NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 2129, PAGE 1500 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

PLAT BOOK 22
PAGE 79
DOCKET NO. 1836639

BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT SHELBY HOMES AT MILLSTONE, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS MILLSTONE LANDING 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 RIGHT-OF-WAYS:
ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE MILLSTONE ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MILLSTONE 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.

RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY:
TRACT "A" AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

UTILITY EASEMENTS.
THE UTILITY EASEMENTS SHOWN 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/EGRESS AS APPROVED BY THE COUNTY.

DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE MILLSTONE ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MILLSTONE ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY. 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 ON THE EASEMENTS.

STORMWATER TRACTS
THE STORMWATER TRACTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE MILLSTONE ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MILLSTONE ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. 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 THE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

STORMWATER MAINTENANCE EASEMENTS
THE STORMWATER MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE MILLSTONE ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MILLSTONE ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF THE STORMWATER TRACTS SHOWN HEREON. 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 ON THE EASEMENTS.

LIMITED ACCESS EASEMENTS.
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

CONSERVATION EASEMENTS.
CONSERVATION EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MILLSTONE ASSOCIATION, INC..

LANDSCAPE TRACTS
THE LANDSCAPE TRACTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE MILLSTONE ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MILLSTONE ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPING FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, SHELBY HOMES AT MILLSTONE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT SHELLEY, PRESIDENT OF SHELBY HOMES AT MILLSTONE, INC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF March, 2007.

SHELBY HOMES AT MILLSTONE, INC., A CORPORATION OF THE STATE OF FLORIDA

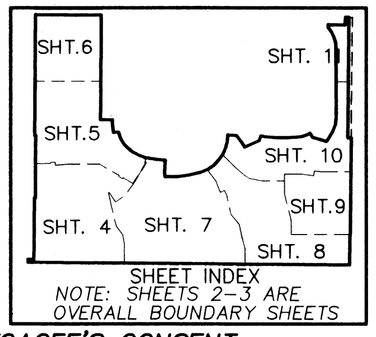
BY: _____
ROBERT SHELLEY, PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF March, 2007, BY ROBERT SHELLEY, PRESIDENT OF SHELBY HOMES AT MILLSTONE, INC., ON BEHALF OF THE CORPORATION. HE IS KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: May 22, 2007 BY: Kristen Ferretti
Kristen Ferretti Commission # DD367305 Expires May 22, 2007
(PRINTED NAME) Kristen Ferretti
NOTARY PUBLIC, STATE OF FLORIDA

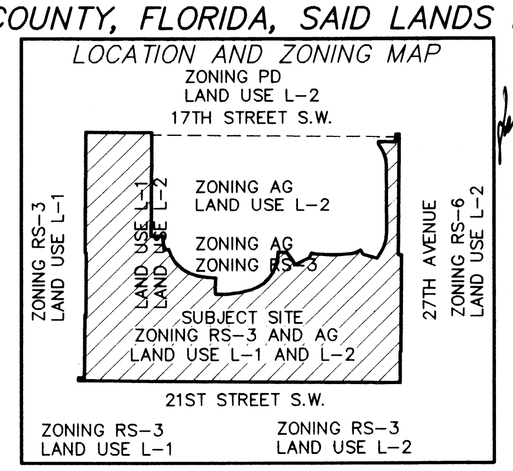
THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR
FOR MASTELLER, MOLER, REED & TAYLOR, INC.
655 27TH STREET, SUITE 2, VERO BEACH, FL.
CERTIFICATE OF AUTHORIZATION NO. LB 4644
PHONE 772-564-8050 FAX 772-794-0647
PREPARATION DATE: 02-17-06

CLERK OF THE COURT SEAL | CLERK OF THE B.C.C. SEAL | COUNTY SURVEYOR SEAL | SURVEYOR SEAL | SHELBY HOMES AT MILLSTONE, INC. SEAL



SHEET INDEX
NOTE: SHEETS 2-3 ARE OVERALL BOUNDARY SHEETS

LOCATION AND ZONING MAP



MORTGAGEE'S CONSENT

STATE OF Florida
COUNTY OF Brevard

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE(S), LIEN(S), OR OTHER ENCUMBRANCE(S) WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 1879 AT PAGE 103 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THE PRESENTS TO BE SIGNED BY JOSEPH C. ERWIN, ITS VICE PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTOR THIS 29th DAY OF March, 2007.
REGIONS BANK, AN ALABAMA BANKING CORPORATION, SUCCESSOR BY MERGER TO UNION PLANTERS, NA, A CORPORATION OF THE STATE OF ALABAMA.

BY: _____
JOSEPH C. ERWIN, VICE PRESIDENT

WITNESS: _____ WITNESS: _____
PRINT NAME: Kevin Vogel PRINT NAME: Marilyn L. Scroyer

STATE OF Florida
COUNTY OF Brevard
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF March, 2007, BY JOSEPH C. ERWIN, VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, ON BEHALF OF THE CORPORATION. HE IS KNOWN TO ME AND DID TAKE AN OATH.

MY COMMISSION EXPIRES: May 22, 2007 BY: Kristen Ferretti
Kristen Ferretti Commission # DD367305 Expires May 22, 2007
(PRINTED NAME) Kristen Ferretti
NOTARY PUBLIC, STATE OF Florida

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, SHELBY HOMES AT MILLSTONE, INC., AND APPARENT RECORD TITLE IS HELD BY, THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DEDICATION;
THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND
MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 1879 AT PAGE 103 BY REGIONS BANK, AN ALABAMA CORPORATION, SUCCESSOR BY MERGER TO UNION PLANTERS, N.A.

BY: _____
ERIC A. SIMON, ESQUIRE A FLORIDA ATTORNEY-AT-LAW

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON FEBRUARY 13TH, 2006, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913; AND AN AFFIDAVIT SHALL BE FILED WHEN SAID CONTROL POINTS HAVE BEEN SET AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED: _____ DATED 3/21/07 REGISTRATION NO.5243
DAVID TAYLOR FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER
THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

COUNTY SURVEYOR CERTIFICATION

THIS PLAT OF MILLSTONE LANDING P.D. PHASE 1 SUBDIVISION 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.

_____
MICHAEL O'BRIEN, COUNTY SURVEYOR REGISTRATION NO. P.S.M. 6118
DATED April 17th, 2007

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON April 17, 2007 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS, LIMITED ACCESS EASEMENTS, RIGHT OF WAY, AND CONSERVATION EASEMENTS ARE HEREBY ACCEPTED.

Gary C Wheeler
CHAIRMAN OF THE BOARD

ATTEST: Attera Adams, D.C.
FOR CLERK TO THE BOARD, J.K. Barton

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	03/15/07	PER COUNTY COMMENTS	DMT
3	9/30/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

_____
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED Joseph A. Bound DATE 4-18-07

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF MILLSTONE LANDING P.D. PHASE 1 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 19TH DAY OF APRIL, 2007, AND RECORDED ON PAGES 79-89 OF PLAT BOOK 22
IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA
JEFFREY K. BARTON CLERK OF THE CIRCUIT COURT
BY: Susan Lewis
DEPUTY CLERK
OF CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

1836639
RECORDED IN
PUBLIC RECORDS INDIAN
RIVER CNTY FL
BK: 22 PG:79,
04/19/2007 at 11:16 AM.
JEFFREY K BARTON, CLERK
OF COURTS

LEGAL DESCRIPTION:

BEING A PART OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 25 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S89°36'26"E ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1,988.05 FEET; THENCE S00°22'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SUB-LATERAL CANAL B-9, ACCORDING TO SAID PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AND THE POINT OF BEGINNING; THENCE S89°36'26"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 678.99 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE S89°29'35"E, A DISTANCE OF 11.02 FEET; THENCE S00°22'23"W, A DISTANCE OF 1,122.17 FEET; THENCE S89°37'37"E, A DISTANCE OF 125.00 FEET; THENCE S00°22'22"W, A DISTANCE OF 42.78 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 13°25'18"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 99.56 FEET; THENCE N84°09'59"E, A DISTANCE OF 50.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°58'58"E, A RADIAL DISTANCE OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°18'01", A DISTANCE OF 420.84 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,025.00 FEET AND A CENTRAL ANGLE OF 01°07'43"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 20.19 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 10°49'35"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 184.23 FEET; THENCE S03°34'17"W, A DISTANCE OF 128.36 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 20°08'06"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 47.44 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N02°47'02"E, A RADIAL DISTANCE OF 1,045.28 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°04'27", A DISTANCE OF 384.47 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 75°16'02"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 525.46 FEET; THENCE S85°36'55"E, A DISTANCE OF 93.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N62°50'40"E, A RADIAL DISTANCE OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°32'22", A DISTANCE OF 101.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 29°14'48"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 51.05 FEET; THENCE N66°05'18"E, A DISTANCE OF 165.35 FEET; THENCE N19°27'57"E, A DISTANCE OF 57.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N19°27'57"E, A RADIAL DISTANCE OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°15'23", A DISTANCE OF 37.43 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,475.00 FEET AND A CENTRAL ANGLE OF 15°01'09"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 386.65 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 25°25'25"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 99.84 FEET; THENCE S33°13'59"E, A DISTANCE OF 50.00 FEET; THENCE S72°42'59"E, A DISTANCE OF 156.27 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S72°51'02"E, A RADIAL DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°34'32", A DISTANCE OF 35.91 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 38°02'43"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 265.61 FEET; THENCE N00°19'12"W, A DISTANCE OF 728.67 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 39°49'31"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 243.28 FEET; THENCE N00°30'25"E, A DISTANCE OF 27.69 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 1546 PAGE 2665 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE S89°29'35"E, A DISTANCE OF 179.20 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EAST LINE OF SAID LANDS N00°32'48"E, A DISTANCE OF 80.00 FEET TO SAID SOUTH RIGHT OF WAY LINE OF SUB-LATERAL CANAL B-9; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE S89°29'35"E, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF 27TH AVENUE S.W.; THENCE THE FOLLOWING CALLS ALONG SAID WEST RIGHT OF WAY LINE; S00°32'48"W, A DISTANCE OF 1,298.93 FEET; S89°32'47"E, A DISTANCE OF 35.00 FEET; S00°32'48"W, A DISTANCE OF 1,031.45 FEET; N89°27'12"W, A DISTANCE OF 5.00 FEET; S00°32'48"W, A DISTANCE OF 297.45 FEET TO THE SOUTH LINE OF TRACT 8 SAID SECTION 34; THENCE S00°32'40"W, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SUB-LATERAL CANAL B-10; THENCE THE FOLLOWING CALLS ALONG SAID SOUTH RIGHT OF WAY LINE; N89°35'33"W, A DISTANCE OF 2,631.90 FEET TO THE EAST LINE OF TRACT 10 SAID SECTION 34; N89°36'26"W, A DISTANCE OF 739.33 FEET; THENCE N00°24'53"E, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRACT 6 SAID SECTION 34; THENCE ALONG SAID SOUTH LINE S89°36'26"E, A DISTANCE OF 62.39 FEET TO THE WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 6; THENCE ALONG SAID WEST LINE N00°22'22"E , A DISTANCE OF 665.53 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID TRACT 6; THENCE ALONG SAID SOUTH LINE S89°36'19"E, A DISTANCE OF 11.47 FEET TO THE WEST LINE OF THE NORTH HALF OF THE EAST HALF OF SAID TRACT 6; THENCE ALONG SAID WEST LINE N00°23'42"E, A DISTANCE OF 665.53 FEET TO THE NORTH LINE OF SAID TRACT 6; THENCE ALONG SAID NORTH LINE N89°36'12"W, A DISTANCE OF 11.73 FEET TO THE EAST LINE OF THE WEST 20 ACRES OF TRACT 3 SAID SECTION 34; THENCE ALONG SAID EAST LINE N00°22'22"E, A DISTANCE OF 1,301.31 FEET TO THE POINT OF BEGINNING.
CONTAINING 5,261,764.63 SQUARE FEET OR 120.7935 ACRES, MORE OR LESS.

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

PLAT BOOK 22
PAGE 80
DOCKET NO. 1836639

SHEET 2 OF 11

NO.	DATE	BY
6		
5		
4		
3	9/30/06	DMT
2	8/24/06	MK
1	6/06/06	RR

REVISIONS
PER COUNTY COMMENTS
PER ATTORNEY'S COMMENTS
PER COUNTY COMMENTS

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR
FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH
STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF
AUTHORIZATION NO. LB 4644 PHONE 772-564-8050
FAX 772-794-0647
PREPARATION DATE: 02-17-06

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

TRACT 14 INDIAN RIVER FARMS COMPANY SUBDIVISION PLATBOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

TRACT 15 INDIAN RIVER FARMS COMPANY SUBDIVISION PLATBOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

INDIAN RIVER FARMS WATER CONTROL DISTRICT LATERAL CANAL B-9
60' R/W 17TH STREET S.W. (LOCKWOOD LANE)

S00°22'22"W 30.00

R/W LINE

TRACT CORNER 14 15 3 2

8 27 34 3

S89°36'26"E 1988.05 NORTH LINE SECTION 34

SOUTH R/W LINE SUB-LATERAL CANAL B-9

N 89°36'26" W 679.01

S89°29'35"E 11.02

S 89°36'26" E 678.99 BEARING BASE S89°36'26"E 665.00'

30' 70' 30'

NORTH LINE SECTION 34 N89°29'35"W 2667.97 TO N.E. CORNER SECTION 34 1333.98 TRACT COR. TO TRACT COR.

SET P.R.M. OFFSET 5.00 WEST N 1177690.4394 E 843232.8424 BENCHMARK: ELEVATION 23.71

SET P.R.M. OFFSET 5.00 SOUTH

P.O.B. N 1177695.1488 E 842547.8553 BENCHMARK: ELEVATION 23.78

P.O.C. FOUND IRON ROD NO IDENTIFICATION RESET NAIL AND TAB STAMPED LB 4644 N.W. CORNER SECTION 34

PROPOSED 37TH AVENUE (PUBLIC R/W VARIES)

EAST LINE WEST 20 ACRES OF TRACT 4

N 00°22'22" E 1301.31

N00°22'22"E 1180.00' (OVERALL)

TRACT 3

TRACT 2

1/4 SECTION LINE

S00°22'23"W 1180.00

S00°22'23W 1122.17

N00°25'02"E 1331.35 TRACT COR. TO TRACT COR.

FUTURE PUBLIC SCHOOL OR PUBLIC PARK/OPEN SPACE DEEDED TO INDIAN RIVER COUNTY ORB 2074, PG 1267

PROPOSED MILLSTONE LANDING PHASE II

REMAINDER OF TRACT 3 INDIAN RIVER FARMS COMPANY SUBDIVISION PLATBOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

10' UTILITY EASEMENT

5' LIMITED ACCESS EASEMENT

N89°36'12"W 11.73

5' LIMITED ACCESS EASEMENT

S89°37'37"E 125.00

S00°22'22"W 42.78

Δ=13°25'18" R=425.00 L=99.56 CH=99.33 CHB=S06°20'17"E

N84°09'59"E 50.45

RADIAL BEARING N75°58'58"E

TRACT CORNER 3 2 6 7

70' N 89°36'12" W 666.25

TRACT 3 TRACT 6

N89°36'12"W 654.52 TO N.W. CORNER TRACT 6

N89°32'47"W 1332.48

BURLINGTON PLACE S.W. (PRIVATE)

Δ=1°07'43" R=1025.00 L=20.19 CH=20.19 CHB=S77°45'11"E

RADIAL BEARING N12°48'0"E

Δ=20°08'06" R=135.00 L=47.44 CH=47.20 CHB=S06°29'46"E

RADIAL BEARING N02°47'02"E

S03°34'17"W 128.36

WEST LINE OF THE NORTH HALF OF THE EAST HALF OF TRACT 6 N 00°23'42" E 665.53

WESTFORD CIRCLE S.W. (PRIVATE)

Δ=64°18'01" R=375.00 L=420.84 CH=399.10 CHB=S46°10'02"E

RADIAL BEARING S11°40'57"W

Δ=10°49'55" R=975.00 L=184.23 CH=183.96 CHB=S82°36'08"E

Δ=21°04'27" R=1045.28 L=384.47 CH=382.30 CHB=N82°14'49"E

HOLLAND ROAD S.W. (PRIVATE)

TRACT 6 TRACT 7

N 00°25'02" E 665.50 1/4 SECTION LINE

81.47' S89°36'19"E 11.47

70'

SOUTH LINE OF THE NORTH 1/2 TRACT 6 N 89°36'19" W 665.99

NORTH LINE OF THE SOUTH 1/2 TRACT 6

MILLSTONE LANDING P.D. PHASE I

REMAINDER OF TRACT 6 INDIAN RIVER FARMS COMPANY SUBDIVISION PLATBOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

EAST LINE WEST 20 ACRES OF TRACT 6 N00°22'22"E 665.53 (OVERALL)

555.53

10' UTILITY EASEMENT

5' LIMITED ACCESS EASEMENT

PRM OFFSET TO REFLECT TRACT A RIGHT-OF-WAY DEDICATION

PLAINFIELD DRIVE S.W. (PRIVATE)

555.50

N00°25'02"E

ALBANY TERRACE S.W. (PRIVATE)

PRM OFFSET TO REFLECT TRACT A RIGHT-OF-WAY DEDICATION

5' LIMITED ACCESS EASEMENT

10' UTILITY EASEMENT

ZONE "AE" B.F.E. 22.0

ZONE "X"

N00°24'53"E 30.00

S89°36'26"E 62.39

N89°36'26"W 676.99

TRACT "A" R/W DEDICATED TO INDIAN RIVER COUNTY PER O.R.B. 1923, PAGE 1086

N 89°36'26" W 676.96

N 89°35'33" W 1331.14(OVERALL)

TRACT "A" R/W DEDICATED TO INDIAN RIVER COUNTY PER O.R.B. 1923, PAGE 1086

N 89°35'33" W 1331.02(OVERALL)

80 80.00

70' 30 30

N89°36'26"WV 592.13 TO S.W. CORNER TRACT 6

1/4 SECTION LINE

N89°36'26"W 676.94

INDIAN RIVER FARMS WATER CONTROL DISTRICT LATERAL CANAL B-10

60' R/W 21ST STREET S.W. (TRIPSON TRAIL)

N 89°35'33" W 1330.98 TRACT COR. TO TRACT COR.

N 89°36'26" W 739.33

N 89°35'33" W 2631.90(OVERALL)

REMAINDER OF TRACT 11 INDIAN RIVER FARMS COMPANY SUBDIVISION PLAT BOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

TRACT CORNER 6 7 11 10

REMAINDER OF TRACT 10 INDIAN RIVER FARMS COMPANY SUBDIVISION PLAT BOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

SURVEYORS NOTES
- ⊡ SET P.R.M. STAMPED P.L.S. 5243
- ○ SET IRON ROD AND CAP STAMPED LB 4644
- ● SET P.C.P. STAMPED P.L.S. 5243
- N = NORTH S = SOUTH
- E = EAST W = WEST
- O.R.B. = OFFICIAL RECORD BOOK
- Δ = DELTA R= RADIUS
- A = ARC CH = CHORD
- CHB = CHORD BEARING
- S.P.C. = STATE PLANE COORDINATE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (R) = RADIAL
- (NR) = NON RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT

MATCHLINE SHEET 3

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647

PREPARATION DATE: 02-17-06

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

REVISIONS

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3	9/30/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR

PLAT BOOK 22
PAGE 81
DOCKET NO. 1836639

MATCHLINE SHEET 2

PROPOSED MILLSTONE LANDING PHASE II

PROPOSED MILLSTONE LANDING PHASE III

MILLSTONE LANDING P.D. PHASE 1

GRAND ISLE WAY S.W. (PRIVATE)

BENNINGTON COURT S.W. (PRIVATE)

NEWARK CIRCLE S.W. (PRIVATE)

BELMONT CIRCLE S.W. (PRIVATE)

TRACT 7 N00°28'55"E 1219.94

TRACT 8

TRACT CORNER (7/8/9)

TRACT CORNER (21/7/8)

TRACT CORNER (15/16/21)

N 89°35'33" W 1330.98 TRACT CO. TO TRACT COR.

N 89°35'33" W 1331.14 PRM OFFSET TO REFLECT TRACT A RIGHT-OF-WAY DEDICATION

INDIAN RIVER FARMS WATER CONTROL DISTRICT LATERAL CANAL B-10 60' R/W 21ST STREET S.W. (TRIPSON TRAIL)

N 89°35'33" W 1301.02

30' 30' 80.00

N 89°35'33" W 1237.49

N 89°35'33" W 2631.90 (OVERALL) 1300.95 TRACT COR. TO TRACT COR.

TRACT "A" R/W DEDICATED TO INDIAN RIVER COUNTY PER O.R.B. 1923, PAGE 1086

TRACT A

TRACT 9

TRACT 10

TRACT 2

TRACT 1

N 00°28'55" E 1330.11

N89°32'47"W 1332.48

N 89°32'47" W 1332.48 TRACT COR. TO TRACT COR.

S85°36'55"E 93.67

RADIAL BEARING S46°18'18"W

RADIAL BEARING N62°50'40"E

RADIAL BEARING N19°27'57"E

RADIAL BEARING S7°25'02"E

RADIAL BEARING S21°19'28"W

RADIAL BEARING N57°19'16"W

N66°05'18"E 165.35

N19°27'57"E 57.17

S7°42'59"E 156.27

N27°26'14"E

N 00°19'12" W 728.67

Δ=21°04'27" R=1045.28 L=384.47 CH=382.30 CHB=N82°14'49"E

Δ=75°16'02" R=400.00 L=525.46 CH=488.49 CHB=N35°02'42"E

Δ=29°14'48" R=100.00 L=51.05 CH=50.49 CHB=S29°04'18"E

Δ=16°32'22" R=350.00 L=101.03 CH=100.68 CHB=S35°25'31"E

Δ=12°13'23" R=175.00 L=37.43 CH=37.36 CHB=N78°39'44"W

Δ=15°01'09" R=1475.00 L=386.65 CH=385.54 CHB=N69°28'43"E

Δ=25°25'25" R=225.00 L=99.84 CH=99.02 CHB=S69°28'43"W

Δ=38°02'43" R=400.00 L=265.61 CH=260.75 CHB=S18°42'09"W

Δ=20°34'32" R=100.00 L=35.91 CH=35.72 CHB=N27°26'14"E

Δ=39°49'31" R=350.00 L=243.28 CH=238.41 CHB=S20°13'58"E

NORTH LINE SECTION 34 S89°29'35"E 2667.97 TO N.E. CORNER SECTION 34 1333.98 TRACT COR. TO TRACT COR.

TRACT 16 INDIAN RIVER FARMS COMPANY SUBDIVISION PLATBOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

INDIAN RIVER FARMS WATER CONTROL DISTRICT LATERAL CANAL B-9 60' R/W 17TH STREET S.W. (LOCKWOOD LANE)

FOUND BOAT SPIKE NO IDENTIFICATION C.C.R. 084730 N.E. CORNER SECTION 34

S89°29'35"E 40.00

S89°29'35"E 1779.20

N00°32'48"E 80.00

30' 30'

NOT PART OF THIS PLAT O.R.B. 1546 PAGE 2665

TRACT 16 TRACT 1

R/W LINE

PRM OFFSET TO REFLECT TRACT A RIGHT-OF-WAY DEDICATION

N00°30'25"E 27.69

N42°59'25"W 41.27

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SURVEYORS NOTES
- ⊡ SET P.R.M. STAMPED P.L.S. 5243
- ● SET IRON ROD AND CAP STAMPED LB 4644
- ○ NORTH S STAMPED P.L.S. 5243
- N = NORTH
- E = EAST
- W = WEST
- O.R.B. = OFFICIAL RECORD BOOK
- Δ = DELTA
- R= RADIUS
- CH = CHORD
- CHB = CHORD BEARING
- S.P.C. = STATE PLANE COORDINATE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (R) = NON RADIAL
- (NR) = NON RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT

ZONE "A"
ZONE "X"

5' LIMITED ACCESS EASEMENT

10' UTILITY EASEMENT

PRM OFFSET TO REFLECT TRACT A RIGHT-OF-WAY DEDICATION

TRACT "A" R/W DEDICATED TO INDIAN RIVER COUNTY PER O.R.B. 1923, PAGE 1069

PARTIAL RELEASE OF ROAD RESERVATION O.R.B. 1916 PAGE 1689

NOT INCLUDED O.R.B. 717 PAGE 1979

N46°11'03"E 40.03

N89°27'12"W 5.00

N00°32'47"E 1191.00(OVERALL) 595.50 595.50

S00°32'48"W 297.45

S00°32'48"W 1031.45

N00°32'48"E 2657.74 (OVERALL) 1328.87 TRACT COR. TO TRACT COR.

S00°32'40"W 30.00

TRACT 8 SECTION 34
TRACT 5 SECTION 35
COUNTY ROAD 607 27TH AVENUE S.W. (R/W VARIES)

WEST R/W LINE 27TH AVENUE

EAST LINE SECTION 34

TRACT CORNER (8/5/12)

TRACT CORNER (11/4/8/5)

R/W LINE

SOUTH R/W LINE SUB-LATERAL CANAL B-10

REMAINDER OF TRACT 9 INDIAN RIVER FARMS COMPANY SUBDIVISION PLAT BOOK 2 PAGE 25 PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA

5' LIMITED ACCESS EASEMENT

TRACT "A" R/W DEDICATED TO INDIAN RIVER COUNTY PER O.R.B. 1923, PAGE 1069

N00°32'47"E 1189.00(OVERALL) 594.50 594.50

S 00°32'48" W 1298.93

S89°32'47"E 35.00

PRM OFFSET TO REFLECT TRACT A RIGHT-OF-WAY DEDICATION

N00°32'48"E 2657.74 EAST LINE SECTION 34(OVERALL) 1328.87 TRACT COR. TO TRACT COR.

EXISTING WEST R/W LINE 27TH AVENUE

S89°29'35"E 6.57

COUNTY ROAD 607 27TH AVENUE S.W. (R/W VARIES)

R/W LINE

PORTION OF TRACT "A"

35' 25' 65'

21 26 34 35

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

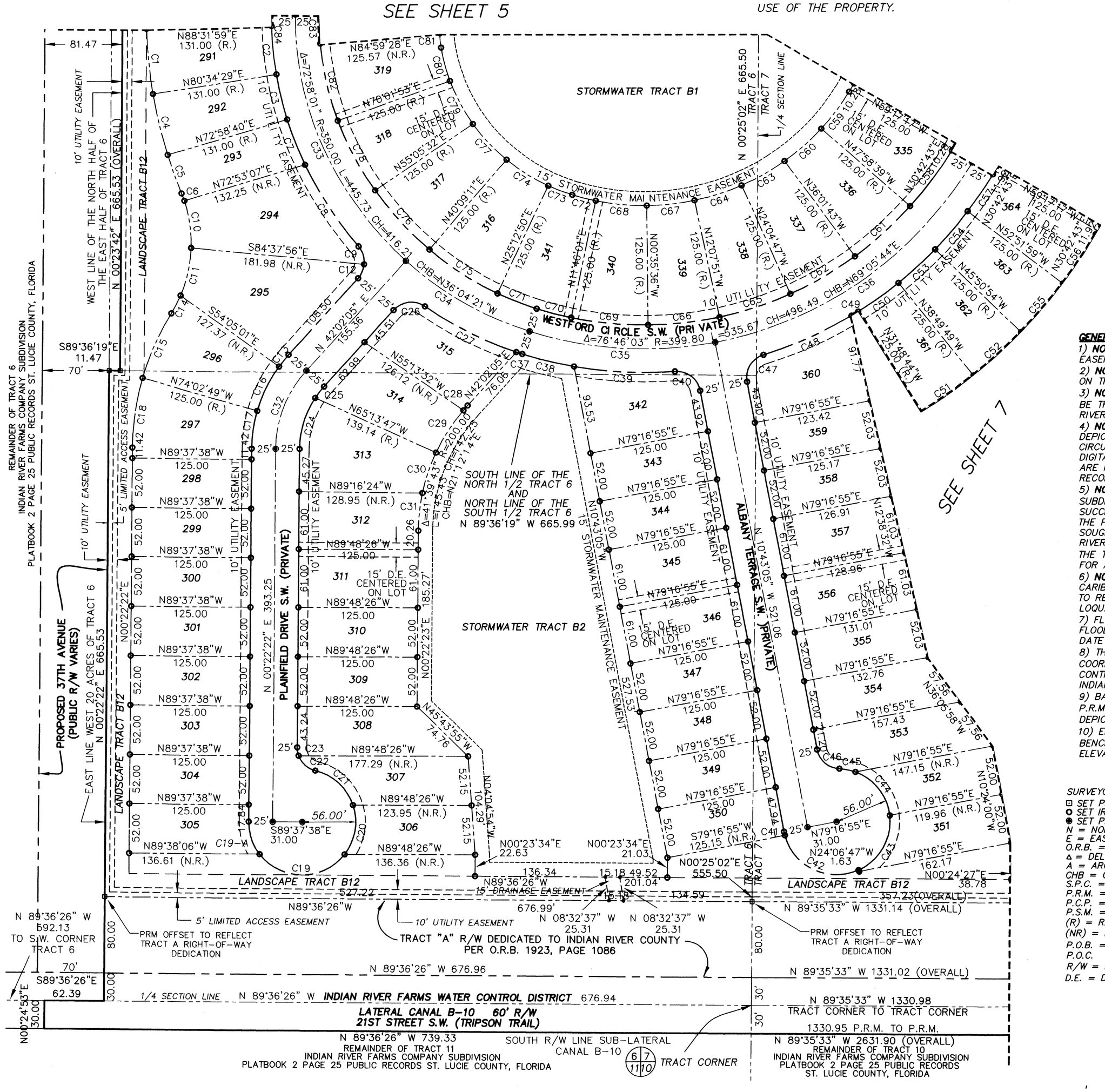
BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22
PAGE 82
DOCKET NO. 1836639

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C1	7°57'29"	506.00	70.28	70.22	N05°26'47"W
C2	7°57'29"	375.00	52.08	52.04	N05°26'47"W
C3	7°35'49"	375.00	49.72	49.69	N13°13'26"W
C4	7°35'49"	506.00	67.09	67.04	N13°13'26"W
C5	4°57'01"	506.00	43.72	43.71	N19°29'51"W
C6	3°27'55"	140.00	8.47	8.47	N20°14'24"W
C7	7°57'21"	375.00	52.07	52.03	N21°00'01"W
C8	15°48'23"	375.00	103.45	103.12	N32°52'53"W
C9	46°09'08"	25.00	20.14	19.60	N17°42'30"W
C10	20°30'33"	140.00	50.11	49.85	N08°15'10"W
C11	20°57'55"	140.00	51.23	50.94	N12°29'04"E
C12	36°40'01"	25.00	16.00	15.73	N23°42'05"E
C13	6°07'07"	150.00	16.02	16.01	N38°58'32"E
C14	8°36'49"	140.00	21.05	21.03	N27°16'26"E
C15	15°37'41"	275.00	75.01	74.78	N23°46'01"E
C16	19°57'48"	150.00	52.26	52.00	N25°56'05"E
C17	15°34'49"	150.00	40.79	40.66	N08°09'46"E
C18	15°34'49"	275.00	74.78	74.55	N08°09'46"E
C19	105°14'02"	56.00	102.85	88.99	N89°48'26"W
C20	56°07'57"	56.00	54.86	52.70	N09°30'34"E
C21	57°30'15"	56.00	56.20	53.87	N47°18'32"W
C22	55°56'17"	25.00	24.41	23.45	N48°05'31"W
C23	20°29'45"	25.00	8.94	8.90	N09°52'31"W
C24	33°00'36"	100.00	57.61	56.82	N16°52'40"E
C25	8°39'07"	100.00	15.10	15.09	N37°42'32"E
C26	82°49'09"	25.00	36.14	33.07	N83°26'40"E
C27	16°23'51"	375.00	107.32	106.96	N63°20'41"W
C28	1°54'53"	200.00	6.68	6.68	N41°04'39"E
C29	15°20'59"	200.00	53.58	53.42	N32°26'42"E
C30	12°59'37"	200.00	45.36	45.26	N18°16'24"E
C31	11°24'14"	200.00	39.81	39.74	N06°04'29"E
C32	41°39'43"	125.00	90.89	88.90	N21°12'14"E
C33	48°22'00"	350.00	295.46	286.76	N23°46'55"W
C34	24°35'26"	350.00	150.22	149.07	N60°15'38"W
C35	28°10'49"	399.80	196.63	194.66	N86°36'38"W
C36	48°35'15"	399.80	339.03	328.96	N55°00'20"E
C37	1°00'41"	375.00	6.62	6.62	N72°02'57"W
C38	7°30'05"	424.80	55.62	55.58	N76°16'20"W
C39	14°17'50"	424.80	106.00	105.73	N87°10'18"W
C40	83°36'08"	25.00	36.48	33.33	N52°31'09"W
C41	4°09'40"	56.00	4.07	4.07	N12°47'56"W
C42	99°14'01"	56.00	96.99	85.31	N64°29'46"W
C43	72°26'38"	56.00	70.81	66.18	N29°39'54"E
C44	63°01'57"	56.00	61.61	58.55	N38°04'23"W
C45	17°33'45"	56.00	17.17	17.10	N78°22'15"W
C46	76°26'02"	25.00	33.35	30.93	N48°56'06"W
C47	83°38'00"	25.00	36.49	33.34	N31°05'55"E
C48	13°37'24"	424.80	101.00	100.77	N66°06'13"E
C49	1°06'15"	424.80	8.19	8.19	N58°44'24"E
C50	7°01'05"	424.80	52.03	52.00	N54°40'44"E
C51	7°01'05"	549.80	67.34	67.30	N54°40'44"E
C52	7°01'05"	549.80	67.34	67.30	N47°39'39"E
C53	7°01'05"	424.80	52.03	52.00	N47°39'39"E
C54	7°01'05"	424.80	52.03	52.00	N40°38'34"E
C55	7°01'05"	549.80	67.34	67.30	N40°38'34"E
C56	6°25'19"	549.80	61.62	61.59	N33°55'22"E
C57	6°25'19"	424.80	47.61	47.59	N33°55'22"E
C58	11°18'38"	374.80	73.99	73.87	N36°22'02"E
C59	11°18'38"	249.80	49.31	49.23	N36°22'02"E
C60	11°56'56"	249.80	52.09	52.00	N47°59'49"E
C61	11°56'56"	374.80	78.16	78.02	N47°59'49"E
C62	11°56'56"	374.80	78.16	78.02	N59°56'45"E
C63	11°56'56"	249.80	52.09	52.00	N59°56'45"E
C64	11°56'56"	249.80	52.09	52.00	N71°53'41"E
C65	11°56'56"	374.80	78.16	78.02	N71°53'41"E
C66	11°32'15"	374.80	75.47	75.35	N83°38'17"E
C67	11°32'15"	249.80	50.30	50.22	N83°38'17"E
C68	12°21'37"	249.80	53.89	53.78	N84°24'48"W
C69	12°21'37"	374.80	80.85	80.70	N84°24'47"W
C70	5°42'54"	374.80	37.38	37.37	N75°22'32"W
C71	7°46'11"	325.00	44.07	44.04	N68°40'15"W
C72	5°44'02"	249.80	25.00	24.99	N75°21'58"W
C73	7°46'11"	200.00	27.12	27.10	N68°40'16"W
C74	14°56'21"	200.00	52.15	52.00	N57°18'59"W
C75	14°56'21"	325.00	84.74	84.50	N57°18'59"W
C76	14°56'21"	325.00	84.74	84.50	N42°22'38"W
C77	14°56'21"	200.00	52.15	52.00	N42°22'38"W
C78	14°56'21"	325.00	84.74	84.50	N27°26'17"W
C79	14°56'21"	200.00	52.15	52.00	N27°26'17"W
C80	10°37'59"	200.00	37.12	37.06	N14°39'07"W
C81	8°39'13"	100.00	15.10	15.09	N05°00'32"W
C82	14°57'35"	325.00	84.86	84.62	N12°29'19"W
C83	5°24'37"	325.00	30.69	30.68	N02°18'13"W
C84	1°53'12"	375.00	12.35	12.35	N00°31'26"W

SEE SHEET 5



REVISIONS			
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5) **NOTICE:** NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNLESS AND 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 CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
6) **NOTICE:** PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS. CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE AND SURINAM CHERRY.
7) FLOOD HAZARD ZONE A,X AND AE FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAPS 12061C0165 E AND 12061C0168 E, EFFECTIVE DATE 05-04-89.
8) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990). CONTROL UTILIZED FOR THIS SURVEY: INDIAN RIVER COUNTY G.P.S. 47 AND G.P.S. 48
9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH BETWEEN THE TWO SET P.R.M.'S LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 17TH STREET S.W. AS DEPICTED. THE BEARING BEING S89°26'26"E
10) ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 24, BLANCHARD #61/24. ELEVATION 22.00 N.G.V.D. 1929.

SURVEYORS NOTES

- ⊡ SET P.R.M. STAMPED P.L.S. 5243
- ○ SET IRON ROD AND CAP STAMPED LB 4644
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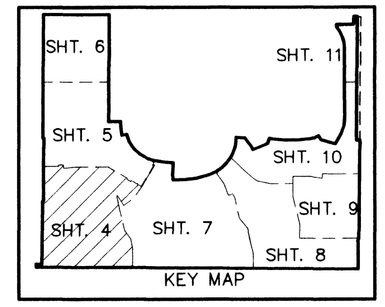


THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647

PREPARATION DATE: 02-17-06

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

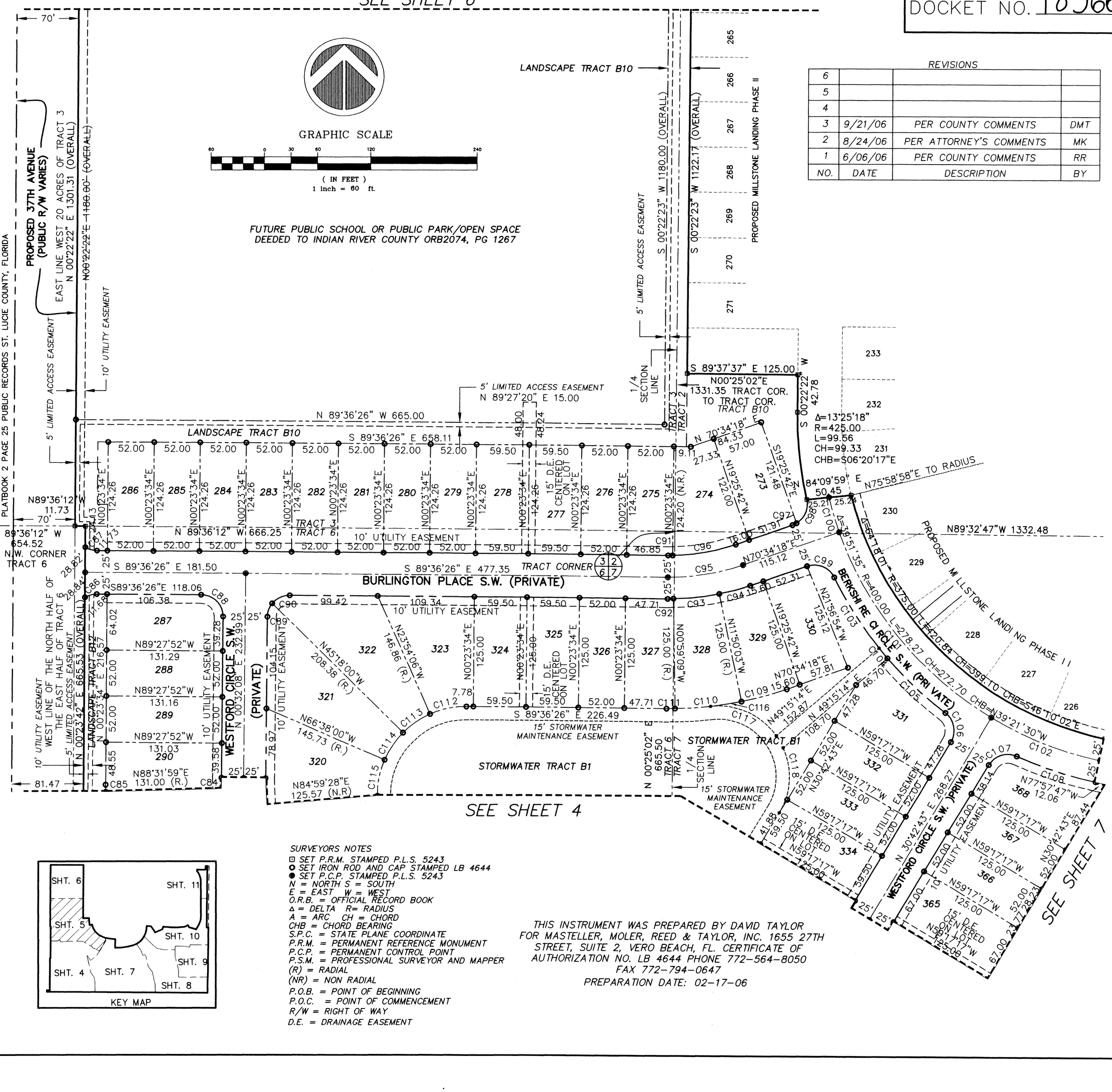
BEING A REPLAT OF A PORTION TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22
PAGE 83
DOCKET NO. 1836639

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C85	0°54'06"	506.00	7.96	7.96	N01°00'59"W
C86	32°10'22"	25.00	14.04	13.85	N74°18'24"E
C87	32°04'18"	25.00	13.99	13.81	N73°34'16"W
C88	90°08'33"	25.00	39.33	35.40	N44°32'09"W
C89	37°53'02"	25.00	16.53	16.23	N19°28'39"E
C90	51°58'24"	25.00	22.68	21.91	N64°24'22"E
C91	1°18'43"	225.00	5.15	5.15	N89°44'13"E
C92	1°22'43"	275.00	6.62	6.62	N89°42'13"E
C93	10°50'54"	275.00	52.07	51.99	N83°35'24"E
C94	7°35'40"	275.00	36.45	36.42	N74°22'08"E
C95	19°49'17"	250.00	86.49	86.06	N80°28'56"E
C96	18°30'33"	225.00	72.69	72.37	N79°49'35"E
C97	11°44'25"	25.00	5.12	5.11	N64°42'06"E
C98	71°52'50"	25.00	31.36	29.35	N22°53'28"E
C99	83°37'14"	25.00	36.49	33.33	N67°37'05"W
C100	5°55'33"	400.00	41.37	41.35	N16°27'56"W
C101	39°51'35"	400.00	278.27	272.70	N39°21'30"W
C102	19°01'46"	400.00	132.85	132.24	N68°48'10"W
C103	12°54'57"	425.00	95.80	95.60	N32°15'56"W
C104	2°01'21"	425.00	15.00	15.00	N39°44'05"W
C105	12°09'45"	425.00	90.22	90.05	N46°49'39"W
C106	83°37'14"	25.00	36.49	33.33	N11°05'54"W
C107	83°37'14"	25.00	36.49	33.33	N72°31'20"E
C108	12°39'00"	425.00	93.83	93.64	N71°59'33"W
C109	7°35'40"	400.00	53.02	52.98	N74°22'08"E
C110	10°50'54"	400.00	75.74	75.62	N83°35'24"E
C111	1°22'43"	400.00	9.62	9.62	N89°42'13"E
C112	24°17'40"	100.00	42.40	42.08	N78°14'44"E
C113	21°23'55"	100.00	37.35	37.13	N55°23'57"E
C114	21°19'59"	100.00	37.23	37.02	N34°02'00"E
C115	24°02'56"	100.00	41.97	41.67	N11°20'32"E
C116	5°04'08"	400.00	35.39	35.38	N80°42'02"E
C117	61°08'12"	80.00	85.36	81.37	N66°11'48"W
C118	55°23'40"	80.00	77.35	74.37	N03°00'53"E

REVISIONS			
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR
NO.	DATE	DESCRIPTION	BY

SEE SHEET 6



FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5) **NOTICE:** NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNLESS AND 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 CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
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7) FLOOD HAZARD ZONE A,X AND AE FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAPS 12061C0165 E AND 12061C0168 E, EFFECTIVE DATE 05-04-89.
8) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990). CONTROL UTILIZED FOR THIS SURVEY: INDIAN RIVER COUNTY G.P.S. 47 AND G.P.S. 48
9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH BETWEEN THE TWO SET P.R.M.'S LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 17TH STREET S.W. AS DEPICTED. THE BEARING BEING S89°26'26"E
10) ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 24, BLANCHARD #61/24. ELEVATION 22.00 N.G.V.D. 1929.

SURVEYORS NOTES
⊡ SET P.R.M. STAMPED P.L.S. 5243
○ SET IRON ROD AND CAP STAMPED LB 4644
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THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647
PREPARATION DATE: 02-17-06

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

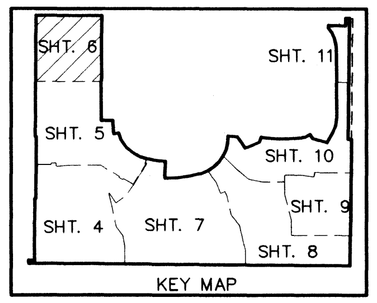
BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

SHEET 6 OF 11

PLAT BOOK 22
PAGE 84
DOCKET NO. 1836639

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



KEY MAP

SURVEYORS NOTES
- ⊡ SET P.R.M. STAMPED P.L.S. 5243
- ○ SET IRON ROD AND CAP STAMPED LB 4644
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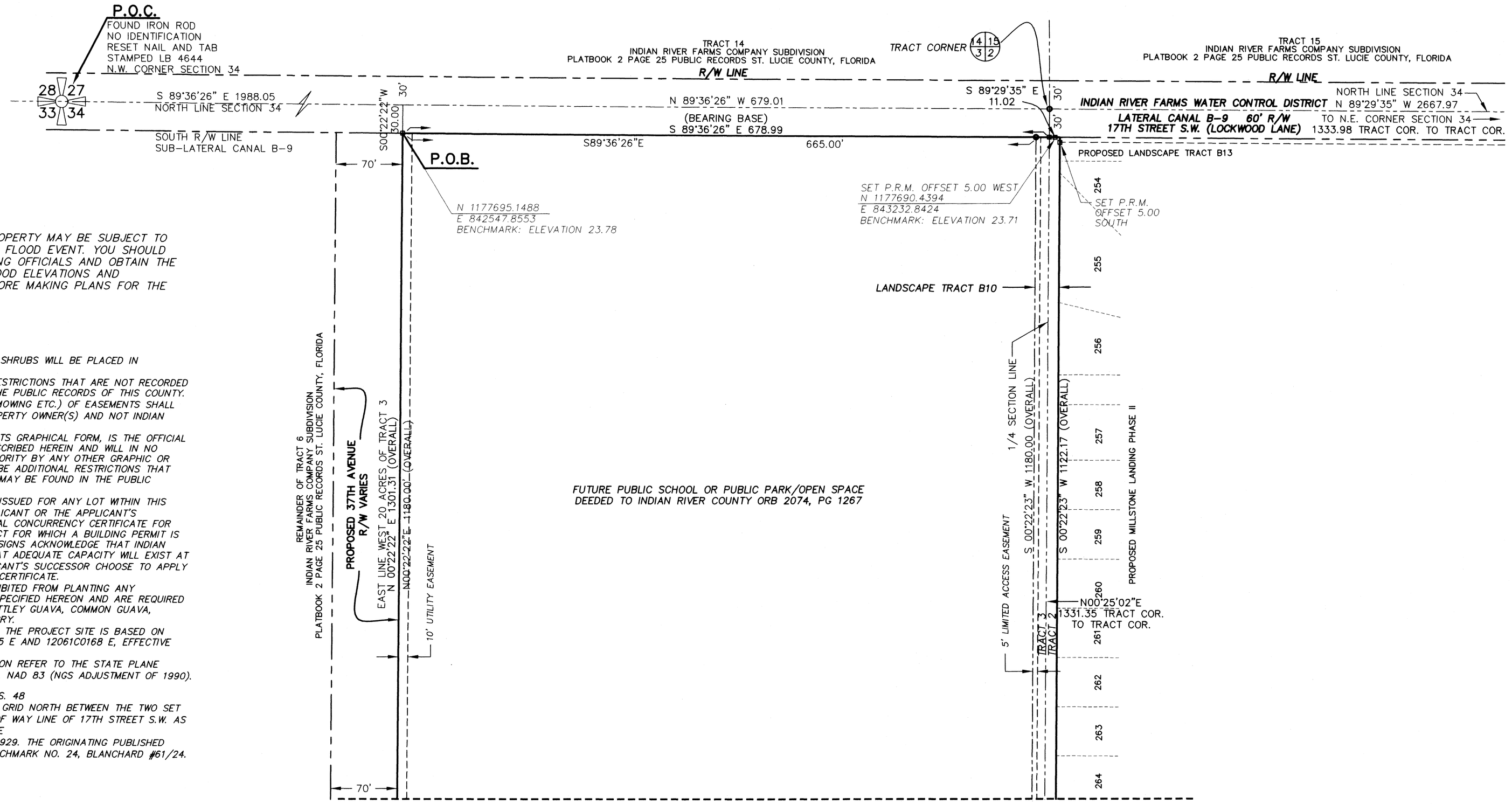
REVISIONS

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR



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INDIAN RIVER COUNTY G.P.S. 47 AND G.P.S. 48
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SEE SHEET 5

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PREPARATION DATE: 02-17-06

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SHEET 7 OF 11

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PREPARATION DATE: 02-17-06

PLAT BOOK 22
PAGE 85
DOCKET NO. 1836639

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REVISIONS			
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
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NO.	DATE	DESCRIPTION	BY

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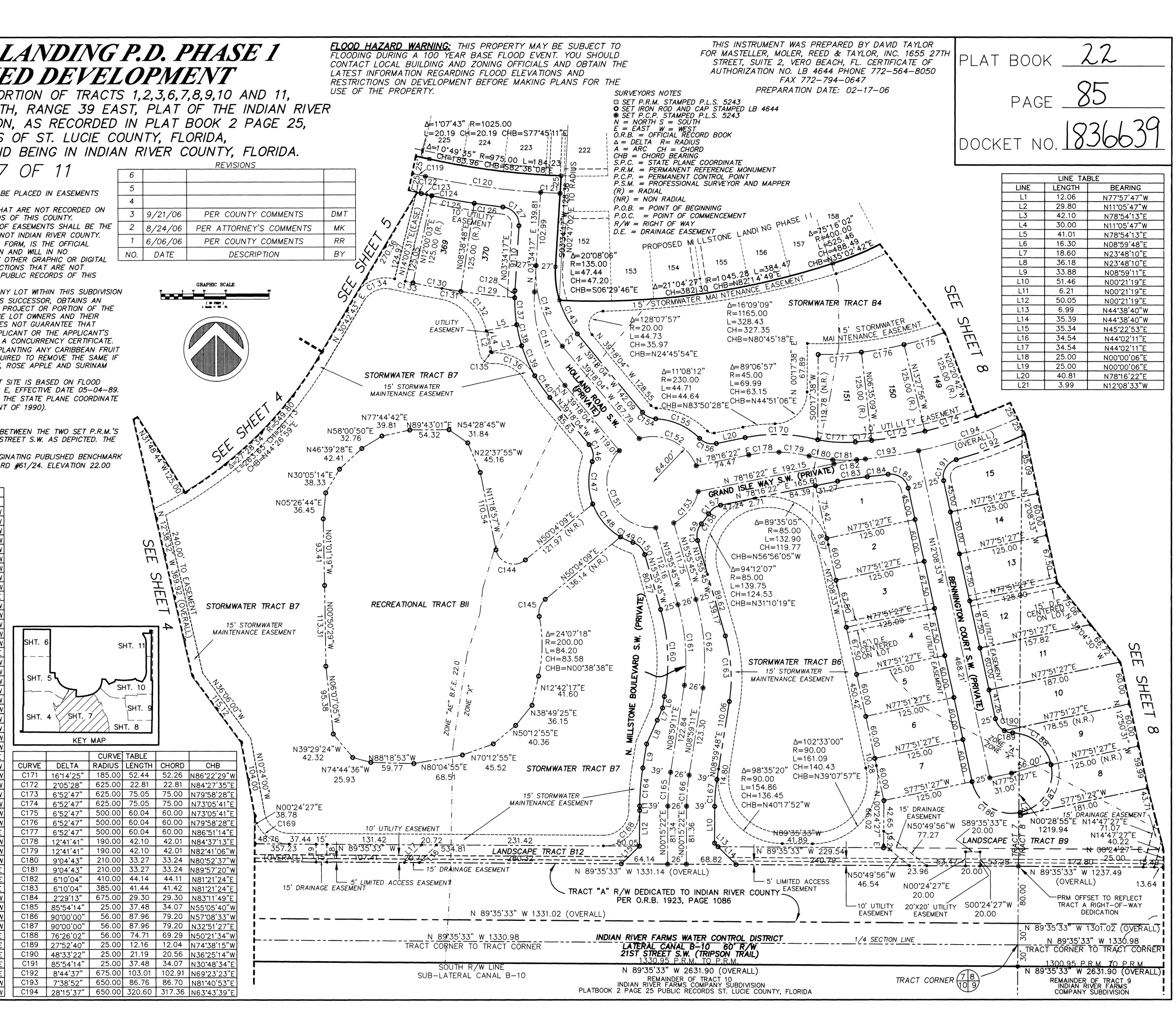
GRAPHIC SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.06	N77°57'47"W
L2	29.80	N11°05'47"W
L3	42.10	N78°54'13"E
L4	30.00	N11°05'47"W
L5	41.01	N78°54'13"E
L6	16.30	N08°59'48"E
L7	18.60	N23°48'10"E
L8	36.18	N23°48'10"E
L9	33.88	N08°59'11"E
L10	51.46	N00°21'19"E
L11	6.21	N00°21'19"E
L12	50.05	N00°21'19"E
L13	6.99	N44°38'40"W
L14	35.39	N44°38'40"W
L15	35.34	N45°22'53"E
L16	34.54	N44°02'11"E
L17	34.54	N44°02'11"E
L18	25.00	N00°00'06"E
L19	25.00	N00°00'06"E
L20	40.81	N78°16'22"E
L21	3.99	N12°08'33"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C119	1°07'43"	1000.00	19.70	19.70	N77°45'11"W
C120	9°14'23"	1000.00	161.26	161.09	N81°48'31"W
C121	1°32'50"	1000.00	27.00	27.00	N87°12'08"W
C122	0°25'11"	975.00	7.14	7.14	N77°23'55"W
C123	0°26'22"	1025.00	7.86	7.86	N77°24'31"W
C124	0°22'15"	1025.00	6.63	6.63	N77°48'49"W
C125	3°21'16"	1025.00	60.01	60.00	N79°40'34"W
C126	2°14'11"	1025.00	40.01	40.01	N82°28'18"W
C127	87°09'41"	25.00	38.03	34.47	N40°00'33"W
C128	2°37'58"	215.00	9.88	9.88	N02°15'18"E
C129	3°44'28"	1150.00	75.09	75.07	N83°13'26"W
C130	3°21'16"	1150.00	67.33	67.32	N79°40'34"W
C131	1°18'57"	1150.00	26.41	26.41	N80°41'44"W
C132	69°08'03"	75.01	90.50	85.11	N45°54'38"W
C133	0°32'55"	1150.00	11.01	11.01	N77°43'29"W
C134	73°38'29"	50.00	64.26	59.93	N67°31'57"E
C135	82°28'06"	2.00	2.88	2.64	N52°19'50"W
C136	63°56'41"	63.65	71.03	67.41	N61°35'32"W
C137	10°07'00"	215.00	37.96	37.91	N04°07'10"W
C138	8°00'24"	215.00	30.04	30.02	N13°10'52"W
C139	12°11'57"	215.00	45.78	45.69	N23°17'02"W
C140	9°55'04"	215.00	37.22	37.17	N34°20'33"W
C141	42°52'22"	188.00	140.67	137.42	N17°51'54"W
C142	42°52'22"	162.00	121.22	118.41	N17°51'54"W
C143	22°44'16"	135.00	53.57	53.22	N27°55'57"W
C144	118°36'54"	25.00	51.76	43.00	N70°37'24"W
C145	61°29'09"	25.00	26.83	25.56	N19°19'34"E
C146	58°10'24"	25.00	25.38	24.31	N10°12'52"W
C147	39°06'15"	89.00	60.74	59.57	N00°40'48"W
C148	39°23'53"	89.00	61.20	60.00	N39°55'51"W
C149	12°08'47"	89.00	18.87	18.83	N65°42'11"W
C150	55°50'50"	25.00	24.37	23.41	N43°51'09"W
C151	136°42'18"	64.00	152.70	118.97	N24°56'27"W
C152	86°34'03"	64.00	96.70	87.76	N64°06'25"W
C153	51°08'14"	64.00	57.12	55.24	N37°41'44"E
C154	48°16'09"	25.00	21.06	20.44	N63°26'09"W
C155	44°01'00"	89.00	68.37	66.70	N65°33'43"W
C156	58°10'24"	25.00	25.38	24.31	N72°38'26"W
C157	48°16'09"	25.00	21.06	20.44	N54°08'18"E
C158	11°07'14"	89.00	17.27	17.25	N35°33'50"E
C159	57°03'12"	25.00	24.89	23.88	N12°35'51"E
C160	26°58'56"	261.00	122.91	121.78	N02°26'17"W
C161	22°50'14"	286.00	114.00	113.24	N04°30'37"W
C162	22°55'33"	312.00	124.84	124.01	N04°27'58"W
C163	24°55'33"	213.00	92.66	91.93	N03°27'58"W
C164	8°37'52"	353.00	53.18	53.13	N04°40'15"E
C165	8°38'27"	314.00	47.35	47.31	N04°40'33"E
C166	8°38'28"	288.00	43.44	43.39	N04°40'34"E
C167	8°38'28"	249.00	37.55	37.52	N04°40'34"E
C168	90°03'08"	50.00	78.59	70.74	N45°22'53"E
C169	79°11'33"	50.00	69.11	63.74	N49°59'46"W
C170	25°23'23"	215.00	95.27	94.50	N89°01'56"W

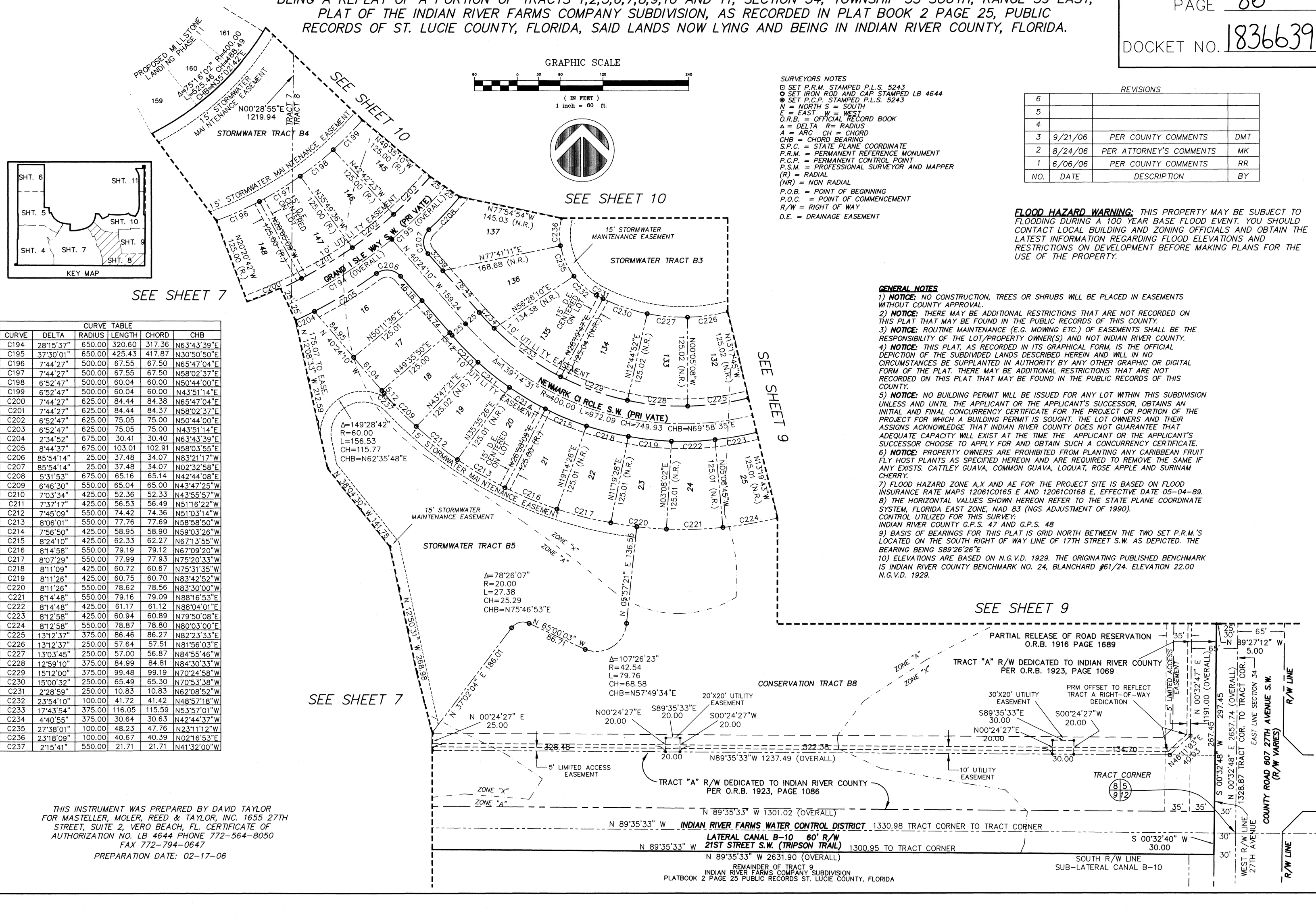
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C171	16°14'25"	185.00	52.44	52.26	N86°22'29"W
C172	2°05'28"	625.00	22.81	22.81	N84°27'35"E
C173	6°52'47"	625.00	75.05	75.00	N79°58'28"E
C174	6°52'47"	625.00	75.05	75.00	N73°05'41"E
C175	6°52'47"	500.00	60.04	60.00	N73°05'41"E
C176	6°52'47"	500.00	60.04	60.00	N79°58'28"E
C177	6°52'47"	500.00	60.04	60.00	N86°51'14"E
C178	12°41'41"	190.00	42.10	42.01	N84°37'13"E
C179	12°41'41"	190.00	42.10	42.01	N82°41'06"W
C180	9°04'43"	210.00	33.27	33.24	N80°52'37"W
C181	9°04'43"	210.00	33.27	33.24	N89°57'20"W
C182	6°10'04"	410.00	44.14	44.11	N81°21'24"E
C183	6°10'04"	385.00	41.44	41.42	N81°21'24"E
C184	2°29'13"	675.00	29.30	29.30	N83°11'49"E
C185	85°54'14"	25.00	37.48	34.07	N55°05'40"W
C186	90°00'00"	56.00	87.96	79.20	N57°08'33"W
C187	90°00'00"	56.00	87.96	79.20	N32°51'27"E
C188	76°26'02"	56.00	74.71	69.29	N50°21'34"W
C189	27°52'40"	25.00	12.16	12.04	N74°38'15"W
C190	48°33'22"	25.00	21.19	20.56	N36°25'14"W
C191	85°54'14"	25.00	37.48	34.07	N30°48'34"E
C192	8°44'37"	675.00	103.01	102.91	N69°23'23"E
C193	7°38'52"	650.00	86.76	86.70	N81°40'53"E
C194	28°15'37"	650.00	320.60	317.36	N63°43'39"E



MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

PLAT BOOK 22
PAGE 86
DOCKET NO. 1836639

BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C194	28°15'37"	650.00	320.60	317.36	N63°43'39"E
C195	37°30'01"	650.00	425.43	417.87	N30°50'50"E
C196	7°44'27"	500.00	67.55	67.50	N65°47'04"E
C197	7°44'27"	500.00	67.55	67.50	N58°02'37"E
C198	6°52'47"	500.00	60.04	60.00	N50°44'00"E
C199	6°52'47"	500.00	60.04	60.00	N43°51'14"E
C200	7°44'27"	625.00	84.44	84.38	N65°47'04"E
C201	7°44'27"	625.00	84.44	84.37	N58°02'37"E
C202	6°52'47"	625.00	75.05	75.00	N50°44'00"E
C203	6°52'47"	625.00	75.05	75.00	N43°51'14"E
C204	2°34'52"	675.00	30.41	30.40	N63°43'39"E
C205	8°44'37"	675.00	103.01	102.91	N58°03'55"E
C206	85°54'14"	25.00	37.48	34.07	N83°21'17"W
C207	85°54'14"	25.00	37.48	34.07	N02°32'58"E
C208	5°31'53"	675.00	65.16	65.14	N42°44'08"E
C209	6°46'30"	550.00	65.04	65.00	N43°47'25"W
C210	7°03'34"	425.00	52.36	52.33	N43°55'57"W
C211	7°37'17"	425.00	56.53	56.49	N51°16'22"W
C212	7°45'09"	550.00	74.42	74.36	N51°03'14"W
C213	8°06'01"	550.00	77.76	77.69	N58°58'50"W
C214	7°56'50"	425.00	58.95	58.90	N59°03'26"W
C215	8°24'10"	425.00	62.33	62.27	N67°13'55"W
C216	8°14'58"	550.00	79.19	79.12	N67°09'20"W
C217	8°07'29"	550.00	77.99	77.93	N75°20'33"W
C218	8°11'09"	425.00	60.72	60.67	N75°31'35"W
C219	8°11'26"	425.00	60.75	60.70	N83°42'52"W
C220	8°11'26"	550.00	78.62	78.56	N83°30'00"W
C221	8°14'48"	550.00	79.16	79.09	N88°16'53"E
C222	8°14'48"	425.00	61.17	61.12	N88°04'01"E
C223	8°12'58"	425.00	60.94	60.89	N79°50'08"E
C224	8°12'58"	550.00	78.87	78.80	N80°03'00"E
C225	13°12'37"	375.00	86.46	86.27	N82°23'33"E
C226	13°12'37"	250.00	57.64	57.51	N81°56'03"E
C227	13°03'45"	250.00	57.00	56.87	N84°55'46"W
C228	12°59'10"	375.00	84.99	84.81	N84°30'33"W
C229	15°12'00"	375.00	99.48	99.19	N70°24'58"W
C230	15°00'32"	250.00	65.49	65.30	N70°53'38"W
C231	2°28'59"	250.00	10.83	10.83	N62°08'52"W
C232	23°54'10"	100.00	41.72	41.42	N48°57'18"W
C233	17°43'54"	375.00	116.05	115.59	N53°57'01"W
C234	4°40'55"	375.00	30.64	30.63	N42°44'37"W
C235	27°38'01"	100.00	48.23	47.76	N23°11'12"W
C236	23°18'09"	100.00	40.67	40.39	N02°16'53"E
C237	2°15'41"	550.00	21.71	21.71	N41°32'00"W

SURVEYORS NOTES
- ⊡ SET P.R.M. STAMPED P.L.S. 5243
- ○ SET IRON ROD AND CAP STAMPED LB 4644
- ◉ SET P.C.P. STAMPED P.L.S. 5243
- N = NORTH S = SOUTH
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- D.E. = DRAINAGE EASEMENT

REVISIONS

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5) **NOTICE:** NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNLESS AND 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 CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
6) **NOTICE:** PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS. CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE AND SURINAM CHERRY.
7) FLOOD HAZARD ZONE A,X AND AE FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAPS 12061C0165 E AND 12061C0168 E, EFFECTIVE DATE 05-04-89.
8) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990).
CONTROL UTILIZED FOR THIS SURVEY:
INDIAN RIVER COUNTY G.P.S. 47 AND G.P.S. 48
9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH BETWEEN THE TWO SET P.R.M.'S LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 17TH STREET S.W. AS DEPICTED. THE BEARING BEING S89°26'26"E
10) ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 24, BLANCHARD #61/24. ELEVATION 22.00 N.G.V.D. 1929.

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647
PREPARATION DATE: 02-17-06

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22
PAGE 87
DOCKET NO. 1836639

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C238	13°14'21"	250.00	57.77	57.64	N68°42'34"E
C239	14°08'19"	250.00	61.69	61.53	N55°01'14"E
C240	13°49'37"	250.00	60.33	60.18	N41°02'16"E
C241	13°00'20"	250.00	56.75	56.63	N27°37'18"E
C242	13°15'35"	250.00	57.86	57.73	N14°29'20"E
C243	13°15'35"	375.00	86.78	86.59	N14°29'20"E
C244	13°00'20"	375.00	85.12	84.94	N27°37'18"E
C245	13°49'37"	375.00	90.50	90.28	N41°02'16"E
C246	14°08'19"	375.00	92.54	92.30	N55°01'14"E
C247	13°41'52"	375.00	89.65	89.44	N68°56'19"E
C248	7°30'14"	375.00	49.11	49.08	N04°06'26"E
C249	8°14'51"	425.00	61.18	61.12	N05°05'36"E
C250	8°18'00"	425.00	61.57	61.51	N13°22'02"E
C251	9°04'22"	425.00	67.30	67.23	N22°03'13"E
C252	8°11'45"	425.00	60.79	60.74	N30°41'16"E
C253	8°09'29"	425.00	60.51	60.46	N38°51'53"E
C254	8°11'56"	425.00	60.82	60.77	N47°02'35"E
C255	8°11'17"	425.00	60.74	60.68	N55°14'12"E
C256	8°11'02"	425.00	60.71	60.65	N63°25'22"E
C257	8°12'47"	425.00	60.92	60.87	N71°37'16"E
C258	8°12'47"	550.00	78.84	78.77	N71°50'08"E
C259	8°11'02"	550.00	78.56	78.49	N63°38'14"E
C260	8°11'17"	550.00	78.60	78.53	N55°27'04"E
C261	8°11'56"	550.00	78.70	78.64	N47°15'28"E
C262	8°09'29"	550.00	78.31	78.25	N39°04'45"E
C263	8°11'45"	550.00	78.67	78.61	N30°54'08"E
C264	9°04'22"	550.00	87.09	87.00	N22°16'05"E
C265	8°43'44"	550.00	83.79	83.71	N13°22'02"E
C266	8°10'21"	550.00	78.45	78.38	N04°54'59"E

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SURVEYORS NOTES
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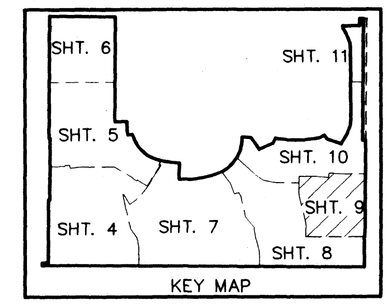
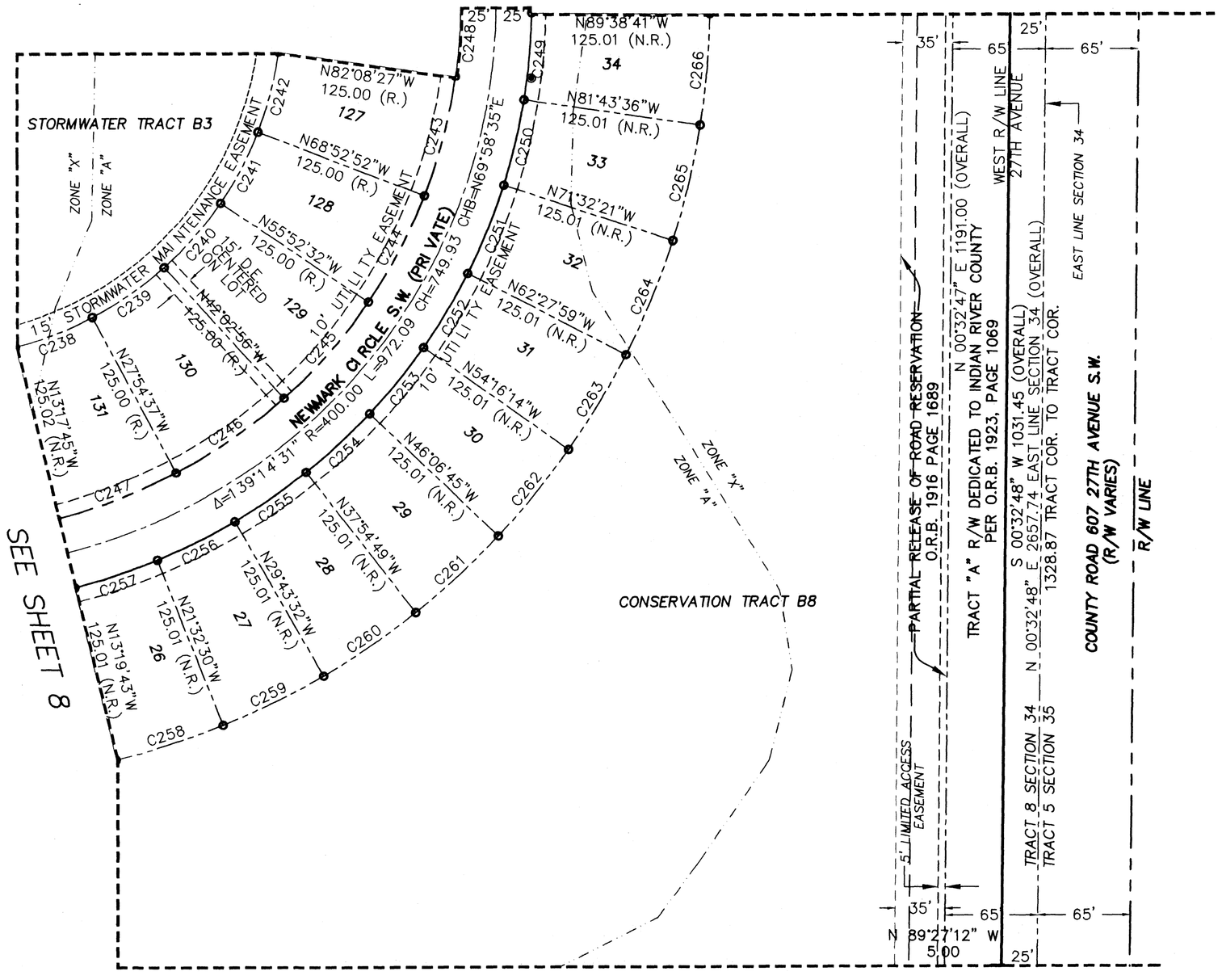


SEE SHEET 10



SEE SHEET 8

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9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH BETWEEN THE TWO SET P.R.M.'S LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 17TH STREET S.W. AS DEPICTED. THE BEARING BEING S89°26'26"E
10) ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 24, BLANCHARD #61/24. ELEVATION 22.00 N.G.V.D. 1929.

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647
PREPARATION DATE: 02-17-06

MILLSTONE LANDING P.D. PHASE 1
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PLAT BOOK 22
PAGE 88
DOCKET NO. 1836639

SEE SHEET 11

GENERAL NOTES

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5) **NOTICE:** NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNLESS AND 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 CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
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CONTROL UTILIZED FOR THIS SURVEY:
INDIAN RIVER COUNTY G.P.S. 47 AND G.P.S. 48
9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH BETWEEN THE TWO SET P.R.M.'S LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 17TH STREET S.W. AS DEPICTED. THE BEARING BEING S89°26'26"E
10) ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 24, BLANCHARD #61/24. ELEVATION 22.00 N.G.V.D. 1929.

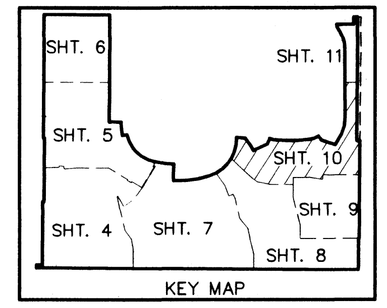
FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

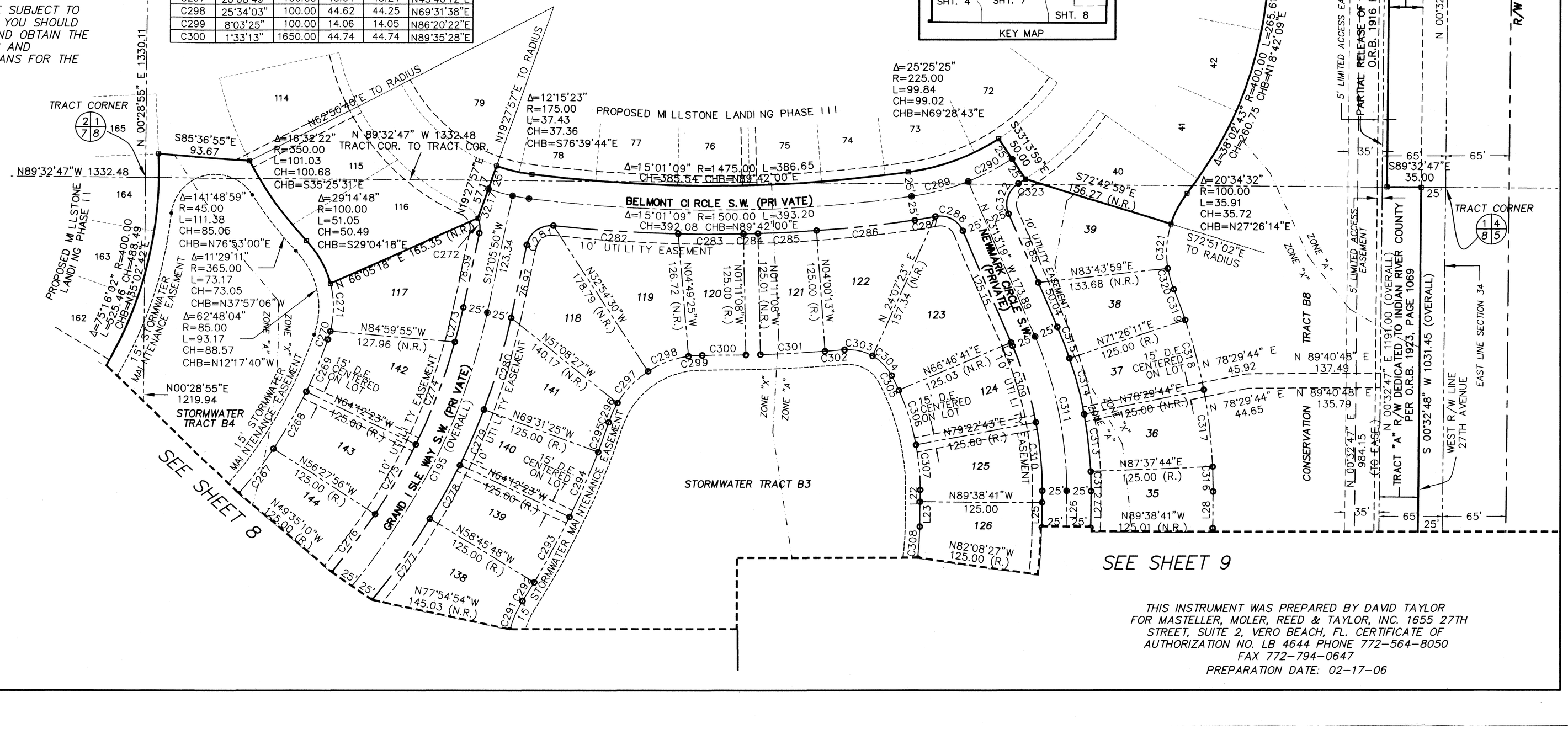
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C267	6°52'47"	500.00	60.04	60.00	N36°58'27"E
C268	7°44'27"	500.00	67.55	67.50	N29°39'50"E
C269	6°41'15"	500.00	58.36	58.33	N22°26'59"E
C270	5°00'21"	100.00	8.74	8.73	N16°36'12"E
C271	28°32'55"	100.00	49.83	49.31	N00°10'26"W
C272	36°00'31"	25.00	15.71	15.45	N05°54'26"W
C273	3°20'52"	625.00	36.52	36.51	N13°46'16"E
C274	10°20'55"	625.00	112.88	112.73	N20°37'09"E
C275	7°44'27"	625.00	84.44	84.37	N29°39'50"E
C276	6°52'47"	625.00	75.05	75.00	N36°58'27"E
C277	8°44'00"	675.00	102.89	102.79	N35°36'12"E
C278	5°26'35"	675.00	64.13	64.10	N28°30'55"E
C279	5°19'02"	675.00	62.64	62.62	N23°08'06"E
C280	8°22'45"	675.00	98.72	98.63	N16°17'12"E
C281	84°02'49"	25.00	36.67	33.47	N54°07'14"E
C282	4°49'07"	1525.00	128.25	128.21	N86°15'55"W
C283	2°30'40"	1525.00	66.84	66.83	N89°55'48"W
C284	0°33'49"	1525.00	15.00	15.00	N88°31'57"E
C285	2°15'16"	1525.00	60.00	60.00	N87°07'25"E
C286	3°48'22"	1525.00	101.30	101.28	N84°05'36"E
C287	4°26'56"	275.00	21.35	21.35	N79°57'58"E
C288	79°02'11"	25.00	34.49	31.82	N62°44'25"W
C289	13°47'43"	250.00	60.19	60.05	N75°17'34"E
C290	11°37'42"	250.00	50.74	50.65	N62°34'52"E
C291	18°54'23"	100.00	33.00	32.85	N23°23'09"E
C292	1°36'08"	800.00	22.37	22.37	N32°02'16"E
C293	5°26'35"	800.00	76.00	75.97	N28°30'55"E
C294	5°19'02"	800.00	74.24	74.21	N23°08'06"E
C295	2°19'48"	800.00	32.53	32.53	N19°18'41"E
C296	12°27'00"	100.00	21.73	21.69	N24°22'17"E
C297	26°08'49"	100.00	45.64	45.24	N43°40'12"E
C298	25°34'03"	100.00	44.62	44.25	N69°31'38"E
C299	8°03'25"	100.00	14.06	14.05	N86°20'22"E
C300	1°33'13"	1650.00	44.74	44.74	N89°35'28"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHB
C301	2°17'49"	1650.00	66.15	66.14	N87°08'42"E
C302	0°41'55"	1650.00	20.12	20.12	N85°38'50"E
C303	34°08'32"	50.00	29.79	29.36	N77°37'52"W
C304	32°29'51"	50.00	28.36	27.98	N44°18'40"W
C305	3°53'50"	250.00	17.01	17.00	N26°06'50"W
C306	13°32'37"	250.00	59.09	58.96	N17°23'36"W
C307	10°58'37"	250.00	47.90	47.82	N05°07'59"W
C308	7°30'14"	250.00	32.74	32.72	N04°06'26"E
C309	12°36'02"	375.00	82.47	82.30	N16°55'18"W
C310	10°58'37"	375.00	71.84	71.73	N05°07'59"W
C311	23°34'38"	400.00	164.60	163.44	N11°26'00"W
C312	2°43'35"	425.00	20.22	20.22	N01°00'28"W
C313	8°07'20"	425.00	60.25	60.20	N06°25'56"W
C314	8°02'12"	425.00	59.61	59.56	N14°30'41"W
C315	4°41'32"	425.00	34.80	34.80	N20°52'33"W
C316	2°43'35"	550.00	26.17	26.17	N01°00'28"W
C317	8°21'07"	550.00	80.17	80.10	N06°32'49"W
C318	7°48'52"	550.00	75.01	74.96	N14°37'49"W
C319	3°30'46"	550.00	33.72	33.71	N20°17'38"W
C320	12°55'02"	100.00	22.54	22.50	N15°35'29"W
C321	26°16'57"	100.00	45.87	45.47	N04°00'30"E
C322	81°46'12"	25.00	35.68	32.73	N17°39'47"E
C323	1°46'52"	275.00	8.55	8.55	N57°39'27"E

REVISIONS			
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
2	8/24/06	PER ATTORNEY'S COMMENTS	MK
1	6/06/06	PER COUNTY COMMENTS	RR
NO.	DATE	DESCRIPTION	BY

LINE TABLE		
LINE	LENGTH	BEARING
L22	12.23	N00°21'19"E
L23	26.05	N00°21'19"E
L24	4.12	N23°13'19"W
L25	26.05	N00°21'19"E
L26	38.28	N00°21'19"E
L27	38.28	N00°21'19"E
L28	38.28	N00°21'19"E





GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

SURVEYORS NOTES
- ⊡ SET P.R.M. STAMPED P.L.S. 5243
- ○ SET IRON ROD AND CAP STAMPED LB 4644
- ● SET P.C.P. STAMPED P.L.S. 5243
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- D.E. = DRAINAGE EASEMENT

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647
PREPARATION DATE: 02-17-06

MILLSTONE LANDING P.D. PHASE 1
A PLANNED DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 1,2,3,6,7,8,9,10 AND 11, SECTION 34, TOWNSHIP 33 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22
PAGE 89
DOCKET NO. 1836639

REVISIONS

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3	9/21/06	PER COUNTY COMMENTS	DMT
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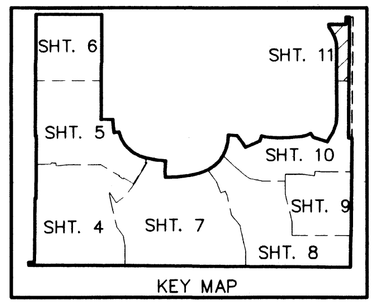

KEY MAP

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

GENERAL NOTES

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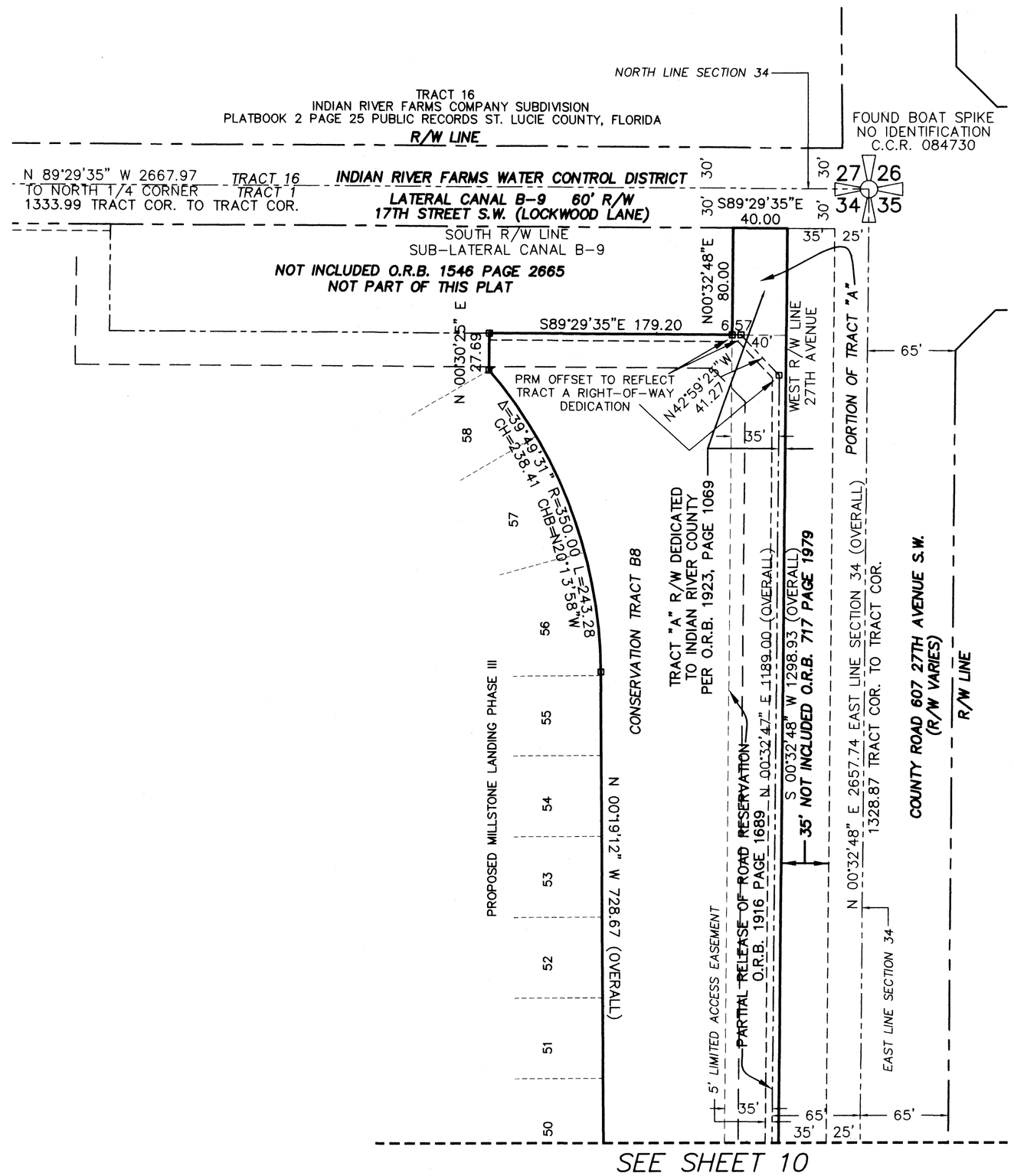

SEE SHEET 10

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PREPARATION DATE: 02-17-06