



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

July 21, 2017

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

RE: Segovia Lakes PD Replat Final Plat  
PD-16-10-06 / 2003090165-78588

Dear Mr. Schulke:

The above-referenced final plat was approved by the Board of County Commissioners at its regular meeting of July 18, 2017, and was subsequently recorded in Plat Book 29, Pages 23-25. 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 772-226-1239 or [rsweeney@ircgov.com](mailto:rsweeney@ircgov.com)

Sincerely,

Ryan Sweeney  
Senior Planner, Current Development

Attachment: Copy of Recorded Plat

cc: Stan Boling, AICP (via e-mail)  
John W. McCoy, AICP (via e-mail)  
Kelly McKinley (via e-mail)  
Bill DeBraul, Esq. (via e-mail)  
Nancy Mossali (via e-mail)  
David W. Schryver, P.S.M. (via e-mail)  
William Handler (via e-mail)  
Charles Blanchard (via e-mail)

CERTIFICATE OF DEDICATION  
STATE OF FLORIDA  
COUNTY OF Indian River

KNOW ALL MEN BY THESE PRESENTS, THAT GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION, AND SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SEGOVIA LAKES P.D. REPLAT, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) STREETS AND RIGHTS-OF-WAY 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 PLANNED DEVELOPMENT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THESE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) UTILITY EASEMENTS THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY.

3) DRAINAGE EASEMENTS THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE DRAINAGE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE EASEMENTS. INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

4) STORMWATER MANAGEMENT TRACT D THE STORMWATER MANAGEMENT TRACT D AND THE MAINTENANCE EASEMENTS ADJACENT THERETO AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

5) RECREATION TRACTS "A", "B", AND "E" TRACTS "A", "B", AND "E" ARE DEDICATED IN PERPETUITY TO SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. FOR RECREATIONAL PURPOSES FOR THE EXCLUSIVE USE AND ENJOYMENT OF OWNERS OF LOTS IN THIS PLANNED DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC.

6) LANDSCAPE/BUFFER AND RECREATIONAL TRACT "C" TRACT "C" IS DEDICATED IN PERPETUITY TO SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. FOR LANDSCAPE/BUFFER AND RECREATIONAL PURPOSES FOR THE EXCLUSIVE USE AND ENJOYMENT OF LOTS IN THIS PLANNED DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC.

7) 5 FOOT LIMITED ACCESS EASEMENTS THE 5 FOOT 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.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM N. HANDLER, PRESIDENT OF GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION, AND AS PRESIDENT OF SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THIS 12th DAY OF JULY, 2017.

GHO SEGOVIA LAKES CORP.

WILLIAM N. HANDLER, PRESIDENT

SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC

WILLIAM N. HANDLER, PRESIDENT

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA

COUNTY OF Indian River

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, 2017 BY WILLIAM N. HANDLER, PRESIDENT OF GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME, OR HAS PROVIDED AS IDENTIFICATION.

NOTARY PUBLIC Lauren F. Hamilton

COMMISSION # FF176373

SEAL

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA

COUNTY OF Indian River

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, 2017 BY WILLIAM N. HANDLER, PRESIDENT OF SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME, OR HAS PROVIDED AS IDENTIFICATION.

NOTARY PUBLIC Lauren F. Hamilton

COMMISSION # FF176373

SEAL

ACCEPTANCE OF DEDICATION

SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF STREETS AND RIGHTS-OF-WAY; DRAINAGE EASEMENTS; STORMWATER TRACT "D" AND ADJACENT MAINTENANCE EASEMENTS; RECREATION TRACTS "A", "B" AND "E"; AND LANDSCAPE/BUFFER AND RECREATIONAL TRACT "C" CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC

ITS PRESIDENT: William N. Handler

PRINTED NAME: William N. Handler

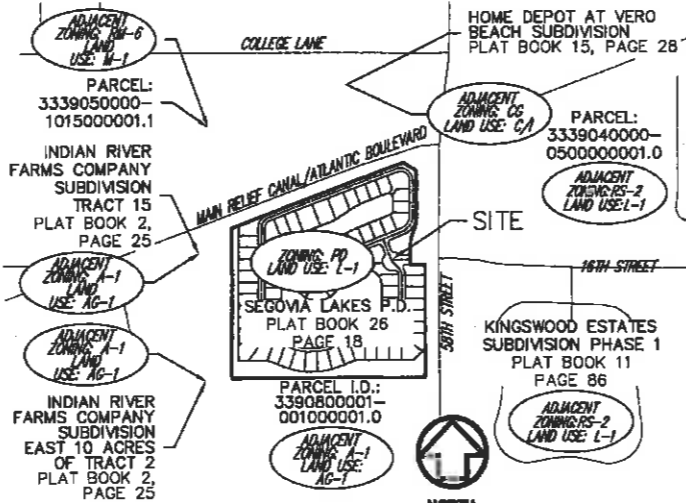
WITNESS: Jessica Lanier

WITNESS: Christina Selph

PREPARED BY: CHARLES H. BLANCHARD, PSM#5755  
MERIDIAN LAND SURVEYORS 6905  
DATE OF PREPARATION: JANUARY 2017

SEGOVIA LAKES P.D. REPLAT

A REPLAT OF SEGOVIA LAKES P.D. RECORDED IN PLAT BOOK 26, PAGE 18, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LYING SOUTH OF THE MAIN CANAL AND ALSO LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.



CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION AND SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED, AND THAT MORTGAGES, LIENS, OR OTHER ENCUMBRANCES ARE AS FOLLOWS:

MORTGAGE AND SECURITY AGREEMENT, IN FAVOR OF HARBOR COMMUNITY BANK, A FLORIDA BANKING CORPORATION, DATED JULY 8, 2016 AND RECORDED JULY 11, 2016 IN OFFICIAL RECORDS BOOK 2948, PAGE 2317, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

COLLATERAL ASSIGNMENT OF CONTRACT RIGHTS AND OF AGREEMENTS AFFECTING REAL ESTATE IN FAVOR OF HARBOR COMMUNITY BANK, A FLORIDA BANKING CORPORATION, RECORDED JULY 11, 2016 IN OFFICIAL RECORDS BOOK 2948, PAGE 2334, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS BY AND BETWEEN VB DEVELOPMENT, INC., A FLORIDA CORPORATION, AND GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION, RECORDED JULY 11, 2016 IN OFFICIAL RECORDS BOOK 2948, PAGE 2311, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ASSIGNMENT OF DECLARANT'S RIGHTS BY AND BETWEEN VB DEVELOPMENT, INC., A FLORIDA CORPORATION, AND GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION, RECORDED JULY 11, 2016 IN OFFICIAL RECORDS BOOK 2948, PAGE 2314, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RESERVATION OF ROAD RIGHTS OF WAY IN FAVOR OF THE STATE OF FLORIDA, THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, AS SET FORTH IN THAT CERTAIN DEED RECORDED JANUARY 3, 1948 IN DEED BOOK 48, PAGE 26 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (NOTE: AS TO SAID RESERVATION, THE RESERVATION FOR MINING AND EXPLORATION HAVE BEEN MODIFIED BY THE RELEASE OF THE RIGHT OF ENTRY INTO THE INSURED PREMISES, AS CONTAINED IN SECTION 270.11 OF THE FLORIDA STATUTES.)

CONCURRENCY ACKNOWLEDGEMENT AGREEMENT RECORDED FEBRUARY 10, 2005, IN OFFICIAL RECORDS BOOK 1833, PAGE 2238, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

EASEMENT BY AND BETWEEN VB DEVELOPMENT, INC., A FLORIDA CORPORATION, GRANTOR, AND INDIAN RIVER COUNTY, GRANTEE, RECORDED JULY 26, 2010, IN OFFICIAL RECORDS BOOK 2434, PAGE 885, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION FOR SEGOVIA LAKES PLANNED DEVELOPMENT RECORDED IN OFFICIAL RECORDS BOOK 2622, PAGE 1023, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

INDIAN RIVER FARMS CO. PLAT RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

SEGOVIA LAKES P.D. REPLAT RECORDED IN PLAT BOOK 26, PAGE 18, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SIDEWALK EASEMENT BY AND BETWEEN GHO SEGOVIA LAKES CORP., A FLORIDA CORPORATION, GRANTOR, AND SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, GRANTOR, RECORDED FEBRUARY 24, 2017, IN OFFICIAL RECORDS BOOK 3003, PAGE 1889, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: Barry G. Segal, Esquire, Florida Bar Number 79723, BARRY SEGAL, P.A. DATE: July 13, 2017

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED:

BY: Jason E. Brown, County Administrator DATE: 7-18-17

JASON E. BROWN, COUNTY ADMINISTRATOR

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATION

STATE OF FLORIDA

COUNTY OF Indian River

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, 2017 BY WILLIAM N. HANDLER, PRESIDENT OF SEGOVIA LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION. HE IS EITHER PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION.

NOTARY PUBLIC Lauren F. Hamilton

COMMISSION # FF176373

SEAL

DATE: 7-17-2017

SEAL

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT A 4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM-WBZ-LB 6840" AT THE NORTH EAST CORNER OF TRACT "E" OF SEGOVIA LAKES P.D., AS RECORDED IN PLAT BOOK 26, PAGE 18 IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN S0013'45"W, PARALLEL TO THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 678.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS (SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA); THENCE RUN S89'37'38"W ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1172.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, SAID POINT ALSO BEING ON THE EAST LINE OF TRACT 2 OF SAID INDIAN RIVER FARMS COMPANY SUBDIVISION; THENCE RUN N00'42'31"E ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 677.34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 226.46 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL (300' R/W WIDTH); THENCE RUN N69'21'32"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1110.70 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S58'22'11"E, A DISTANCE OF 93.11 FEET; THENCE RUN S00'22'27"W ALONG A LINE PARALLEL TO AND 210.00 FEET WEST OF THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 297.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 125.00 FEET; THENCE RUN CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21'00'00", A DISTANCE OF 45.81 FEET TO THE POINT OF TANGENCY; THENCE RUN S21'02'27"W, A DISTANCE OF 43.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 175.00 FEET; THENCE RUN COUNTER CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21'00'00", A DISTANCE OF 84.14 FEET TO THE POINT OF TANGENCY; THENCE RUN S00'02'27"W, ALONG A LINE PARALLEL TO AND 245.50 FEET WEST OF THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 122.05 FEET TO A POINT ON THE AFOREMENTIONED LINE DIVIDING SECTIONS 5 AND 8; THENCE RUN N89'54'31"E ALONG SAID SECTION LINE, A DISTANCE OF 89.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 29.21 ACRES, MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF St. Lucie  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AFFECTING THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE IN FAVOR OF HARBOR COMMUNITY BANK, A FLORIDA BANKING CORPORATION, (A MORTGAGE AND SECURITY AGREEMENT) RECORDED IN OFFICIAL RECORDS BOOK 2948, PAGE 2317, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND COLLATERAL ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2948, PAGE 2334 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THIS PLAT AND THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF July, 2017.

HARBOR COMMUNITY BANK. WITNESS: Michael J. Brown, Executive Vice President

BY: Michael J. Brown, Executive Vice President

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, 2017 BY MICHAEL J. BROWN, EXECUTIVE VICE PRESIDENT OF HARBOR COMMUNITY BANK ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION.

NOTARY PUBLIC: Morcia Talbert

PRINTED NAME: Morcia Talbert

COMMISSION # FF 94785

MY COMMISSION EXPIRES: Mar 30 2020

SEAL

CLERK OF INDIAN RIVER COUNTY OF INDIAN RIVER

L. JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SEGOVIA LAKES P.D. REPLAT, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 12th DAY OF July, 2017 AND RECORDED ON PAGE 23 OF PLAT BOOK 26 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: Brandon Young, Deputy Clerk of Circuit Court

BRANDON YOUNG, DEPUTY CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 7-18-17 THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS AND 5-FOOT LIMITED ACCESS EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: Joseph E. Mescher, Chairman of the Board

JOSEPH E. MESCHER, CHAIRMAN OF THE BOARD

BY: Charles H. Blanchard, Deputy Clerk

CHARLES H. BLANCHARD, DEPUTY CLERK

DEPUTY COUNTY ATTORNEY: William K. D. L.

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PLAT BOOK 29  
PAGE 23  
DOCKET NO. 3120170042391

COUNTY SURVEYOR'S CERTIFICATE

THIS REPLAT OF SEGOVIA LAKES P.D. HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: David W. Schryver, PSM Florida Certificate No. 4884, INDIAN RIVER COUNTY SURVEYOR AND MAPPER DATE: 7/17/17

SURVEYOR'S NOTES

- 1) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN ZONES "X" AND "AE-21", AS PER FLOOD INSURANCE RATE MAP 12061C0239H DATED DECEMBER 4, 2012.
- 2) THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NAD 83 (NCS ADJUSTMENT OF 1990) AND ARE BASED ON INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS GPS 167 AND GPS 168.
- 3) TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.
- 4) THE BENCHMARKS SHOWN HEREON ARE BASED ON INDIAN RIVER COUNTY BENCHMARK GPS 167 AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 5) PERMANENT REFERENCE MONUMENTS PROPOSED TO BE SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED PRM LB 6905 AND/OR 5/8" IRON RODS WITH CAPS STAMPED PRM LB 6905. ALL EXISTING MONUMENTS ARE
- 6) LOT CORNER MARKERS AS SHOWN ARE PROPOSED TO BE SET IN CONFORMANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, AS AMENDED, CORNER MARKERS SET BY MERIDIAN LAND SURVEYORS ARE 5/8" IRON ROD WITH ORANGE CAP STAMPED HSB&S LB6905.

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

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

THIS PLAT, AS RECORDED IN ITS 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.

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 2522, PAGE 1023, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER'S FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

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 EXIST: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE, AND ORANGE JASMINE.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

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ABBREVIATIONS:  
 Δ - CENTRAL ANGLE OF CURVE  
 R - RADIUS OF CURVE  
 L - LENGTH OF CURVE  
 CH - CHORD OF CURVE, DIRECTION AND LENGTH  
 R/W - RIGHT-OF-WAY  
 CL - CENTERLINE  
 SEC - SECTION  
 P.B. - PLAT BOOK  
 O.A. - OVERALL  
 PRM - PERMANENT REFERENCE MONUMENT  
 POP - PERMANENT CONTROL POINT  
 P.R.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA  
 I.R.F.W.C.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT

ABBREVIATIONS, CONTINUED:  
 UE - UTILITY EASEMENT  
 DE - DRAINAGE EASEMENT

MONUMENT LEGEND  
 MONUMENTS ARE WHAT ARE DESCRIBED BELOW UNLESS OTHERWISE NOTED

- ⊕ SET PERMANENT REFERENCE MONUMENT (PRM)  
 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB#6905"
- ⊕ FOUND PERMANENT REFERENCE MONUMENT (PRM)  
 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM WBZ-LB#6840"
- ⊙ PERMANENT CONTROL POINT (PCP)  
 P/K NAIL & DISK STAMPED "PRM-WBZ-LB#6840"
- ⊙ EXISTING PARCEL CORNER  
 5/8" IRON ROD & CAP - "WBZ-LB#6840"
- ⊙ PROPOSED PARCEL CORNER MARKER  
 5/8" IRON ROD & CAP - "LB#6905"

# SEGOVIA LAKES P.D. REPLAT

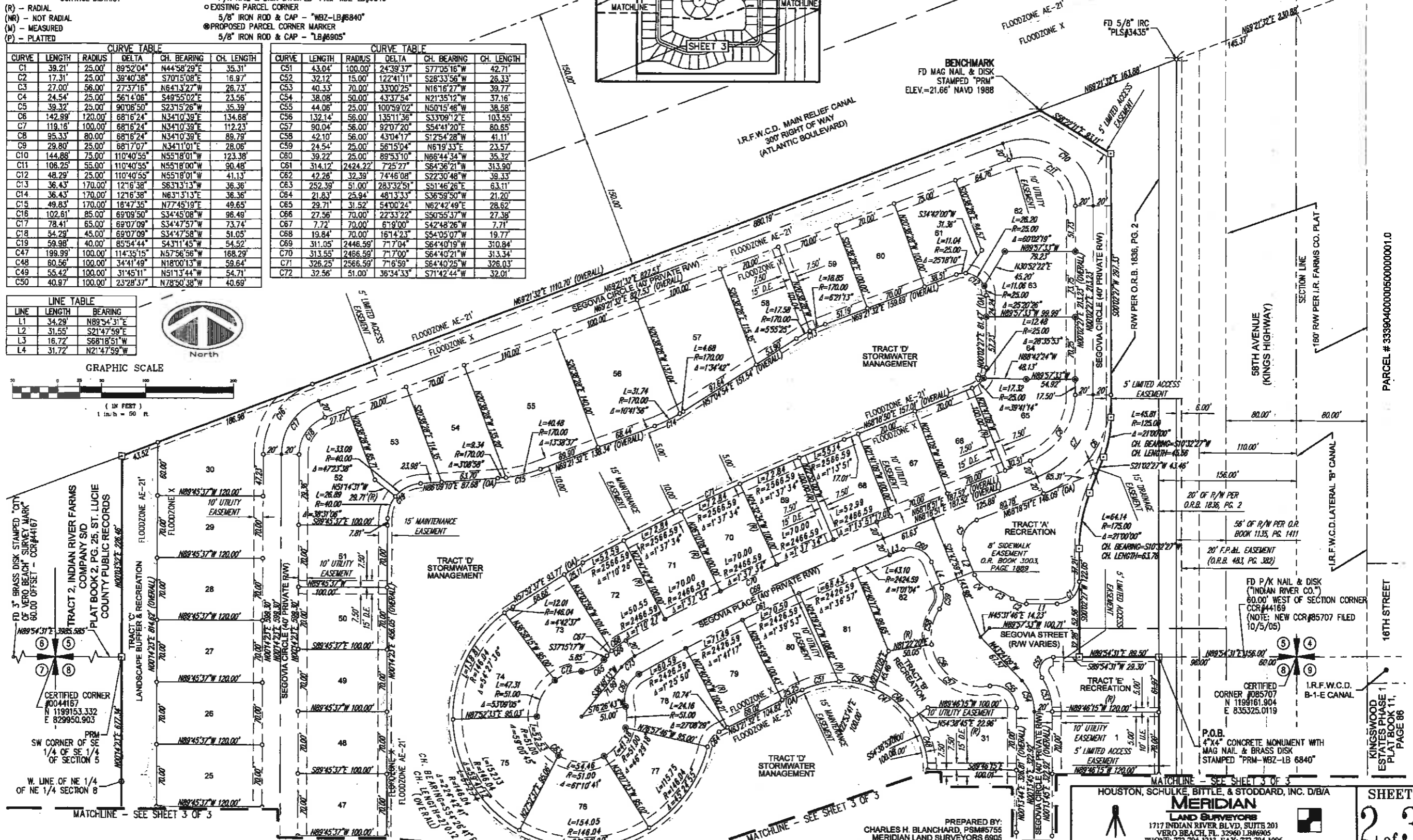
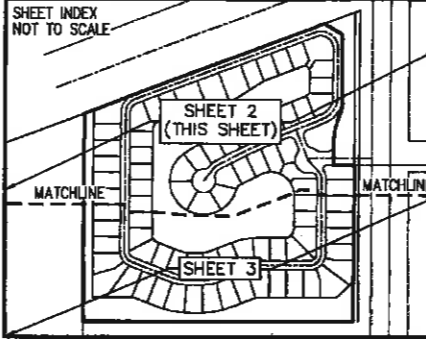
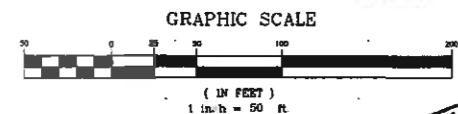
A REPLAT OF SEGOVIA LAKES P.D. RECORDED IN PLAT BOOK 26, PAGE 18, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LYING SOUTH OF THE MAIN CANAL AND ALSO LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

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 PAGE 24  
 DOCKET NO. 3120170042391

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	39.21'	25.00'	89°52'04"	N44°58'29"E	35.31'
C2	17.31'	25.00'	39°40'38"	S70°15'08"E	16.97'
C3	27.00'	56.00'	27°37'16"	N64°13'27"W	26.73'
C4	24.54'	25.00'	56°14'06"	S49°55'02"E	23.56'
C5	39.32'	25.00'	90°08'50"	S23°15'26"W	35.39'
C6	142.99'	120.00'	68°16'24"	N34°10'39"E	134.68'
C7	119.16'	100.00'	68°16'24"	N34°10'39"E	112.23'
C8	95.33'	80.00'	68°16'24"	N34°10'39"E	89.79'
C9	29.80'	25.00'	68°17'07"	N34°11'01"E	28.06'
C10	144.88'	75.00'	110°40'55"	N55°18'01"W	123.38'
C11	106.25'	55.00'	110°40'55"	N55°18'00"W	90.48'
C12	48.29'	25.00'	110°40'55"	N55°18'01"W	41.13'
C13	36.43'	170.00'	12°16'38"	S63°13'13"W	36.36'
C14	36.43'	170.00'	12°16'38"	S63°13'13"E	36.36'
C15	49.83'	170.00'	16°47'35"	N77°45'19"E	49.65'
C16	102.61'	85.00'	69°09'50"	S34°45'08"W	96.49'
C17	78.41'	65.00'	69°07'09"	S34°47'57"W	73.74'
C18	54.29'	45.00'	69°07'09"	S34°47'58"W	51.05'
C19	59.98'	40.00'	85°54'44"	S43°11'45"W	54.52'
C47	199.99'	100.00'	114°35'15"	N57°56'56"W	168.29'
C48	60.56'	100.00'	34°41'49"	N18°00'13"W	59.64'
C49	55.42'	100.00'	31°45'11"	N51°13'44"W	54.71'
C50	40.97'	100.00'	23°28'37"	N78°50'38"W	40.69'

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C51	43.04'	100.00'	24°39'37"	S77°05'16"W	42.71'
C52	32.12'	15.00'	122°41'11"	S28°33'56"W	28.33'
C53	40.33'	70.00'	33°00'25"	N16°16'27"W	39.77'
C54	38.08'	90.00'	43°37'54"	N21°35'12"W	37.16'
C55	44.06'	25.00'	100°59'02"	N50°15'48"W	38.58'
C56	132.14'	56.00'	135°11'36"	S33°09'12"E	103.55'
C57	90.04'	56.00'	92°07'20"	S54°41'20"E	80.65'
C58	42.10'	56.00'	43°04'17"	S12°54'28"W	41.11'
C59	24.54'	25.00'	56°15'04"	N6°19'33"E	23.57'
C60	39.22'	25.00'	89°53'10"	N68°44'34"W	35.32'
C61	314.12'	2424.22'	7°25'27"	S64°36'21"W	313.90'
C62	42.26'	32.39'	74°46'08"	S22°30'48"W	39.33'
C63	252.39'	51.00'	28°32'51"	S51°46'26"E	63.11'
C64	21.83'	25.94'	48°13'33"	S36°59'50"W	21.20'
C65	29.71'	31.52'	54°00'24"	N62°42'49"E	28.62'
C66	27.56'	70.00'	22°33'22"	S50°55'37"W	27.38'
C67	7.72'	70.00'	6°19'00"	S42°48'26"W	7.71'
C68	19.84'	70.00'	16°14'23"	S54°05'07"W	19.77'
C69	311.05'	2446.59'	7°17'04"	S64°40'19"W	310.84'
C70	313.55'	2466.59'	7°17'00"	S64°40'21"W	313.34'
C71	326.25'	2566.59'	7°16'59"	S64°40'25"W	326.03'
C72	32.56'	51.00'	36°34'33"	S71°42'44"W	32.01'

LINE	LENGTH	BEARING
L1	34.29'	N89°54'31"E
L2	31.55'	S21°47'59"E
L3	16.72'	S68°18'51"W
L4	31.72'	N21°47'59"W



HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A  
**MERIDIAN**  
 LAND SURVEYORS  
 1717 INDIAN RIVER BLVD., SUITE 201  
 VERO BEACH, FL. 32960 LB#6905  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: LB6905@BELL.SOUTH.NET

SHEET  
**2 of 3**

PARCEL # 333904000005000000010

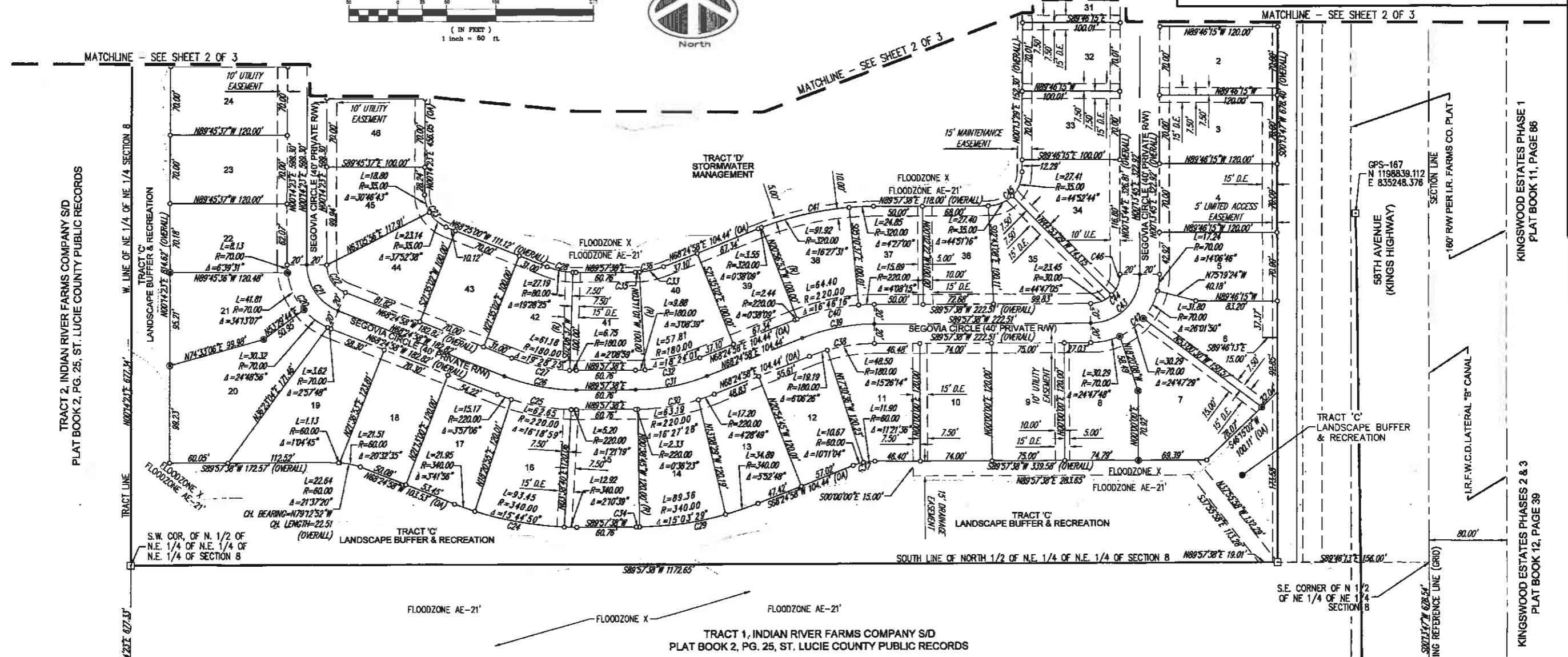
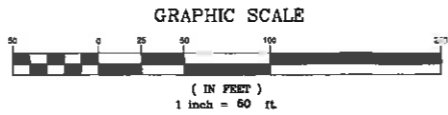
KINGSWOOD ESTATES PHASE 1 PLAT BOOK 11, PAGE 86

# SEGOVIA LAKES P.D. REPLAT

A REPLAT OF SEGOVIA LAKES P.D. RECORDED IN PLAT BOOK 28, PAGE 18, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LYING SOUTH OF THE MAIN CANAL AND ALSO LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PREPARED BY:  
CHARLES H. BLANCHARD, PSM#5755  
MERIDIAN LAND SURVEYORS 6905  
DATE OF PREPARATION: JANUARY 2017

PLAT BOOK 29  
PAGE 25  
DOCKET NO. 3120170042391



**ABBREVIATIONS:**  
A - CENTRAL ANGLE OF CURVE  
R - RADIUS OF CURVE  
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CH. - CHORD OF CURVE, DIRECTION AND LENGTH  
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I.R.F.W.C.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT

(R) - RADIAL  
(NR) - NOT RADIAL  
(M) - MEASURED  
(P) - PLATTED

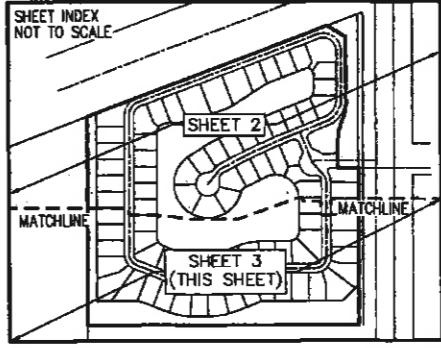
**ABBREVIATIONS, CONTINUED:**  
UE - UTILITY EASEMENT  
DE - DRAINAGE EASEMENT

**MONUMENT LEGEND**  
MONUMENTS ARE WHAT ARE DESCRIBED BELOW UNLESS OTHERWISE NOTED

- SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM LB#6905"
- FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "PRM WZ-LB#6840"
- PERMANENT CONTROL POINT (PCP) P/X NAIL & DISK STAMPED "PRM-WZ-LB#6840"
- EXISTING PARCEL CORNER
- 5/8" IRON ROD & CAP - "WZ-LB#6840"
- ⊙ PROPOSED PARCEL CORNER MARKER
- 5/8" IRON ROD & CAP - "LB#6905"

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C20	83.88'	70.00'	68°39'21"	S34°05'17"E	78.95'
C21	59.91'	50.00'	68°39'21"	S34°05'17"E	56.39'
C22	35.95'	30.00'	68°39'21"	S34°05'18"E	33.84'
C23	41.94'	35.00'	68°39'21"	S34°05'17"E	39.47'
C24	128.32'	340.00'	21°37'24"	S79°13'40"E	127.56'
C25	83.03'	220.00'	21°37'24"	S79°13'40"E	82.54'
C26	75.48'	200.00'	21°37'24"	S79°13'40"E	75.03'
C27	67.93'	180.00'	21°37'24"	S79°13'40"E	67.53'
C28	30.19'	80.00'	21°37'24"	S79°13'40"E	30.01'
C29	127.85'	340.00'	21°32'40"	N79°11'18"E	127.10'
C30	82.72'	220.00'	21°32'40"	N79°11'18"E	82.24'
C31	75.20'	200.00'	21°32'40"	N79°11'18"E	74.76'
C32	67.68'	180.00'	21°32'40"	N79°11'18"E	67.29'
C33	30.08'	80.00'	21°32'40"	N79°11'18"E	29.90'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C34	3.60'	340.00'	0°36'23"	N89°39'27"E	3.60'
C35	4.39'	80.01'	3°08'38"	N88°23'19"E	4.39'
C36	25.69'	80.00'	18°24'01"	N77°36'58"E	25.58'
C37	22.56'	60.00'	21°32'40"	S79°11'18"W	22.43'
C38	67.68'	180.00'	21°32'40"	S79°11'18"W	67.29'
C39	75.20'	200.00'	21°32'40"	S79°11'18"W	74.76'
C40	82.72'	220.00'	21°32'40"	S79°11'18"W	82.24'
C41	120.33'	320.00'	21°32'40"	S79°11'18"W	119.62'
C42	109.63'	70.00'	89°43'53"	N45°05'41"E	98.76'
C43	78.31'	50.00'	89°43'53"	N45°05'42"E	70.54'
C44	46.98'	30.00'	89°43'53"	N45°05'42"E	42.33'
C45	54.81'	35.00'	89°43'59"	N45°05'45"E	49.38'
C46	23.53'	30.00'	44°56'48"	N22°42'09"E	22.94'



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