



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

December 6, 2018

Scott B. McGuire, P.E.
Knight, McGuire & Associates, Inc.
80 Royal Palm Pointe
Suite 401
Vero Beach FL 32960

RE: Orchid Cove Sub Final Plat
SD-05-07-34 / 2004020120-81754

Dear Mr. McGuire:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of November 20, 2018, and was subsequently recorded in Plat Book 30, Pages 23-29. 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

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 DeBraal (via e-mail)
Nancy Mossali (via e-mail) \

David W. Schryver, P.S.M. (via e-mail)
Peter Trematerra (via e-mail)
Frank Cuccurese (via e-mail)
North Barrier Island Interested Parties (via e-mail)
Wabasso Corridor Interested Parties (via e-mail)

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS THAT, VERO BEACH PD HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND PLATTED HEREIN, AS ORCHID COVE SUBDIVISION, BEING IN INDIAN RIVER COUNTY FLORIDA, HAS 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 AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

2. LIFT STATION AND UTILITY EASEMENTS (UE): THE LIFT STATION AND UTILITY EASEMENTS (UE) AS 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.

3. DRAINAGE EASEMENTS (DE) AND STORMWATER TRACTS: THE DRAINAGE EASEMENTS (DE), AND STORMWATER TRACTS 'B' AND 'C', AS RECORDED IN OFFICIAL RECORD BOOK 2291, PAGE 2205, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AS SHOWN ARE DEDICATED IN PERPETUITY TO THE ORCHID COVE HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

4. STORMWATER MAINTENANCE EASEMENTS: THE 15 FOOT WIDE STORMWATER MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID COVE HOMEOWNERS ASSOCIATION, INC.

5. LANDSCAPE TRACTS AND BUFFER EASEMENTS: THE LANDSCAPE TRACTS 'A' AND 'D' AND COUNTY ROAD 510 BUFFER EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF PLANTING, MAINTENANCE, AND CONSTRUCTION OF VEGETATION AND DECORATIVE BUFFERING.

6. 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 PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

7. ACCESS EASEMENTS: THE ACCESS EASEMENT AS SHOWN AS "ORCHID COVE LANE" AND ACCESS EASEMENT WITHIN RECREATION TRACT 'H' ARE DEDICATED IN PERPETUITY TO ORCHID COVE HOMEOWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE OF THE OWNERS, RESIDENTS AND THEIR RESPECTIVE GUESTS OF ORCHID COVE SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

8. RECREATION TRACTS: THE RECREATION TRACTS 'E' AND 'H' ARE DEDICATED IN PERPETUITY TO ORCHID COVE HOMEOWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS, RESIDENTS AND THEIR RESPECTIVE GUESTS OF ORCHID COVE SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

9. CONSERVATION TRACTS, EASEMENTS AND PARCELS: THE CONSERVATION TRACT 'F' AS SHOWN IS DEDICATED IN PERPETUITY TO ORCHID COVE HOMEOWNERS ASSOCIATION, INC. A CONSERVATION EASEMENT ON TRACT 'F' IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUTES (2018), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT CONSERVATION EASEMENTS AS SHOWN ON THIS PLAT AND RECORDED IN OFFICIAL RECORD BOOK 2291, PAGE 2187, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, ARE DEDICATED IN PERPETUITY TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES, FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

CONSERVATION PARCELS 'A', 'B' AND 'C' RECITED IN THE DECLARATION OF RESTRICTIVE COVENANTS AND AS SHOWN ON THIS PLAT AND RECORDED IN OFFICIAL RECORD BOOK 1852, PAGE 2222, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA ARE DEDICATED IN PERPETUITY TO ORCHID COVE HOMEOWNERS ASSOCIATION, INC. A CONSERVATION EASEMENT ON PARCELS 'A', 'B' AND 'C' IS 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 ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 27 DAY OF NOV. 2018.

VERO BEACH PD HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: Peter J. Trematerra, Managing Member

Witness signatures and names: Rebecca S. Felman, Scott B. McGuire

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

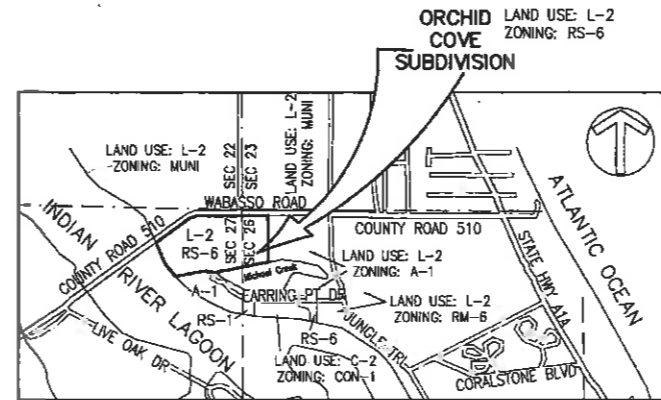
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF November, 2018 BY PETER J. TREMATERRA, MANAGING MEMBER OF VERO BEACH PD HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Personally Known AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME: Scott E. Hall
COMMISSION NO: 06 178014
MY COMMISSION EXPIRES: Jul 23 2022



ORCHID COVE SUBDIVISION
BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26 AND NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 31 SOUTH, RANGE 39 EAST INDIAN RIVER COUNTY, FLORIDA

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



VICINITY / ZONING MAP
N.T.S.

NOTICE:

1. 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 IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

3. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A 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 APPLICANT OR THE APPLICANT'S SUCCESSOR ACKNOWLEDGES THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

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

5. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE ORCHID COVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS AND NOT INDIAN RIVER COUNTY.

6. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (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, ORANGE JASMINE AND CHINESE BOX ORANGE.

FLOOD ZONE: THIS PLAT LIES WITHIN FLOOD ZONE "AE" (ELEVATION 8.0 NAVD'88), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0118, COMMUNITY NUMBER 120119, PANEL 0118, SUFFIX H, MAP REVISED DATE DECEMBER 4, 2012, MAP INDEX DATE DECEMBER 4, 2012.

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.

CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT.

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ORCHID COVE SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 6TH DAY OF December 2018, AND RECORDED ON PAGE 23 OF PLAT BOOK 30 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY: Susan Lewis
DEPUTY CLERK, INDIAN RIVER COUNTY, FLORIDA



SEAL OF CLERK

PLAT BOOK: 30
PAGE: 23
DOCKET NUMBER: 3120180073356

3120180073356
RECORDED IN THE PUBLIC RECORDS OF
JEFFREY R. SMITH, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK: 30 PG: 23 Page 1 of 7 12/06/2018 9:38 AM

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AND IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING SOUTH OF COUNTY ROAD NO. 510, AND BEING IN INDIAN RIVER COUNTY, FLORIDA, SAID TRACT ALSO LYING IN SUBMERGED PORTIONS OF MICHAEL CREEK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 27, BEING THE NORTHWEST CORNER OF SAID SECTION 26, PROCEED SOUTH 00°00'47" WEST ALONG THE LINE DIVIDING SECTIONS 26 AND 27, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY (RIGHT OF WAY) LINE OF COUNTY ROAD NO. 510 (WABASSO ROAD, RIGHT OF WAY WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°58'46" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 510.73 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00°00'47" WEST, PARALLEL TO SAID SECTION LINE, A DISTANCE OF 381.31 FEET; THENCE NORTH 27°27'14" EAST A DISTANCE OF 54.17 FEET; THENCE SOUTH 00°00'47" WEST, PARALLEL TO SAID SECTION LINE, A DISTANCE OF 273.14 FEET TO A POINT ON THE MEAN HIGH WATER LINE (MEAN HIGH WATER LINE, ELEVATION = 0.60 FEET NATIONAL GEODETIC VERTICAL DATUM 1929, OFFICIAL RECORD BOOK 3068, PAGE 444 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA) ON THE NORTH BANK OF MICHAEL CREEK; THENCE CONTINUE SOUTH 00°00'47" WEST, INTO THE WATERS OF MICHAEL CREEK, A DISTANCE OF 39.97 FEET; THENCE NORTH 89°58'46" WEST, PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 510, A DISTANCE OF 191.43 FEET TO SAID MEAN HIGH WATER LINE OF MICHAEL CREEK; THENCE LEAVING SAID MEAN HIGH WATER LINE AND INTO UPLANDS, CONTINUE NORTH 89°58'46" WEST A DISTANCE OF 344.26 FEET TO A POINT ON SAID SECTION LINE DIVIDING SECTIONS 26 AND 27; THENCE SOUTH 00°24'42" EAST ALONG SAID SECTION LINE, A DISTANCE OF 294.39 FEET TO A POINT IN MICHAEL CREEK LAGOON; THENCE NORTH 76°46'58" WEST A DISTANCE OF 402.04 FEET TO A POINT ON THE SOUTH MEAN HIGH WATER LINE OF MICHAEL CREEK (ELEVATION = 0.60 FEET NATIONAL GEODETIC VERTICAL DATUM 1929); THENCE ALONG SAID SOUTH MEAN HIGH WATER LINE THE FOLLOWING COURSES: SOUTH 70°32'50" WEST A DISTANCE OF 72.54 FEET; NORTH 75°07'37" WEST A DISTANCE OF 80.55 FEET; NORTH 35°46'41" WEST A DISTANCE OF 44.39 FEET; NORTH 20°55'41" WEST A DISTANCE OF 72.00 FEET; THENCE NORTH 74°49'33" WEST A DISTANCE OF 19.11 FEET; THENCE SOUTH 49°38'08" WEST A DISTANCE OF 68.29 FEET; SOUTH 78°31'46" WEST A DISTANCE OF 66.43 FEET; SOUTH 71°52'30" WEST A DISTANCE OF 92.68 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE AND ACROSS THE MOUTH OF MICHAEL CREEK, NORTH 32°01'56" WEST A DISTANCE OF 46.91 FEET TO A POINT ON THE MEAN HIGH WATER LINE ON THE EAST BANK OF THE INDIAN RIVER (ELEVATION=0.60 FEET NATIONAL GEODETIC VERTICAL DATUM 1929); THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: NORTH 69°30'58" WEST A DISTANCE OF 28.28 FEET; NORTH 50°52'14" WEST A DISTANCE OF 52.61 FEET; NORTH 36°36'38" WEST A DISTANCE OF 43.31 FEET; NORTH 29°51'06" WEST A DISTANCE OF 52.43 FEET; NORTH 30°28'02" WEST A DISTANCE OF 77.08 FEET; NORTH 29°01'20" WEST A DISTANCE OF 51.55 FEET; NORTH 27°26'40" WEST A DISTANCE OF 72.43 FEET; NORTH 29°02'15" WEST A DISTANCE OF 50.72 FEET; NORTH 29°53'53" WEST A DISTANCE OF 51.98 FEET; NORTH 37°25'45" WEST A DISTANCE OF 51.43 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 510; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 51°53'39" EAST A DISTANCE OF 8.66 FEET; NORTH 38°06'21" WEST, A DISTANCE OF 35.00 FEET; NORTH 51°53'39" EAST A DISTANCE OF 156.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1081.05 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°52'31", A DISTANCE OF 714.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE. SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 70°49'55" EAST, 701.69 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89°46'10" EAST, ALONG A LINE PARALLEL TO AND 40.00 FEET SOUTH OF, WHEN MEASURED PERPENDICULAR TO, THE NORTH LINE OF AFOREMENTIONED SECTION 27, A DISTANCE OF 363.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SURVEYED CONTAINING 1,151,630.75 S.F. OR 26.44 ACRES MORE OR LESS.

THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
DATE: DECEMBER 20, 2017

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180

ORCHID COVE SUBDIVISION

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26
AND NORTHEAST 1/4 OF SECTION 27
TOWNSHIP 31 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30
PAGE: 24
DOCKET NUMBER: 3120180073356

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.

ACCEPTANCE OF DEDICATIONS

THE ORCHID COVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE CONSERVATION PARCELS 'A', 'B' AND 'C'; CONSERVATION TRACT 'F' AND TRACT 'G'; THE 15 FOOT WIDE STORMWATER MAINTENANCE EASEMENTS; DRAINAGE EASEMENTS; STORMWATER TRACTS 'B' AND 'C' AS RECORDED IN OFFICIAL RECORD BOOK 2291, PAGE 2205, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; LANDSCAPE TRACTS 'A' AND 'D'; COUNTY ROAD 510 BUFFER EASEMENTS; ACCESS EASEMENT AS SHOWN AS "ORCHID COVE LANE"; RECREATION TRACTS 'E' AND 'H'; ACCESS EASEMENT WITHIN RECREATION TRACT 'H'

BY: Peter J. Trematerra
PETER J. TREMATERRA, PRESIDENT
ORCHID COVE HOMEOWNERS ASSOCIATION, INC.

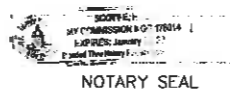
WITNESS: Rebecca S. Felman
PRINT NAME
WITNESS: Scott B. McClure
PRINT NAME

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF November, 2018 BY PETER J. TREMATERRA, PRESIDENT OF ORCHID COVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

Scott E. Hall
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME
COMMISSION NO.: GG 17804
MY COMMISSION EXPIRES: JAN 23 2022



CERTIFICATE OF TITLE

I CERTIFY THAT, AS OF THIS 28th DAY OF November, 2018, THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAMES OF, AND APPARENT RECORD TITLE IS HELD BY, THE ENTITY EXECUTING THE DEDICATION; THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY CHAPTER 197.192, FLORIDA STATUTES, AS AMENDED, AND THAT THERE ARE NO MORTGAGES, LIENS OR OTHER ENCUMBRANCES HELD AGAINST THE LAND.

WARREN J. GRANT, P.A.
4440 PGA BLVD.
PALM BEACH GARDENS, FL 33410
Richard B. Warren
RICHARD B. WARREN
FLORIDA BAR NO. 326089

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON November 20, 2018, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FLORIDA, AND THE UTILITY, LIMITED ACCESS, LIFT STATION, CONSERVATION PARCELS 'A', 'B', AND 'C' AND CONSERVATION TRACT 'F' EASEMENTS ACCEPTED.

Bob Solari
BOB SOLARI, CHAIRMAN OF THE BOARD
ATTEST: JEFFREY R. SMITH
CLERK OF CIRCUIT COURT AND COMPTROLLER
APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY: William K. DeBraal
WILLIAM K. DEBRAAL DEPUTY COUNTY ATTORNEY
DEPUTY CLERK

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED: Jan C. Brown DATE: _____
JASON E. BROWN, COUNTY ADMINISTRATOR

COUNTY SURVEYOR CERTIFICATION

THIS PLAT OF ORCHID COVE 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.

David Schryver
DAVID SCHRYVER, INDIAN RIVER COUNTY SURVEYOR AND MAPPER
COUNTY SURVEYOR P.S.M. REGISTRATION NO. 4144 DATE: 12-4-18
COUNTY SEAL OF BOARD OF SURVEYOR'S SEAL COUNTY COMMISSIONERS

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

GENERAL NOTES:

- COORDINATE VALUES AND BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE BEARING BASIS.
- P.C.P. = PERMANENT CONTROL POINT - "MAG" NAIL/BRASS DISK STAMPED "CARTER ASSOC. PCP LB 205"
 - ⊠ P.R.M. = PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205", UNLESS OTHERWISE NOTED.
 - PROPERTY CORNER MONUMENT
 - △ G.P.S. MONUMENT
- THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE CERTIFIED AND/OR SET ON JANUARY 23, 2018.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). ALL ESTABLISHED BENCH MARK ELEVATIONS ARE BASED ON CLOSED LEVEL LOOPS, RUN FROM BENCH MARKS WITH AT LEAST THIRD ORDER ACCURACY.
ORIGIN BENCHMARK: "D.E.P. NGS "C-647" DISK ON NORTHEAST CORNER OF BRIDGE DECK AT EAST END OF EAST BRIDGE OVER INTRACOASTAL WATERWAY (HIGH BRIDGE)
ELEVATION 28.85 FEET (N.A.V.D. 1988)

PLAT B.M.#54 = ELEVATION: 2.23 FEET (N.A.V.D. 1988); N:1246431.36, E:846880.25
PLAT B.M.#57 = ELEVATION: 5.91 FEET (N.A.V.D. 1988); N:1246845.84, E:845854.14
PLAT B.M.#58 = ELEVATION: 4.32 FEET (N.A.V.D. 1988); N:1247076.27, E:846516.95
- RESTRICTION: INDIVIDUAL LOTS ABUTTING THE INDIAN RIVER LAGOON AND "MICHAEL CREEK" ARE RESTRICTED FROM CONSTRUCTING INDIVIDUAL BOAT DOCKS. BOAT DOCKS ARE PROVIDED AT THE DESIGNATED COMMON FACILITIES WITHIN THE RECREATION TRACTS 'E' AND 'H'.

LEGEND

| | |
|----------------|--|
| | CONSERVATION EASEMENT ORB 2291, PG 2187, IRCO, FL |
| | DRAINAGE EASEMENT ORB 2291, PG 2205, IRCO, FL |
| | CONSERVATION PARCEL ORB 1352, PG 2222, IRCO, FL |
| | TOTIFF CONSERVATION EASEMENT ORB 2283, PG 2110, IRCO, FL |
| O.R.B. | OFFICIAL RECORD BOOK |
| PG | PAGE |
| MHWL | MEAN HIGH WATER LINE |
| TYP | TYPICAL |
| C.R. | COUNTY ROAD |
| IRCO, FL | INDIAN RIVER COUNTY, FLORIDA |
| C86 | CURVE NUMBER (SEE CURVE TABLES) |
| L22 | LINE NUMBER (SEE LINE TABLE) |
| TOTIFF | TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND |
| R.O.W. | RIGHT OF WAY |
| FPL | FLORIDA POWER AND LIGHT COMPANY |
| IRCOUS | INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICE |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM 1988 |
| T.B.M. | TEMPORARY BENCH MARK |
| B.M. | BENCHMARK |
| D.E.P. | DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| PRMWC | PERMANENT REFERENCE MONUMENT WITNESS CORNER |
| P.C.P. | PERMANENT CONTROL POINT |
| DE | DRAINAGE EASEMENT |
| UE | UTILITY EASEMENT |
| D&UE | DRAINAGE AND UTILITY EASEMENT |
| EASE | EASEMENT |
| S.J.R.W.M.D. | ST. JOHNS RIVER WATER MANAGEMENT DISTRICT |
| F.D.E.P.C.C.R. | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD |
| P.O.C. | POINT OF COMMENCEMENT |
| N.R. | NON-RADIAL |
| G.L. | GOVERNMENT LOT |
| RGE | RANGE |
| TWP | TOWNSHIP |
| 28 | LOT NUMBER |

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON OCTOBER 12, 2017, HE 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 THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS; PERMANENT CONTROL POINTS AND INDIVIDUAL LOT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE, INDIAN RIVER COUNTY CODE CHAPTER 913; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. SURVEY TIES TO FOUND GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORMS TO FEDERAL GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS 1 STANDARDS.

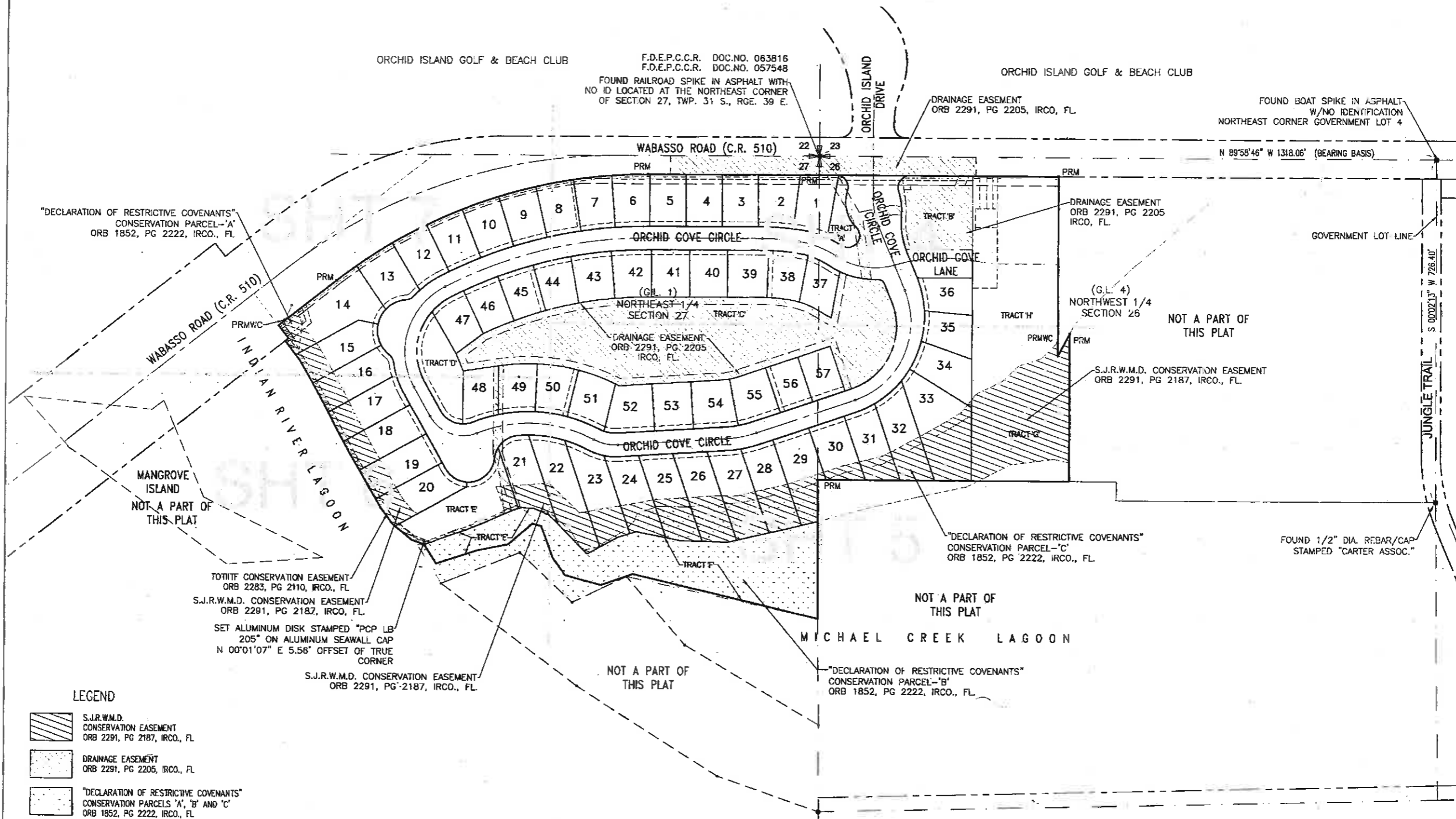
Frank S. Cuccurese
FRANK S. CUCCURESE, P.S.M. NO. 4765
CARTER ASSOC., INC., L.B. 205
1708 21st STREET, VERO BEACH, FL.
DATE: 11.26.2018
SURVEYOR'S SEAL

THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
DATE: DECEMBER 20, 2017
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180

ORCHID COVE SUBDIVISION

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26 AND NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30
 PAGE: 25
 DOCKET NUMBER: 3120180073356



- LEGEND**
- S.J.R.W.M.D. CONSERVATION EASEMENT ORB 2291, PG 2187, IRCO., FL.
 - DRAINAGE EASEMENT ORB 2291, PG 2205, IRCO., FL.
 - "DECLARATION OF RESTRICTIVE COVENANTS" CONSERVATION PARCELS 'A', 'B' AND 'C' ORB 1852, PG 2222, IRCO., FL.
 - TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TOTIF) CONSERVATION EASEMENT ORB 2283, PG 2110, IRCO., FL.

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.

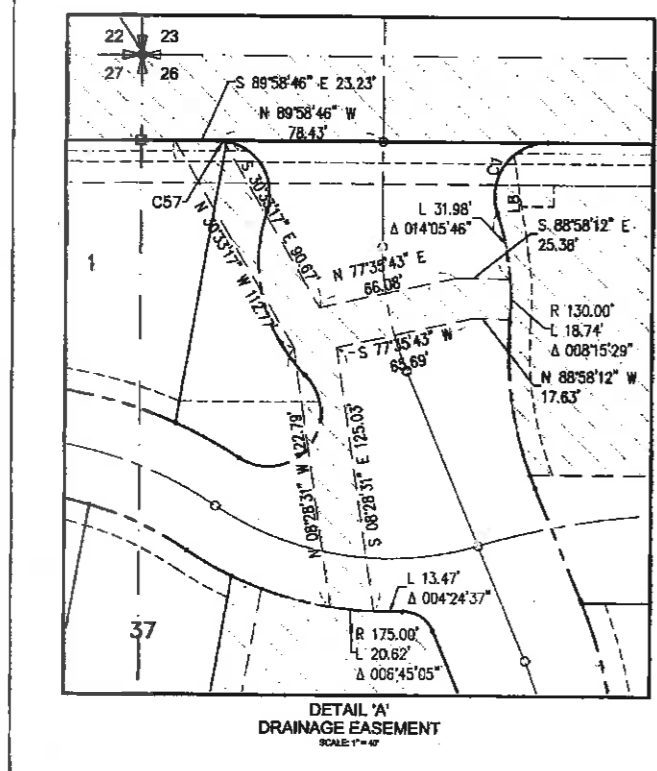
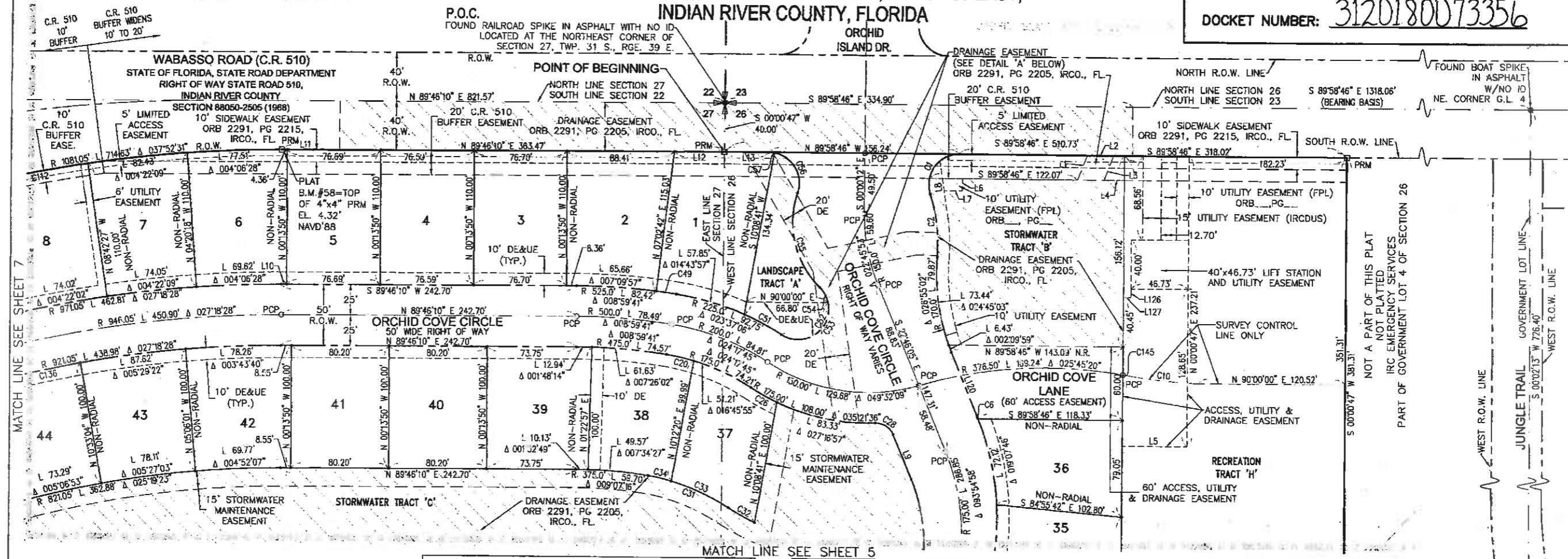


THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
 DATE: DECEMBER 20, 2017
CARTER ASSOCIATES, INC.
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ORCHID COVE SUBDIVISION

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26 AND NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

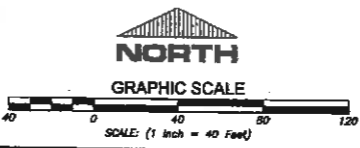
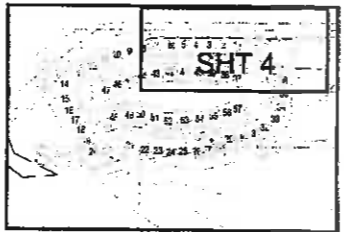
PLAT BOOK: 30
 PAGE: 26
 DOCKET NUMBER: 3120180073356



| CURVE TABLE | | | | | | |
|-------------|--------|----------|------------|-----------------|----------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | TAN |
| C1 | 47.32' | 25.00' | 108°26'30" | S 35° 47' 59" W | 40.56' | 34.69' |
| C2 | 51.78' | 130.00' | 022°49'12" | N 07° 00' 40" W | 51.44' | 26.24' |
| C6 | 1.61' | 216.00' | 000°25'42" | N 22° 33' 14" W | 1.61' | 0.81' |
| C10 | 56.65' | 381.45' | 008°30'32" | S 84° 08' 21" E | 56.60' | 28.38' |
| C20 | 23.00' | 175.00' | 007°31'50" | N 77° 28' 13" W | 22.98' | 11.52' |
| C26 | 24.67' | 175.00' | 008°04'39" | S 60° 58' 43" E | 24.65' | 12.36' |
| C28 | 18.20' | 15.00' | 089°31'54" | N 57° 32' 03" W | 17.11' | 10.41' |
| C31 | 70.97' | 175.00' | 023°14'10" | S 68° 33' 29" E | 70.49' | 35.98' |
| C32 | 24.67' | 175.00' | 008°04'39" | S 60° 58' 43" E | 24.65' | 12.36' |
| C33 | 51.31' | 175.00' | 016°48'01" | N 65° 20' 24" W | 51.13' | 25.84' |
| C34 | 19.66' | 175.00' | 006°26'10" | N 76° 57' 29" W | 19.65' | 9.84' |
| C49 | 16.76' | 525.00' | 001°49'44" | N 82° 09' 01" W | 16.76' | 8.38' |
| C51 | 34.89' | 225.00' | 008°53'08" | N 62° 03' 37" W | 34.86' | 17.48' |
| C52 | 73.28' | 25.00' | 167°56'47" | N 38° 24' 33" E | 49.72' | 236.79' |
| C53 | 58.77' | 25.00' | 134°40'54" | N 55° 02' 30" E | 46.14' | 59.88' |
| C54 | 14.51' | 25.00' | 033°15'53" | N 28° 55' 54" W | 14.31' | 7.47' |
| C55 | 83.63' | 75.00' | 063°53'28" | S 13° 37' 06" E | 79.37' | 46.77' |
| C56 | 42.85' | 25.00' | 098°12'24" | N 30° 46' 34" W | 37.79' | 28.86' |
| C57 | 4.42' | 25.00' | 010°07'18" | N 84° 56' 24" W | 4.41' | 2.21' |
| C112 | 82.40' | 1081.05' | 004°22'02" | S 79° 06' 32" W | 82.38' | 41.22' |
| C136 | 82.83' | 921.05' | 005°09'09" | S 76° 52' 26" W | 82.80' | 41.44' |

| CURVE TABLE | | | | | | |
|-------------|--------|---------|------------|-----------------|----------------|-------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | TAN |
| C145 | 5.49' | 376.50' | 000°50'07" | N 80° 18' 09" W | 5.49' | 2.74' |

| LINE TABLE | | | LINE TABLE | | |
|------------|---------|-----------------|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION |
| L1 | 21.48' | N 21° 25' 07" E | L9 | 39.59' | S 22° 46' 05" E |
| L2 | 334.90' | N 89° 58' 46" W | L10 | 4.36' | N 89° 46' 10" E |
| L3 | 21.48' | S 21° 25' 07" W | L11 | 42.96' | N 89° 46' 10" E |
| L4 | 16.73' | S 89° 58' 46" E | L12 | 40.72' | N 89° 46' 10" E |
| L5 | 53.00' | S 89° 58' 46" E | L13 | 36.47' | S 89° 58' 46" E |
| L6 | 10.00' | N 00° 01' 14" E | L120 | 56.87' | S 22° 31' 06" E |
| L7 | 15.00' | S 89° 58' 46" E | L126 | 7.10' | N 00° 00' 00" E |
| L8 | 47.44' | S 08° 46' 29" E | L127 | 6.27' | N 90° 00' 00" E |



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.

LEGEND

- S.J.R.W.M.D. CONSERVATION EASEMENT ORB 2291, PG 2187, IRCO., FL.
- DRAINAGE EASEMENT ORB 2291, PG 2205, IRCO., FL.
- DECLARATION OF RESTRICTIVE COVENANTS CONSERVATION PARCELS 'A', 'B' AND 'C' ORB 1852, PG 2222, IRCO., FL.
- TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TIFIT) CONSERVATION EASEMENT ORB 2283, PG 2110, IRCO., FL.

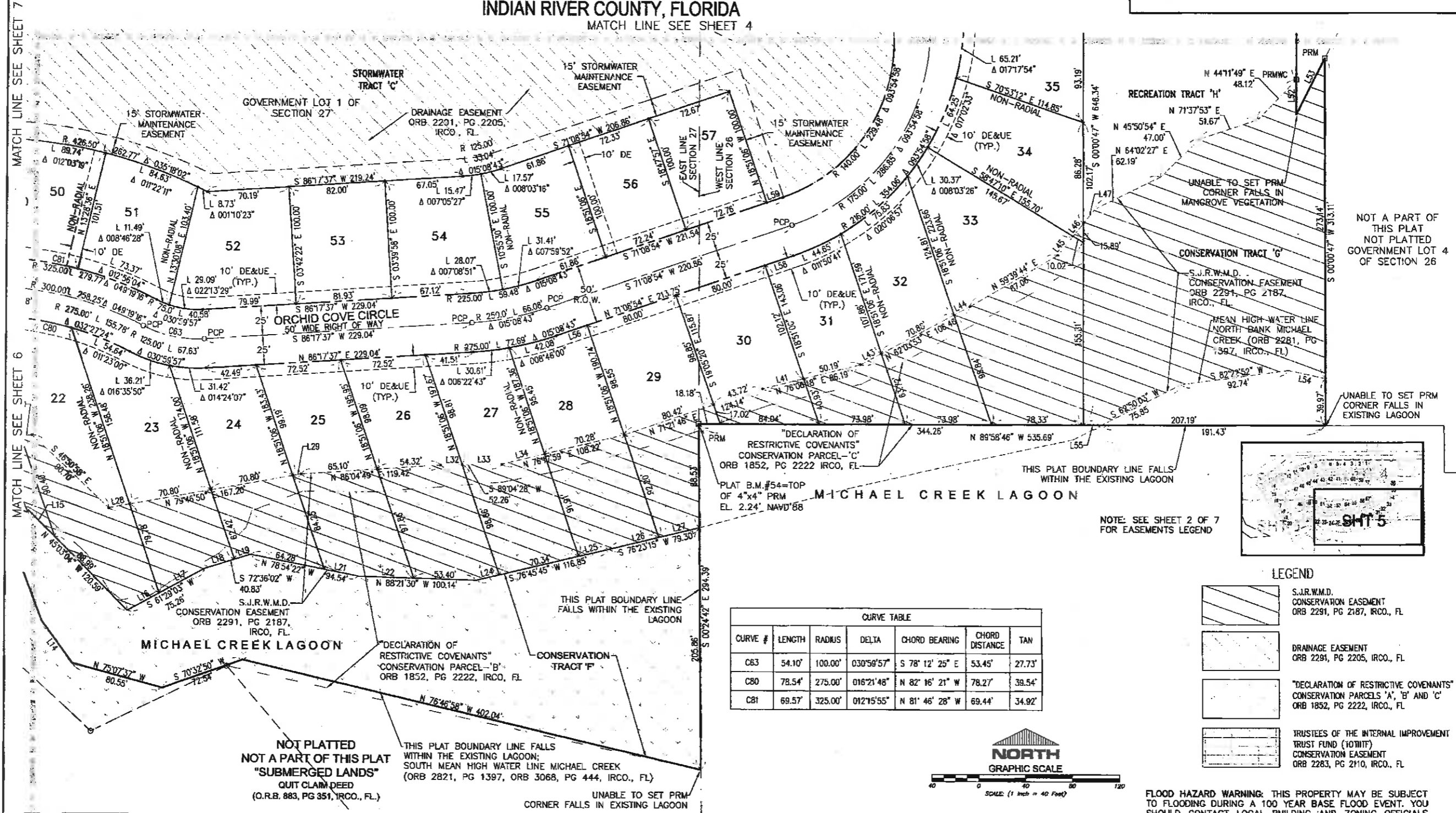
THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
 DATE: DECEMBER 20, 2017
CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
 1708 21st. STREET
 VERO BEACH, FLORIDA 32960
 TEL.(772) 562-4191 FAX.(772) 562-7180

ORCHID COVE SUBDIVISION

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26
AND NORTHEAST 1/4 OF SECTION 27,
TOWNSHIP 31 SOUTH, RANGE 39 EAST,
INDIAN RIVER COUNTY, FLORIDA

MATCH LINE SEE SHEET 4

PLAT BOOK: 30
PAGE: 27
DOCKET NUMBER: 3120180073356



NOT A PART OF THIS PLAT
NOT PLATTED
GOVERNMENT LOT 4
OF SECTION 26

UNABLE TO SET PRM
CORNER FALLS IN
EXISTING LAGOON

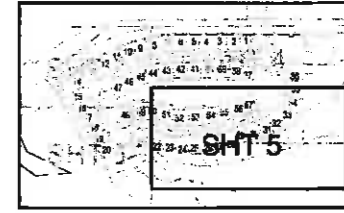
"DECLARATION OF RESTRICTIVE COVENANTS" CONSERVATION PARCEL - 'C'
ORB 1852, PG 2222 IRCO, FL

PLAT B.M.#54=TOP OF 4"x4" PRM
EL. 2.24' NAVD'88

THIS PLAT BOUNDARY LINE FALLS WITHIN THE EXISTING LAGOON

MICHAEL CREEK LAGOON

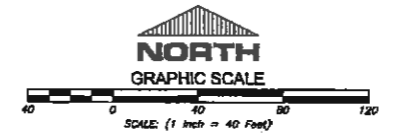
NOTE: SEE SHEET 2 OF 7 FOR EASEMENTS LEGEND



LEGEND

- S.J.R.W.M.D. CONSERVATION EASEMENT ORB 2291, PG 2187, IRCO., FL
- DRAINAGE EASEMENT ORB 2291, PG 2205, IRCO., FL
- "DECLARATION OF RESTRICTIVE COVENANTS" CONSERVATION PARCELS 'A', 'B' AND 'C' ORB 1852, PG 2222, IRCO., FL
- TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (IOTIF) CONSERVATION EASEMENT ORB 2283, PG 2110, IRCO., FL

| CURVE TABLE | | | | | | |
|-------------|--------|---------|------------|-----------------|----------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | TAN |
| C63 | 54.10' | 100.00' | 030°58'57" | S 78° 12' 25" E | 53.45' | 27.73' |
| C80 | 78.54' | 275.00' | 016°21'48" | N 82° 16' 21" W | 78.27' | 39.54' |
| C81 | 69.57' | 325.00' | 012°15'55" | N 81° 46' 28" W | 69.44' | 34.92' |



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|--------|-----------------|------------|--------|-----------------|------------|--------|-----------------|------------|--------|-----------------|------------|--------|-----------------|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION | LINE # | LENGTH | DIRECTION |
| L14 | 44.38' | N 35° 46' 41" W | L19 | 14.30' | N 72° 36' 02" E | L26 | 43.87' | N 76° 23' 15" E | L33 | 33.85' | N 89° 04' 28" E | L45 | 20.88' | N 38° 43' 31" E | L54 | 32.79' | N 77° 37' 58" W |
| L15 | 31.60' | S 45° 03' 04" E | L21 | 30.26' | S 78° 54' 22" E | L27 | 35.42' | N 76° 23' 15" E | L34 | 37.94' | N 76° 17' 59" E | L46 | 13.71' | N 38° 43' 31" E | L55 | 15.76' | N 89° 58' 46" W |
| L16 | 31.15' | N 61° 29' 03" E | L22 | 46.74' | S 88° 21' 30" E | L28 | 18.42' | N 79° 46' 50" E | L41 | 36.00' | N 76° 06' 18" E | L47 | 16.05' | N 38° 43' 31" E | L56 | 28.09' | S 71° 08' 54" W |
| L17 | 44.11' | N 61° 29' 03" E | L24 | 20.08' | N 76° 45' 45" E | L29 | 7.18' | N 79° 46' 50" E | L43 | 20.26' | N 62° 03' 53" E | L52 | 30.00' | N 00° 00' 47" E | L58 | 25.66' | S 71° 08' 54" W |
| L18 | 26.53' | N 72° 36' 02" E | L25 | 28.44' | N 76° 45' 45" E | L32 | 18.41' | N 89° 04' 28" E | L44 | 15.32' | N 62° 03' 53" E | L53 | 54.17' | N 27° 27' 14" E | L59 | 14.69' | S 71° 08' 54" W |

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.

THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
DATE: DECEMBER 20, 2017

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180

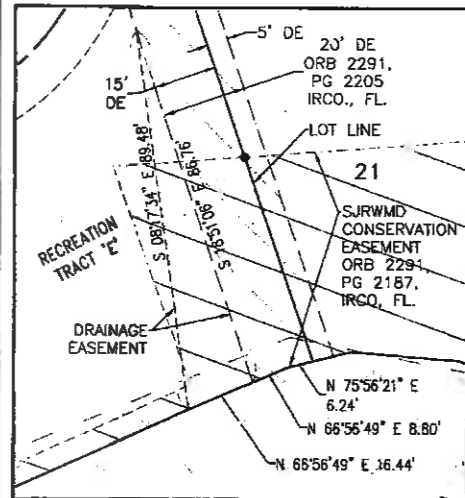
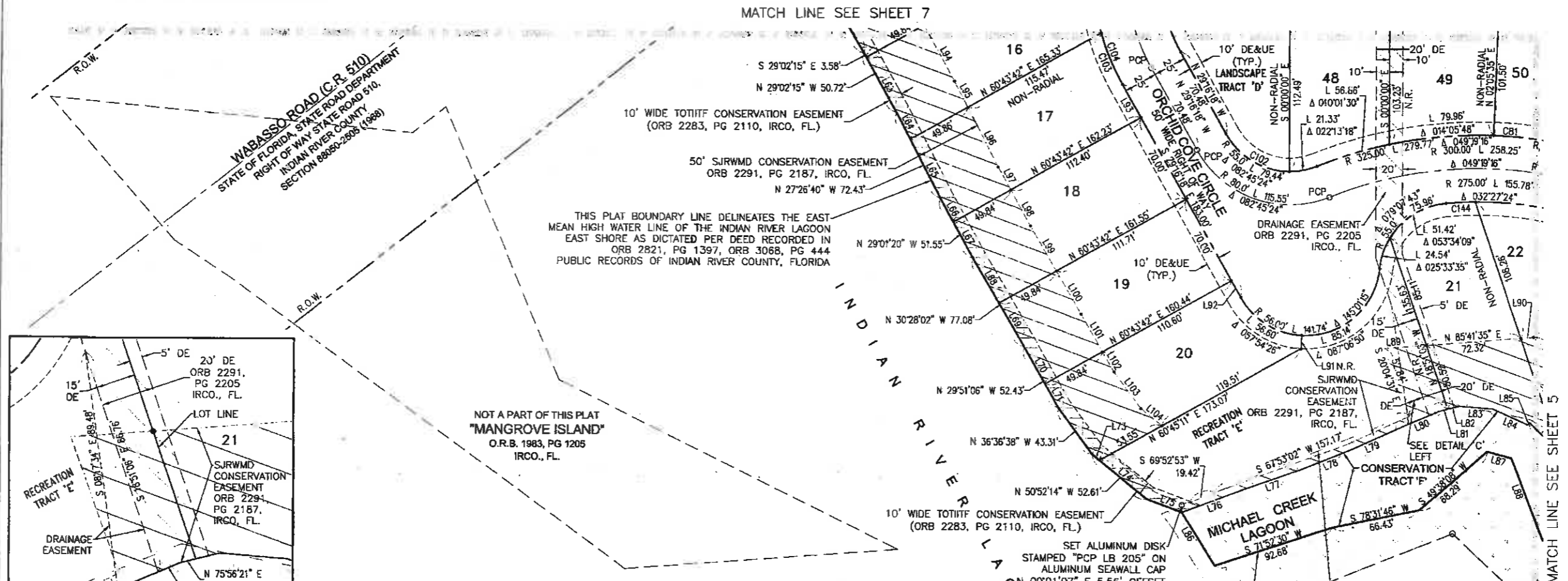
SHEET 5 OF 7



ORCHID COVE SUBDIVISION

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26 AND NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30
 PAGE: 28
 DOCKET NUMBER: 3120180073356



DETAIL 'C'
DRAINAGE EASEMENT
SCALE: 1" = 30'

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L103 | 34.19' | S 36° 36' 38" E |
| L104 | 20.32' | S 50° 52' 14" E |

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L63 | 47.14' | S 29° 02' 15" E |
| L64 | 22.88' | S 27° 26' 40" E |
| L65 | 49.55' | S 27° 26' 40" E |
| L66 | 20.47' | S 29° 01' 20" E |
| L67 | 31.08' | S 29° 01' 20" E |
| L68 | 38.93' | S 30° 28' 02" E |
| L69 | 38.15' | S 30° 28' 02" E |
| L70 | 31.86' | S 29° 51' 06" E |
| L71 | 20.57' | S 29° 51' 06" E |
| L73 | 6.96' | S 50° 52' 14" E |
| L74 | 45.65' | S 50° 52' 14" E |
| L75 | 28.28' | N 69° 30' 58" W |
| L76 | 50.20' | S 69° 25' 00" W |

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L77 | 44.49' | S 70° 47' 37" W |
| L78 | 41.47' | S 68° 07' 34" W |
| L79 | 43.87' | S 65° 47' 26" W |
| L80 | 28.32' | S 66° 56' 49" W |
| L81 | 6.25' | N 75° 57' 45" E |
| L82 | 9.29' | N 75° 57' 45" E |
| L83 | 25.55' | N 85° 20' 45" W |
| L84 | 29.41' | N 65° 50' 10" W |
| L85 | 2.29' | S 35° 11' 11" W |
| L86 | 46.91' | N 32° 01' 56" W |
| L87 | 19.11' | N 74° 49' 33" W |
| L88 | 72.00' | N 20° 55' 41" W |
| L89 | 31.33' | N 85° 41' 35" E |

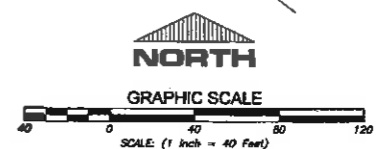
| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L90 | 9.52' | N 85° 41' 35" E |
| L91 | 10.00' | S 02° 49' 16" W |
| L92 | 14.16' | N 29° 18' 18" W |
| L93 | 28.84' | N 29° 18' 18" W |
| L94 | 48.08' | S 29° 02' 15" E |
| L95 | 21.93' | S 27° 26' 40" E |
| L96 | 50.50' | S 27° 26' 40" E |
| L97 | 19.52' | S 29° 01' 20" E |
| L98 | 30.73' | S 29° 01' 20" E |
| L99 | 39.28' | S 30° 28' 02" E |
| L100 | 37.45' | S 30° 28' 02" E |
| L101 | 32.56' | S 29° 51' 06" E |
| L102 | 17.21' | S 29° 51' 06" E |

| CURVE TABLE | | | | | | |
|-------------|--------|---------|------------|-----------------|----------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | TAN |
| C81 | 69.57' | 325.00' | 012°15'55" | N 81° 46' 28" W | 69.44' | 34.92' |
| C102 | 58.11' | 55.00' | 080°32'07" | S 59° 32' 22" E | 55.44' | 32.10' |
| C103 | 41.53' | 180.00' | 013°13'08" | S 22° 39' 44" E | 41.44' | 20.86' |
| C104 | 67.96' | 180.00' | 021°38'00" | S 18° 27' 18" E | 67.56' | 34.39' |
| C144 | 22.61' | 275.00' | 004°42'36" | S 87° 11' 27" W | 22.60' | 11.31' |

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.

LEGEND

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- DRAINAGE EASEMENT ORB 2291, PG 2205, IRCO., FL
- "DECLARATION OF RESTRICTIVE COVENANTS" CONSERVATION PARCELS 'A', 'B' AND 'C' ORB 1852, PG 2222, IRCO., FL
- TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND (TOTIFF) CONSERVATION EASEMENT ORB 2283, PG 2110, IRCO., FL

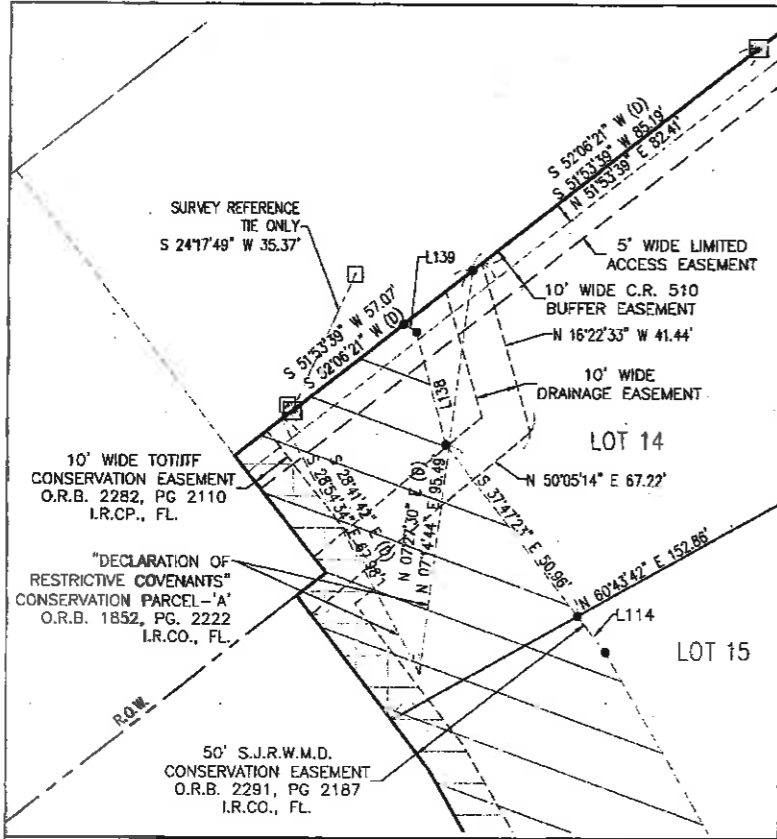


THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
 DATE: DECEMBER 20, 2017
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ORCHID COVE SUBDIVISION

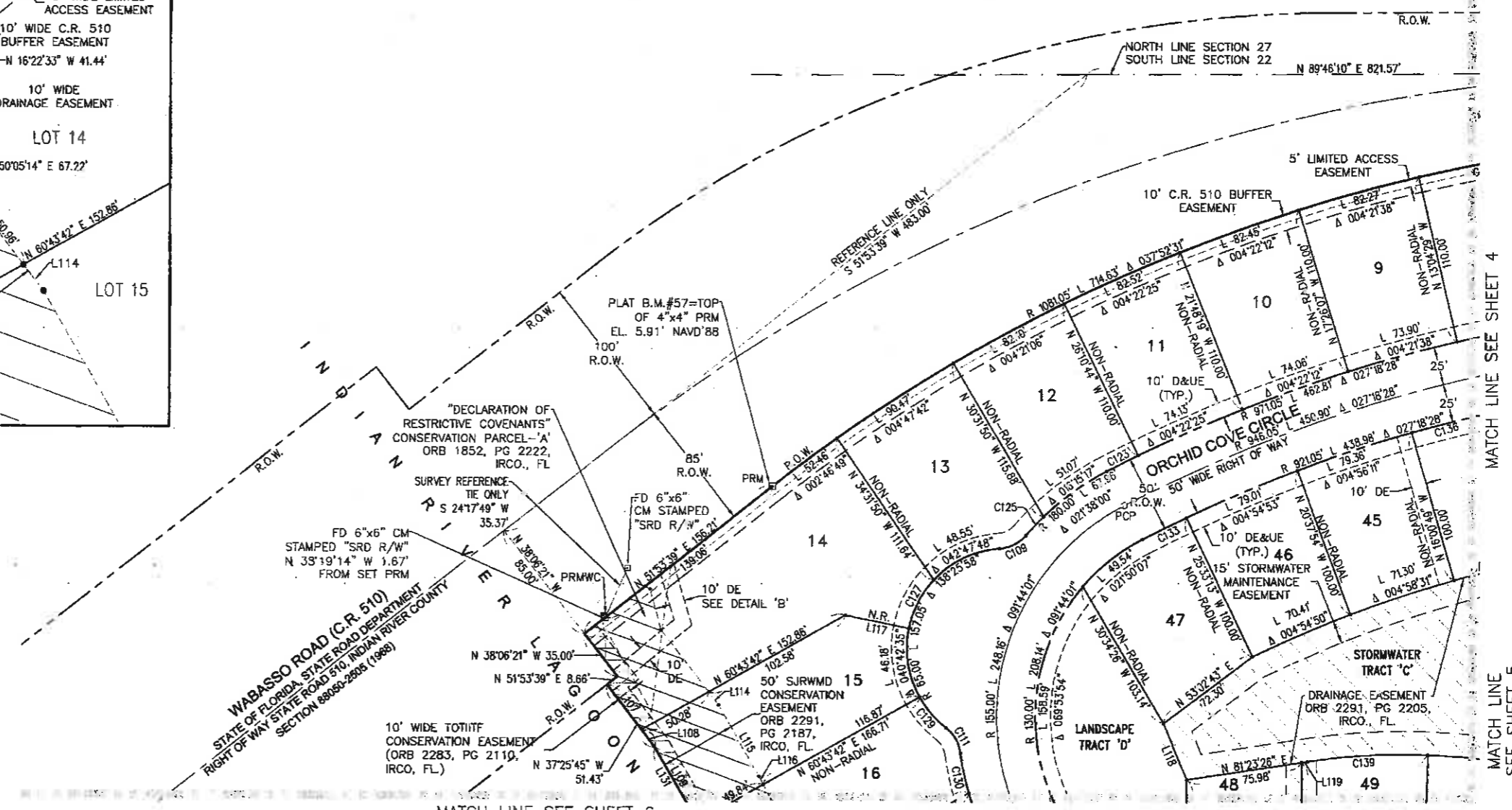
BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 26 AND NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 30
 PAGE: 29
 DOCKET NUMBER: 3120180073356



DETAIL 'B'
SCALE: 1" = 20'

- LEGEND**
- S.J.R.W.M.D. CONSERVATION EASEMENT ORB 2291, PG 2187, IRCO., FL.
 - DRAINAGE EASEMENT ORB 2291, PG 2205, IRCO., FL.
 - "DECLARATION OF RESTRICTIVE COVENANTS" CONSERVATION PARCELS 'A', 'B' AND 'C' ORB 1852, PG 2222, IRCO., FL.
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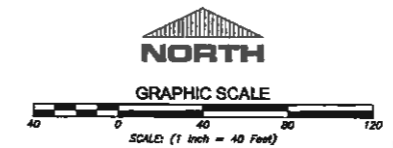
MATCH LINE SEE SHEET 6

| CURVE TABLE | | | | | | |
|-------------|--------|---------|-------------|-----------------|----------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE | TAN |
| C109 | 19.63' | 25.00' | 044°58'59" | N 63° 19' 12" E | 19.13' | 10.35' |
| C111 | 19.63' | 25.00' | 044°58'59" | N 30° 07' 48" W | 19.13' | 10.35' |
| C123 | 23.04' | 971.05' | 001°21'33" | S 63° 08' 29" W | 23.04' | 11.52' |
| C125 | 16.90' | 180.00' | 005°22'43" | S 43° 31' 04" W | 16.89' | 8.45' |
| C127 | 35.91' | 65.00' | 031°39'08" | S 27° 11' 19" W | 35.45' | 18.43' |
| C129 | 26.40' | 65.00' | 0°31'16'27" | S 40° 59' 04" E | 26.22' | 13.39' |
| C130 | 26.43' | 180.00' | 008°24'52" | S 11° 50' 44" E | 26.41' | 13.24' |
| C133 | 31.90' | 921.05' | 001°59'05" | S 63° 27' 15" W | 31.90' | 15.95' |
| C136 | 82.83' | 921.05' | 006°09'09" | S 76° 52' 26" W | 82.80' | 41.44' |
| C139 | 79.67' | 426.50' | 010°42'09" | S 86° 44' 31" W | 79.55' | 39.95' |

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L107 | 36.84' | S 37° 25' 45" E |
| L108 | 14.59' | S 37° 25' 45" E |
| L109 | 51.96' | S 29° 53' 53" E |
| L114 | 10.65' | S 37° 47' 23" E |
| L115 | 53.49' | S 29° 56' 15" E |
| L116 | 5.98' | S 29° 02' 15" E |

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | DIRECTION |
| L117 | 42.36' | N 78° 38' 16" W |
| L118 | 39.48' | N 22° 24' 55" W |
| L119 | 3.79' | S 81° 23' 26" W |
| L131 | 51.98' | N 29° 53' 53" W |
| L138 | 27.49' | S 15° 00' 37" E |
| L139 | 3.56' | S 59° 07' 11" E |

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.



THIS INSTRUMENT WAS PREPARED BY: FRANK S. CUCCURESE, P.S.M.
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