



**INDIAN RIVER COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**  
1801 27th Street, Vero Beach FL 32960  
772-226-1237 / 772-978-1806 fax  
[www.ircgov.com](http://www.ircgov.com)

January 9, 2014

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

RE: **Fieldstone Ranch Phase III Final Plat**  
SD-04-11-52 / 2004050472-70902

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of December 17, 2013, and was subsequently recorded at Plat Book 26, Pages 93-97. Please find attached a copy of the 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](mailto:jmccoy@ircgov.com)

Sincerely,

John W. McCoy, AICP  
Chief, Current Development

Attachment: Copy of Recorded Plat

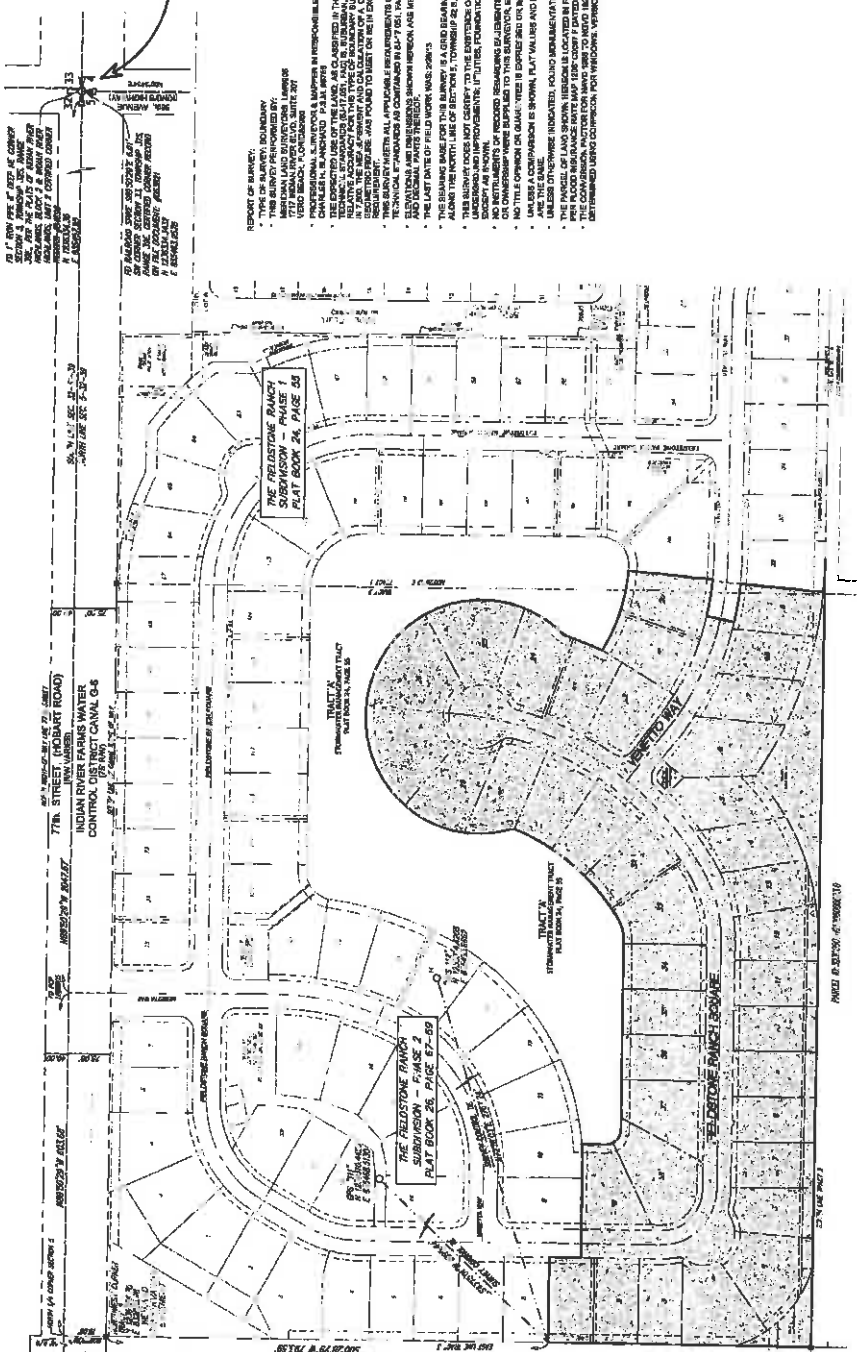
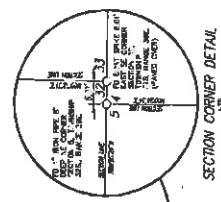
cc: Stan Boling, AICP (via e-mail)  
Kelly McKinley (via e-mail)  
Bill DeBaal (via e-mail)  
Nancy Mossali (via e-mail)  
David Hays, P.E. (via e-mail)  
David W. Schryver, P.S. M. (via e-mail)  
Bill Handler (via e-mail)  
Charles H. Blanchard (via e-mail)



# THE FIELDSTONE RANCH SUBDIVISION - PHASE 3

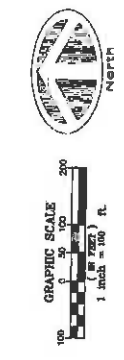
A REPLAT OF A PORTION OF TRACTS 1 & 2, SECTION 5, TOWNSHIP 32 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS FILED IN PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA

PLAT BOOK 26  
PAGE 94  
DOCKET NO. 312D/40001081



**REPORT OF SURVEY**  
 THIS SURVEY PERFORMED BY:  
 MERIDIAN LAND SURVEYORS  
 1717 S.W. 10TH AVENUE, SUITE 100  
 VERO BEACH, FLORIDA 32979  
 CHRYSLER, MICHAEL A. & JAMES W.  
 THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS TRACT OR ANY PART THEREOF. THE SURVEYOR HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS TRACT OR ANY PART THEREOF. THE SURVEYOR HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS TRACT OR ANY PART THEREOF. THE SURVEYOR HAS FOUND NO RECORDS OF ANY OTHER SURVEYS OF THIS TRACT OR ANY PART THEREOF.

**ABBREVIATIONS**  
 L.L.E. - LAKE MAINTENANCE EASEMENT  
 C.C.R. - CERTIFIED CORNER RECORD  
 C.S. - CHORD BEARING  
 P.C. - POINT OF BEGINNING  
 P.M. - PERMANENT  
 P.P. - PERMANENT POINT  
 P.R. - PERMANENT REFERENCE  
 P.S. - POINT OF BEGINNING  
 P.T. - POINT OF BEGINNING  
 P.V. - POINT OF BEGINNING  
 P.W. - POINT OF BEGINNING  
 P.X. - POINT OF BEGINNING  
 P.Y. - POINT OF BEGINNING  
 P.Z. - POINT OF BEGINNING



PREPARED BY: CHRYSLER, MICHAEL A. & JAMES W.  
 MERIDIAN LAND SURVEYORS  
 DATE: 04/12/2008



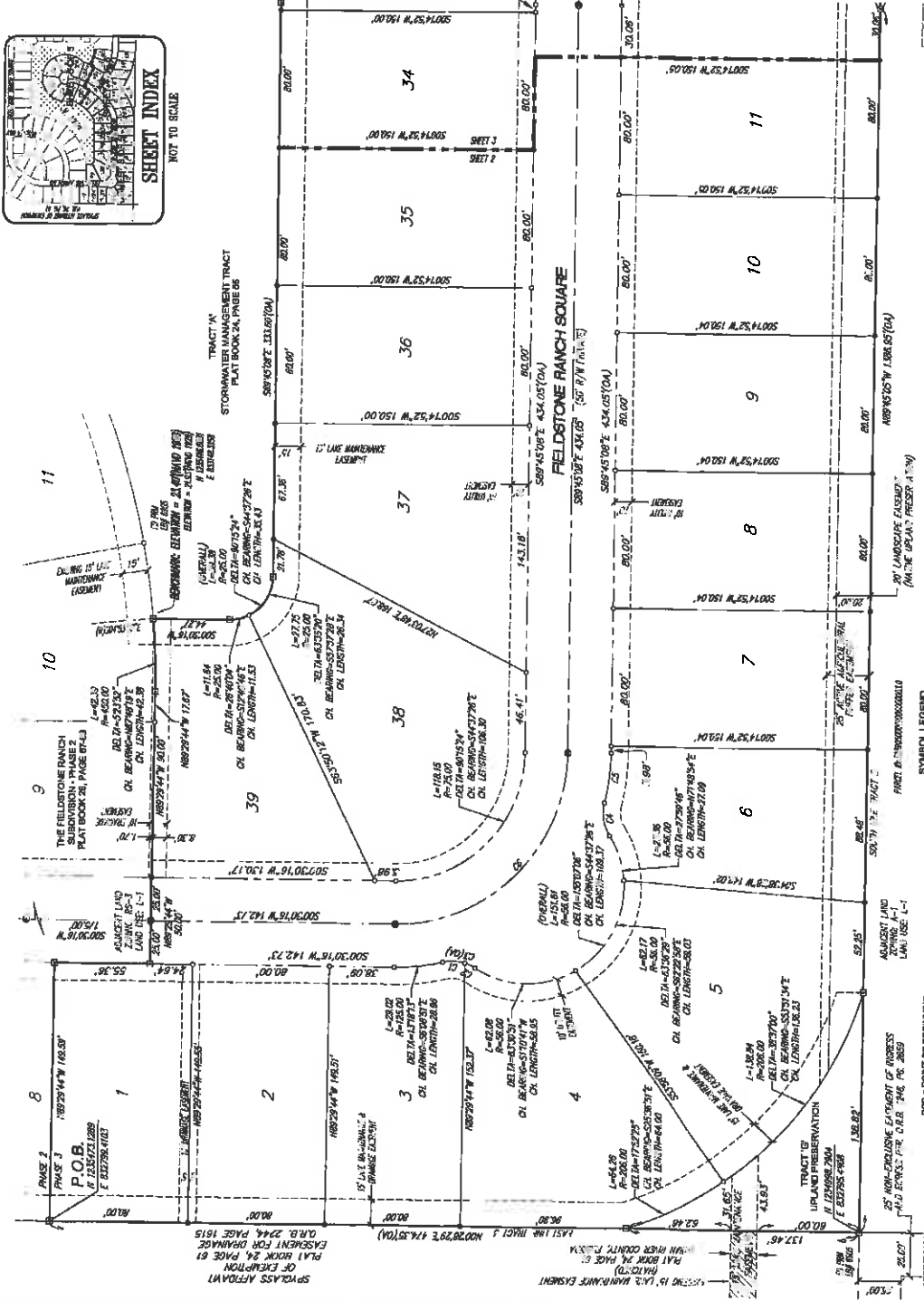
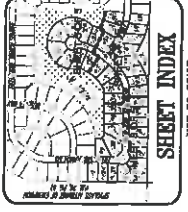
HOUSTON, SCHULKE, BITTLE, & STODARD, INC. DBA  
**MERIDIAN**  
 LAND SURVEYORS  
 1717 S.W. 10TH AVENUE, SUITE 100  
 VERO BEACH, FLORIDA 32979  
 PHONE: 772-233-8888 FAX: 772-233-8889  
 EMAIL: LINDA@MERIDIANLANDSURVEYORS.COM

SHEET  
 2 of 5

# THE FIELDSTONE RANCH SUBDIVISION - PHASE 3

A REPLAT OF A PORTION OF TRACTS 1 & 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 95  
DOCKET NO. 312D140D018



UNLESS THE CONTRACTOR HAS BEEN ADVISED BY ANY OTHER PARTY THAT THE CONTRACTOR IS REQUIRED TO OBTAIN ANY PERMITS OR APPROVALS FROM ANY AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES THAT MAY BE REQUIRED TO OBTAIN SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES THAT MAY BE REQUIRED TO OBTAIN SUCH PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES THAT MAY BE REQUIRED TO OBTAIN SUCH PERMITS AND APPROVALS.

CURVE	LENGTH	RADIUS	DELTA	CH. BEARINGS	CH. LENGTHS
C1	13.31	20.00	90.0000	N87°10'00"W	13.31
C2	6.84	20.00	197.1317	N87°10'00"W	6.84
C3	19.97	20.00	47.7430	N14°30'00"W	19.97
C4	13.31	20.00	90.0000	S87°10'00"W	13.31
C5	6.84	20.00	197.1317	S87°10'00"W	6.84
C6	19.97	20.00	47.7430	S14°30'00"W	19.97
C7	13.31	20.00	90.0000	S87°10'00"W	13.31
C8	6.84	20.00	197.1317	S87°10'00"W	6.84
C9	19.97	20.00	47.7430	S14°30'00"W	19.97
C10	13.31	20.00	90.0000	S87°10'00"W	13.31
C11	6.84	20.00	197.1317	S87°10'00"W	6.84
C12	19.97	20.00	47.7430	S14°30'00"W	19.97
C13	13.31	20.00	90.0000	S87°10'00"W	13.31
C14	6.84	20.00	197.1317	S87°10'00"W	6.84
C15	19.97	20.00	47.7430	S14°30'00"W	19.97
C16	13.31	20.00	90.0000	S87°10'00"W	13.31
C17	6.84	20.00	197.1317	S87°10'00"W	6.84
C18	19.97	20.00	47.7430	S14°30'00"W	19.97
C19	13.31	20.00	90.0000	S87°10'00"W	13.31
C20	6.84	20.00	197.1317	S87°10'00"W	6.84
C21	19.97	20.00	47.7430	S14°30'00"W	19.97
C22	13.31	20.00	90.0000	S87°10'00"W	13.31
C23	6.84	20.00	197.1317	S87°10'00"W	6.84
C24	19.97	20.00	47.7430	S14°30'00"W	19.97
C25	13.31	20.00	90.0000	S87°10'00"W	13.31
C26	6.84	20.00	197.1317	S87°10'00"W	6.84
C27	19.97	20.00	47.7430	S14°30'00"W	19.97
C28	13.31	20.00	90.0000	S87°10'00"W	13.31
C29	6.84	20.00	197.1317	S87°10'00"W	6.84
C30	19.97	20.00	47.7430	S14°30'00"W	19.97

HOUSTON, SCHULKE, BITTLE & STODDARD, INC. DBA  
MERIDIAN  
LAND SURVEYORS  
137 W. BOYD BLVD. SUITE 200  
INDIAN RIVER, FLORIDA 32909  
PHONE: 772-244-1411 FAX: 772-244-1496  
DANIEL L. WOODRUFF, LICENSED SURVEYOR

SHEET  
3 of 5

REVISIONS: CHANGES IN BOUNDARIES, PERMITS, EASEMENTS, AND SURVEY DATA.  
DATE: 04/21/17  
BY: [Signature]  
CHECKED BY: [Signature]

GRAPHIC SCALE  
1" = 20' N

SYMBOL LEGEND  
 P.O.B. = POINT OF BEGINNING  
 P.C. = POINT OF CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.I. = POINT OF INTERSECTION  
 P.M. = POINT OF MEASUREMENT  
 P.R. = POINT OF RESECTION  
 P.S. = POINT OF SIGHT  
 P.V. = POINT OF VERTICAL INTERSECTION  
 P.W. = POINT OF WARNING  
 P.Y. = POINT OF YIELD  
 P.Z. = POINT OF ZIGZAG

REPLAT OF A PORTION OF TRACTS 1 & 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.

TRACT 11  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 24, PAGE 05

TRACT 12  
FIELDSTONE RANCH SUBDIVISION - PHASE 3  
PLAT BOOK 24, PAGE 06

TRACT 13  
INDIAN RIVER FARMS COMPANY SUBDIVISION  
PLAT BOOK 2, PAGE 25

# THE FIELDSTONE RANCH SUBDIVISION - PHASE 3

A REPLAT OF A PORTION OF TRACTS 1 & 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 2b

PAGE 96

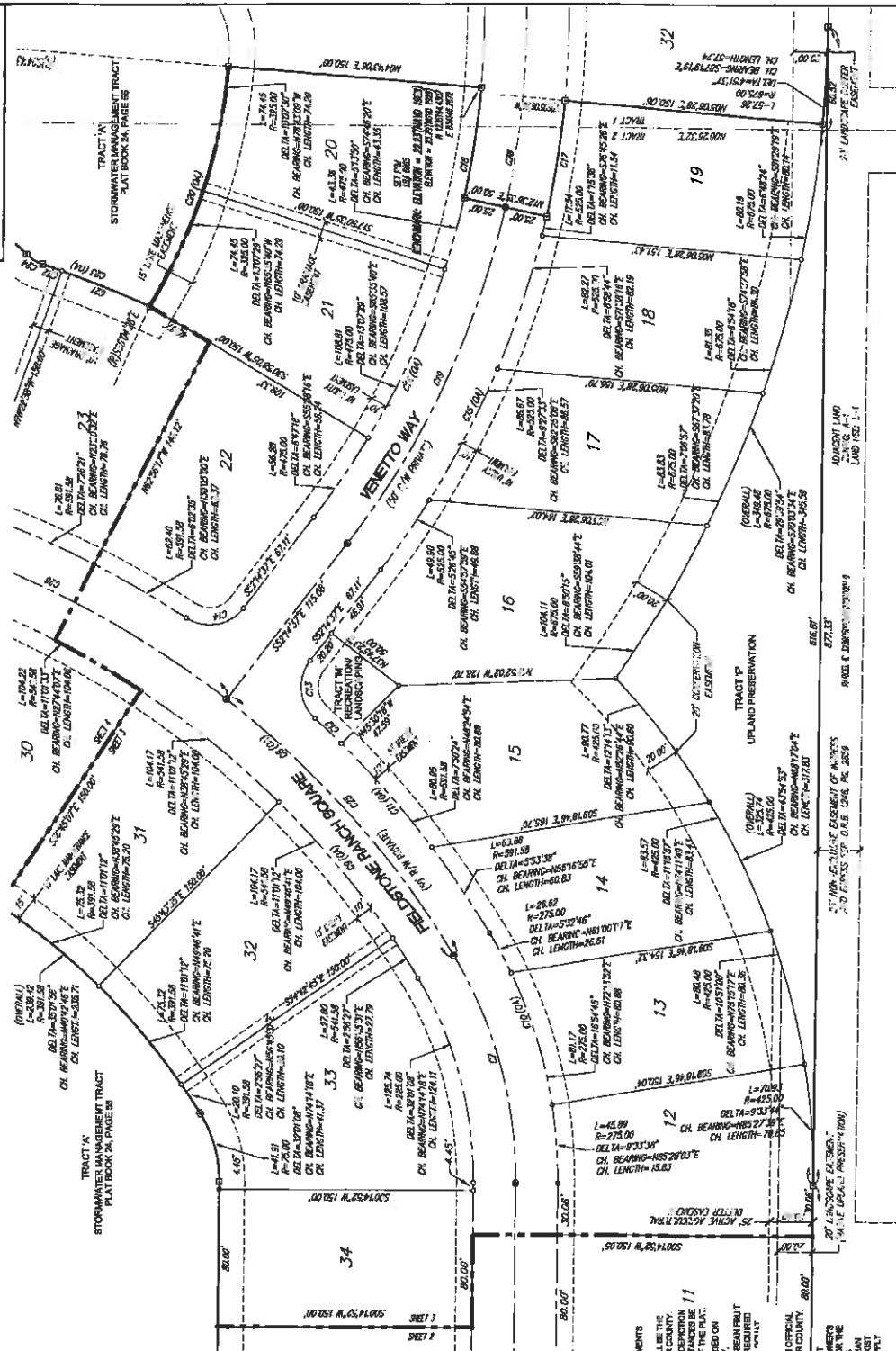
DOCKET NO. 312D4000D81



CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	DELTA LENGTH	DELTA BEARING
D1	0.00	0.00	0.00	N227.14°E	0.00	183.89
D2	0.00	0.00	0.00	N87.78°E	0.00	0.00
D3	12.89	20.00	69.46°	N100.00°E	12.89	11.75
D4	12.89	20.00	69.46°	N100.00°E	12.89	11.75
D5	21.15	135.00	19.47°	N88.71°E	21.15	20.88
D6	197.42	100.00	161.06°	N44.37°E	197.42	197.42
D7	197.42	100.00	161.06°	N44.37°E	197.42	197.42
D8	560.44	400.00	89.80°	N56.25°E	560.44	560.44
D9	600.00	300.00	90.00°	N56.25°E	600.00	600.00
D10	103.80	175.00	33.69°	N74.11°E	103.80	103.80
D11	103.80	175.00	33.69°	N74.11°E	103.80	103.80
D12	21.58	36.00	34.70°	N83.26°E	21.58	21.58
D13	21.58	36.00	34.70°	N83.26°E	21.58	21.58
D14	97.98	50.00	87.26°	S87.94°E	97.98	97.98
D15	97.98	50.00	87.26°	S87.94°E	97.98	97.98
D16	107.32	60.00	93.43°	S84.46°E	107.32	107.32
D17	107.32	60.00	93.43°	S84.46°E	107.32	107.32
D18	84.80	140.00	28.71°	S89.00°E	84.80	84.80
D19	84.80	140.00	28.71°	S89.00°E	84.80	84.80
D20	143.00	200.00	41.41°	S77.60°E	143.00	143.00
D21	143.00	200.00	41.41°	S77.60°E	143.00	143.00
D22	67.40	100.00	41.41°	S77.60°E	67.40	67.40
D23	67.40	100.00	41.41°	S77.60°E	67.40	67.40
D24	117.37	160.00	41.41°	S77.60°E	117.37	117.37
D25	117.37	160.00	41.41°	S77.60°E	117.37	117.37
D26	204.00	280.00	41.41°	S77.60°E	204.00	204.00
D27	204.00	280.00	41.41°	S77.60°E	204.00	204.00
D28	344.92	460.00	41.41°	S77.60°E	344.92	344.92
D29	344.92	460.00	41.41°	S77.60°E	344.92	344.92
D30	107.37	140.00	41.41°	S77.60°E	107.37	107.37

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

NOTICE: THIS PLAT, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IS A REPLAT OF A PORTION OF TRACTS 1 & 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.



**SYMBOL LEGEND**  
 □ PD PAC CONCRETE PERMANENT MONUMENT  
 ○ LOT CORNER MARKER SET  
 ○ SET PERMANENT CONTROL POINT (PCIP) MONUMENT  
 □ = OFFICIAL RECORD BOOK  
 P.L.S. = PROFESSIONAL LAND SURVEYOR  
 L.R. = LAND SURVEYING BUSINESS  
 ○ = IRON ROD AND CAP  
 Δ = NORTH AMERICAN VERTICAL DATUM

**ABBREVIATIONS**  
 M.C.E. = LAND MAINTENANCE EASEMENT  
 P.M.I. = PERMANENT CONTROL POINT  
 C.C.S. = CERTIFIED CORNER MONUMENT  
 CH. = CHORD BEARING  
 C.L. = CHORD LENGTH  
 N.U.M.A. = NATIONAL GEODETIC SURVEY  
 P.S. = PLAT BOOK  
 P.O.T. = POINT OF BEGINNING  
 P.O.B. = POINT OF BEGINNING  
 P.M.I. = PERMANENT CONTROL POINT  
 R.H.P. = RIGHT OF WAY  
 R.W. = RIGHT OF WAY  
 N.U.M.A. = NATIONAL GEODETIC SURVEY  
 P.S. = PLAT BOOK

**GRAPHIC SCALE**  
 1" = 50' ±  
 1" = 25' ±

**STATIONING**  
 STATIONING IS IN FEET AND INCHES.  
 0+00 TO 0+50.00 ALONG VENETO WAY  
 0+00 TO 0+100.00 ALONG VENETO WAY

**ADVISORY INFO**  
 ADVISORY INFO  
 ADVISORY INFO  
 ADVISORY INFO

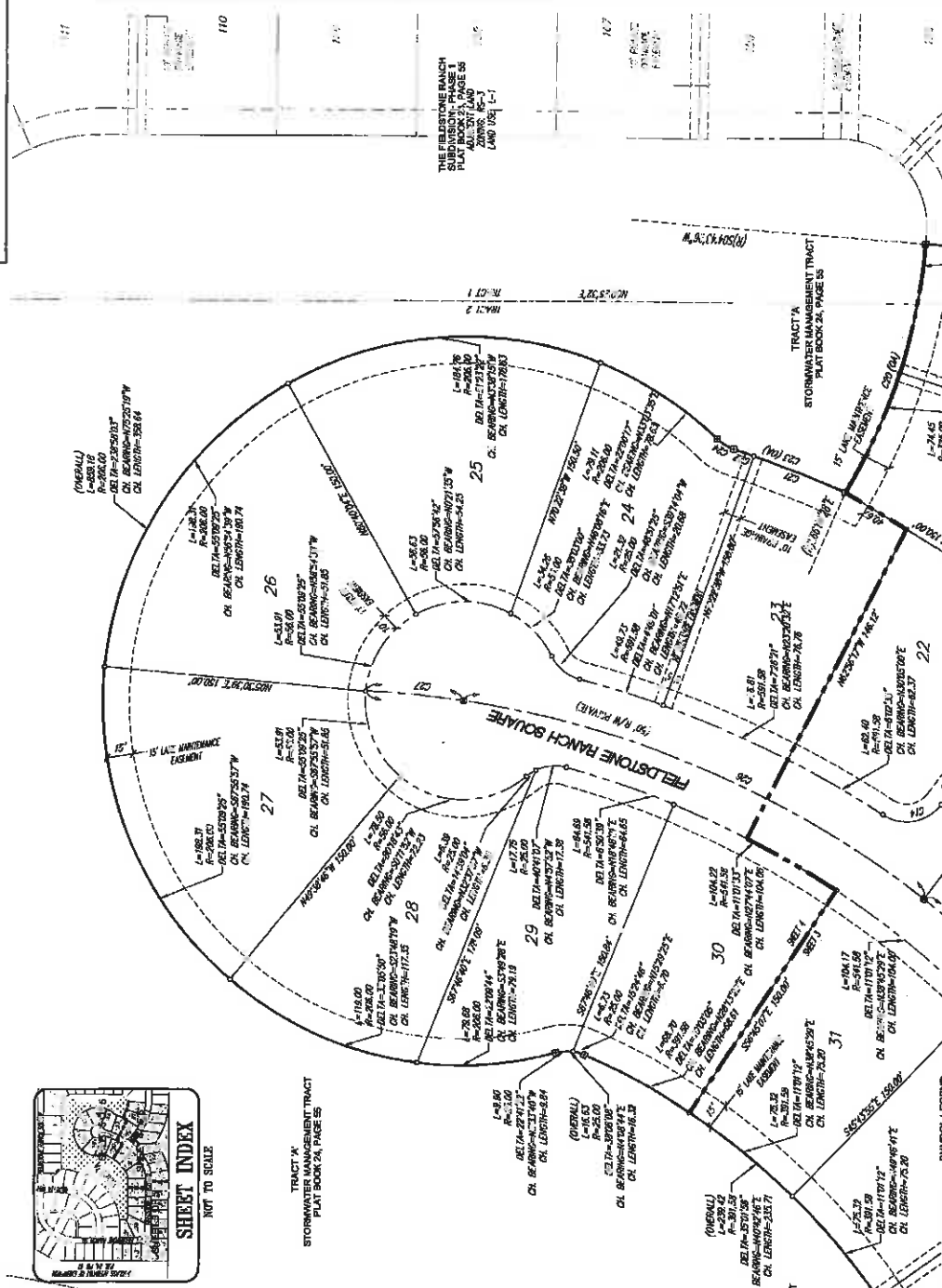
**PREPARED BY**  
 HOUSTON, SCHULTE, BITTLE & STODDARD, INC. DBA MERIDIAN LAND SURVEYS, INC.  
 1717 W. WINDYBUSH BLVD., SUITE 100  
 AUSTIN, TEXAS 78741-1000  
 LICENSE NO. 24292  
 DATE: 08/12/12

**SHEET**  
 4 of 5

# THE FIELDSTONE RANCH SUBDIVISION - PHASE 3

A REPLAT OF A PORTION OF TRACTS 1 & 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 2b  
PAGE 97  
DOCKET NO. 3120140001081



CHAIN	LENGTH	BEARING	DELTA	CH. BEARING	CH. LENGTH
C1	13.37	S 81.00° E	57.9232'	N 27.2719° E	13.37
C2	6.81	S 78.00° E	10.1251'	S 89.2376° E	6.81
C3	19.88	S 25.00° E	49.4534'	N 10.0000° E	19.88
C4	19.88	S 25.00° E	49.4534'	S 89.2376° E	19.88
C5	28.52	N 88.00° E	13.1817'	S 89.2376° E	28.52
C6	167.58	N 88.00° E	80.7554'	N 88.0000° E	167.58
C7	53.71	S 25.00° E	13.7193'	N 74.1457° E	53.71
C8	54.54	S 88.00° E	13.7193'	N 88.0000° E	54.54
C9	60.84	S 11.00° E	14.7032'	N 88.0000° E	60.84
C10	153.99	S 25.00° E	39.5416'	N 11.1457° E	153.99
C11	183.59	S 25.00° E	49.4534'	N 10.0000° E	183.59
C12	81.50	S 81.00° E	21.9147'	N 10.0000° E	81.50
C13	37.24	S 81.00° E	10.7205'	S 89.2376° E	37.24
C14	37.24	S 81.00° E	10.7205'	S 89.2376° E	37.24
C15	230.75	S 81.00° E	65.7037'	S 89.2376° E	230.75
C16	230.75	S 81.00° E	65.7037'	S 89.2376° E	230.75
C17	230.75	S 81.00° E	65.7037'	S 89.2376° E	230.75
C18	230.75	S 81.00° E	65.7037'	S 89.2376° E	230.75
C19	230.75	S 81.00° E	65.7037'	S 89.2376° E	230.75
C20	148.00	S 81.00° E	42.4534'	S 89.2376° E	148.00
C21	25.50	S 81.00° E	7.4189'	N 11.1457° E	25.50
C22	32.50	S 81.00° E	9.4189'	N 11.1457° E	32.50
C23	11.07	S 81.00° E	3.4189'	N 11.1457° E	11.07
C24	11.07	S 81.00° E	3.4189'	N 11.1457° E	11.07
C25	200.46	S 81.00° E	59.7891'	N 11.1457° E	200.46
C26	200.46	S 81.00° E	59.7891'	N 11.1457° E	200.46
C27	82.52	S 81.00° E	23.7193'	N 11.1457° E	82.52
C28	107.50	S 81.00° E	30.7193'	N 11.1457° E	107.50

NOTICE: NO CONSTRUCTION, TIES OR SURVEY WILL BE PLACED IN BASEMENTS WITHOUT COUNTY APPROVAL. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT AND TO CONDUCT A REASONABLE INSPECTION OF THE WORK. THE SURVEYOR'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

**ABREVIATIONS**

L.M.F. = LAND MANAGEMENT FIRM  
C.M. = CONCRETE MONUMENT  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
R = RECORD  
CH = CHORD  
C = CHORD BEARING  
L = CHORD LENGTH  
P.B. = PLAT BOOK

**SYMBOL LEGEND**

○ = OFFICIAL RECORD BOOK  
□ = OFFICIAL RECORD BOOK  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
(TYP) = TYPICAL  
○ = CORNER MARKER SET  
○ = RECORDED AND CAP  
○ = RECORDED AND CAP  
○ = RECORDED AND CAP  
○ = RECORDED AND CAP

**POS = POINT OF BEGINNING**  
**PC = POINT OF COMMENCEMENT**  
**PCC = PERMANENT CORNER POINT**  
**PM = PERMANENT MONUMENT**  
**EA = EASEMENT**  
**EA = EASEMENT**  
**EA = EASEMENT**  
**EA = EASEMENT**

**STORMWATER MANAGEMENT TRACT**  
PLAT BOOK 2A, PAGE 55

**TRACT 7A**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 24**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 25**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 26**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 27**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 28**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 29**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 30**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

**TRACT 31**  
STORMWATER MANAGEMENT TRACT  
PLAT BOOK 2A, PAGE 55

PREPARED BY: CHARLES E. MANNING, P.S.M.  
MERIDIAN LAND SURVEYORS  
DATE: 04/12/2010

1177 N. WINDY HILL BLVD., SUITE 200  
WEST PALM BEACH, FL 33411  
TEL: 561-833-8888  
FAX: 561-833-8889  
WWW.MERIDIANSURVEYORS.COM

**SHEET 5 of 5**