

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF St. Johns

KNOW ALL MEN BY THESE PRESENTS, THAT DIVENTURES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS BENT PINE PRESERVE PHASE 1, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY:
ALL STREETS AND RIGHTS-OF-WAY EXCLUDING TRACT J, BENT PINE DRIVE, AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND THE BENT PINE COMMUNITY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE MEMBERS OF THE BENT PINE COMMUNITY ASSOCIATION, INC., BENT PINE GOLF CLUB, INC. AND BENT PINE CONDOMINIUM ASSOCIATION, INC. ARE GRANTED THE RIGHT TO USE THE STREETS, ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- STREET AND RIGHTS-OF-WAY TRACT J:
THE STREET AND RIGHTS-OF-WAY TRACT J, BENT PINE DRIVE, AS SHOWN ON THIS PLAT IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED TO THE BENT PINE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND THE BENT PINE COMMUNITY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE MEMBERS OF BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., BENT PINE GOLF CLUB, INC., AND BENT PINE CONDOMINIUM ASSOCIATION, INC. ARE GRANTED THE RIGHT TO USE THE STREET, AND ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREET IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREET.
- STORMWATER TRACTS A, B AND C:
STORMWATER TRACTS A, B AND C AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THESE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.
- RECREATION TRACT D:
RECREATION TRACT D AS SHOWN IS DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES FOR THE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- LANDSCAPE TRACTS E AND F:
LANDSCAPE TRACTS E AND F AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- FUTURE DEVELOPMENT TRACT I:
FUTURE DEVELOPMENT TRACT I IS RESERVED FOR DIVENTURES, LLC A MINNESOTA LIMITED LIABILITY COMPANY FOR FUTURE DEVELOPMENT.
- RIGHT OF WAY TRACT H:
RIGHT OF WAY TRACT H IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR ADDITIONAL RIGHT-OF-WAY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER COUNTY.
- UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.
- DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE WITHIN THE EASEMENTS.
- LIMITED ACCESS EASEMENTS:
THE LIMITED ACCESS EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT G CONSERVATION:
THE CONSERVATION EASEMENT SHOWN ON THIS PLAT AS TRACT G IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF PRESERVATION OF UPLAND NATIVE VEGETATION AND WILDLIFE HABITAT IN THEIR NATURAL CONDITION PURSUANT TO SECTION 704.06, FLORIDA STATUTES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- IRRIGATION EASEMENTS:
THE IRRIGATION EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR IRRIGATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.
- BUFFER TRACT K:
BUFFER TRACT K AS SHOWN IS DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 321, PAGE 34, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 89°58'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY (STATE ROAD 505-A, COUNTY ROAD 613, AN 80 FOOT WIDE RIGHT-OF-WAY) AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°58'54" EAST, ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF INDIAN RIVER FARMS WATER CONTROL DISTRICTS 60 FOOT WIDE RIGHT-OF-WAY (COMMONLY KNOWN AS 61ST STREET AND PECAN GROVE ROAD) A DISTANCE OF 941.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°04'12" WEST ALONG A LINE THAT IS PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF AFORMENTIONED KING'S HIGHWAY, A DISTANCE OF 333.60 FEET TO A POINT OF CURVATURE; THENCE RUN 82.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 52°30'20" AND CHORD OF 79.62 FEET WHICH BEARS SOUTH 26°10'58" EAST; THENCE RUN SOUTH 52°26'08" EAST, A DISTANCE OF 173.30 FEET TO A POINT OF CURVATURE; THENCE RUN 89.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 60°20'03" AND A CHORD OF 85.43 FEET WHICH BEARS SOUTH 22°16'07" EAST; THENCE RUN SOUTH 07°53'55" WEST, A DISTANCE OF 247.95 FEET TO A POINT OF CURVATURE; THENCE RUN 63.45 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 16°54'30" AND A CHORD OF 63.22 FEET WHICH BEARS SOUTH 00°33'21" EAST TO A POINT OF REVERSE CURVATURE; THENCE RUN 175.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 26°08'40" AND A CHORD OF 174.16 FEET WHICH BEARS SOUTH 04°03'44" WEST; THENCE RUN SOUTH 69°08'28" EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 95.69 FEET; THENCE RUN 18.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 04°24'47" AND A CHORD OF 19.25 FEET WHICH BEARS SOUTH 66°56'05" EAST; THENCE RUN NORTH 25°16'18" EAST, A DISTANCE OF 60.36 FEET TO A POINT ON A CURVE; THENCE RUN 205.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 219.00 FEET, A CENTRAL ANGLE OF 55°48'43" AND A CHORD OF 201.25 FEET WHICH BEARS NORTH 87°21'57" EAST; THENCE RUN NORTH 59°27'37" EAST, A DISTANCE OF 72.98 FEET; THENCE RUN SOUTH 89°58'54" EAST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF AFORMENTIONED SECTION 16, A DISTANCE OF 311.76 FEET; THENCE RUN SOUTH 24°42'15" EAST, A DISTANCE OF 100.65 FEET; THENCE RUN SOUTH 00°51'17" WEST, A DISTANCE OF 265.38 FEET; THENCE RUN SOUTH 08°25'36" WEST, A DISTANCE OF 88.72 FEET; THENCE RUN SOUTH 31°58'25" WEST, A DISTANCE OF 160.15 FEET; THENCE RUN SOUTH 08°56'24" EAST, A DISTANCE OF 138.68 FEET; THENCE RUN SOUTH 07°28'17" WEST, A DISTANCE OF 210.18 FEET; THENCE RUN SOUTH 21°07'21" WEST, A DISTANCE OF 344.47 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF BENT PINE DRIVE (A 50 FOOT WIDE ACCESS RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 756, PAGE 2529); THENCE RUN SOUTH 88°34'46" WEST ALONG SAID EASTERLY EXTENSION A DISTANCE OF 229.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BENT PINE DRIVE ACCESS RIGHT-OF-WAY; THENCE, RUNNING ALONG SAID NORTH RIGHT-OF-WAY, CONTINUE SOUTH 88°34'46" WEST, A DISTANCE OF 85.32 FEET TO A POINT OF CURVATURE; THENCE RUN 257.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 354.74 FEET, A CENTRAL ANGLE OF 41°31'23" AND A CHORD OF 251.50 FEET WHICH BEARS SOUTH 67°49'04" WEST; THENCE RUN SOUTH 47°03'23" WEST, A DISTANCE OF 23.63 FEET TO A POINT OF CURVATURE; THENCE RUN 159.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 425.86 FEET, A CENTRAL ANGLE OF 21°29'44" AND A CHORD OF 158.83 FEET WHICH BEARS SOUTH 57°48'15" WEST TO A POINT OF COMPOUND CURVATURE; THENCE RUN 158.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 397.95 FEET, A CENTRAL ANGLE OF 22°52'40" AND A CHORD OF 157.84 FEET WHICH BEARS SOUTH 79°59'27" WEST; THENCE RUN NORTH 88°34'13" WEST, A DISTANCE OF 268.76 FEET TO A POINT OF CURVATURE; THENCE RUN 277.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 481.65 FEET, A CENTRAL ANGLE OF 32°58'30" AND A CHORD OF 273.39 FEET WHICH BEARS NORTH 72°04'58" WEST; THENCE RUN NORTH 55°35'43" WEST A DISTANCE OF 65.14 FEET TO A POINT OF CURVATURE; THENCE RUN 160.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 267.66 FEET, A CENTRAL ANGLE OF 34°21'04" AND A CHORD OF 158.08 FEET WHICH BEARS NORTH 72°46'15" WEST; THENCE RUN NORTH 89°56'47" WEST, A DISTANCE OF 34.46 FEET TO AFORMENTIONED EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY; THENCE RUN NORTH 00°04'12" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF KING'S HIGHWAY, A DISTANCE OF 2316.95 FEET TO THE AFORMENTIONED NORTH LINE OF SECTION 16 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND CONTAINING 79.20 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF Minnesota
COUNTY OF St. John

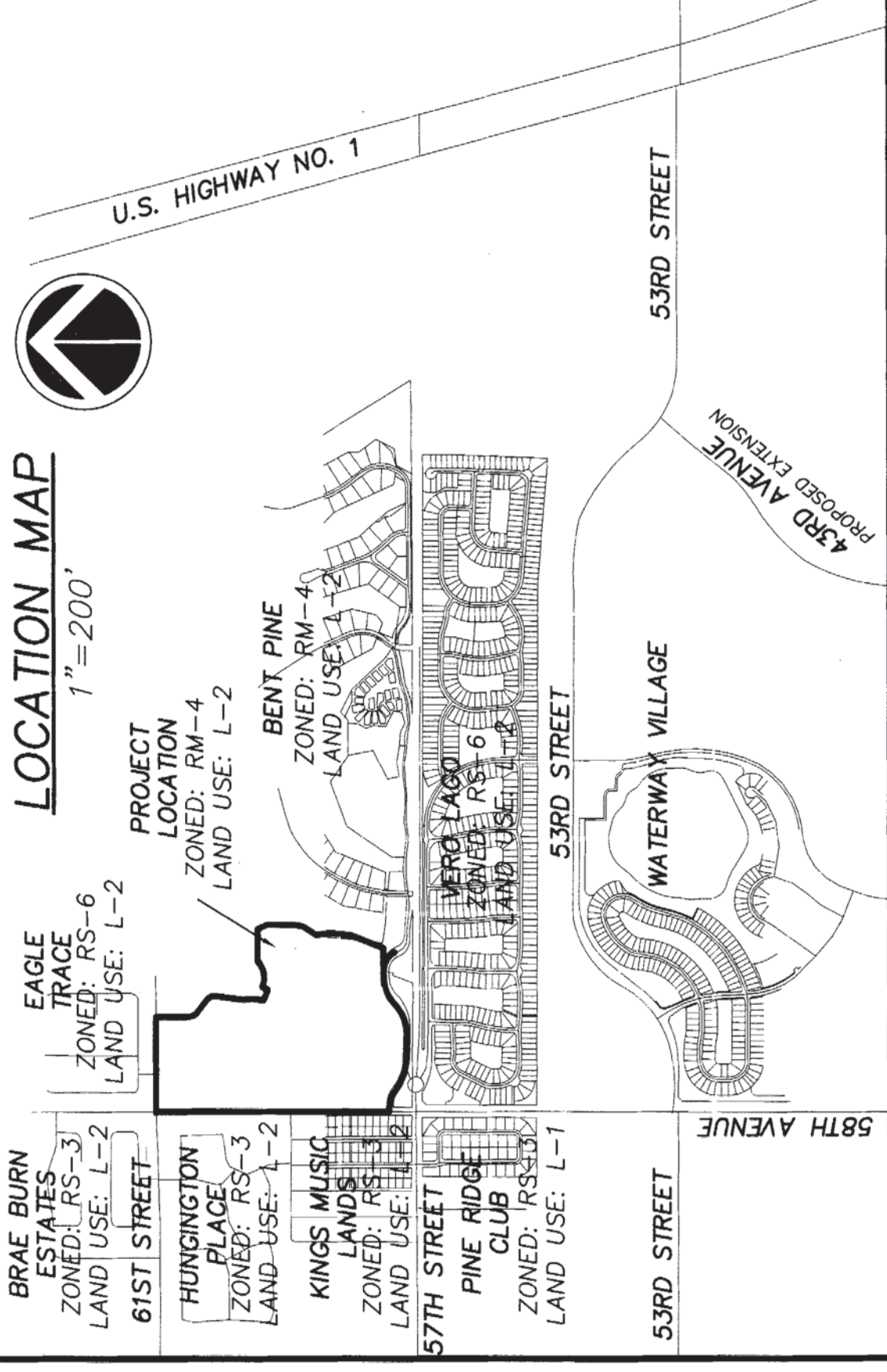
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF May, 2019, BY LINCOLN LANGHORST, PRESIDENT OF DIVENTURES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: Mana Jean Forest COMMISSION NUMBER: _____
PRINT NAME: Mana Jean Forest MY COMMISSION EXPIRES: 1/31/2020



PLAT BOOK: 30
PAGE: 67
CFN: 3120190034688
CLERK'S FILE NUMBER

3120190034688
RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK 30 PG 67 Page 1 of 10 6/20/2019 9:15 AM



ACCEPTANCE OF DEDICATIONS (BY BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC.):
THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS, EXCLUDING TRACTS H AND J, STORMWATER TRACTS A, B AND C, RECREATION TRACT D, LANDSCAPE TRACTS E AND F, CONSERVATION TRACT G, BUFFER TRACT K AND THE DRAINAGE AND IRRIGATION EASEMENTS.

THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NONPROFIT CORPORATION

BY: Larry F. Luttrell
LARRY F. LUTTRELL, VICE PRESIDENT

WITNESS: N. Morales
PRINTED NAME: N. Morales
WITNESS: Janet C. Thompson
PRINTED NAME: Janet C. Thompson

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

COUNTY OF INDIAN RIVER, SEMINOLE
THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF May, 2019 BY LARRY F. LUTTRELL, VICE PRESIDENT OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Janet C. Thompson COMMISSION NUMBER: 6-6-091022
PRINT NAME: Janet C. Thompson MY COMMISSION EXPIRES: April 6, 2021

ACCEPTANCE OF DEDICATION (BY BENT PINE COMMUNITY ASSOCIATION, INC.):
THE BENT PINE COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OF STREET AND RIGHT OF WAY TRACT J, BENT PINE DRIVE, TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREET AND RIGHT-OF-WAY TRACT J, BENT PINE DRIVE.

THE BENT PINE COMMUNITY ASSOCIATION, INC.
A FLORIDA NONPROFIT CORPORATION

BY: Bryan E. Mcknight
BRYAN E. MCKNIGHT, PRESIDENT

WITNESS: Carrie A. Bass
PRINTED NAME: Carrie A. Bass
WITNESS: Sean C. Green
PRINTED NAME: Sean C. Green

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION:

COUNTY OF INDIAN RIVER
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, 2019 BY BRYAN E. MCKNIGHT, PRESIDENT OF THE BENT PINE COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Nicole Lynn Plass COMMISSION NUMBER: 66163517
PRINT NAME: Nicole Lynn Plass MY COMMISSION EXPIRES: 11/28/2021

IN WITNESS WHEREOF, DIVENTURES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, LINCOLN LANGHORST, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS THE 28 DAY OF May, 2019.

BY: Lincoln Langhorst
LINCOLN LANGHORST, PRESIDENT
WITNESS (SIGNATURE) Justin Sandness WITNESS (PRINT NAME) Justin Sandness
WITNESS (SIGNATURE) Janet C. Thompson WITNESS (PRINT NAME) Janet C. Thompson

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: JUNE 6, 2017

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF TITLE

STATE OF Florida
COUNTY OF Hillsborough

I, JOHN E. BROWN, ESQUIRE, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAN, THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAN ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY DIVENTURES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES, LIENS OR ENCUMBRANCES AGAINST THE HEREIN DESCRIBED LANDS EXCEPT AS LISTED BELOW:

1. MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED AUGUST 10, 1950, IN DEED BOOK 61, PAGE 49; AS AFFECTED BY PARTIAL RELEASE OF ROAD RESERVATION RECORDED IN OFFICIAL RECORDS BOOK 2857, PAGE 2302 ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES.
2. RECIPROCAL NON EXCLUSIVE ROADWAY EASEMENT BY AND BETWEEN BENT PINE GOLF CLUB, INC., A FLORIDA CORPORATION, GRANTOR, AND BENT PINE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE, RECORDED OCTOBER 1, 2004, IN OFFICIAL RECORDS BOOK 1786, PAGE 339, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
3. EASEMENT BY AND BETWEEN PHILLIP R. DELANGE AND DEBORA L. DELANGE, HIS WIFE, GRANTOR, AND BENT PINE GOLF CLUB, INC., A FLORIDA CORPORATION, BENT PINE COMMUNITY ASSOCIATION, A FLORIDA CORPORATION, BENT PINE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTEE, RECORDED JANUARY 11, 2008, IN OFFICIAL RECORDS BOOK 2234, PAGE 428, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
4. EASEMENT AND BILL OF SALE OF UTILITY FACILITIES RECORDED DECEMBER 10, 2008, IN OFFICIAL RECORDS BOOK 2307, PAGE 2269, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
5. ASSIGNMENTS OF DEVELOPMENT RIGHTS RECORDED JULY 28, 2014, IN OFFICIAL RECORDS BOOK 2776, PAGE 2173; AND OCTOBER 19, 2015, IN OFFICIAL RECORDS BOOK 2865, PAGE 2111, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
6. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMITS RECORDED NOVEMBER 18, 2015 IN OFFICIAL RECORDS BOOK 2893, PAGE 246; AND APRIL 12, 2016 IN OFFICIAL RECORDS BOOK 2926, PAGE 85, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
7. AGREEMENT CONCERNING EASEMENTS RECORDED MAY 14, 2019, IN OFFICIAL RECORDS BOOK 3207, PAGE 251, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

John E. Brown
BY: JOHN E. BROWN, ATTORNEY AT LAW
FLORIDA BAR NO. 370290

DATE: May 24, 2019

CERTIFICATE OF SURVEYOR.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 02/04/17, I 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 OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 913, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: David M. Taylor
DAVID TAYLOR, PSM
FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER
MASTELLER, MOLER & TAYLOR, INC.
CERTIFICATE OF AUTHORIZATION #4644
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

DATED 5 Feb 19

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: JUNE 6, 2017

COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF BENT PINE PRESERVE PHASE 1 HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

David W. Solari
DAVID W. SOLARI, PSM
INDIAN RIVER COUNTY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4864
DATE: 6-4-19

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON June 4, 2019 THE FOREGOING PLAT OF BENT PINE PRESERVE PHASE 1 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND RIGHT OF WAY TRACT H, LIMITED ACCESS EASEMENTS, UTILITY EASEMENTS AND CONSERVATION EASEMENT OVER TRACT G ARE ACCEPTED INCLUDING THE MAINTENANCE OBLIGATION FOR RIGHT-OF-WAY TRACT H.

Bob Solari
BOB SOLARI
CHAIRMAN OF THE BOARD
ATTEST: JEFFREY R. SMITH, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY

BY: William K. DeBraal
WILLIAM K. DEBRAAL, DEPUTY COUNTY ATTORNEY
(CLERK TO THE BOARD)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WILLIAM K. DEBRAAL, DEPUTY COUNTY ATTORNEY William K. DeBraal

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED:
BY: Jason E. Brown DATE: 6-6-19
JASON E. BROWN, COUNTY ADMINISTRATOR

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BENT PINE PRESERVE PHASE 1 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 12TH DAY OF JUNE, 2019, AND RECORDED IN PLAT BOOK 30 AT PAGE 61 AS FILE NUMBER 3120190031638 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

BY: Susan Davis
DEPUTY CLERK



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CLERK'S FILE NUMBER

GENERAL NOTES

- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AN UNTIL THE APPLICANT, OR THE APPLICANT'S SUCCESSOR, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT, OR THE APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 6) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 3211, PAGE 341, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 8) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12061C0089F, DATED DECEMBER 4TH, 2012.
- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 164 AND GPS 149.
- 10) BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS PLAT IS THE EAST LINE OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST THE BEARING BEING S 00°04'12" W.
- 11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 12) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

BENT PINE PRESERVE PHASE 1

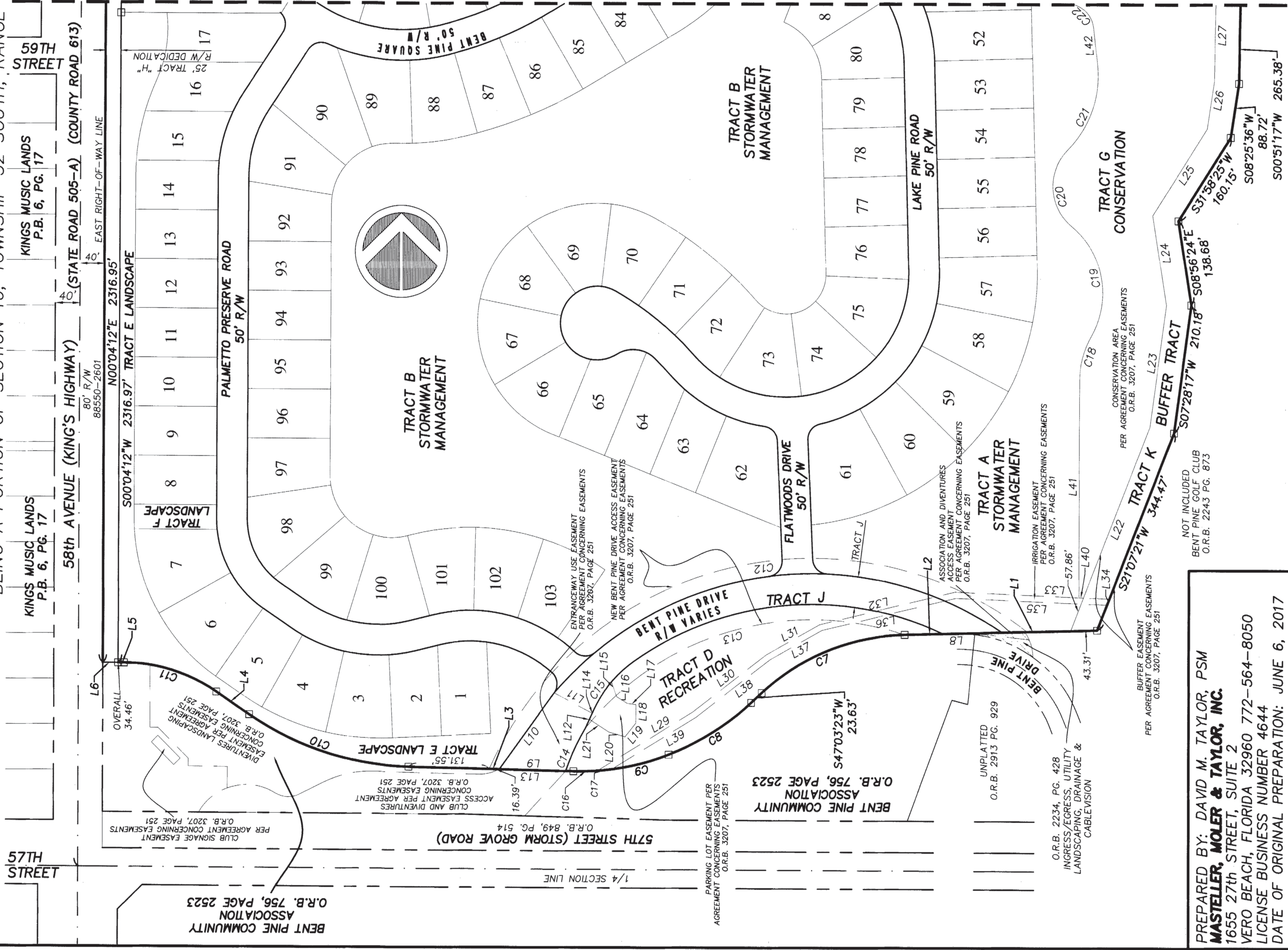
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30

PAGE: 69

CFN: 3120190034688

CLERK'S FILE NUMBER



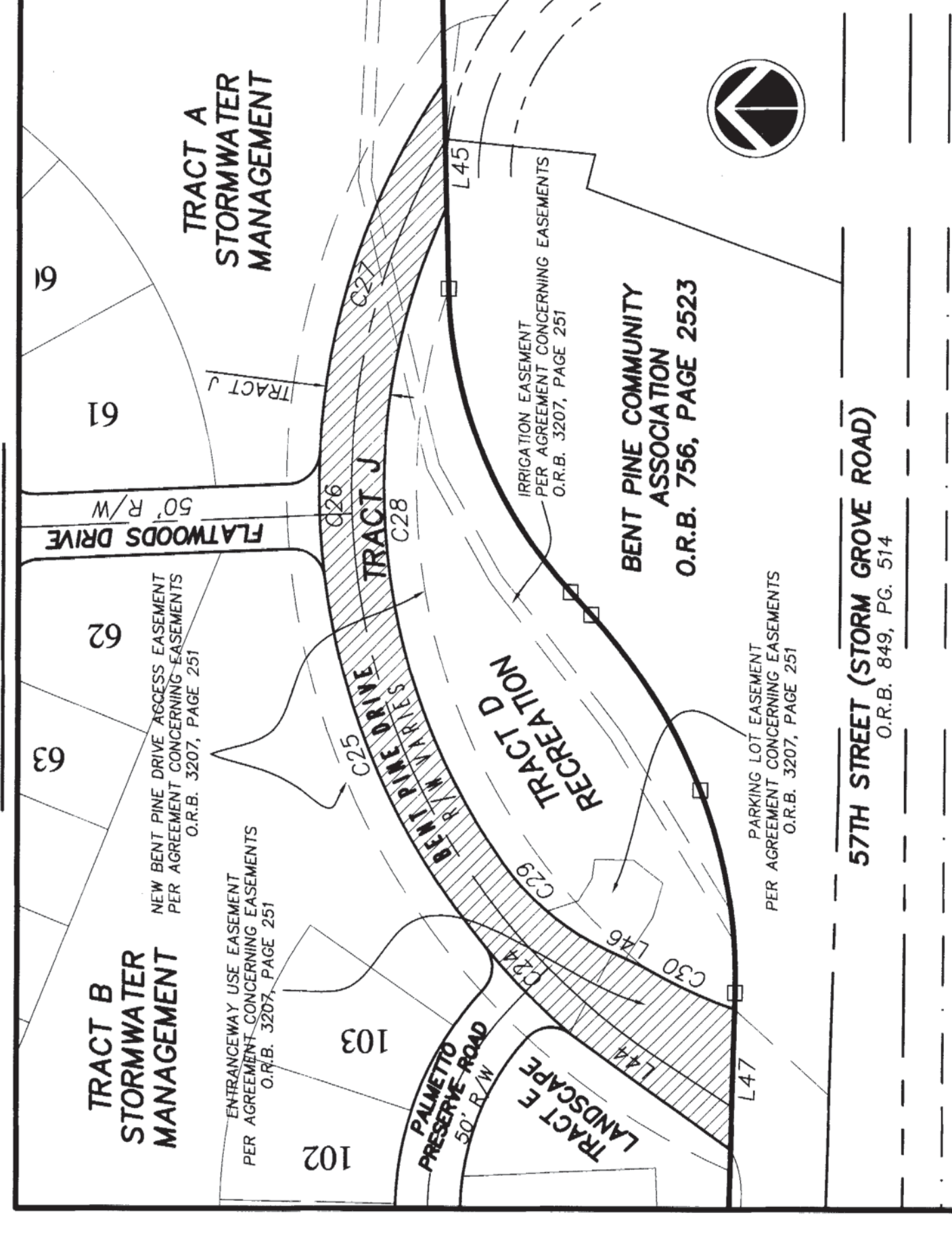
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	229.09'	S88°34'46"W
L2	85.32'	S88°34'46"W
L3	268.76'	N88°34'13"W
L4	65.14'	N55°35'43"W
L5	9.46'	N89°56'47"W
L6	25.00'	N89°56'47"W
L8	200.64'	S88°34'46"W
L9	108.10'	S88°34'13"E
L10	152.99'	S35°35'06"W
L11	70.44'	S61°58'02"E
L12	26.37'	N24°38'31"E
L13	124.49'	S88°34'13"E
L14	16.76'	N24°38'31"E
L15	25.36'	N18°27'08"W
L16	20.41'	N58°01'15"W
L17	14.51'	N82°15'43"W
L18	30.10'	N00°15'39"E
L19	28.51'	N38°10'20"E
L20	27.34'	S73°51'34"E
L21	37.93'	S56°50'13"E
L22	356.29'	S21°07'21"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C7	257.09'	354.74'	041°31'23"	S67°49'04"W	251.50'
C8	159.77'	425.86'	021°29'44"	S57°48'15"W	158.83'
C9	158.90'	397.95'	022°52'40"	S79°59'27"W	157.84'
C10	277.20'	481.65'	032°58'30"	N72°04'58"W	273.39'
C11	160.47'	267.66'	034°21'04"	N72°46'15"W	158.08'
C12	1042.95'	575.00'	103°55'29"	S75°38'19"W	905.75'
C13	577.07'	475.00'	069°36'28"	S73°38'18"W	542.23'
C14	77.19'	395.00'	011°11'46"	S24°38'48"W	77.06'
C15	54.36'	200.00'	015°34'21"	S32°25'54"W	54.19'
C16	39.45'	397.95'	005°40'49"	N88°35'22"E	39.44'
C17	22.97'	397.95'	003°18'27"	N84°05'44"E	22.97'
C18	76.61'	149.98'	029°15'59"	S14°37'59"W	75.78'
C19	197.19'	141.60'	079°47'25"	N10°37'44"W	181.63'
C20	140.04'	84.31'	095°10'16"	S02°56'18"E	124.49'
C21	153.34'	170.22'	051°36'52"	N18°50'24"E	148.20'
C22	72.17'	45.26'	091°21'36"	N52°01'32"W	64.76'

LEGEND

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

TRACT J DETAIL



LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	152.99'	N35°35'06"E
L45	96.27'	N88°34'46"E
L46	32.34'	S24°38'31"W
L47	108.10'	N88°34'13"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C24	94.10'	550.00'	009°48'10"	N45°30'06"E	93.98'
C25	313.33'	550.00'	032°38'25"	N66°14'10"E	309.11'
C26	95.77'	550.00'	009°58'38"	N87°32'42"E	95.65'
C27	304.57'	550.00'	031°43'44"	S71°36'08"E	300.70'
C28	531.36'	500.00'	060°53'22"	S84°49'13"W	506.71'
C29	103.78'	200.00'	029°43'49"	S39°30'38"W	102.62'
C30	77.19'	395.00'	011°11'46"	S24°38'48"W	77.06'

PREPARED BY: DAVID M. TAYLOR, PSM
MASSELL, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: JUNE 6, 2017

OVERALL BOUNDARY
 SHEET 1 OF 2

SHEET 3 OF 10

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

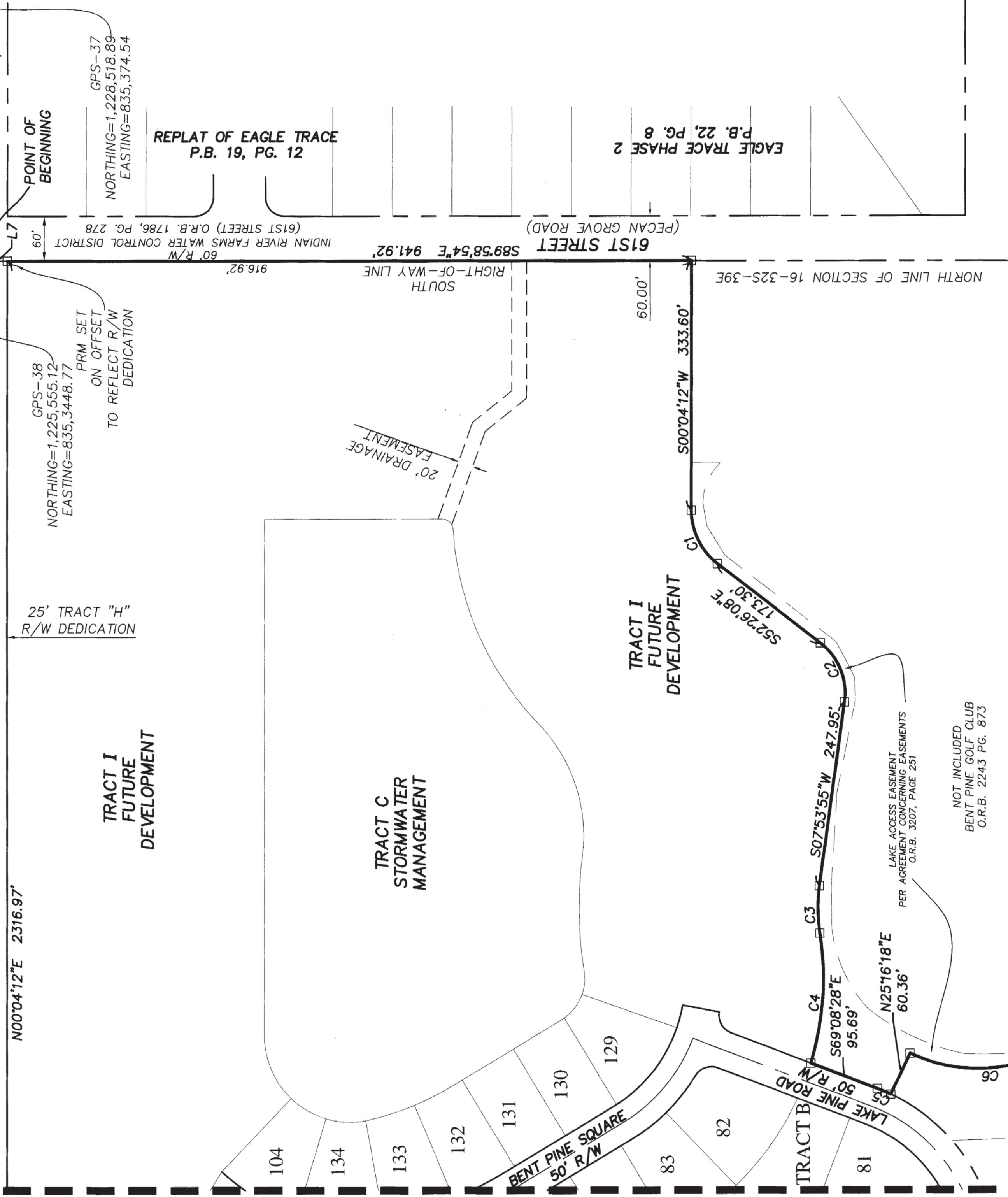
HUNTINGTON PLACE
P.B. 22, PG. 44

HUNTINGTON PLACE
P.B. 22, PG. 44

POINT OF COMMENCEMENT
NW CORNER OF SECTION 16-32S-39E
CERTIFIED CORNER RECORD #87554

58th AVENUE (KING'S HIGHWAY)

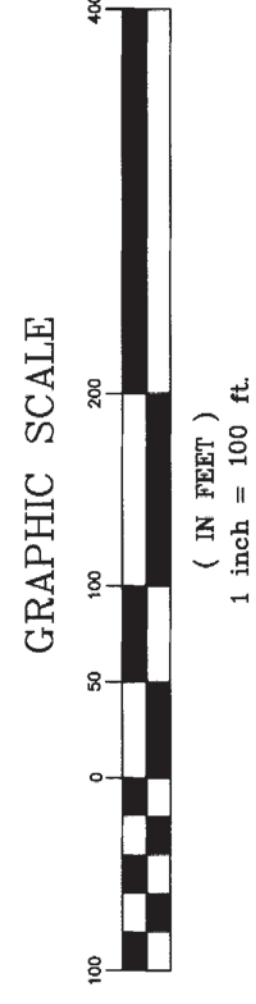
POINT OF BEGINNING
GPS-37
NORTHING=1,228,518.89
EASTING=835,374.54



MATCH LINE SEE SHEET 3

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C1	82.48'	90.00'	052°30'20"	S26°10'58"E	79.62'
C2	89.51'	85.00'	060°20'03"	S22°16'07"E	85.43'
C3	63.45'	215.00'	016°54'30"	S00°33'21"E	63.22'
C4	175.68'	385.00'	026°08'40"	S04°03'44"W	174.16'
C5	19.26'	250.00'	004°24'47"	S66°56'05"E	19.25'
C6	209.43'	215.00'	055°48'43"	N87°21'57"E	201.25'
C23	32.75'	26.36'	071°09'51"	S62°07'25"E	30.68'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	25.00'	S89°58'54"E
L27	253.66'	S00°51'17"W
L28	110.00'	S24°42'15"E
L43	215.22'	N07°58'48"W



OVERALL BOUNDARY SHEET 2 OF 2

LEGEND

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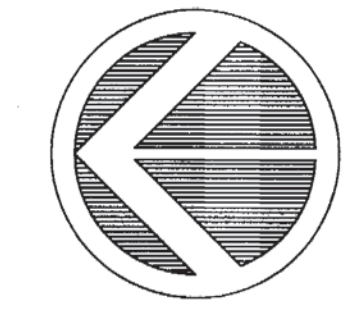
PLAT BOOK: 30

PAGE: 70

CFN: 3120190034688

CLERK'S FILE NUMBER

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: JUNE 6, 2017



BENT PINE PRESERVE PHASE 1

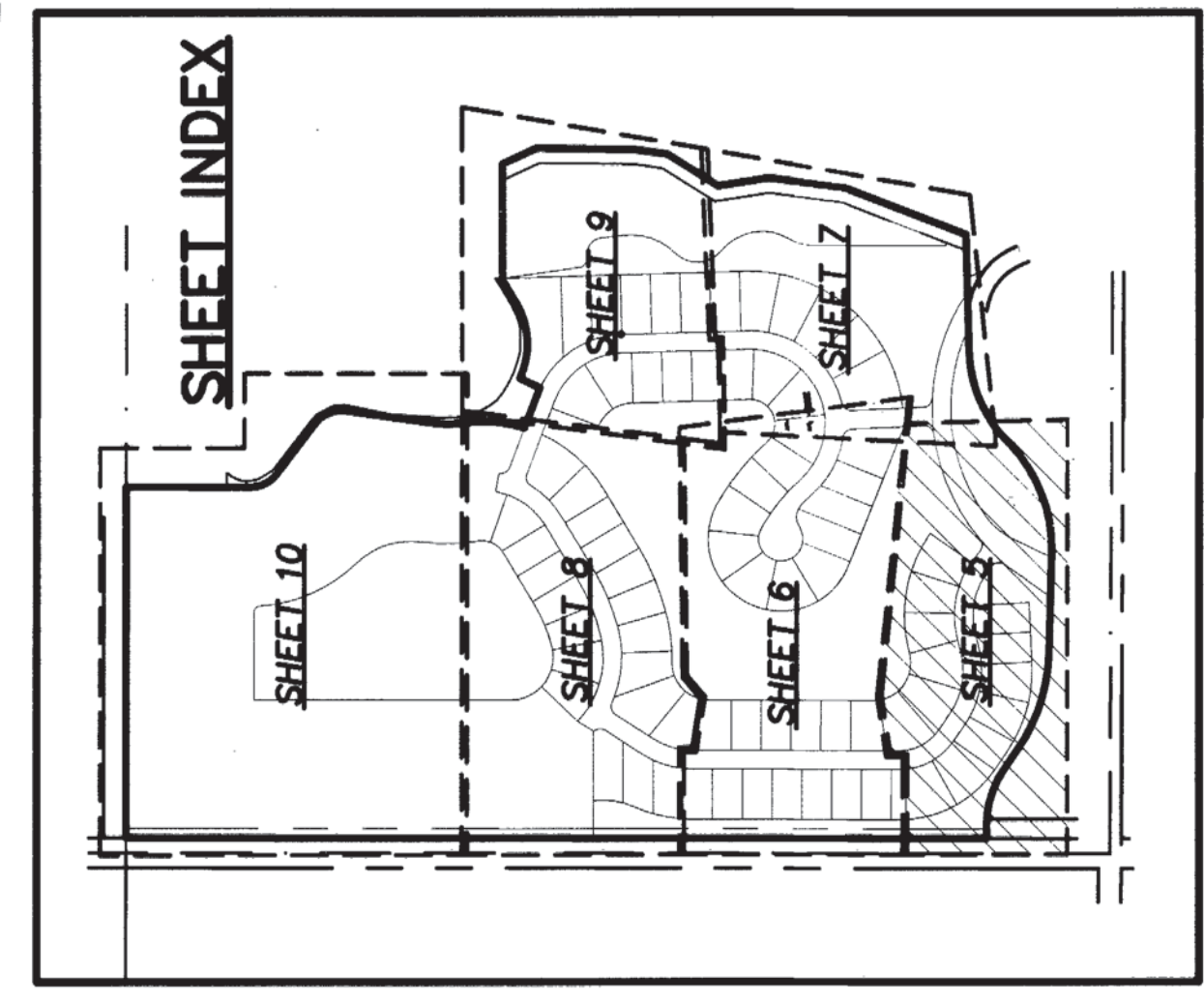
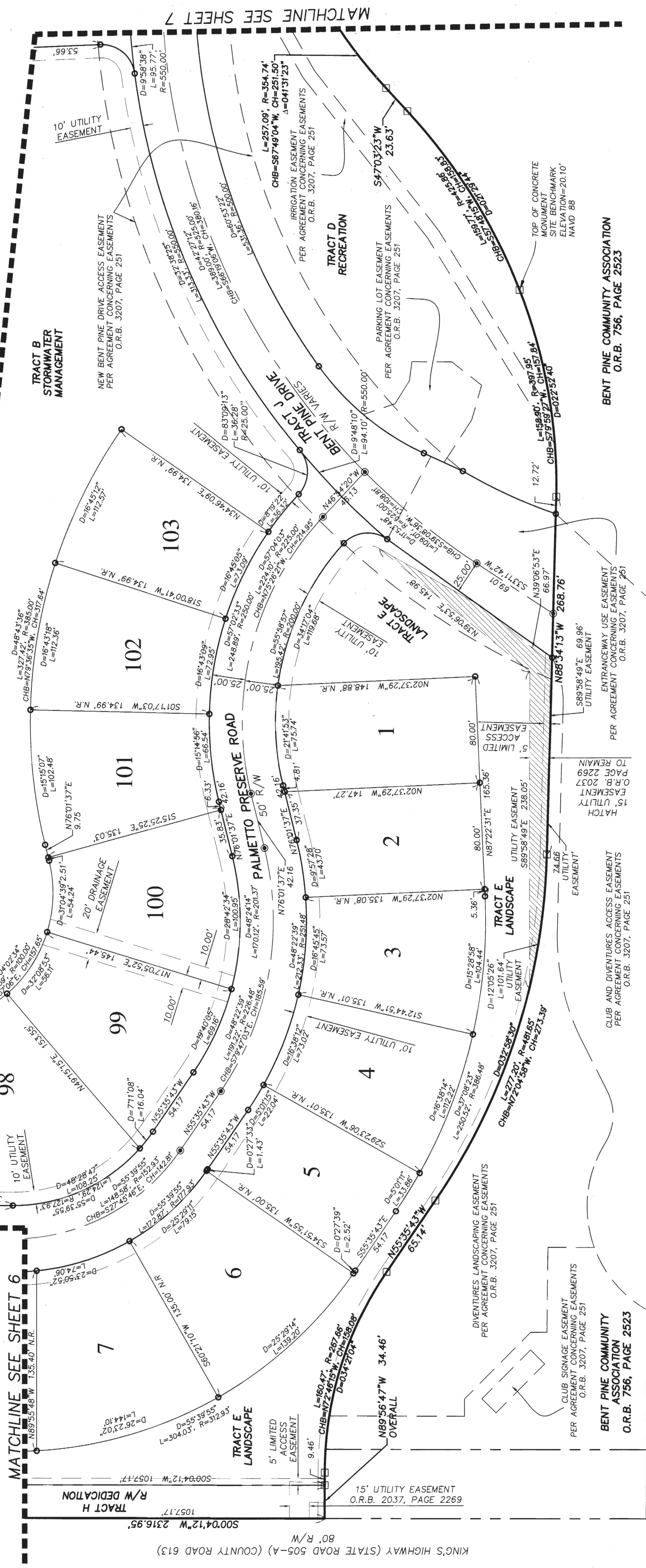
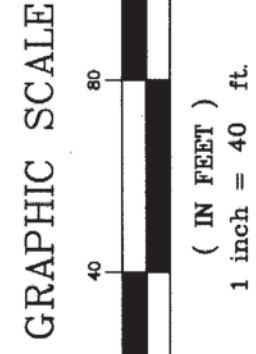
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30

PAGE: 71

CFN: 3120190034688

CLERK'S FILE NUMBER



LEGEND

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

ABBREVIATIONS

- | | | | |
|--------------|---|--------|----------------------------------|
| BM | BENCH MARK | PCC | POINT OF COMPOUND CURVE |
| CE | CONSERVATION EASEMENT | PI | POINT OF INTERSECTION |
| CH | CHORD | PT | POINT OF TANGENCY |
| CM | CONCRETE MONUMENT | PRM | PERMANENT CONTROL POINT |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | PRM | PERMANENT REFERENCE MONUMENT |
| I.R.F.W.C.D. | INDIAN RIVER FARMS WATER CONTROL DISTRICT | POB | POINT OF BEGINNING |
| FOUND | FOUND | POC | POINT OF COMMENCEMENT |
| ID | IDENTIFICATION | PLD | PLANNED DEVELOPMENT |
| IR | IRON ROD | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| IP | IRON PIPE | RP | RADIUS POINT |
| ELEV | ELEVATION | R/W | RIGHT-OF-WAY |
| PLS | SURVEYOR'S NUMBER | D.E. | DRAINAGE EASEMENT |
| N.AVD | NORTH AMERICAN VERTICAL DATUM | L.A.E. | LIMITED ACCESS EASEMENT |
| N.R. | NON-RADIAL | U.E. | UTILITY EASEMENT |
| CRB | FLAT BOOK RECORD BOOK | POL | POINT OF REVERSE CURVE |
| PBS | PLAT BOOK (INDIAN RIVER COUNTY) | IRCO | POINT ON LINE |
| PBS | PLAT BOOK (ST. LUCIE COUNTY) | | |
| PC | POINT OF CURVATURE | | |

PREPARED BY: DAVID M. TAYLOR, PSM
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 LICENSE BUSINESS NUMBER 4644
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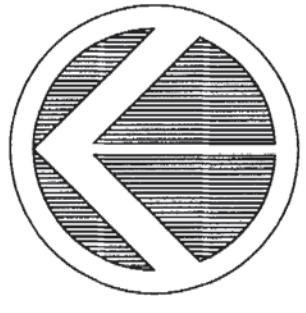
BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

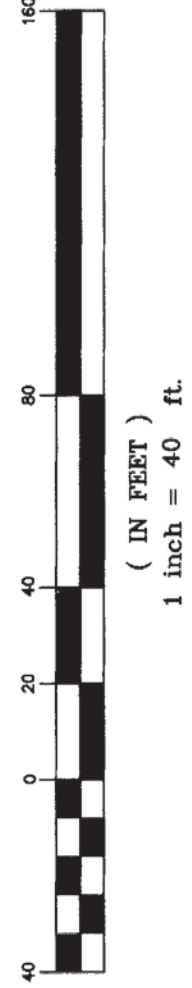
PLAT BOOK: 30

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CFN: 3120190034688
CLERK'S FILE NUMBER



GRAPHIC SCALE

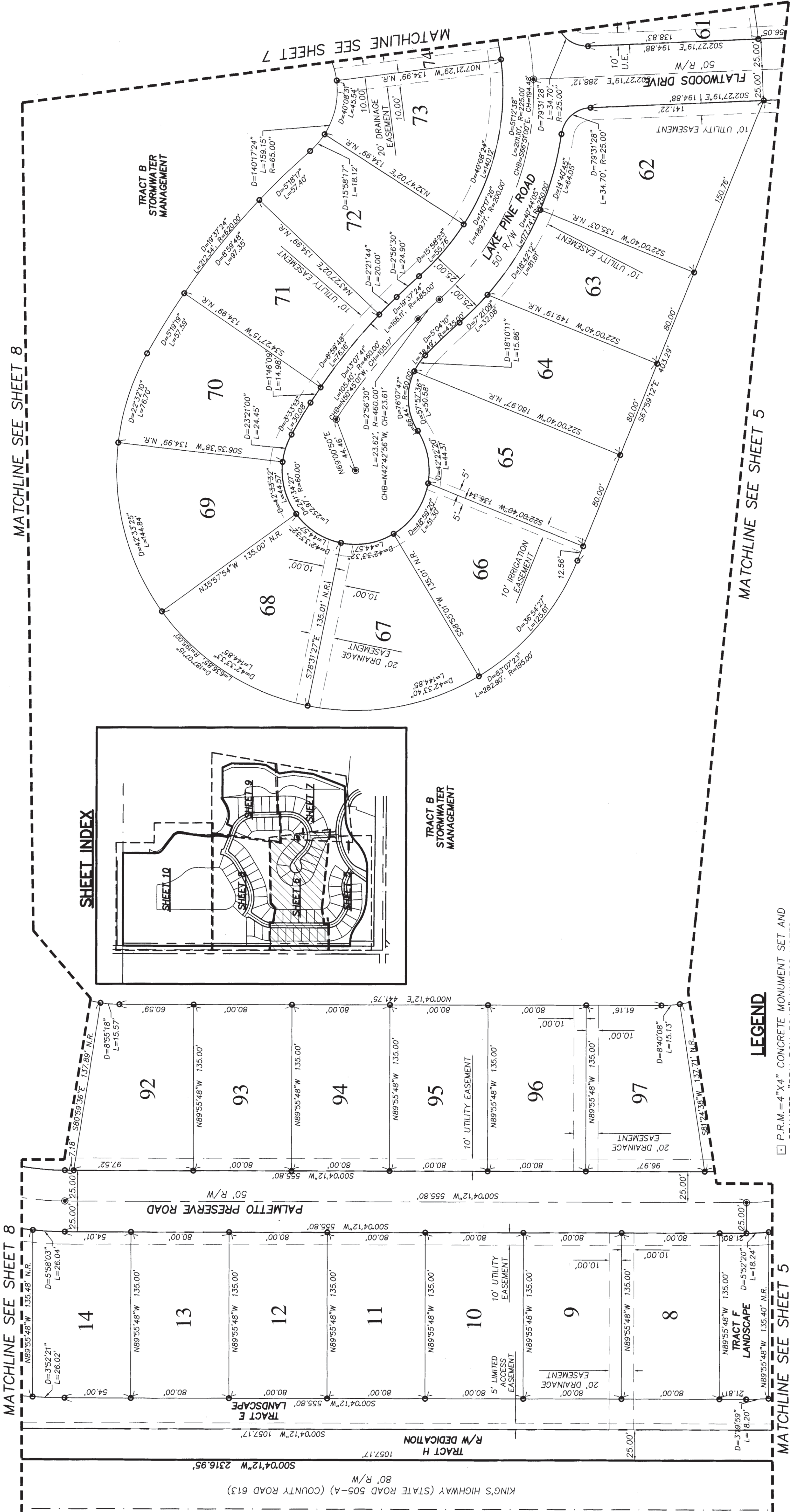


BM BENCH MARK
CE CONSERVATION EASEMENT
CM CONCRETE MONUMENT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D. INDIAN RIVER FARM WATER CONTROL DISTRICT
FD FOUND IDENTIFICATION
ID IRON ROD
IR UTILITY EASEMENT
U.E. UTILITY EASEMENT
P.C. POINT OF COMPOUND CURVE
P.I. POINT OF INTERSECTION
P.T. POINT OF TANGENCY

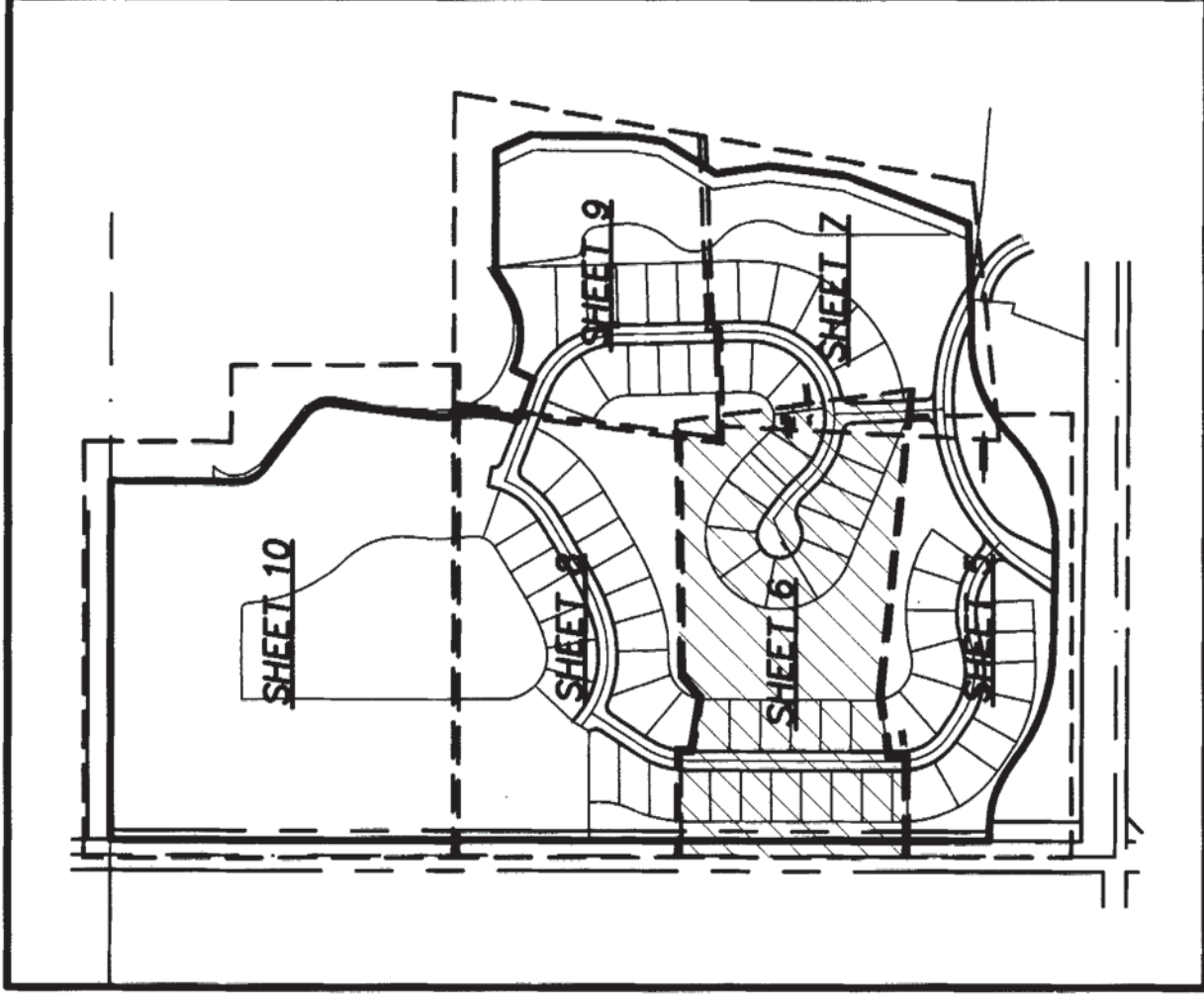
IP IRON PIPE
ELEV ELEVATION
PLS SURVEYOR'S NUMBER
NAVD NORTH AMERICAN VERTICAL DATUM
NR NON-RADIAL
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK (ST. LUCIE COUNTY)
PAGE PAGE
D.E. DRAINAGE EASEMENT
L.A.E. LIMITED ACCESS EASEMENT
POL POINT ON LINE
IRCO INDIAN RIVER COUNTY

PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PD PLANNED DEVELOPMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
RP RADIUS POINT
R/W RIGHT OF WAY
D.E. DRAINAGE EASEMENT
L.A.E. LIMITED ACCESS EASEMENT
POL POINT ON LINE
IRCO INDIAN RIVER COUNTY

ABBREVIATIONS



SHEET INDEX



LEGEND

- P.R.M. = 4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P. = NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
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PREPARED BY: DAVID M. TAYLOR, PSM
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1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: JUNE 6, 2017

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30

PAGE: 74

CFN: 320190034688

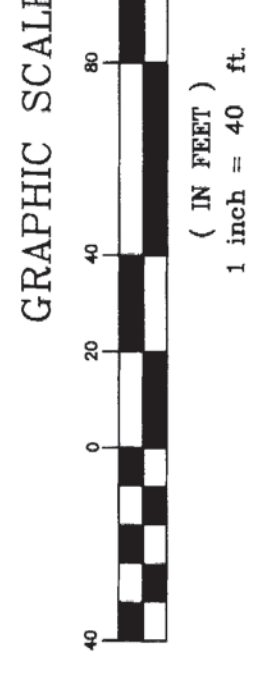
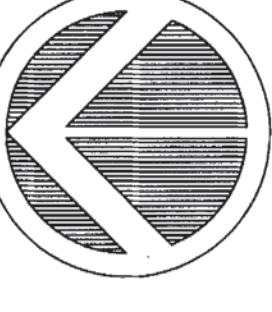
CLERK'S FILE NUMBER

- ABBREVIATIONS**
- B.M. BENCH MARK
 - C.E. CONSERVATION EASEMENT
 - C.M. CONCRETE MONUMENT
 - F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
 - I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - I.D. IDENTIFICATION
 - I.P. IRON PIPE
 - I.P. IRON ROD
 - ELEV. ELEVATION
 - P.L.S. SURVEYOR'S NUMBER
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - O.R.B. NON-RADIAL
 - P.B. OFFICIAL RECORD BOOK
 - P.B.S. PLAT BOOK (INDIAN RIVER COUNTY)
 - P.C. PLAT BOOK (ST. LUCIE COUNTY)
 - P.C. POINT OF CURVATURE

- P.C.C. POINT OF COMPOUND CURVE
- P.I. POINT OF INTERSECTION
- P.T. POINT OF TANGENCY
- P.R.M. PERMANENT CONTROL POINT
- P.O.B. PERMANENT REFERENCE MONUMENT
- P.O.C. POINT OF BEGINNING
- P.D. POINT OF COMMENCEMENT
- P.S.M. PLANNED DEVELOPMENT
- R.P. PROFESSIONAL SURVEYOR AND MAPPER
- R/W. RADIUS POINT
- R.O.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- P.O.L. POINT OF REVERSE CURVE
- P.O.C. POINT ON LINE
- I.R.C.O. INDIAN RIVER COUNTY

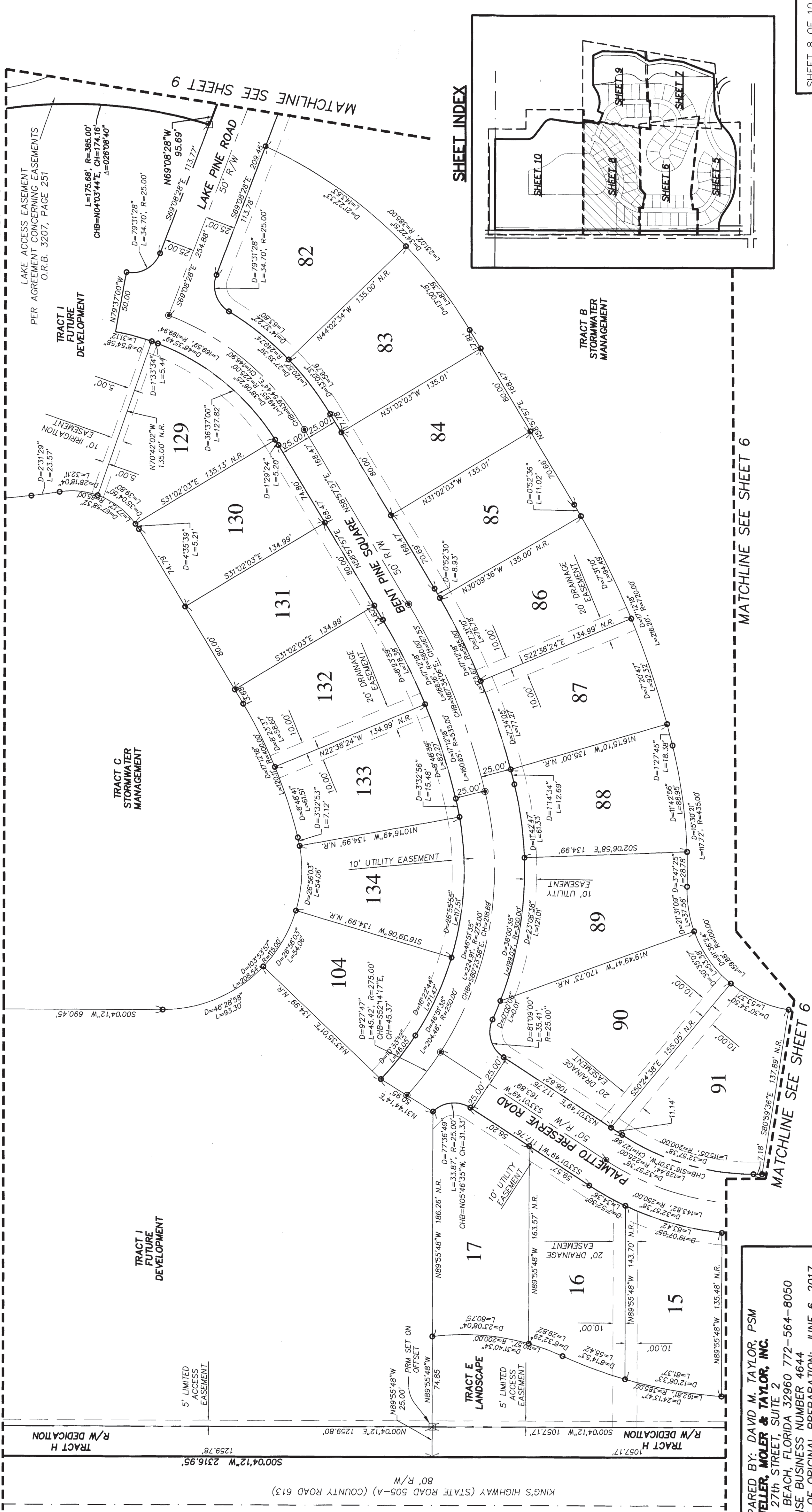
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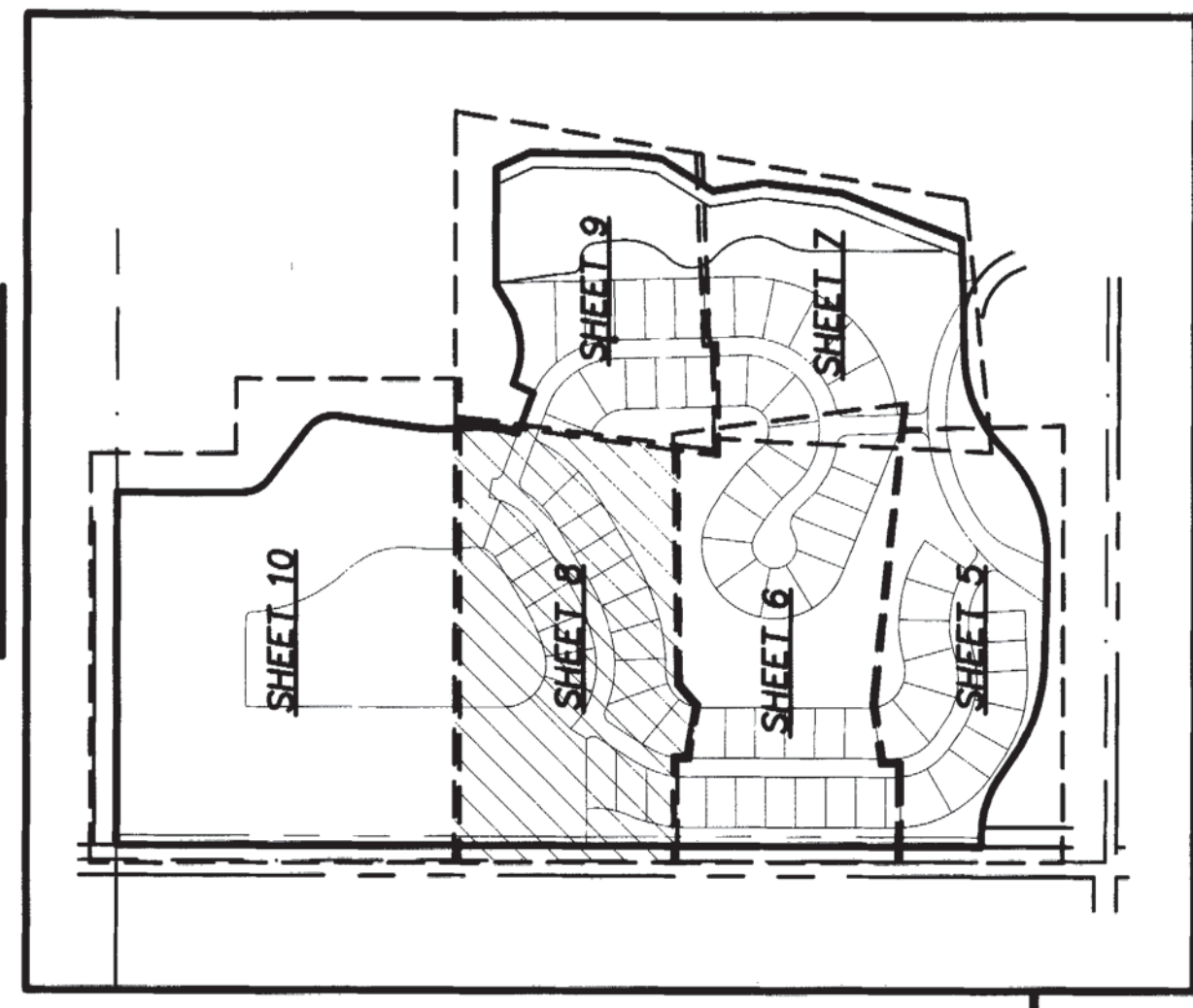


MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 10



SHEET INDEX



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

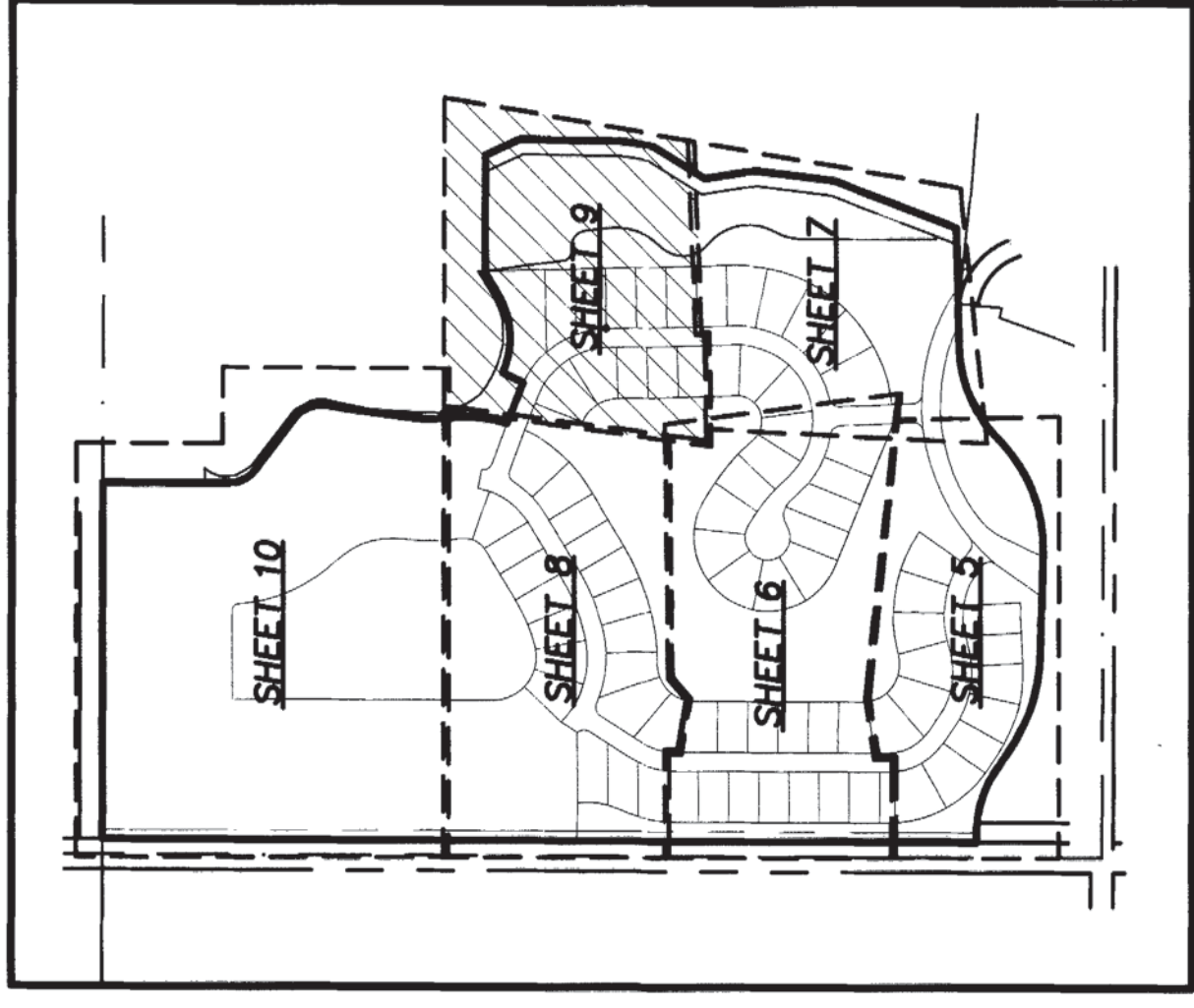
PREPARED BY: DAVID M. TAYLOR, PSM
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BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30
 PAGE: 75
 CFN: 3120190034688
 CLERK'S FILE NUMBER

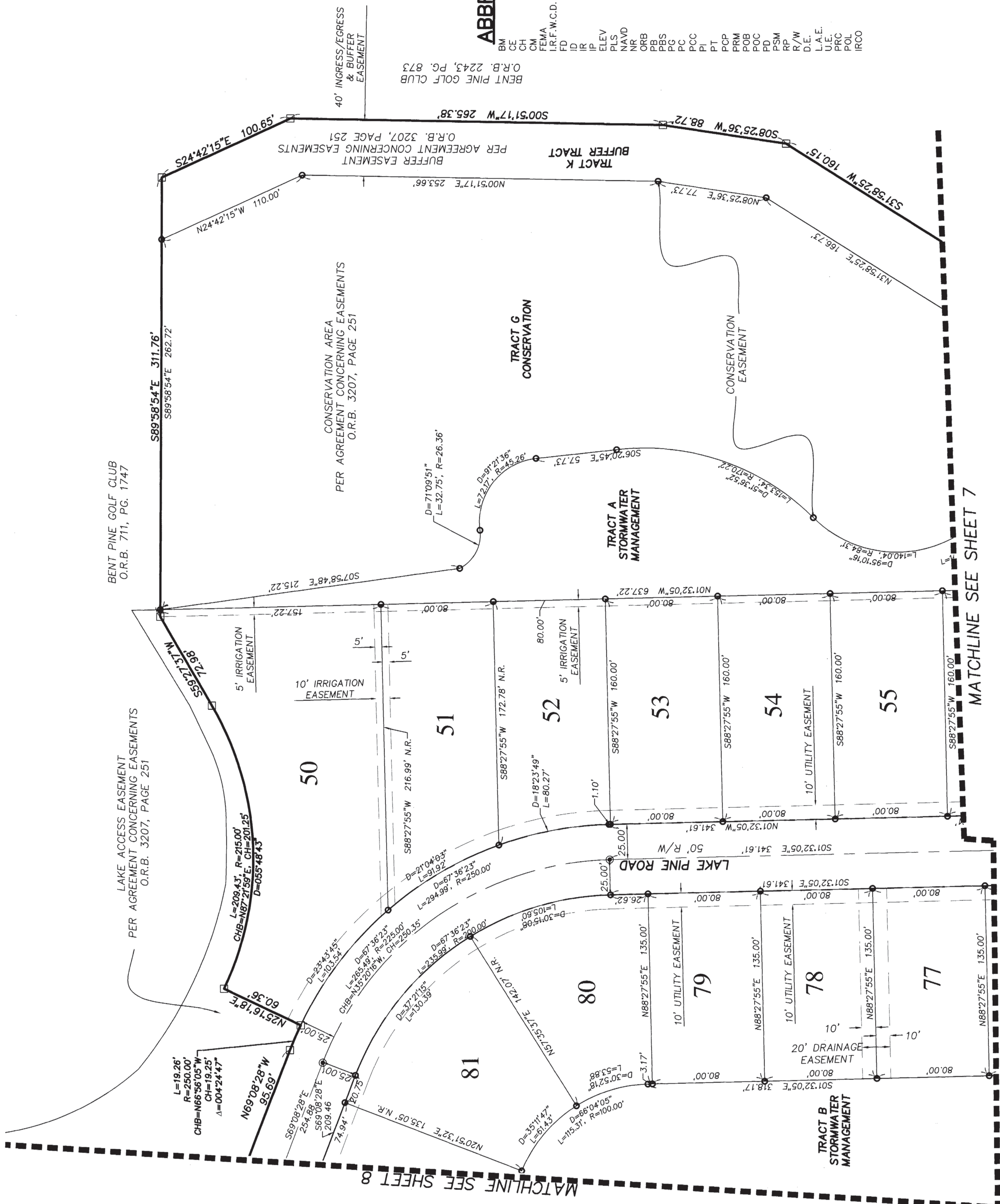
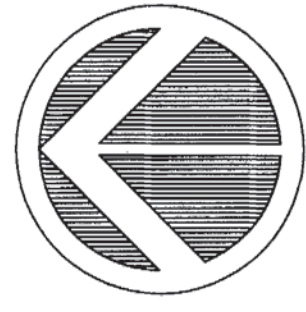
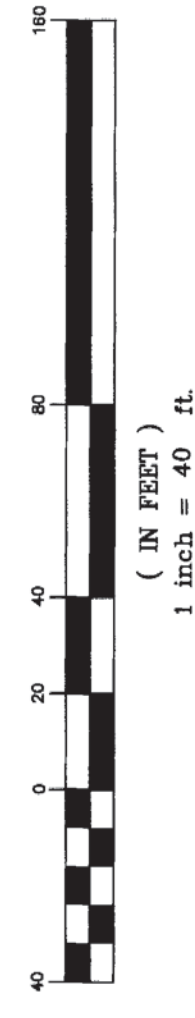
SHEET INDEX



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GRAPHIC SCALE



ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	PLANNED DEVELOPMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PL	PLAT BOOK (INDIAN RIVER COUNTY)
PLS	PLANNED DEVELOPMENT
PC	POINT OF CURVATURE
PC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY

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BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30

PAGE: 76

CFN: 3120190034688

CLERK'S FILE NUMBER

INDIAN RIVER FARMS WATER CONTROL DISTRICT RIGHT-OF-WAY (61ST STREET) O.R.B. 67, PG. 307

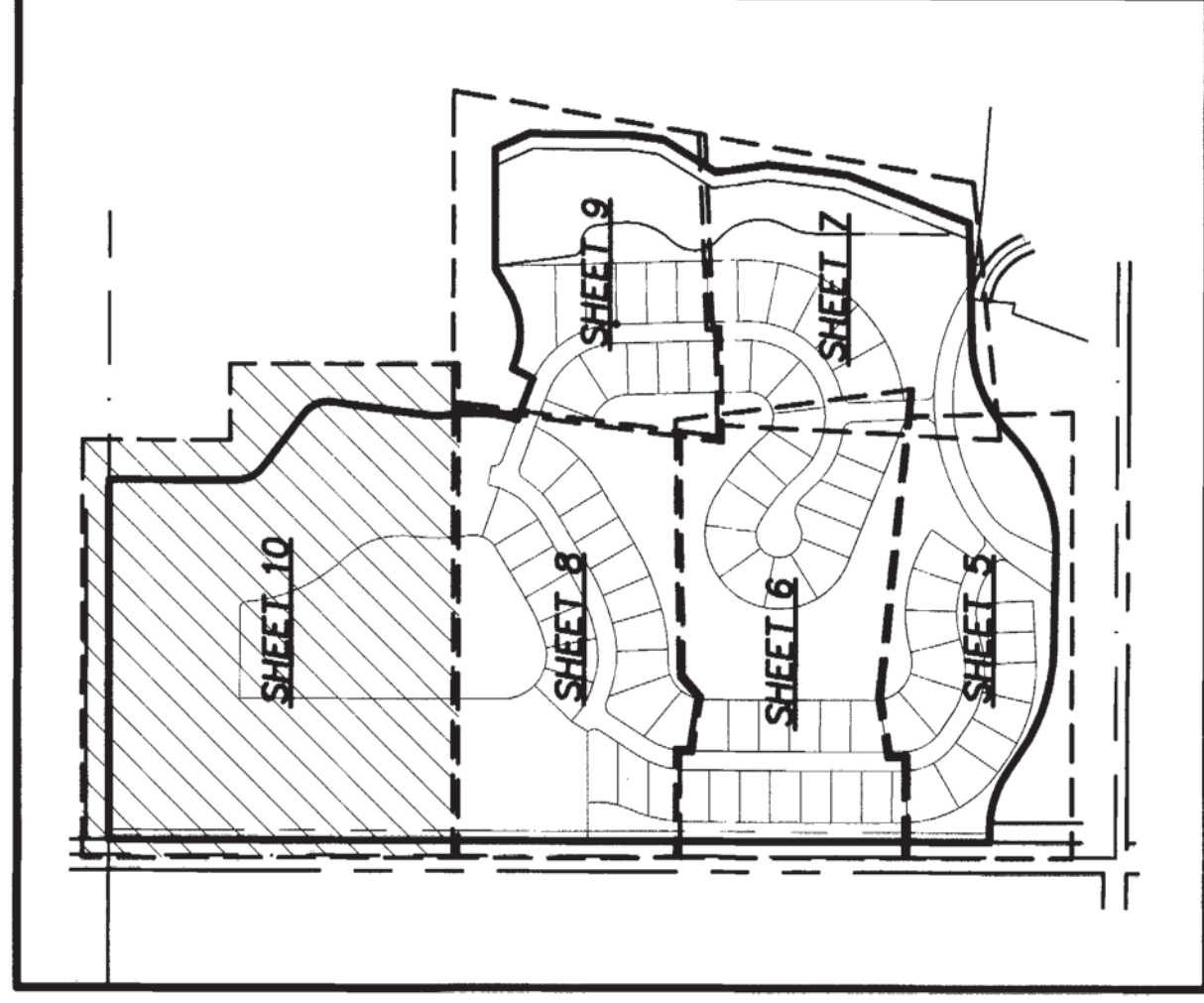
ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CONCRETE MONUMENT
CM	FEDERAL EMERGENCY MANAGEMENT AGENCY CONTROL DISTRICT
FMMA	INDIAN RIVER FARMS WATER CONTROL DISTRICT
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PLD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY

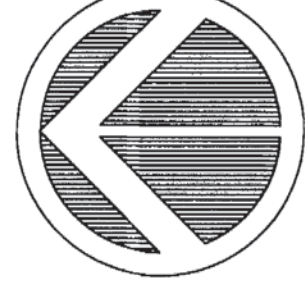
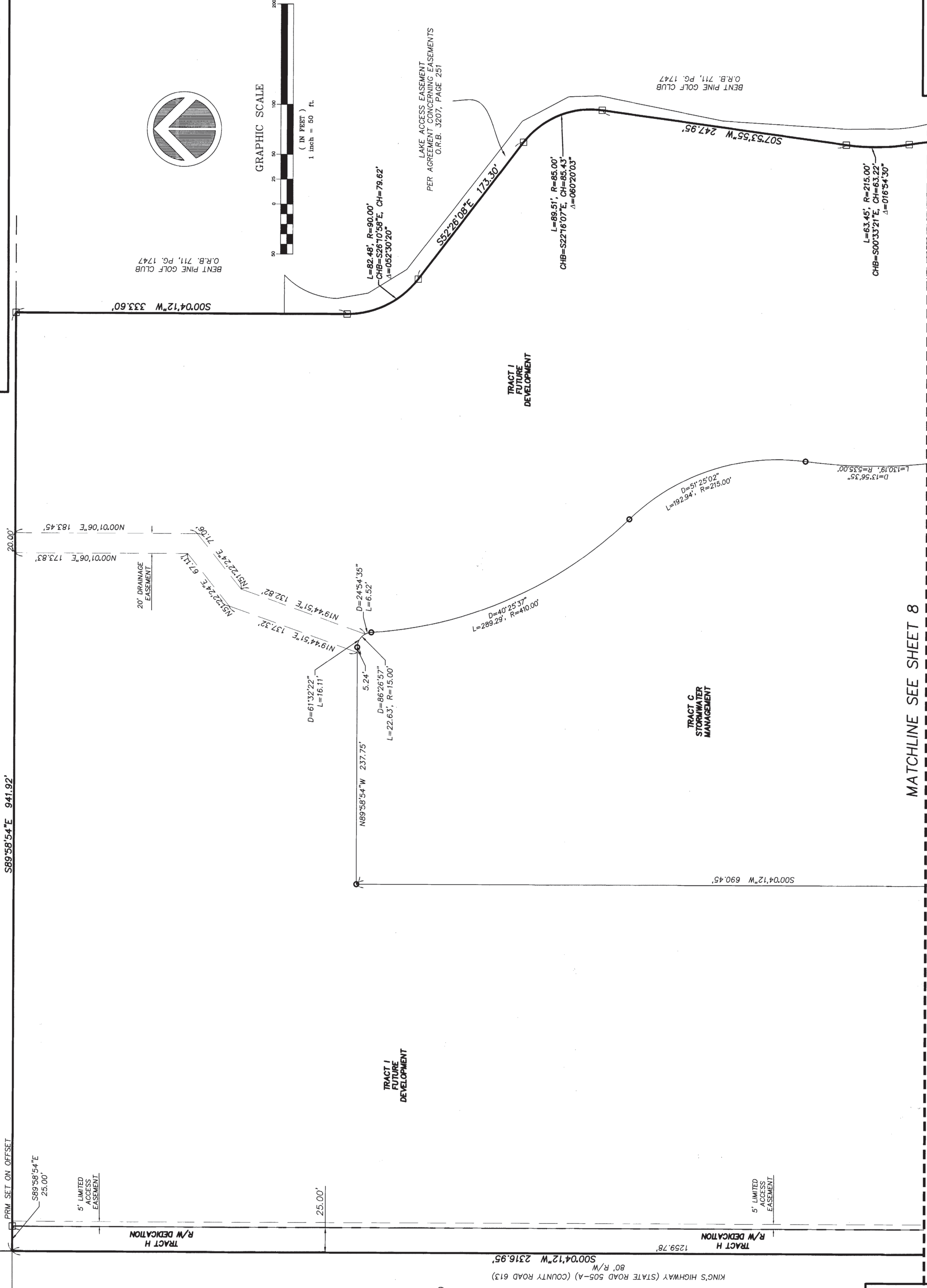
LEGEND

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

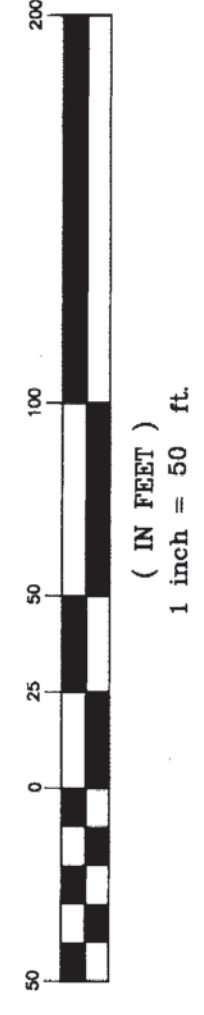
SHEET INDEX



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GRAPHIC SCALE



MATCHLINE SEE SHEET 8