

LUCAYA POINTE – PHASE 2

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
 VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT
 ARE FILED IN OFFICIAL RECORD BOOK 3532, PAGE 1396, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHQ LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS LUCAYA POINTE - PHASE 2, 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 SHOWN ON THIS PLAT AS LUCAYA POINTE WAY AND ARAWAK STREET, 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 LUCAYA POINTE 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 THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- 2) UTILITY EASEMENTS AND THE 20' EMERGENCY ACCESS EASEMENT
- THE UTILITY EASEMENTS AND THE 20' EMERGENCY ACCESS EASEMENT, AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA 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.
- 3) DRAINAGE EASEMENTS
- THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 4) RECREATION, OPEN SPACE AND DRAINAGE TRACTS "G" AND "H"
- RECREATION, OPEN SPACE AND DRAINAGE TRACTS "G" AND "H", AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.
- 5) LANDSCAPE AND DRAINAGE TRACTS "E-2" AND "F"
- AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO LANDSCAPE AND DRAINAGE TRACTS "E-2" AND "F" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR LANDSCAPE BUFFERS AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.
- 6) 20' EMERGENCY ACCESS EASEMENT
- AS SHOWN ON TRACT "G" OF THIS PLAT, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR EMERGENCY ACCESS. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, ANY UTILITY PROVIDER AND AMBULANCE, SHALL HAVE THE RIGHT TO USE THE EMERGENCY ACCESS EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE 20' EMERGENCY ACCESS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, GRBK GHQ LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 28 DAY OF November, 2022.

GRBK GHQ LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: William N. Handler MANAGER

WITNESS: Lilly Futch
 PRINTED NAME: Lilly Futch

WITNESS: Buffy Kindell
 PRINTED NAME: Buffy Kindell

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

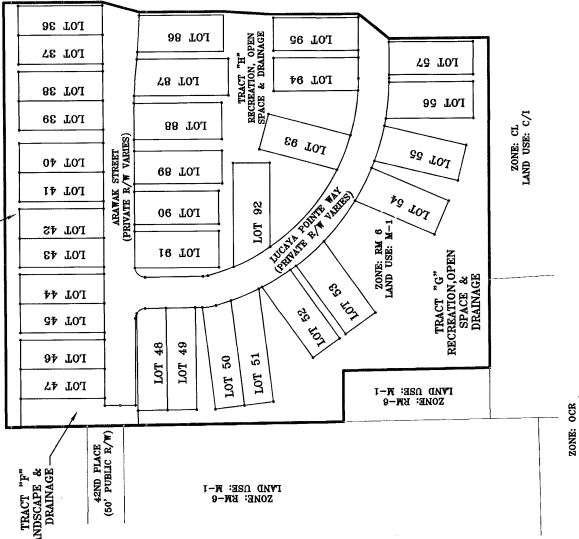
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE ☒ OR ONLINE NOTORIZATION ☐ THIS 28 DAY OF November, 2022 BY WILLIAM N. HANDLER, AS MANAGER OF GRBK GHQ LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS EITHER PERSONALLY KNOWN OR WHO PRODUCED AS IDENTIFICATION.

SEAL:

MY COMMISSION EXPIRES: 2/17/2023
 NOTARY PUBLIC STATE OF FLORIDA: Lauren F. Hamilton
 COMMISSION #: 66213201
 PRINTED NAME: Lauren F. Hamilton



312022068177
 RECORDED IN THE PUBLIC RECORDS OF
 INDIAN RIVER COUNTY, FLORIDA
 BK 32, PG 60 Page 1 of 4 11/20/2022 9:18 AM



VICINITY MAP

ACCEPTANCE OF DEDICATIONS

LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF STREETS AND RIGHTS OF WAY, RECREATION, OPEN SPACE AND DRAINAGE TRACTS "G" AND "H", LANDSCAPE AND DRAINAGE TRACTS "E-2" AND "F", AND DRAINAGE EASEMENTS, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: William N. Handler PRESIDENT

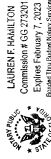
WITNESS: Lilly Futch
 PRINTED NAME: Lilly Futch
 WITNESS: Buffy Kindell
 PRINTED NAME: Buffy Kindell

ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATIONS

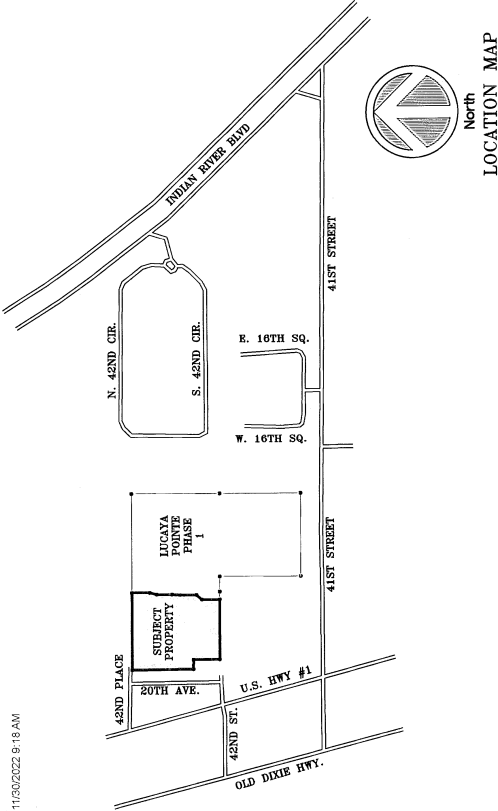
STATE OF FLORIDA
 COUNTY OF INDIAN RIVER
 THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE ☒ OR ONLINE NOTORIZATION ☐ THIS 28 DAY OF November, 2022 BY WILLIAM N. HANDLER, AS PRESIDENT OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS EITHER PERSONALLY KNOWN OR WHO PRODUCED AS IDENTIFICATION.

SEAL:

MY COMMISSION EXPIRES: 2/17/2023
 NOTARY PUBLIC STATE OF FLORIDA: Lauren F. Hamilton
 COMMISSION #: 66213201
 PRINTED NAME: Lauren F. Hamilton



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LOCATION MAP

MORTGAGEE'S CONSENT

STATE OF TEXAS
 COUNTY OF COLLIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE 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 ITS MORTGAGE, WHICH WAS RECORDED ON APRIL 27TH, 2018, IN OFFICIAL RECORD BOOK 3111, AT PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF November, 2022.

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Richard A. Costello PRESIDENT

WITNESS: Kathy Chader
 PRINTED NAME: Kathy Chader
 WITNESS: Selena Lidel
 PRINTED NAME: Selena Lidel

ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

STATE OF TEXAS
 COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE ☒ OR ONLINE NOTORIZATION ☐ THIS 28 DAY OF November, 2022 BY RICHARD A. COSTELLO, AS PRESIDENT OF JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS EITHER PERSONALLY KNOWN OR WHO PRODUCED NA AS IDENTIFICATION.

SEAL:

MY COMMISSION EXPIRES: 1-22-24
 NOTARY PUBLIC STATE OF TEXAS: Kathryn Odon
 COMMISSION #: 13224493
 PRINTED NAME: Kathryn Odon



LUCAYA POINTE - PHASE 2

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3532, PAGE 1396, PUBLIC RECORDS OF 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 GRBK GH0 LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE ON SUCH LANDS, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, HELD BY JGBL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: *Charles W. Edgar, III* DATE October 18, 2022
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON NOVEMBER 11, 2021, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS WILL BE PLACED AND THAT THE INDIVIDUAL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET AS SHOWN THEREON; THAT THE SURVEYOR AND SUPERVISOR AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, DOES HEREBY CERTIFY THAT THE SURVEY IS IN ACCORDANCE WITH THE FLORIDA STATE COUNTY CODE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA, TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

BY: *Billy M. Moody* DATE 10/19/2022
BILLY M. MOODY, PSM FLORIDA CERTIFICATE NO. 5336
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6905

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF LUCAYA POINTE - PHASE 2, HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: *David W. Schryver* DATE 11-15-22
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON November 8, 2022, THE FOREGOING PLAT WAS APPROVED, AND THE UTILITY EASEMENTS, AND THE 20' EMERGENCY ACCESS EASEMENT ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: *Peter D. O'Bryan*
PETER D. O'BRYAN CHAIRMAN OF THE BOARD

ATTEST: JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY: *Jenni Collins-Richter*
DEPUTY CLERK OF CIRCUIT COURT
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: *William K. Debraal*
WILLIAM K. DEBRAAL
DEPUTY COUNTY ATTORNEY



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CLERK'S FILE NO.

NOTICE

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL, EXCEPT FOR THOSE IMPROVEMENTS DEPICTED ON THE APPROVED PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- (2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- (3) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- (4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- (5) 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, CHINESE BOX ORANGE AND ORANGE JASMINE.
- (6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNERS LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- (7) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNERS DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNERS DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- (8) THE NARROW PORTIONS OF TRACT "G" AND "H" THAT EXTEND BETWEEN THE PLATTED LOTS ARE NOT FOR PUBLIC ACCESS BUT ARE FOR ACCESS, CONSTRUCTION, AND PURPOSES BY THE ADJACENT LOT OWNER(S) AND FOR ACCESS, MAINTENANCE, AND MAINTENANCE OF LANDSCAPING AND DRAINAGE FACILITIES BY THE LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORD BOOK 3270, P.G. 13, LOCATED IN SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH RANGE 40 EAST, THE SAME BEING THE CENTER 1/4 SECTION 26, CORNER OF SAID SECTION, RUN S89°48'50"E, ALONG THE 1/4 SECTION LINE OF SAID SECTION 26, FOR A DISTANCE OF 518.26 FEET TO A POINT; THENCE DEPARTING SAID 1/4 SECTION LINE, RUN N00°11'10"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 41ST STREET, THENCE CONTINUE N00°11'10"E A DISTANCE OF 610.98 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM SAID POINT OF BEGINNING, RUN N89°54'52"W A DISTANCE OF 452.13 FEET TO A POINT; THENCE RUN N00°32'12"W A DISTANCE OF 200.00 FEET, THENCE RUN N89°54'52"W A DISTANCE OF 70.00 FEET TO A POINT ON THE EAST LINE OF PINSON SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 94, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN N00°32'12"W A DISTANCE OF 480.35 FEET TO THE NORTHEAST CORNER OF SAID PINSON SUBDIVISION; THENCE DEPARTING SAID WEST LINE RUN N89°59'24"E A DISTANCE OF 581.82 FEET; THENCE RUN S00°00'36"E A DISTANCE OF 135.00 FEET TO A POINT; THENCE RUN S15°43'46"W A DISTANCE OF 52.39 FEET TO A POINT; THENCE RUN S00°00'36"E A DISTANCE OF 116.62 FEET; THENCE RUN S04°13'55"W A DISTANCE OF 63.00 FEET; THENCE RUN S00°07'53"W A DISTANCE OF 118.67 FEET; THENCE RUN S39°08'04"W A DISTANCE OF 84.05 FEET; THENCE RUN S00°07'53"W A DISTANCE OF 135.75 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE: 772-594-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

SHEET
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LUCAYA POINTE – PHASE 2

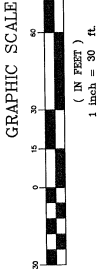
BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

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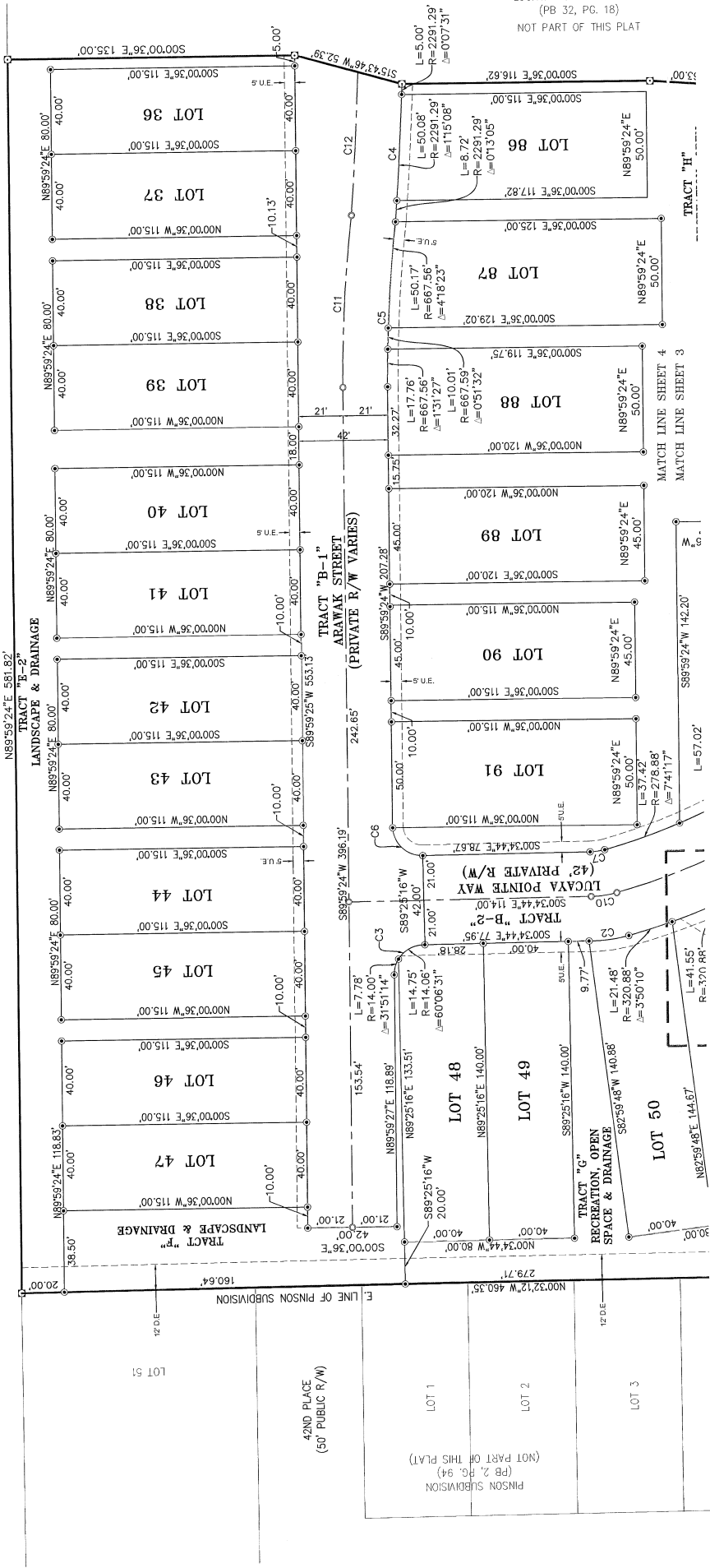
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CLERK'S FILE NO.

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK 3532, PAGE 1396, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



- SYMBOL LEGEND
- SETBACK CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905 FOUND MONUMENTS WILL BE NOTED AS FOUND
 - LOT CORNER MARKER SET
 - PERMANENT CONTROL POINT SET (PCP) LB#6905

Curve Table				
CURVE	LENGTH	RADIUS	Δ	CH. BEARING
C2	18.90'	69.50'	15°34'51"	S7°15'47"E
C3	21.85'	14.00'	89°25'52"	N45°17'40"W
C4	63.80'	2291.29'	1°35'43"	S86°43'53"E
C5	79.25'	667.56'	6°48'07"	N86°33'07"W
C6	21.42'	14.00'	87°39'10"	S43°14'52"W
C7	6.93'	27.50'	14°25'54"	S7°47'41"E
C10	12.22'	48.50'	14°25'54"	S7°47'41"E
C11	81.23'	688.56'	6°45'33"	N86°34'24"W
C12	67.70'	2270.29'	1°42'30"	S86°48'03"E



- ABBREVIATIONS
- Δ = CENTRAL ANGLE
 - C.E. = CONSERVATION EASEMENT
 - CH. = CHORD
 - C.M. = CONCRETE MONUMENT
 - D.A.U.E. = DRAINAGE EASEMENT
 - F.D. = FOUND
 - IRC = IRON ROD WITH CAP
 - IRFWCD = INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - L = ARC LENGTH
 - L.A.E. = LIMITED ACCESS EASEMENT
 - LB. = LAND SURVEYING BUSINESS
 - NAVD = NORTH AMERICAN VERTICAL DATUM 1988
 - OA = OFFICIAL RECORD BOOK
 - ORB = OFFICIAL RECORD BOOK
 - PBS = PLAT BOOK ST. LUCIE COUNTY
 - P.C. = POINT OF CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - P.D. = PROPOSED DISTANCE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - PRM = PERMANENT REFERENCE MONUMENT
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R = RADIUS
 - (R) = RADIUS
 - RP = RIGHT OF WAY
 - R/W = RIGHT OF WAY
 - S.M.E. = SIDEWALK EASEMENT
 - S.W.E. = SIDEWALK EASEMENT (TYP.)
 - U.E. = UTILITY EASEMENT

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A

Meridian

LAND SURVEYORS

1717 INDIAN RIVER AVENUE, SUITE 201
VERO BEACH, FL 33460, LB#6905
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EMAIL: INFO@NILLS-LB6905.COM

SHEET

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