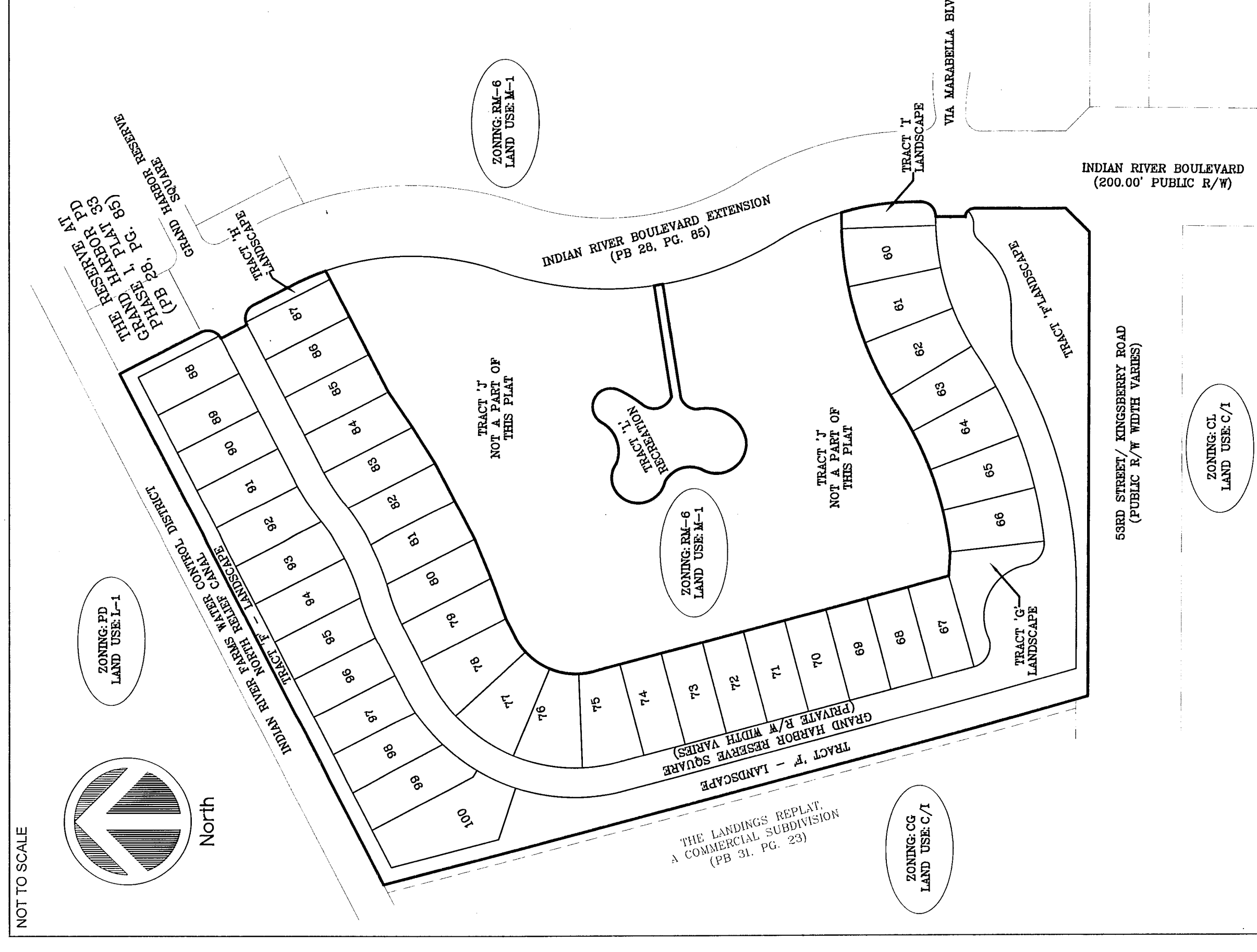


THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
BEING A REPLAT OF TRACT K AND TRACT L, THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 86 OF THE PUBLIC RECORDS OF 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 3856, PAGE 2412, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 796, PAGE 163, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LOCATION MAP



CERTIFICATE OF DEDICATION

STATE OF FLORIDA
INDIAN RIVER COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND REPLATED HEREIN, THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33, 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 RIGHTS-OF-WAY. SHOWN ON THIS REPLAT AS GRAND HARBOR RESERVE SQUARE, IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS 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 STREET 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 SAID STREET.
- UTILITY EASEMENTS. THE UTILITY EASEMENTS, AS SHOWN ON THIS REPLAT, 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. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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 ON THIS REPLAT, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- LIMITED ACCESS EASEMENTS. THE 5.00' LIMITED ACCESS EASEMENTS, AS SHOWN ON THIS REPLAT, 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.
- RECREATION TRACT 'L'. AS SHOWN ON THIS REPLAT, IS DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC.
- LANDSCAPE TRACTS 'G', 'H' AND 'I'. AS SHOWN ON THIS REPLAT, ARE DEDICATED IN PERPETUITY TO THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC.
- SIDEWALK EASEMENTS. THE SIDEWALK EASEMENT, AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSE OF PUBLIC SIDEWALK, ACCESS, MAINTENANCE, CONSTRUCTION AND RELATED LANDSCAPING.
- DRIVEWAY ACCESS EASEMENT. THE DRIVEWAY ACCESS EASEMENT ACROSS LOT 61 AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO THE OWNER(S) OF LOT 60 AND THE SUCCESSORS IN TITLE THERETO FOR THE CONSTRUCTION AND USE FOR INGRESS AND EGRESS PURPOSES OF A DRIVEWAY AND RELATED IMPROVEMENTS AND LANDSCAPING AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUCH PARTIES.

IN WITNESS WHEREOF, GRBK GHO HOMES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 8 DAY OF April, 2025.

GRBK GHO HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: William N. Handler, MANAGER

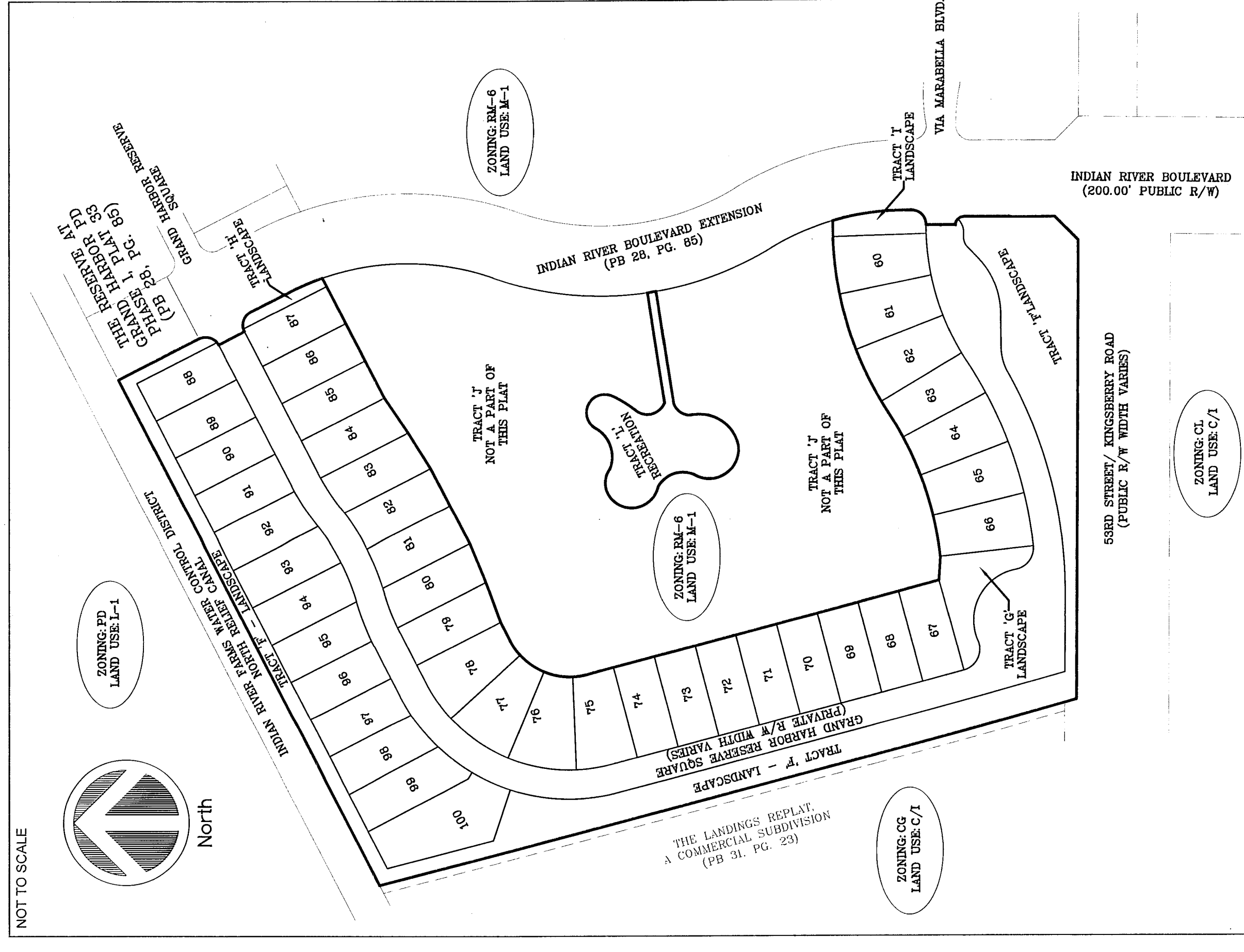
ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTORIZATION THIS 8 DAY OF April, 2025 BY WILLIAM N. HANDLER, MANAGER OF GRBK GHO HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN TO ME AS IDENTIFICATION.

NOTARY PUBLIC: Jessica Castano Jimenez Castro SEAL:
COMMISSION #: 144455697
PRINTED NAME: Jessica Castano
MY COMMISSION EXPIRES: October 18, 2027

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS BY HOA



ACCEPTANCE OF DEDICATIONS BY HOA

THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND RIGHTS-OF-WAY: DRAINAGE EASEMENTS; RECREATION TRACT 'L' AND LANDSCAPE TRACTS 'F', 'G', 'H' AND 'I', AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR PROFIT CORPORATION

BY: William N. Handler, PRESIDENT

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS BY HOA

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTORIZATION THIS 8 DAY OF April, 2025 BY WILLIAM N. HANDLER, PRESIDENT OF THE RESERVE AT GRAND HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID CORPORATION, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED PERSONALLY KNOWN TO ME AS IDENTIFICATION.

NOTARY PUBLIC: Jessica Castano SEAL:
COMMISSION #: 144455697
PRINTED NAME: Jessica Castano
MY COMMISSION EXPIRES: October 18, 2027

JOINER AND MORTGAGEE'S CONSENT TO DEDICATION

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 DEDICATIONS IN SAID DESCRIBED IN SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE, RECORDED IN OFFICIAL RECORD BOOK 3111, AT PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF March, 2025.

BY: Jeffrey Cox, MANAGER

WITNESS: Esmeralda Gonzalez
PRINTED NAME: Esmeralda Gonzalez

WITNESS: Quinn McCarure

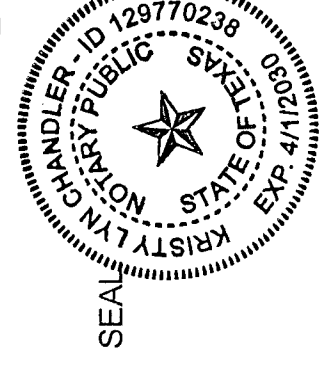
PRINTED NAME: Jennifer Kitchens

ACKNOWLEDGMENT TO JOINER AND MORTGAGEE'S CONSENT TO DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTORIZATION THIS 30 DAY OF March, 2025, BY JEFFREY COX, MANAGER, MANAGER OF JBLG BUILDER FINANCE, LLC, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: Kristy Chandler
COMMISSION #: 129770238
PRINTED NAME: Kristy Chandler
MY COMMISSION EXPIRES: April 1, 2030



CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS REPLAT ARE IN THE NAME OF AND APPARENT RECORD TITLE IS HELD BY GRBK GHO HOMES, LLC, A TEXAS 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, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, HELD BY JBLG BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: Charles W. Edgar III, ESQ. DATE April 1, 2025
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862

THE LAND IS SUBJECT TO THE FOLLOWING EASEMENTS CREATED BY WAY OF SEPARATE, RECORDED INSTRUMENTS:

- TERMS AND CONDITIONS AS SET FORTH IN GRANT OF STORMWATER TREATMENT AND ATTENUATION EASEMENT IN FAVOR OF NAP INDIAN RIVER II, LLC, RECORDED NOVEMBER 18, 2005, IN OFFICIAL RECORDS BOOK 1962, PAGE 60, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (NOT PLOTTABLE)
- TERMS AND CONDITIONS AS SET FORTH IN GRANT OF STORMWATER TREATMENT AND ATTENUATION EASEMENT IN FAVOR OF NAP INDIAN RIVER II, LLC, RECORDED NOVEMBER 18, 2008, IN OFFICIAL RECORDS BOOK 2235, PAGE 1464, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (PLOTTABLE)
- TERMS AND CONDITIONS AS SET FORTH IN GRANT OF STORMWATER TREATMENT AND ATTENUATION EASEMENT IN FAVOR OF NAP INDIAN RIVER II, LLC, RECORDED JANUARY 18, 2008, IN OFFICIAL RECORDS BOOK 2235, PAGE 1452, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (PLOTTABLE)
- TERMS AND CONDITIONS AS SET FORTH IN EASEMENT AND BILL OF SALE OF UTILITY FACILITIES TO INDIAN RIVER COUNTY, FLORIDA, RECORDED MARCH 17, 2008 IN OFFICIAL RECORDS BOOK 2250, PAGE 36, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (PLOTTABLE)
- TERMS AND CONDITIONS AS SET FORTH IN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED FEBRUARY 3, 2009, IN OFFICIAL RECORDS BOOK 2318, PAGE 662, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (PLOTTABLE)

THE LAND IS SUBJECT TO A MORTGAGE IN FAVOR OF JBLG BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THERE IS NO OTHER MORTGAGE ON THE LAND.

PLAT BOOK 34

PAGE 67

CFN 3120260020847
CLERK'S FILE NO.

RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
RYAN L. BUTLER, CLERK OF COURT
BK 34, PG. 67, Page 1 of 8 5/12/2025 10:31 AM

PREPARED BY: NATHAN LEZNIWICZ
BILLY M. MOODY, PSW #5336
MERIDIAN LAND SURVEYORS, L6695
DATE OF PREPARATION: FEBRUARY 23, 2024

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

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

SHEET 1 of 8

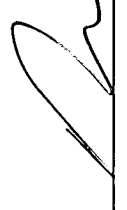
THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF TRACT K AND TRACT L, THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 85 OF
 THE PUBLIC RECORDS OF 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
 3536, PAGE 347, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 796, PAGE 163, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

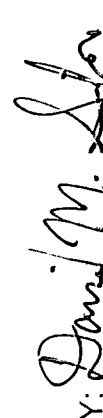
CERTIFICATE OF SURVEYOR

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 JANUARY 22, 2024, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT THE INDIVIDUAL LOT CORNERS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS SHOWN THEREON UNDER MY DIRECTION AND SUPERVISION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 913 SUBDIVISIONS AND PLATS, OF THE INDIAN RIVER 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.

 DATE 4/27/20
 BILLY M. MOODY, P.S.M., FLORIDA CERTIFICATE NO. 5336
 MERIDIAN LAND SURVEYORS
 1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. L.B. 6905

COUNTY SURVEYOR'S CERTIFICATE


THIS REPLAT OF THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33, 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:  DATE 4/27/20
 DAVID M. SILON, P.S.M., FLORIDA REGISTRATION NO. 6139
 INDIAN RIVER ACTING COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATIVE OFFICER

THIS IS TO CERTIFY, THAT ON 4/27/20 THE FOREGOING REPLAT WAS ADMINISTRATIVELY APPROVED BY INDIAN RIVER COUNTY, FLORIDA.



 JOHN A. TTKANICH, JR., COUNTY ADMINISTRATOR AS ADMINISTRATIVE OFFICER
 DATE 4/27/20

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

 SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY

CLERK'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REPLAT OF THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 1 DAY OF MAY, 2020, AND RECORDED IN PLAT BOOK 34, PAGE 67, CLERK'S FILE NUMBER 3120260020847, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF CIRCUIT COURT

 DEPUTY CLERK
 INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION

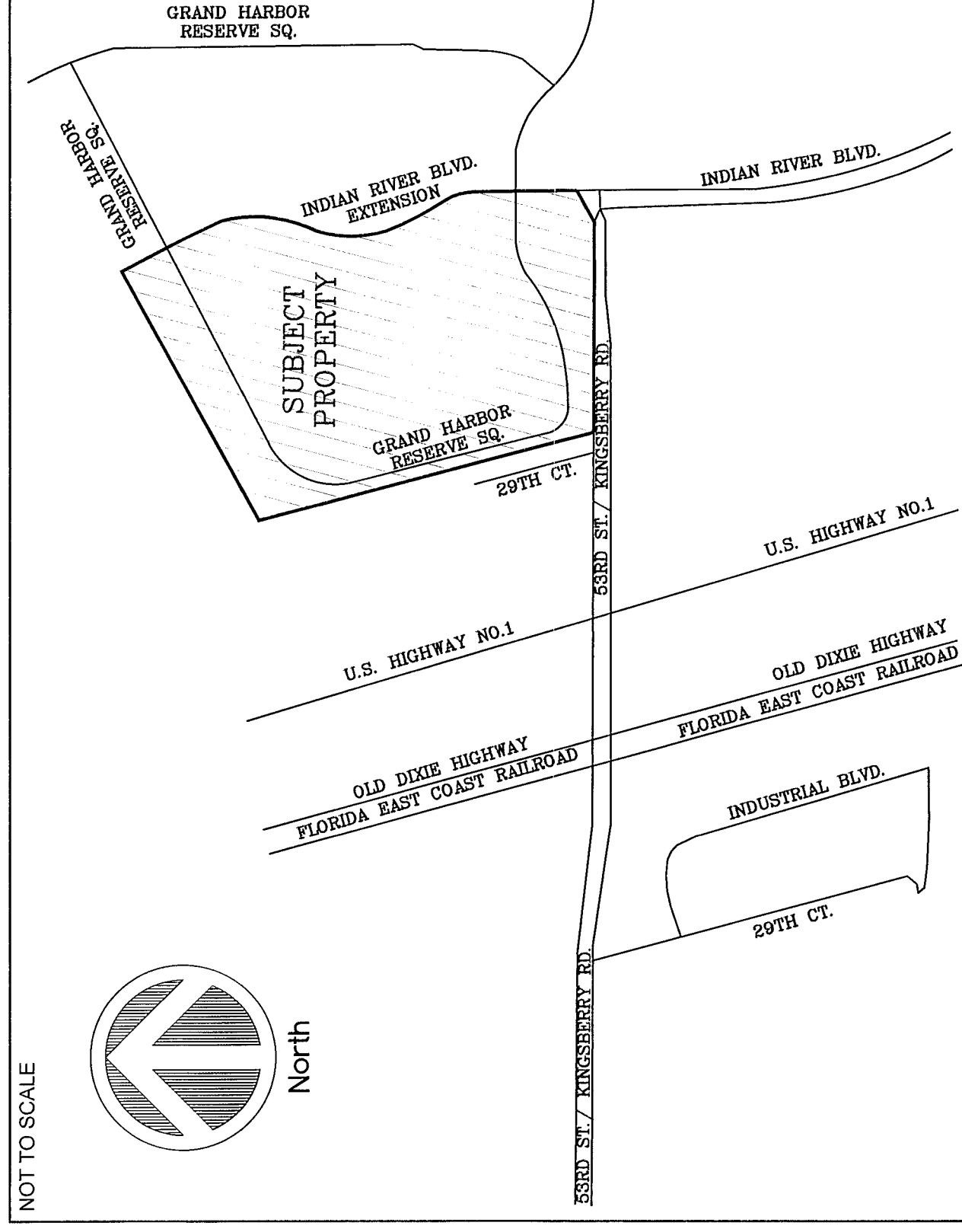
ALL OF TRACT K AND TRACT L, THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 87, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP #12061C0233 J, DATED JANUARY 26TH, 2023.
- 2) THE BEARING BASE FOR THIS PLAT IS N89°56'56"W, ALONG THE SOUTH SECTION LINE OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD), 1988. PRIMARY BENCHMARK UTILIZED IS INDIAN RIVER COUNTY BENCHMARK "BM681006", EL=9.69'
- 4) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES; FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT) AND WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEMS WITH BASE STATION CORRECTIONS FROM F.P.R.N. (FLORIDA PERMANENT REFERENCE NETWORK).
- 5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".
- 6) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 6905".
- 7) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "HSBS LB 6905".

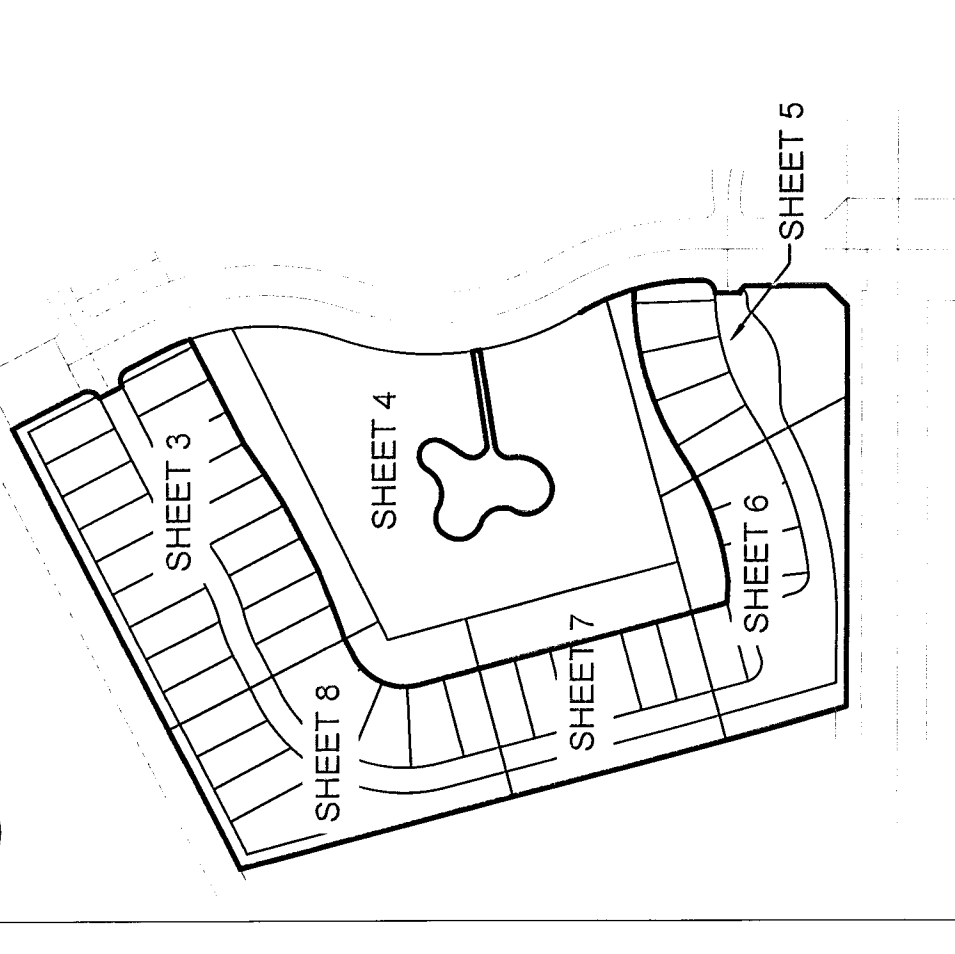
TRACT	PURPOSE	AREA
F	LANDSCAPE	3.43 acres
G	LANDSCAPE	0.31 acres
H	LANDSCAPE	0.07 acres
I	LANDSCAPE	0.14 acres
L	RECREATION	0.75 acres

VICINITY MAP



SHEET KEY

NOT TO SCALE



NOTICE:

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 3) THIS REPLAT, 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 REPLAT 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) 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 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 OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

PLAT BOOK 34
 PAGE 68
 CFN 3120260020847
 CLERK'S FILE NO.

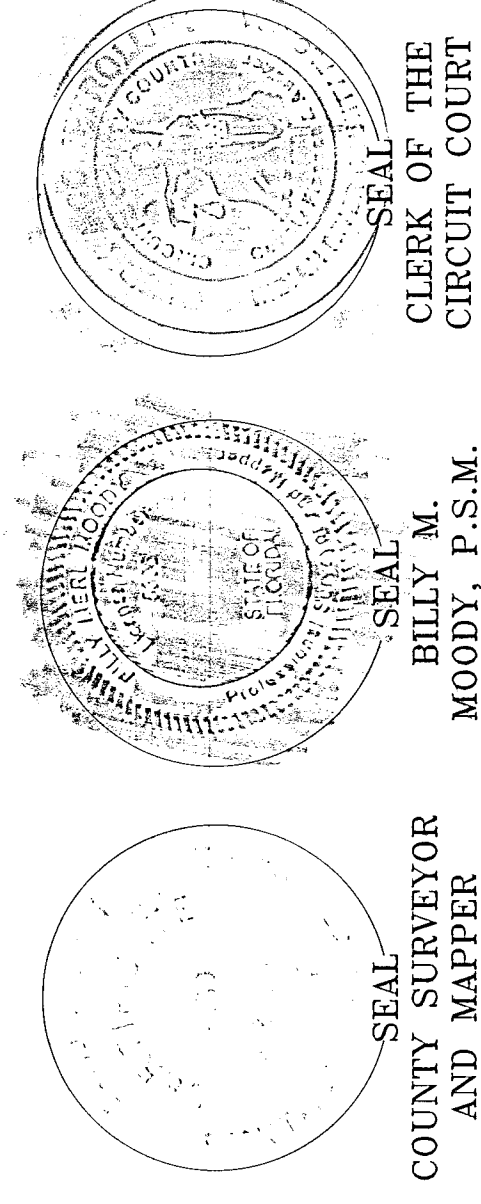
PREPARED BY: NATHAN LEZNIWICZ
 BILLY M. MOODY, PSM #5336
 MERIDIAN LAND SURVEYORS LB6905
 DATE OF PREPARATION: FEBRUARY 23, 2024

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: INFO@MLSLB6905.COM

SHEET

2 of 8

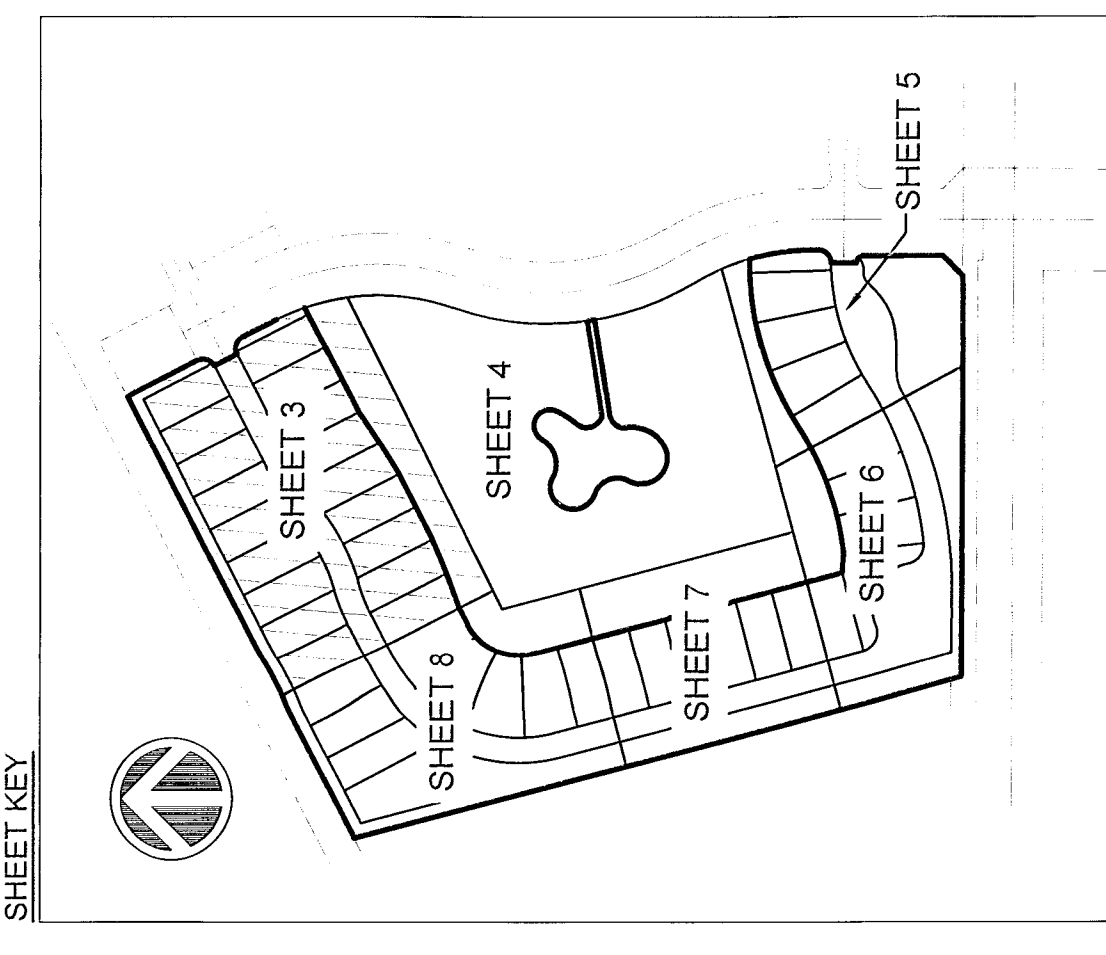
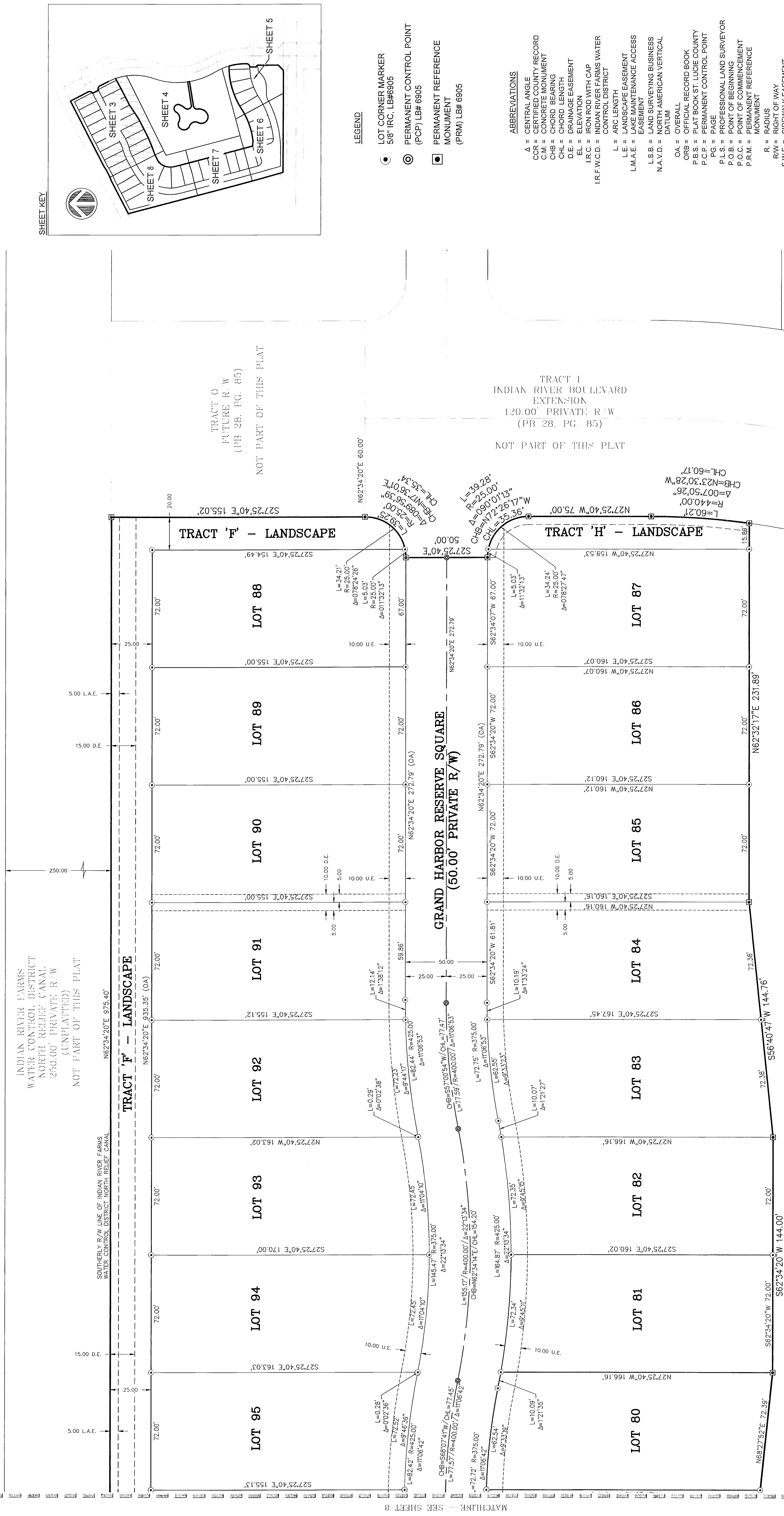


THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF TRACT K AND TRACT L, THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 85 OF
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COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK
 3856, PAGE 2477, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 796, PAGE 163, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 34
 PAGE 69
 CFN 3120260026847
 CLERK'S FILE NO.

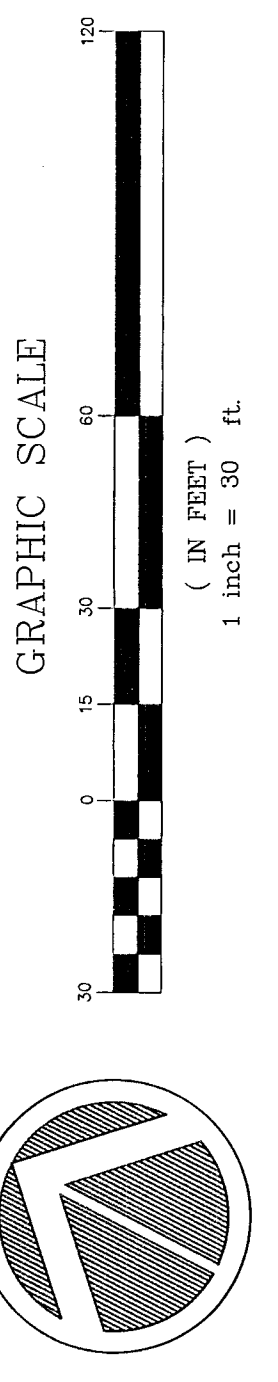


- LEGEND**
- LOT CORNER MARKER
5/8" IRC, LB#6905
 - ⊙ PERMANENT CONTROL POINT
(PCP) LB# 6905
 - PERMANENT REFERENCE MONUMENT
(PRM) LB# 6905

- ABBREVIATIONS**
- A = CENTRAL ANGLE
 - CCR = CERTIFIED COUNTY RECORD
 - C.M. = CONCRETE MONUMENT
 - CHB = CHORD BEARING
 - CHL = CHORD LENGTH
 - D.E. = DRAINAGE EASEMENT
 - E.L. = ELEVATION
 - I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - L = ARC LENGTH
 - L.E. = LANDSCAPE EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - L.S.B. = LAND SURVEYING BUSINESS DATUM
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - OA = OVERALL
 - ORB = OFFICIAL RECORD BOOK
 - P.B.S. = PLAT BOOK ST. LUCIE COUNTY
 - P.C.P. = PERMANENT CONTROL POINT
 - PG. = PAGE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - R.W. = RIGHT OF WAY
 - S.W.E. = SIDEWALK EASEMENT
 - U.E. = UTILITY EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT

PREPARED BY: NATHAN LEZNIEMCZ
 BILLY M. MOODY, PSM #6336
 MERIDIAN LAND SURVEYORS, LB#6905
 DATE OF PREPARATION: FEBRUARY 23, 2024

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



SHEET
3 of **8**

THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF TRACT K AND TRACT L, THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 85 OF
 THE PUBLIC RECORDS OF 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
~~3856~~, PAGE 247, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 798, PAGE 163, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

MATCHLINE - SEE SHEET 3

ABBREVIATIONS

- A = CENTRAL ANGLE
- CCR = CERTIFIED COUNTY RECORD
- C.M. = CONCRETE MONUMENT
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- DE = DRAINAGE EASEMENT
- E.C. = ELEVATION
- I.C. = INTERIOR CORNER POINT
- I.R.F.W.C.D. = INDIAN RIVER PARKS WATER CONTROL DISTRICT
- L = ARC LENGTH
- LE = LANDSCAPE EASEMENT
- LMAE = LAKE MAINTENANCE ACCESS EASEMENT
- LSB = LAND SURVEYING BUSINESS DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- P.B.S. = PLAT BOOK ST. LUCIE COUNTY
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R. = RADIUS
- R.W. = RIGHT OF WAY
- S.W.E. = SIDEWALK EASEMENT
- T.W.E. = TRAIL EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT

LEGEND

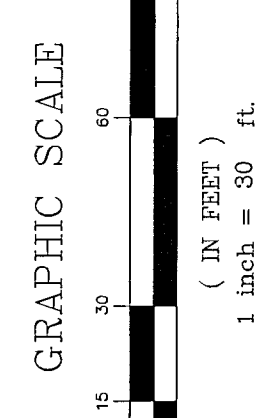
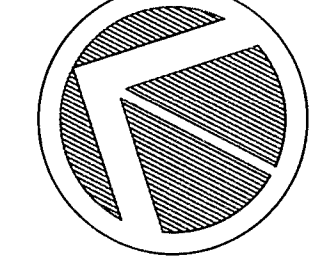
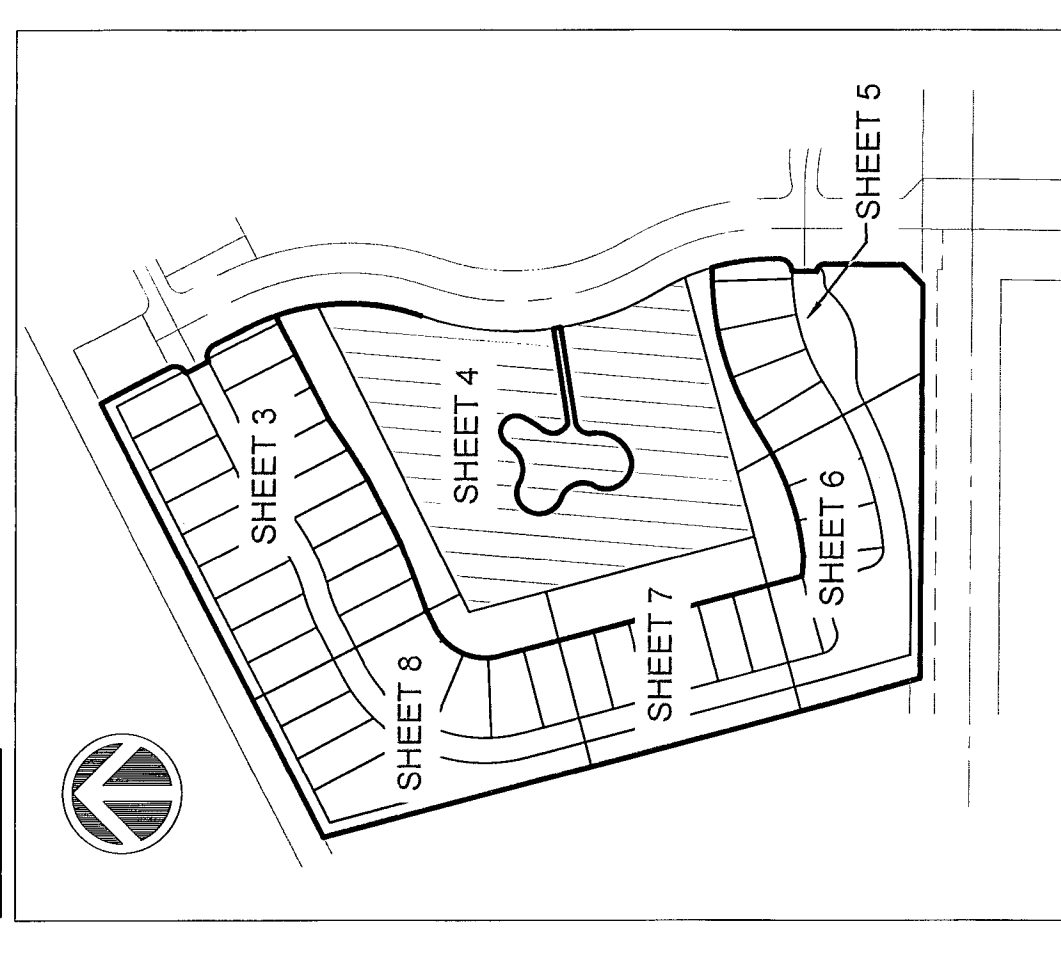
- LOT CORNER MARKER
5/8" IRC, LB#6905
- ⊙ PERMANENT CONTROL POINT
(P.C.P.) LB# 6905
- PERMANENT REFERENCE MONUMENT
(P.R.M.) LB# 6905
- CORNER IN WATER (TIED TO WITNESS MONUMENT)

TRACT 'J'
 STORMWATER MANAGEMENT
 THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT
 33
 (PB 28, PG. 85)

NOT PART OF THIS PLAT

TRACT 'L'
 RECREATION

Line #	Length	Direction
L10	112.09	S87°46'01"W
L11	141.83	S72°48'55"W
L12	107.77	S48°14'51"W
L13	48.86	S11°55'20"W
L14	60.12	S47°06'26"E
L15	40.45	N30°28'22"E
L16	98.46	N00°55'15"W



TRACT 'J'
 STORMWATER MANAGEMENT
 THE RESERVE AT GRAND HARBOR PD PHASE 1, PLAT
 33
 (PB 28, PG. 85)

NOT PART OF THIS PLAT

MATCHLINE - SEE SHEET 5

PREPARED BY: NATHAN LEZNEWICZ
 BILLY M. MOODY, PSM #5338
 MERIDIAN LAND SURVEYORS LB6905
 DATE OF PREPARATION: FEBRUARY 23, 2024

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

MERIDIAN
 LAND SURVEYORS
 1717 INDIAN RIVER BLVD., SUITE 201
 FT. PIERCE, FLORIDA 34947
 PHONE: 772-794-1213, FAX: 772-794-1096
 EMAIL: INFO@ML-S-LB6905.COM

SHEET

4 of 8

PLAT BOOK 34
 PAGE 70
 CFN 3120260020848
 CLERK'S FILE NO.

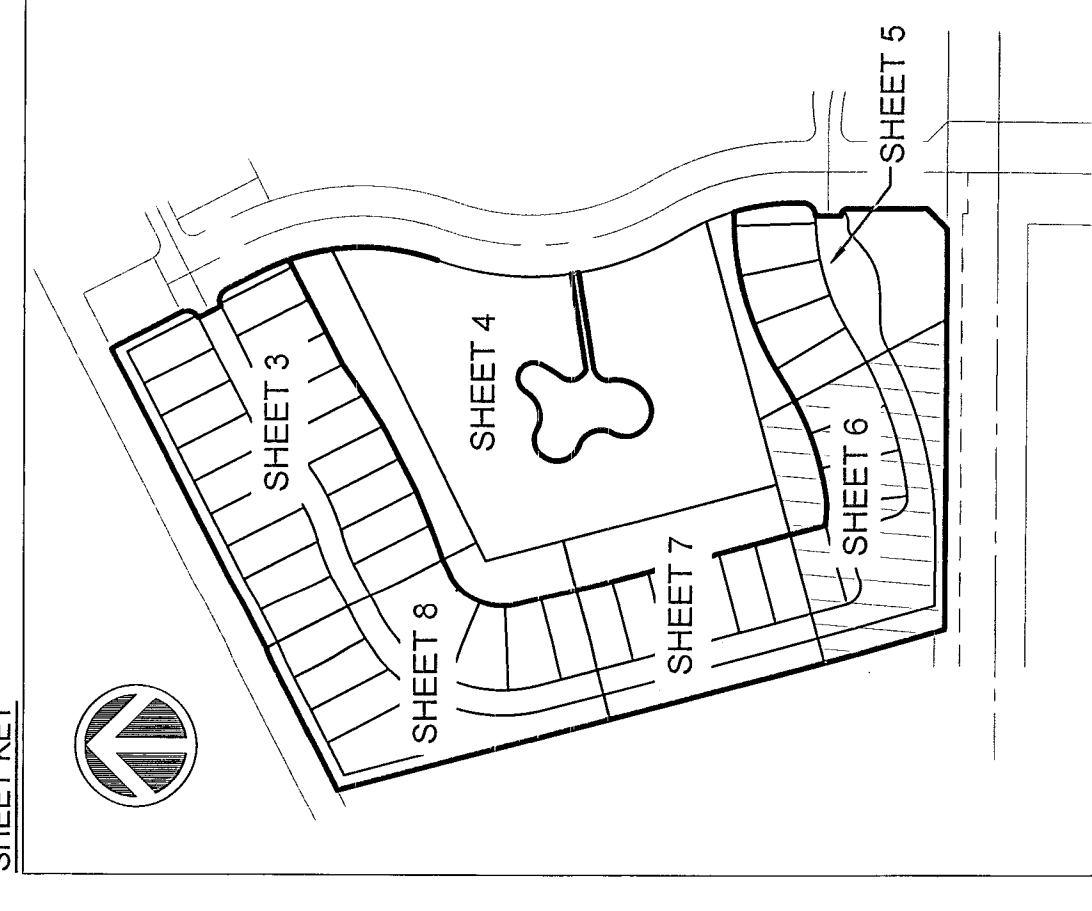
THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
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 3857, PAGE 2417, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 796, PAGE 163, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK **34**
 PAGE **72**
 CFN **3120260020848**
 CLERK'S FILE NO.

LOT 3
 THE LANDINGS
 A COMMERCIAL SUBDIVISION
 (PB 31, PG. 23)
 NOT PART OF THIS PLAT



SW CORNER OF
 SECTION 14,
 TOWNSHIP 32 SOUTH,
 RANGE 39 EAST,
 INDIAN RIVER COUNTY,
 FLORIDA
 N: 12,000,000
 E: 8,498,646

50.00' ADDITIONAL R/W
 (ORB 2286, PG. 1212)

30.00' ADDITIONAL R/W
 (ORB 1585, PG. 2515)

70' R/W
 (3RD STREET)
 (ORB 774, PG. 69)

58.00' "CORRECTIVE DEED"
 (ORB 885, PG. 773)

53RD STREET / KINGSBERRY ROAD
 (PUBLIC R/W WIDTH VARIES)

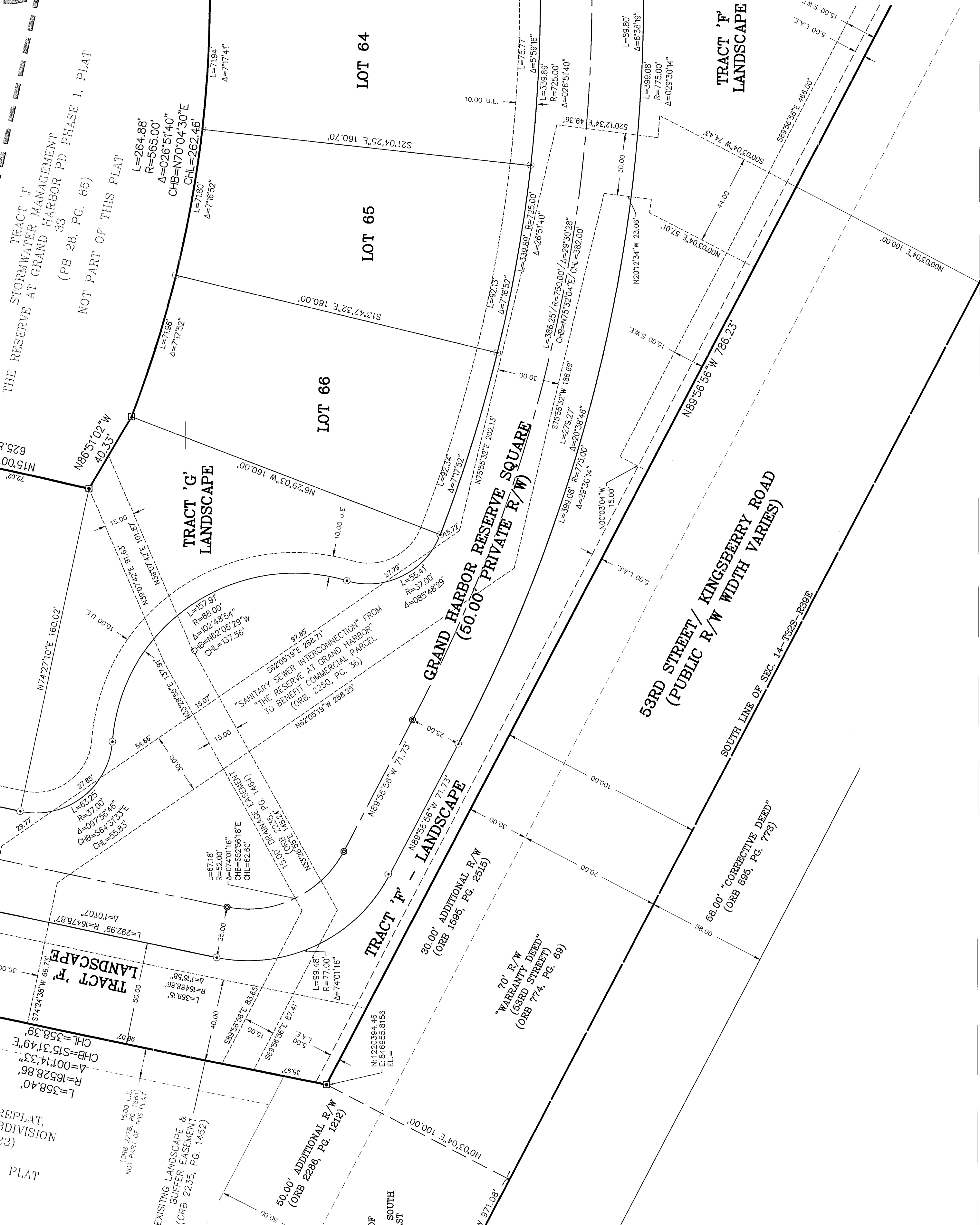
GRAND HARBOR RESERVE SQUARE
 (50.00' PRIVATE R/W)

TRACT 'G'
 LANDSCAPE

TRACT 'F'
 LANDSCAPE

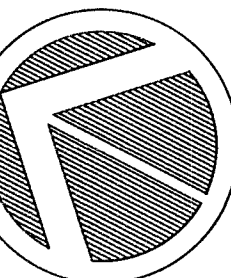
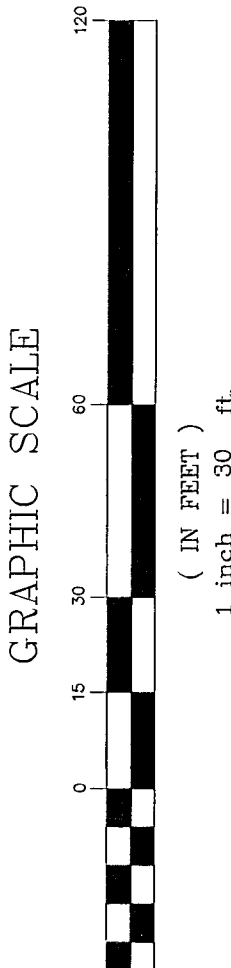
TRACT 'F'
 LANDSCAPE

TRACT 'J'
 STORMWATER MANAGEMENT
 (PB 28, PG. 85)
 NOT PART OF THIS PLAT



- LEGEND**
- LOT CORNER MARKER
5/8" IRC, LB#6905
 - ⊙ PERMANENT CONTROL POINT
(PCP) LB# 6905
 - ⊠ PERMANENT REFERENCE
MONUMENT
(PRM) LB# 6905

- ABBREVIATIONS**
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 - CHB = CHORD BEARING
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 - D.E. = DRAINAGE EASEMENT
 - EL. = ELEVATION
 - I.R.C. = IRON ROD WITH CAP
 - I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
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THE RESERVE WEST AT GRAND HARBOR P.D. PHASE 2, PLAT 33

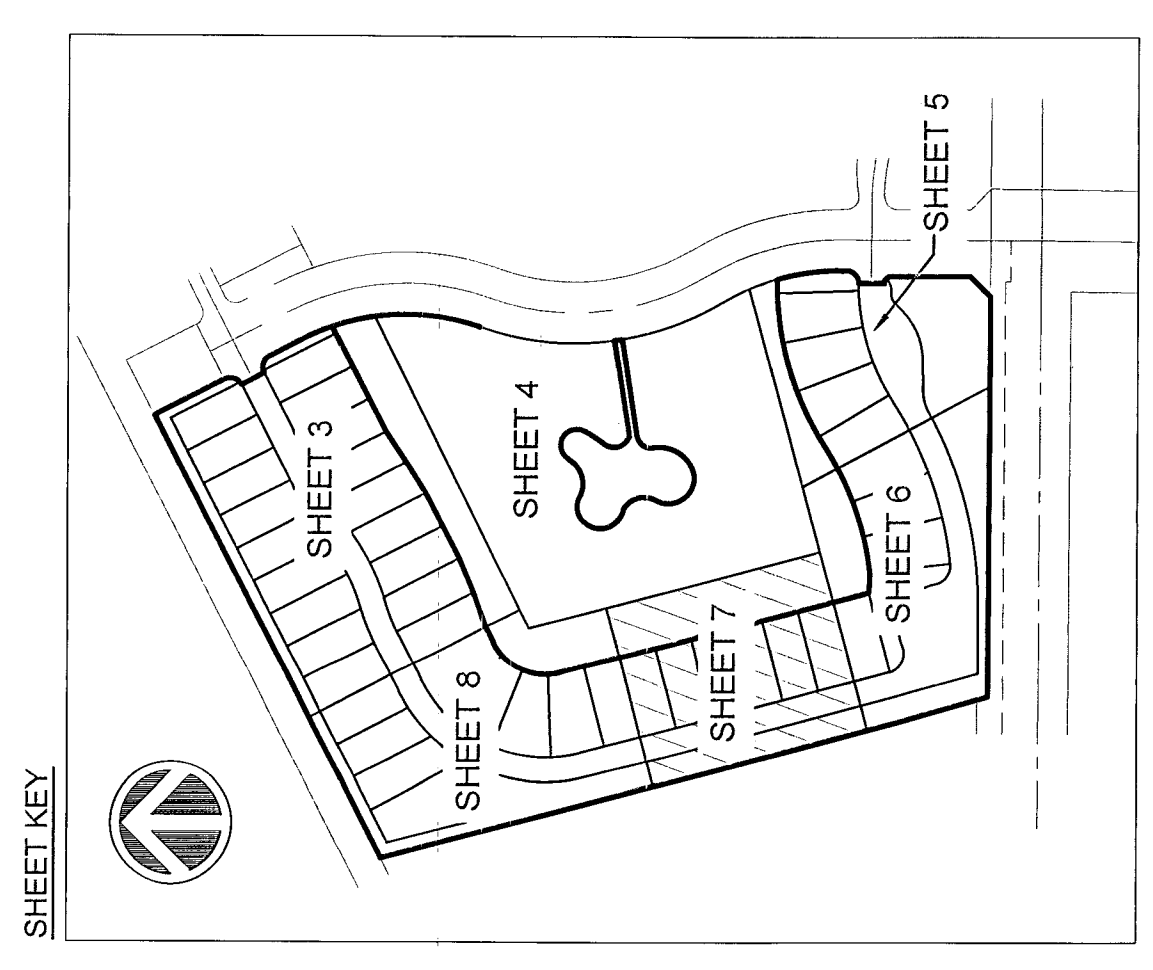
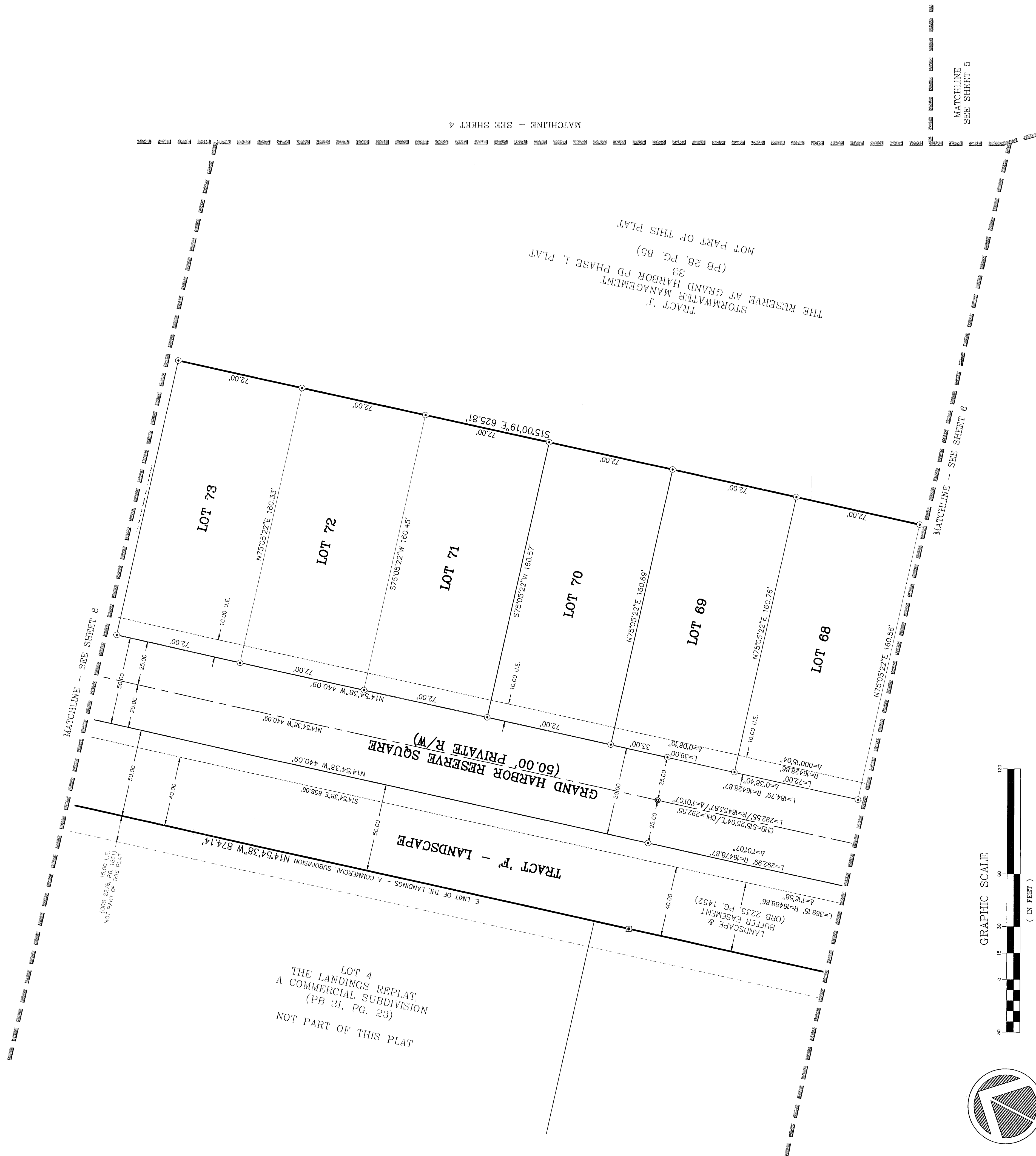
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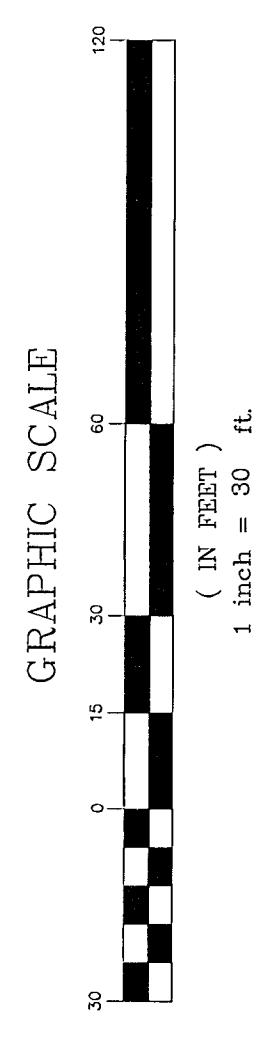
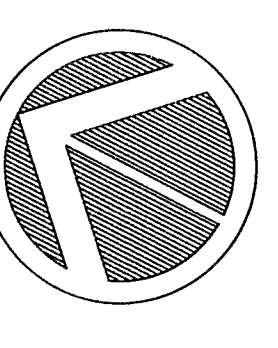
PLAT BOOK 34

PAGE 73

CFN 3120260020847
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- LEGEND**
- LOT CORNER MARKER
5/8" IRC, LB#6905
 - ⊙ PERMANENT CONTROL POINT
(PCP) LB# 6905
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PREPARED BY: NATHAN LEZNIENIOWICZ
 BILLY M. MOODY, PSM #5336
 MERIDIAN LAND SURVEYORS LB6905
 DATE OF PREPARATION: FEBRUARY 23, 2024

SHEET 7 of 8

