

JOHN'S ISLAND PLAT 55

A SUBDIVISION OF LAND IN SECTION 18, TOWNSHIP 32 SOUTH,
RANGE 40 EAST, INDIAN RIVER SHORES,
INDIAN RIVER COUNTY , FLORIDA

PLAT BOOK_____

PAGE_____

DOCKET NO._____

APRIL, 1997

LEGAL DESCRIPTION

A SUBDIVISION OF LAND IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 40 EAST, INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 'F', JOHN'S ISLAND PLAT 40 AS RECORDED IN PLAT BOOK 12, PAGE 10, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE, N 11°00'35"W, ALONG THE WEST LINE OF SAID TRACT 'F', 163.17 FEET; THENCE, N 53°14'37"E, ALONG THE NORTH LINE OF SAID TRACT 'F', 107.14 FEET TO THE SOUTH WEST CORNER OF TRACT 'G', JOHN'S ISLAND PLAT 33 AS RECORDED IN PLAT BOOK 13, PAGE 72, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE HAVING A RADIUS OF 480.00 FEET; SAID POINT BEARS S 53°14'37"W FROM THE RADIUS POINT OF SAID CURVE; THENCE, NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 16°22'33" FOR AN ARC DISTANCE OF 137.19 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF SAID JOHN'S ISLAND PLAT 33; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, S 69°37'10"W, 35.47 FEET; AND N 70°15'47"W, 190.61 FEET TO THE SOUTHEAST CORNER OF TRACT 'G' OF SAID JOHN'S ISLAND PLAT 33; THENCE ALONG THE SOUTH LINE OF SAID TRACT 'G', S 89°14'17"W, 369.21 FEET; THENCE, S 15°42'51"W, 121.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STINGAREE POINT AS RECORDED IN THE ABOVE REFERENCED JOHN'S ISLAND PLAT 40; SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE HAVING A RADIUS OF 106.91 FEET; SAID POINT BEARS N 19°53'24"E FROM THE RADIUS POINT OF SAID CURVE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 27°35'02" FOR AN ARC DISTANCE OF 51.47 FEET TO THE POINT OF TANGENCY; THENCE, S 42°31'34"E, 171.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET; THENCE, SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 11°37'35" FOR AN ARC DISTANCE OF 65.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 175.00 FEET; THENCE, SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 30°14'53" FOR AN ARC DISTANCE OF 92.39 FEET TO THE POINT OF TANGENCY; THENCE, S 61°08'53"E, 126.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; THENCE, EASTERLY, THROUGH A CENTRAL ANGLE OF 68°15'59" FOR AN ARC DISTANCE OF 238.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 26°27'36" FOR AN ARC DISTANCE OF 46.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRES OF LAND MORE OR LESS AND LIES WHOLLY IN INDIAN RIVER COUNTY, FLORIDA.

NOTES

NO CONSTRUCTION , TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT THE TOWN OF INDIAN RIVER SHORES APPROVAL .

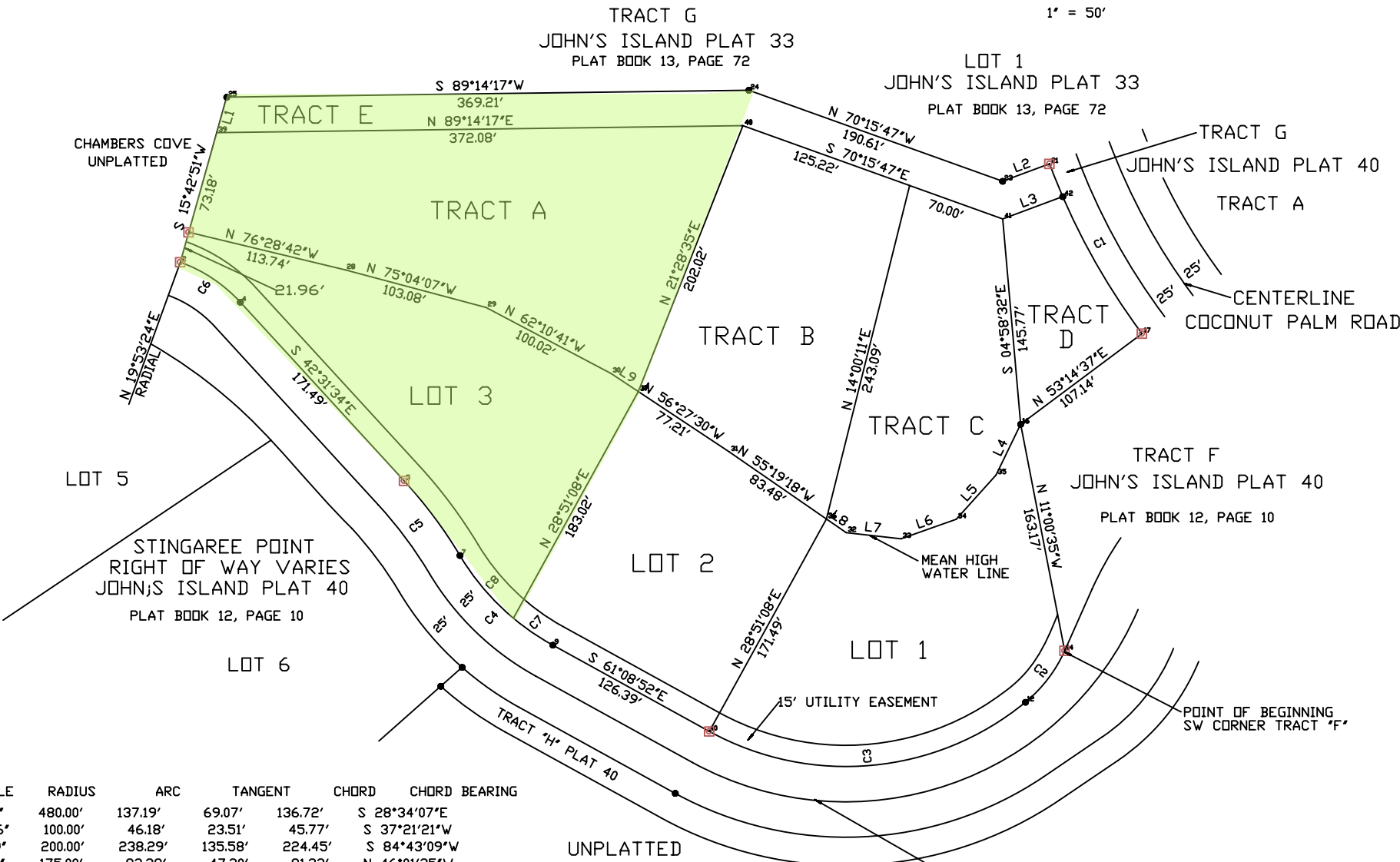
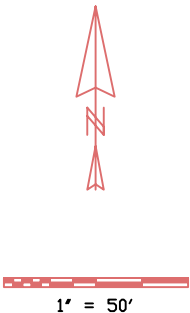
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY .

COVENANTS , RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK_____, PAGE_____, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY , FLORIDA .

☐ - DENOTES PERMANENT REFERENCE MONUMENT SET

• - DENOTES DIRECTION CHANGE IN BOUNDARY

LINE	BEARING	DISTANCE
L 1	N 15°42'51"E	26.07'
L 2	S 69°37'10"W	35.47'
L 3	N 69°37'10"E	45.25'
L 4	S 25°46'40"W	39.90'
L 5	S 42°00'48"W	42.09'
L 6	S 70°32'38"W	41.44'
L 7	N 83°39'08"W	39.00'
L 8	N 55°19'18"W	17.02'
L 9	N 56°27'30"W	23.11'



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	16°22'33"	480.00'	137.19'	69.07'	136.72'	S 28°34'07"E
C 2	26°27'36"	100.00'	46.18'	23.51'	45.77'	S 37°21'21"W
C 3	68°15'59"	200.00'	238.29'	135.58'	224.45'	S 84°43'09"W
C 4	30°14'53"	175.00'	92.39'	47.30'	91.32'	N 46°01'25"W
C 5	11°37'35"	325.00'	65.95'	33.09'	65.84'	N 36°42'46"W
C 6	27°35'02"	106.91'	51.47'	26.24'	50.97'	N 56°19'05"W
C 7	11°04'22"	175.00'	33.82'	16.96'	33.77'	N 55°36'41"W
C 8	19°10'31"	175.00'	58.57'	29.56'	58.29'	N 40°29'14"W

THIS INSTRUMENT PREPARED BY:
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STINGAREE POINT
RIGHT OF WAY VARIES
JOHN'S ISLAND PLAT 40
PLAT BOOK 12, PAGE 10
(50' MINIMUM RIGHT OF WAY)

SHEET
2
OF
2
SHEETS