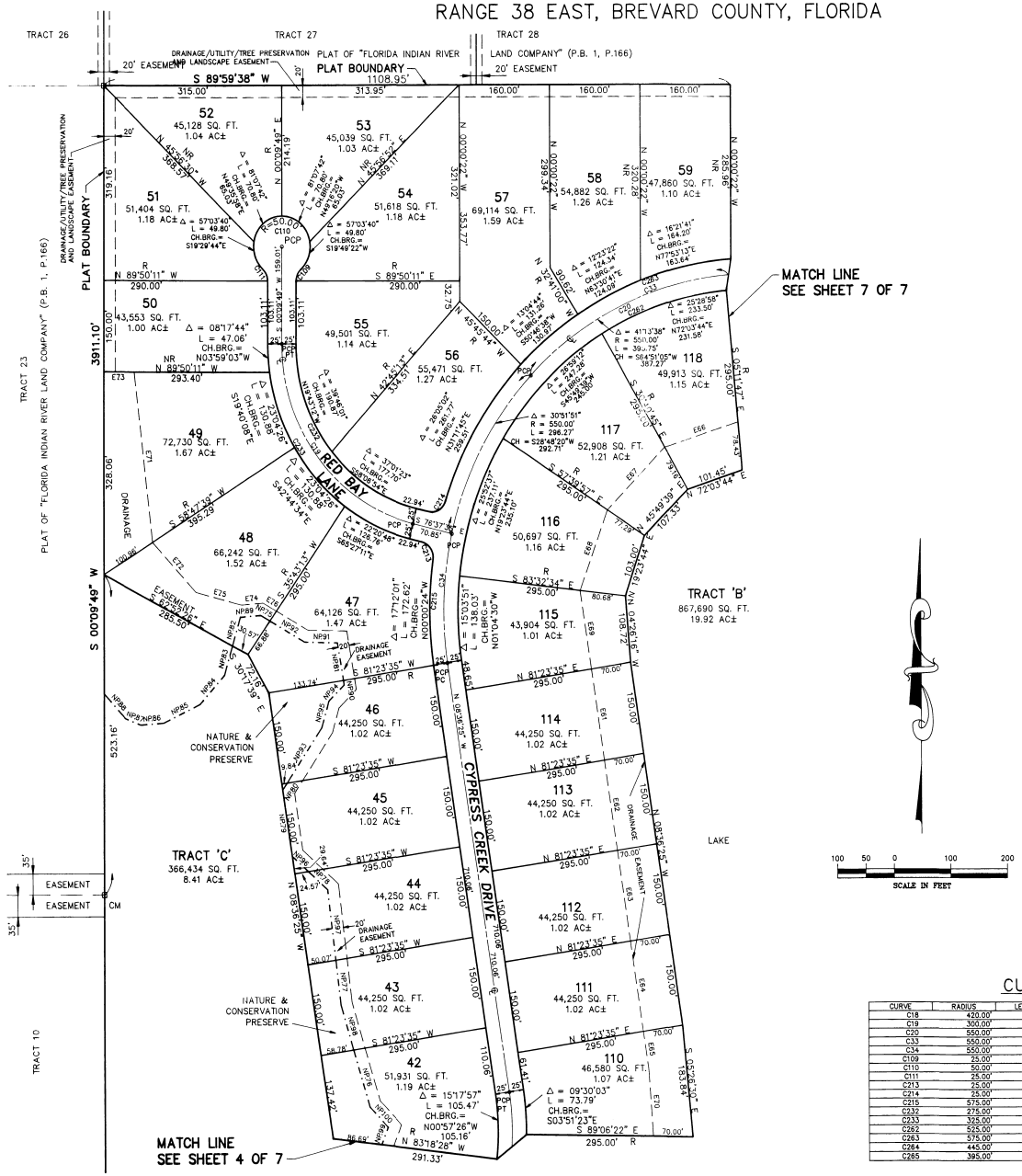
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C21	750.00'	324.76'	322.23'	S 17°31'03" E	24°48'35"
C22	750.00'	253.52'	252.31'	N 20°14'20" W	19°22'03"
C133	25.00'	21.03'	20.41'	S 24°15'30" W	48°11'23"
C134	25.00'	21.03'	20.41'	N 23°55'52" W	48°11'23"
C135	50.00'	241.19'	66.67'	N 89°50'11" W	276°22'46"
C197	25.00'	21.03'	20.41'	S 71°01'04" E	48°11'23"
C198	25.00'	21.03'	20.41'	S 80°47'33" W	48°11'23"
C199	50.00'	241.19'	66.67'	S 05°06'46" E	276°22'46"
C224	25.00'	39.27'	35.36'	N 39°53'14" E	90°00'00"
C225	25.00'	39.27'	35.36'	N 50°06'46" W	90°00'00"
C256	725.00'	193.24'	192.67'	N 22°17'12" W	15°16'17"
C257	775.00'	281.97'	280.72'	N 20°14'20" W	19°22'03"
C258	775.00'	335.58'	332.97'	S 17°31'03" E	24°48'35"
C259	725.00'	313.93'	311.49'	S 17°31'03" E	24°48'35"

DWG. NAME: CCP1-PL5

CYPRESS CREEK SUBDIVISION
PHASE ONE

PLAT BOOK 38
AND PAGE 66
SHEET 6 OF 7

A REPLAT OF ALL TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA



DWG. NAME: CCP1-PL6

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E61	S 08°36'25" E	150.00'
E62	S 08°36'25" E	150.00'
E63	S 08°36'25" E	150.00'
E64	S 08°36'25" E	150.00'
E65	S 08°36'25" E	61.41'
E66	S 72°21'41" W	136.21'
E67	S 45°06'14" W	143.85'
E68	S 20°45'45" W	138.40'
E69	S 08°38'25" E	129.40'
E70	S 03°51'23" E	110.97'
E71	S 08°31'25" E	277.39'
E72	S 43°20'58" E	111.21'
E73	N 89°50'11" W	53.90'
E74	N 85°16'22" E	38.50'
E75	S 75°26'26" E	82.82'
E76	S 60°36'42" E	27.16'

NATURE & CONSERVATION PRESERVE LINE TABLE

LINE	DIRECTION	DISTANCE
NP75	N 60°36'42" W	18.80'
NP76	S 16°41'01" E	98.30'
NP77	S 08°56'26" E	73.62'
NP78	S 48°15'58" E	45.21'
NP79	S 08°36'25" E	109.83'
NP80	S 34°28'19" W	14.41'
NP81	N 09°53'20" W	61.73'
NP82	N 16°58'05" E	48.76'
NP83	N 16°58'05" E	49.85'
NP84	N 42°35'09" E	64.08'
NP85	N 64°30'29" E	71.50'
NP86	N 85°45'53" E	40.62'
NP87	S 68°11'37" E	29.10'
NP88	S 42°59'55" E	54.93'
NP89	S 85°16'22" W	35.77'
NP90	N 09°53'20" W	7.64'
NP91	N 88°42'15" W	57.80'
NP92	N 60°36'42" W	70.24'
NP93	S 34°28'19" W	108.56'
NP94	S 46°08'45" W	37.66'
NP95	S 16°16'19" W	45.56'
NP96	S 48°15'58" E	38.50'
NP97	S 08°56'26" E	115.24'
NP98	S 16°41'01" E	77.19'
NP99	N 22°18'43" E	30.12'
NP100	N 44°07'21" W	45.62'

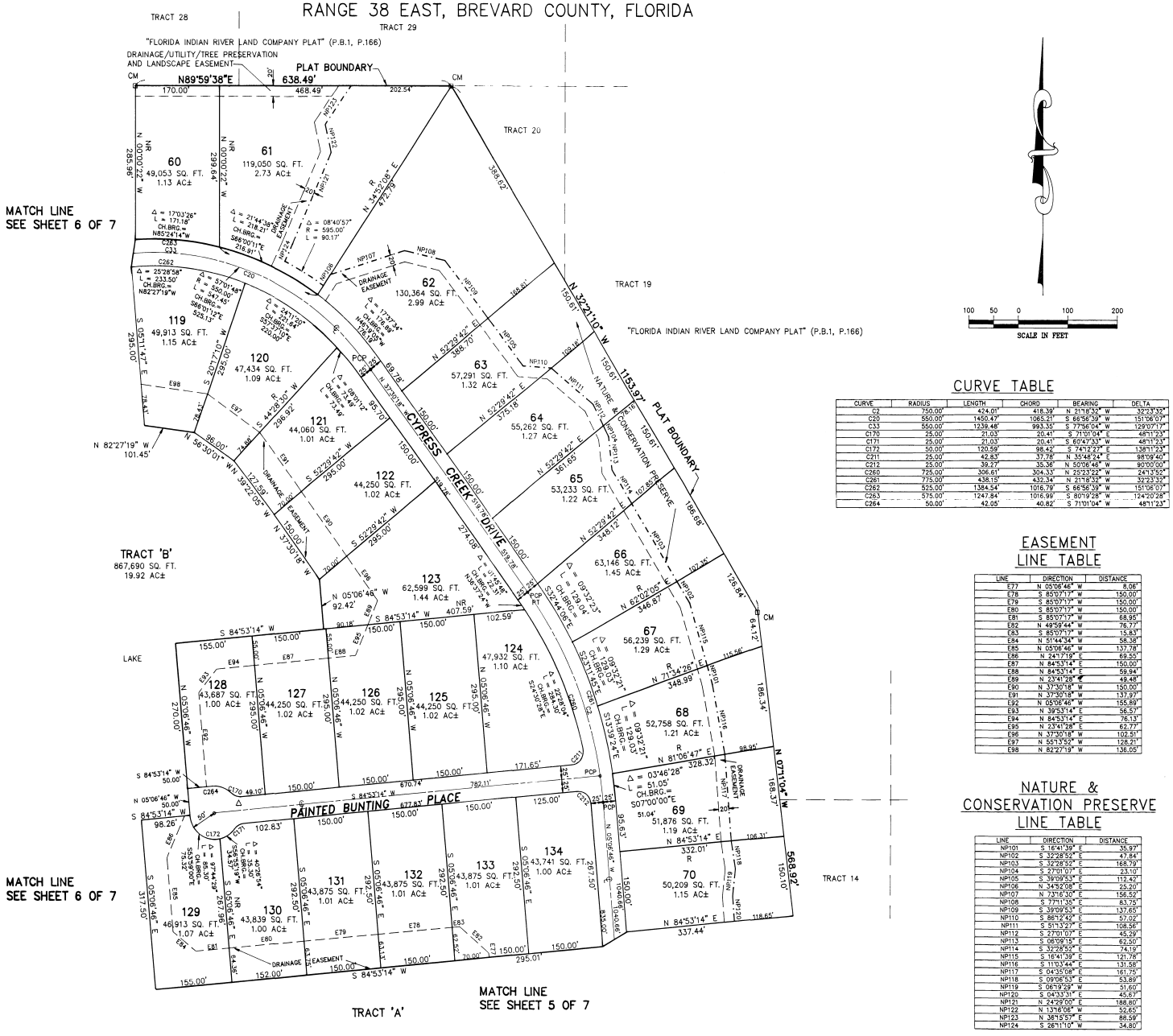
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C18	420.00'	414.38'	397.78'	N 19°39'28" E	56°31'47"
C19	300.00'	402.07'	372.65'	S 38°13'53" E	76°47'24"
C20	550.00'	1450.47'	1065.21'	S 66°56'39" W	151°06'07"
C33	550.00'	1239.48'	993.35'	S 77°56'04" W	129°07'17"
C34	550.00'	211.00'	209.71'	S 02°23'00" W	21°58'50"
C109	25.00'	21.03'	20.41'	S 24°15'30" W	48°11'23"
C110	50.00'	241.19'	66.67'	N 89°50'11" W	276°22'46"
C111	25.00'	21.03'	20.41'	N 23°55'52" W	48°11'23"
C213	25.00'	37.18'	33.85'	N 34°00'59" W	85°13'11"
C214	25.00'	37.18'	33.85'	N 60°45'49" E	85°13'11"
C215	575.00'	172.62'	171.97'	S 00°00'24" E	17°12'01"
C232	275.00'	368.57'	341.59'	S 38°13'53" E	76°47'24"
C233	325.00'	435.58'	403.70'	S 38°13'53" E	76°47'24"
C262	525.00'	1384.54'	1016.79'	S 66°56'39" W	151°06'07"
C263	575.00'	1247.84'	1016.99'	S 80°19'28" W	124°20'28"
C264	445.00'	439.05'	421.46'	N 19°39'28" E	56°31'47"
C265	395.00'	389.72'	374.10'	N 19°39'28" E	56°31'47"

CYPRESS CREEK SUBDIVISION
PHASE ONE

PLAT BOOK 38
AND PAGE 67
SHEET 7 OF 7

A REPLAT OF ALL TRACTS 3, 4, 5, 6, 11, 12, 13, 21 AND 22 AND PORTIONS OF TRACTS 2, 14, 15, 19 AND 20 "FLORIDA INDIAN RIVER COMPANY PLAT" AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IN SECTION 29, TOWNSHIP 29 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	750.00'	424.01'	418.39'	N 21°18'32" W	32°23'32"
C20	550.00'	1450.47'	1065.21'	S 66°56'39" W	151°06'07"
C33	550.00'	1239.48'	993.35'	S 77°56'04" W	129°07'17"
C170	25.00'	21.03'	20.41'	S 71°01'04" E	48°11'23"
C171	25.00'	21.03'	20.41'	S 60°47'33" W	48°11'23"
C172	50.00'	120.59'	98.42'	S 74°12'27" E	138°11'23"
C211	25.00'	42.83'	37.78'	N 35°48'24" E	98°09'40"
C212	25.00'	39.27'	35.36'	N 50°06'46" W	90°00'00"
C260	725.00'	306.61'	304.33'	N 25°23'22" W	24°13'52"
C261	775.00'	438.15'	432.34'	N 21°18'32" W	32°23'32"
C262	525.00'	1384.54'	1016.79'	S 66°56'39" W	151°06'07"
C263	575.00'	1247.84'	1016.99'	S 80°19'28" W	124°20'28"
C264	50.00'	42.05'	40.82'	S 71°01'04" W	48°11'23"

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
E77	N 05°06'46" W	8.08'
E78	S 85°07'17" W	150.00'
E79	S 85°07'17" W	150.00'
E80	S 85°07'17" W	150.00'
E81	S 85°07'17" W	68.95'
E82	N 49°58'44" W	76.77'
E83	S 85°07'17" W	15.83'
E84	N 51°44'34" W	58.38'
E85	N 05°06'46" W	137.78'
E86	N 24°17'19" E	69.55'
E87	N 84°53'14" E	150.00'
E88	N 84°53'14" E	59.94'
E89	N 23°41'28" E	49.48'
E90	N 37°30'18" W	150.00'
E91	N 37°30'18" W	137.97'
E92	N 05°06'46" W	155.89'
E93	N 39°53'14" E	56.57'
E94	N 84°53'14" E	76.13'
E95	N 33°41'28" E	62.77'
E96	N 37°30'18" W	102.51'
E97	N 55°13'52" W	128.21'
E98	N 82°27'19" W	136.05'

NATURE & CONSERVATION PRESERVE LINE TABLE

LINE	DIRECTION	DISTANCE
NP101	S 16°41'39" E	35.97'
NP102	S 32°28'52" E	47.84'
NP103	S 32°28'52" E	168.79'
NP104	S 27°01'07" E	23.10'
NP105	S 39°09'53" E	112.42'
NP106	N 24°52'08" E	25.20'
NP107	N 73°16'30" E	156.52'
NP108	S 77°11'35" E	83.75'
NP109	S 39°09'53" E	137.65'
NP110	S 86°12'42" E	57.02'
NP111	S 51°13'27" E	108.56'
NP112	S 27°01'07" E	45.29'
NP113	S 06°09'15" E	62.50'
NP114	S 32°28'52" E	74.19'
NP115	S 16°41'39" E	121.78'
NP116	S 11°03'44" E	131.58'
NP117	S 04°35'08" E	161.75'
NP118	S 09°06'53" E	53.89'
NP119	S 06°59'29" W	51.60'
NP120	S 04°33'31" E	45.67'
NP121	N 24°29'00" E	188.80'
NP122	N 13°47'06" W	52.65'
NP123	N 36°55'57" E	88.59'
NP124	S 26°11'10" W	34.80'

DWG. NAME: CCP1-PL7