INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1801 27th Street, Vero Beach FL 32960
772-226-1237 / 772-978-1806 fax
www.ircgov.com

January 3, 2013

Joseph Schulke, P.E.
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd
Suite 201
Vero Beach FL 32960

RE: **Fieldstone Ranch Phase II Final Plat**
SD-04-11-52 / 2004050472-68762

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of December 18, 2012, and was subsequently recorded at Plat Book 26, Pages 67-69. Please find attached a copy of the recording receipt and recorded plat. Should you have any questions regarding this matter, please do not hesitate to contact me at 772-226-1235 or jmccoy@ircgov.com

Sincerely,

John W. McCoy

John W. McCoy, AICP
Senior Planner

Attachment: Copy of Recorded Plat with Receipt

cc: Robert M. Keating, AICP
Stan Boling, AICP (via e-mail)
Kelly McKinley (via e-mail)
Bill DeBraal (via e-mail)
Nancy Mossali (via e-mail)
David Hays, P.E. (via e-mail)
David W. Schryver, P.S. M. (via e-mail)
Bill Handler (via e-mail)
Charles H. Blanchard (via e-mail)

THE FIELDSTONE RANCH SUBDIVISION - PHASE 2

A REPLAT OF A PORTION OF TRACT 2, SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS FILED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA

PLAT BOOK 26
PAGE 67
DOCKET NO. 312013000012

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GHO FIELDSTONE RANCH CORP., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS THE FIELDSTONE RANCH SUBDIVISION - PHASE 2 , BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) STREETS AND RIGHTS-OF-WAY

ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO FIELDSTONE RANCH HOMEOWNERS ASSOCIATION, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FIELDSTONE RANCH HOMEOWNERS ASSOCIATION, INC., 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.

2) UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE 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 AND EGRESS AS APPROVED BY THE COUNTY.

3) 15' LAKE MAINTENANCE & DRAINAGE EASEMENT

THE 15' LAKE MAINTENANCE & DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FIELDSTONE RANCH HOMEOWNERS ASSOCIATION, INC., FOR GENERAL MAINTENANCE OF THE LAKE AND ALSO FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO ACCESS, USE AND DRAIN INTO THE DRAINAGE AND STORMWATER MAINTENANCE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE AND STORMWATER MAINTENANCE EASEMENTS.

4) 15' LAKE MAINTENANCE EASEMENT

THE 15' LAKE MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FIELDSTONE RANCH HOMEOWNERS ASSOCIATION, INC., FOR GENERAL MAINTENANCE OBLIGATIONS OF THE TRACT "A" STORMWATER MANAGEMENT TRACT, AS SHOWN ON THE PLAT OF THE FIELDSTONE RANCH SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 55, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

5) DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF FIELDSTONE RANCH HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO ACCESS, USE AND DRAIN INTO THE DRAINAGE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON SAID DRAINAGE EASEMENTS.

6) WETLAND CONSERVATION EASEMENT

THE WETLAND CONSERVATION EASEMENT SHOWN HEREON IS DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THE PURPOSE OF PRESERVATION OF THE WETLANDS AND CONTIGUOUS UPLAND PRESERVE LOCATED WITHIN THE REAR OF LOTS 1, 2, AND 3). SAID EASEMENT IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO THE PROVISIONS OF SECTION 704.06, FLORIDA STATUTES, AS RECORDED IN OFFICIAL RECORD BOOK 2244, PAGE 1606, INDIAN RIVER COUNTY, FLORIDA

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT.
THIS 3 DAY OF DEC 2012.

WITNESSES:
PRINTED NAME: Lauren E Hamilton
PRINTED NAME: Jessica Cooper

BY: _____
WILLIAM N. HANDLER, PRESIDENT;
GHO FIELDSTONE RANCH CORP., A FLORIDA CORPORATION.

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF December, 2012.

BY William N. Handler, GHO FIELDSTONE RANCH CORP., A FLORIDA CORPORATION,

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC Lauren E Hamilton COMMISSION #: EE 092195
PRINTED NAME Lauren E Hamilton MY COMMISSION EXPIRES: Feb 7, 2015

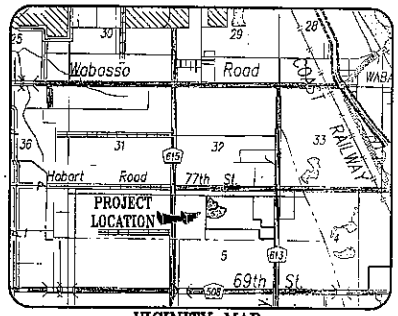
LAUREN E. HAMILTON MY COMMISSION # EE 092195 EXPIRES: February 7, 2015 Bonded Thru Budget Notary Services

CERTIFICATE OF APPROVAL

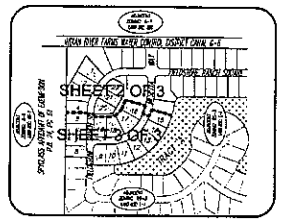
BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, THAT ON Dec. 17, 2012, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD _____
ATTEST: CLERK OF THE BOARD _____ CLERK
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY _____

CERTIFICATE OF APPROVAL
BY COUNTY ADMINISTRATOR
EXAMINED AND APPROVED _____ DATE 12-21-12



VICINITY MAP
NOT TO SCALE



SHEET INDEX/LOCATION MAP
NOT TO SCALE

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF THE FIELDSTONE RANCH SUBDIVISION - PHASE 2 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.

DATE 12/10/12
DAVID W. SOHRWER, PSM, FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF TITLE

TITLE TO THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT HAS BEEN SEARCHED, AND BASED ON SAID TITLE SEARCH: (i) TITLE TO THE LANDS IS VESTED IN THE NAME OF GHO FIELDSTONE RANCH CORP., A FLORIDA CORPORATION; (ii) YEAR 2011 REAL PROPERTY TAXES AND REAL PROPERTY TAXES FOR ALL PRIOR YEARS HAVE BEEN PAID; AND (iii) THERE ARE NO MORTAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES AGAINST THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT.

BY: _____ DATE: December 21, 2012
BARRY G. SEGAL, ESQUIRE FLORIDA BAR NUMBER 79723
BARRY G. SEGAL, P.A.

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, JEFFREY R. SMITH, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FIELDSTONE RANCH SUBDIVISION-PHASE 2 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 2ND DAY OF JANUARY 2013 AND RECORDED ON PAGE 67 OF PLAT BOOK 26 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA

BY: Susan Davis
DEPUTY CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON JUNE 4TH, 2012 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH PCP WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 91G, AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

DATE 9-3-12.
CHARLES H. BLANCHARD, P.S.M. FLORIDA CERTIFICATE NO. 5755
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. DB/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6905

NOTICE:

NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

ROUTINE MAINTENANCE (E G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.

THIS PLAT, AS RECORDED IN ITS GRAPHIC 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.

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

PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND 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, CHINESE BOX ORANGE AND ORANGE JASMINE.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, 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 LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

SURVEYOR'S NOTES:

1) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 120610C0087 E DATED MAY 4, 1989.
2) THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NAD 83 (NGS ADJUSTMENT OF 1990) AND ARE BASED ON INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS GPS111 AND GPS112. THE NORTH LINE OF SECTION 5, TOWNSHIP 32S, RANGE 39E, BEARS N89°50'29"W.
3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, (NGVD), OF 1929. THE BENCHMARK USED IS UNITED STATES COASTAL & GEODETIC SURVEY CONTROL MONUMENT E-200; ELEVATION = 16.004, BASED ON A CLOSED BENCH LEVEL CIRCUIT.
4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".
5) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 6905".
6) PARCEL CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED HSBS LB 6905.
7) ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
8)THE CONVERSION FACTOR FOR NGVD 1929 TO NAVD 1988 IS -1.47'. THIS WAS DETERMINED USING CORPSCON FOR WINDOWS VER. 6.0.1

LEGAL DESCRIPTION

A PORTION OF TRACT 2, SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS RIGHTS OF WAY FOR ROADS AND CANALS; SAID LANDS NOW LIES AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 2, SAID SECTION 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE FIELDSTONE RANCH SUBDIVISION - PHASE 1 AS RECORDED IN PLAT BOOK 24, PAGE 55 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SPYGLASS AFFADAVIT OF EXEMPTION, AS RECORDED IN PLAT BOOK 24, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE RUN S 00°26'29"W ALONG SAID COMMON SUBDIVISION LINE, A DISTANCE OF 302.95 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID COMMON LINE, RUN N 29°46'51"E, A DISTANCE OF 275.90 FEET ALONG A COMMON LINE WITH AFORESAID THE FIELDSTONE RANCH - PHASE 1; THENCE CONTINUING ALONG THE COMMON LINE OF SAID THE FIELDSTONE RANCH - PHASE 1, RUN S 42°02'22"E ON A RADIAL LINE, A DISTANCE OF 196.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FIELDSTONE RANCH SQUARE, AS SHOWN ON THE PLAT OF THE FIELDSTONE RANCH SUBDIVISION, RECORDED IN PLAT BOOK 24, PAGE 55, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A 50 FOOT WIDE PRIVATE RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS OF WHICH BEARS S 42°02'22" E, A DISTANCE OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°10'46", AN ARC DISTANCE OF 71.39 FEET TO THE POINT OF TANGENCY; THENCE S 29°46'51"W, A DISTANCE OF 4.55 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, RUN S 59°18'24"E, A DISTANCE OF 50.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AFORESAID FIELDSTONE RANCH SQUARE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID FIELDSTONE RANCH SQUARE RUN N 29°46'51"E, A DISTANCE OF 5.78 FEET TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, THE RADIUS OF WHICH BEARS S 60°13'09"E, A DISTANCE OF 175.00 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 30°38'39", AN ARC DISTANCE OF 93.55 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN S 60°13'09"E ALONG AFORESAID COMMON LINE OF THE FIELDSTONE RANCH SUBDIVISION - PHASE 1, A DISTANCE OF 90.13 FEET; THENCE S 00°05'30"W, A DISTANCE OF 31.19 FEET; THENCE S 07°17'01"W, A DISTANCE OF 52.23 FEET; THENCE S 29°46'51"W, A DISTANCE OF 143.99 FEET; THENCE S 82°58'49"W, A DISTANCE OF 39.79 FEET; THENCE N 85°29'44"W, A DISTANCE OF 94.87 FEET; THENCE S 00°30'15"W, A DISTANCE OF 20.00 FEET; THENCE S 89°29'45"E, A DISTANCE OF 107.67 FEET; THENCE N 77°09'38"E, A DISTANCE OF 46.18 FEET; THENCE N 46°24'10"E, A DISTANCE OF 50.01 FEET; THENCE N 20°55'10"E, A DISTANCE OF 73.70 FEET; THENCE ON A RADIAL LINE, S 75°35'28"E, A DISTANCE OF 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MESETTA WAY, A 50 FOOT WIDE PRIVATE RIGHT OF WAY AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH BEARS N 75°35'28"W, A DISTANCE OF 475.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 07°33'03", AN ARC DISTANCE OF 62.48 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, RUN S 68°03'18"E ON A RADIAL LINE, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID MESETTA WAY AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, THE RADIUS OF WHICH BEARS N 68°03'18"W, A DISTANCE OF 525.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°46'49", AN ARC DISTANCE OF 52.98 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND CONTINUING ALONG AFORESAID COMMON LINE OF THE FIELDSTONE RANCH SUBDIVISION - PHASE 1, RUN S 73°50'07"E ON A RADIAL LINE, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, THE RADIUS OF WHICH BEARS N 73°50'07"W, A DISTANCE OF 675.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'39", AN ARC DISTANCE OF 125.01 FEET TO A POINT OF COMPOUND CURVATURE, THE RADIUS OF WHICH BEARS N 63°13'28"W, A DISTANCE OF 450.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'52", AN ARC DISTANCE OF 458.13 FEET TO A POINT WHICH IS THE ENDING OF THE AFORESAID COMMON LINE WITH FIELDSTONE RANCH SUBDIVISION - PHASE 1; THENCE ON A CONTINUATION OF THE CURVE IN THE PREVIOUS COURSE CONTINUE WESTERLY THROUGH A CENTRAL ANGLE OF 05°23'52", A ARC DISTANCE OF 42.38 FEET TO THE POINT OF TANGENCY; THENCE N 89°29'44"W, A DISTANCE OF 157.67 FEET; THENCE N 00°30'15"E, A DISTANCE OF 55.38 FEET; THENCE N 89°29'44"W, A DISTANCE OF 149.59 FEET TO A POINT ON A LINE COMMON TO THE EAST LINE OF AFORESAID SPYGLASS AFFADAVIT OF EXEMPTION AND THE WEST LINE OF SAID TRACT 2; THENCE ON SAID COMMON LINE WITH SAID SPYGLASS AFFADAVIT OF EXEMPTION RUN N 00°26'29"E, A DISTANCE OF 490.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 8.12 ACRES MORE OR LESS.

SEAL
GHO FIELDSTONE RANCH CORP.

SEAL
CLERK TO THE BOARD OF COUNTY COMMISSIONERS

SEAL
COUNTY SURVEYOR AND MAPPER

SEAL
CHARLES H. BLANCHARD, P.S.M.

SEAL
CLERK OF THE CIRCUIT COURT

DATE OF PREPARATION: JUNE, 2012

PREPARED BY: CHARLES H. BLANCHARD, PSM
MERIDIAN LAND SURVEYORS
DATE: 6/4/12

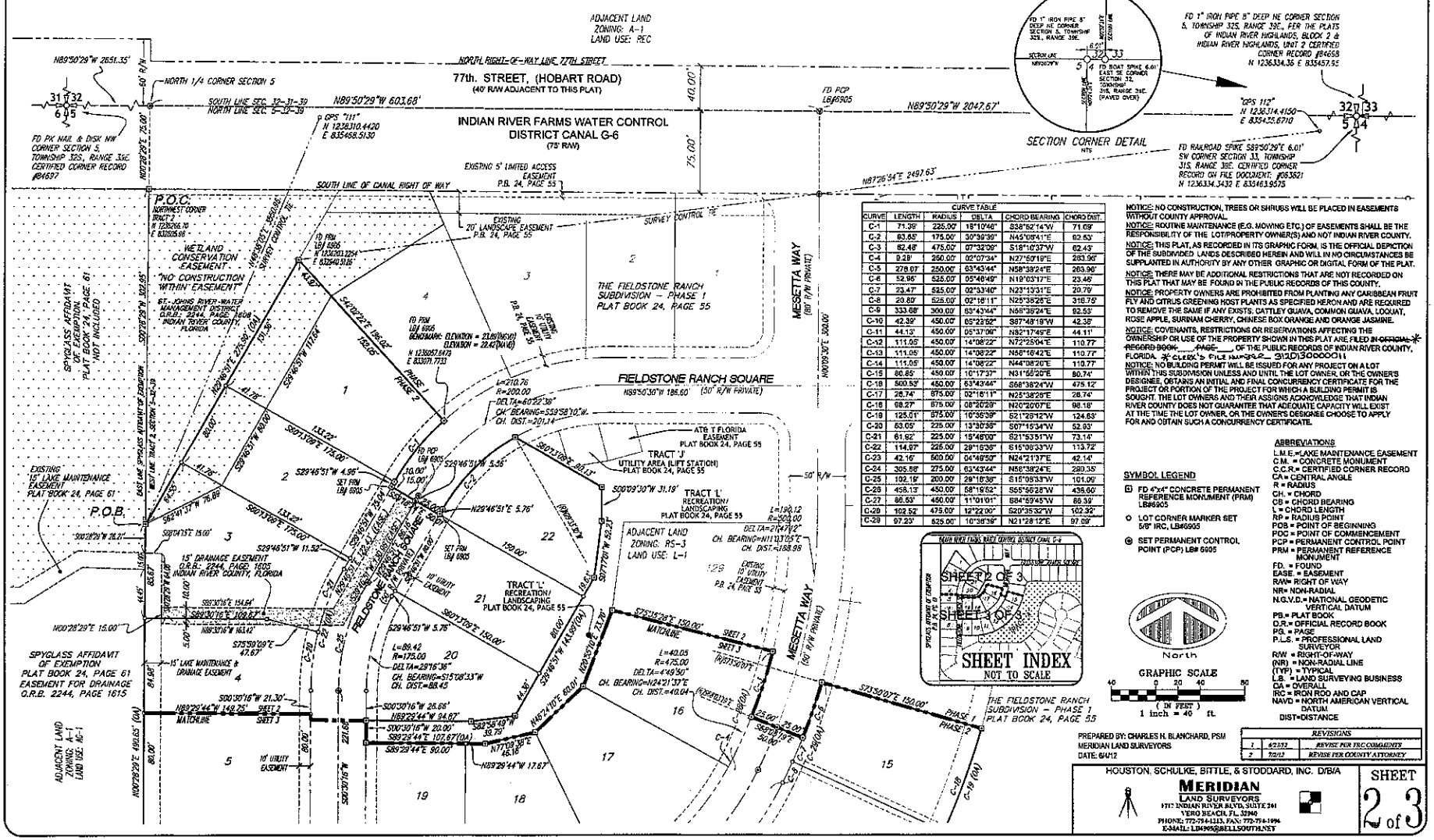
REVISIONS		
NO	DATE	DESCRIPTION
1	6/22/12	REVISE PER TRC COMMENTS
2	7/2/12	REVISE PER COUNTY ATTORNEY

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL. 32960
PHONE: 772-794-1313, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

THE FIELDSTONE RANCH SUBDIVISION - PHASE 2

A REPLAT OF A PORTION OF TRACT 2, SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS FILED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA

PLAT BOOK 26
PAGE 68
DOCKET NO. 3120130000012



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C-1	71.39'	225.00'	18°10'46"	S38°52'14"W	71.09'
C-2	93.65'	175.00'	30°39'39"	N45°08'41"E	92.53'
C-3	52.48'	475.00'	07°32'06"	S18°10'37"W	52.43'
C-4	9.28'	250.00'	02°07'34"	N27°50'19"E	283.96'
C-5	278.07'	250.00'	63°43'44"	N58°38'24"E	263.96'
C-6	52.95'	525.00'	05°46'49"	N19°03'17"E	23.46'
C-7	23.47'	525.00'	02°33'40"	N23°13'31"E	20.79'
C-8	20.80'	525.00'	02°16'11"	N25°38'25"E	316.75'
C-9	333.68'	300.00'	63°43'44"	N58°38'24"E	92.53'
C-10	42.39'	450.00'	05°23'52"	S87°48'19"W	42.38'
C-11	44.13'	450.00'	05°37'06"	N82°17'49"E	44.11'
C-12	111.05'	450.00'	14°08'22"	N72°25'04"E	110.77'
C-13	111.05'	450.00'	14°08'22"	N58°16'42"E	110.77'
C-14	111.05'	450.00'	14°08'22"	N44°08'20"E	110.77'
C-15	86.85'	450.00'	10°17'37"	N31°55'20"E	86.74'
C-16	500.53'	450.00'	63°43'44"	S58°38'24"W	475.12'
C-17	26.74'	875.00'	02°16'11"	N25°38'25"E	26.74'
C-18	98.27'	875.00'	06°20'28"	N20°20'07"E	98.18'
C-19	125.01'	575.00'	10°36'39"	S21°28'12"W	124.83'
C-20	53.05'	225.00'	13°30'38"	S07°15'34"W	52.93'
C-21	61.92'	225.00'	15°46'00"	S21°53'51"W	73.14'
C-22	114.07'	225.00'	29°16'36"	S15°08'33"W	113.72'
C-23	42.16'	500.00'	04°49'50"	N24°21'37"E	42.14'
C-24	305.88'	275.00'	63°43'44"	N58°38'24"E	290.35'
C-25	192.19'	200.00'	28°16'36"	S15°08'33"W	191.00'
C-26	458.12'	450.00'	58°18'52"	S53°58'28"W	438.50'
C-27	86.53'	450.00'	11°01'01"	S84°59'45"W	86.39'
C-28	102.52'	475.00'	12°22'00"	S20°35'32"W	102.32'
C-29	97.23'	625.00'	10°36'39"	N21°28'12"E	97.09'

NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.

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NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND CITRUS GREENING HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED ~~IN OFFICIAL RECORD BOOK ____, PAGE ____~~, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. * CLERK'S FILE NUMBER 3120130000011

NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, 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 LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

SYMBOL LEGEND

- FD 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905
- LOT CORNER MARKER SET 5/8" IRC, LB#6905
- SET PERMANENT CONTROL POINT (PCP) LB# 6905

ABBREVIATIONS

L.M.E.=LAKE MAINTENANCE EASEMENT
C.M. = CONCRETE MONUMENT
C.C.R.= CERTIFIED CORNER RECORD
CA = CENTRAL ANGLE
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PREPARED BY: CHARLES H. BLANCHARD, PSM
MERIDIAN LAND SURVEYORS
DATE: 6/4/12

REVISIONS		
1	6/27/12	REVISE PER TRC COMMENTS
2	7/2/12	REVISE PER COUNTY ATTORNEY

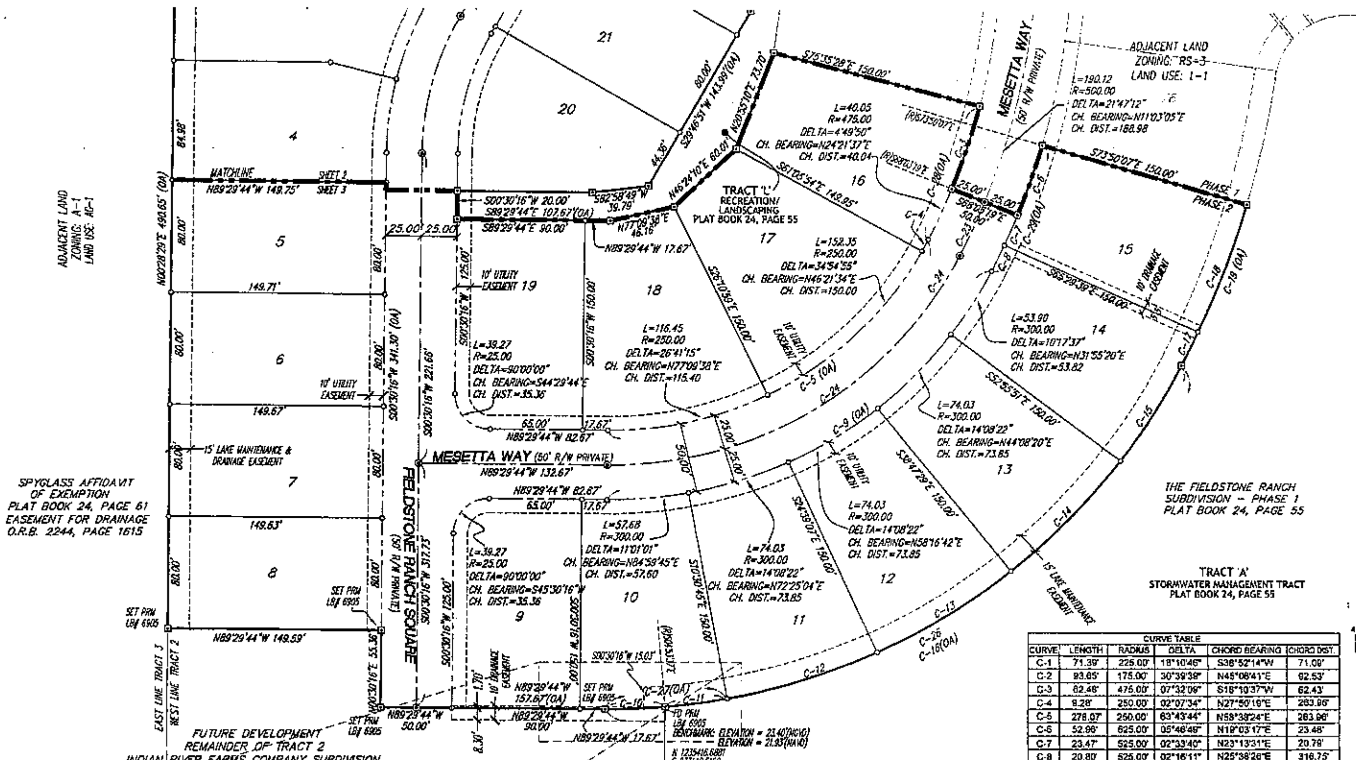
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL 32960
PHONE: 772-794-1313. FAX: 772-794-1996
E-MAIL: LB4905@BELLSOUTH.NET

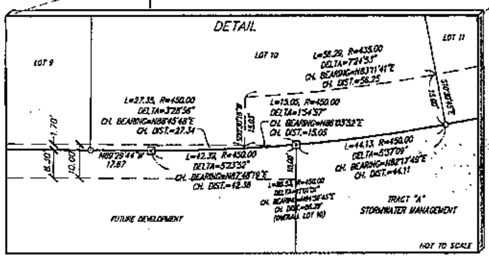
SHEET 2 of 3

THE FIELDSTONE RANCH SUBDIVISION - PHASE 2

A REPLAT OF A PORTION OF TRACT 2, SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS FILED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA

PLAT BOOK 26
PAGE 69
DOCKET NO. 3120130000012





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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C-1	71.39'	225.00'	18°10'46"	S38°52'14"W	71.09'
C-2	93.65'	175.00'	30°39'38"	N45°06'41"E	92.53'
C-3	62.46'	475.00'	07°32'09"	S18°10'37"W	62.43'
C-4	9.28'	250.00'	02°07'34"	N27°50'19"E	263.96'
C-5	278.07'	250.00'	63°43'44"	N58°38'24"E	263.96'
C-6	52.96'	625.00'	05°46'46"	N19°03'17"E	23.48'
C-7	23.47'	525.00'	02°33'40"	N23°13'31"E	20.78'
C-8	20.80'	525.00'	02°16'11"	N25°38'26"E	316.75'
C-9	333.68'	300.00'	63°43'44"	N58°38'24"E	92.53'
C-10	42.39'	450.00'	05°23'52"	S87°48'16"W	42.38'
C-11	44.13'	450.00'	05°37'09"	N82°17'49"E	44.11'
C-12	111.05'	450.00'	14°08'22"	N72°25'04"E	110.77'
C-13	111.05'	450.00'	14°08'22"	N58°16'42"E	110.77'
C-14	111.05'	450.00'	14°08'22"	N44°08'20"E	110.77'
C-15	80.85'	450.00'	10°17'37"	N31°55'20"E	80.74'
C-16	500.53'	450.00'	63°43'44"	S58°38'24"W	475.12'
C-17	26.74'	675.00'	02°16'11"	N25°38'26"E	26.74'
C-18	98.27'	675.00'	08°20'29"	N20°20'07"E	98.18'
C-19	125.01'	675.00'	10°36'39"	S21°28'12"W	124.83'
C-20	53.05'	225.00'	13°30'36"	S07°15'34"W	52.93'
C-21	61.92'	225.00'	15°46'00"	S21°53'51"W	73.14'
C-22	114.97'	225.00'	29°16'36"	S15°08'33"W	113.72'
C-23	42.16'	500.00'	04°49'50"	N24°21'37"E	42.14'
C-24	305.88'	275.00'	63°43'44"	N58°38'24"E	290.35'
C-25	102.18'	200.00'	29°16'36"	S15°08'33"W	101.09'
C-26	458.13'	450.00'	58°19'52"	S55°56'28"W	438.60'
C-27	86.53'	450.00'	11°01'01"	S84°59'45"W	86.39'
C-28	102.52'	475.00'	12°22'00"	S20°35'32"W	102.32'
C-29	87.23'	525.00'	10°36'39"	N21°28'12"E	87.09'

SYMBOL LEGEND

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North

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

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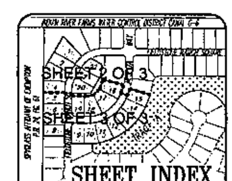

SHEET INDEX
NOT TO SCALE

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