

# LAKES AT ST. SEBASTIAN PRESERVE PHASE 4

## SECTION 1 OF FLEMING GRANT, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

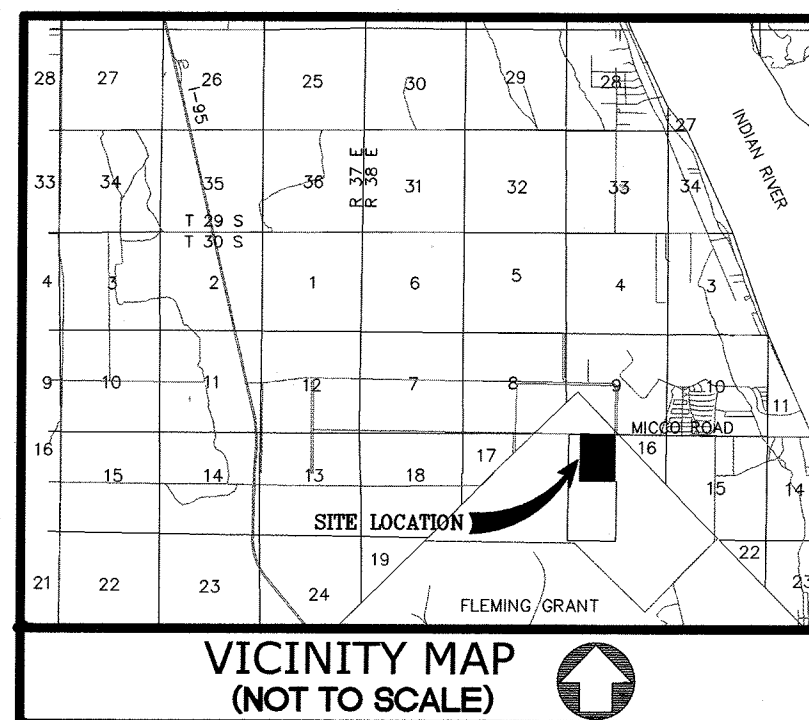
A REPLAT OF ALL OF TRACT F7, THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 43 THROUGH 50, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

### LEGAL DESCRIPTION: (PHASE FOUR)

ALL OF TRACT F7, THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 43 THROUGH 50 INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT D, ACCORDING TO SAID THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1; THENCE N89°32'45"W ALONG THE NORTH LINE OF SAID TRACT D A DISTANCE OF 1,305.03 FEET TO THE WEST LINE OF SAID TRACT D; THENCE S00°00'30"E ALONG SAID WEST LINE AND ALONG THE WEST LINE OF LOT 21, BLOCK F OF SAID THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1 A DISTANCE OF 215.34 FEET TO THE NORTH LINE OF TRACT J OF SAID THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1; THENCE N89°32'45"W ALONG THE SAID NORTH LINE A DISTANCE OF 324.78 FEET TO THE EAST LINE OF SAID TRACT J; THENCE N00°36'19"E ALONG THE EAST LINE OF TRACT J, TRACT F AND TRACT I OF SAID THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1, A DISTANCE OF 515.34 FEET TO THE SOUTH LINE OF SAID TRACT I; THENCE S89°32'45"E ALONG SAID SOUTH LINE A DISTANCE OF 1,624.29 FEET TO THE WEST LINE OF SAID TRACT I; THENCE S00°00'30"E ALONG SAID WEST LINE A DISTANCE OF 300.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 12.80 ACRES OF LAND MORE OR LESS.



TRACT TABLE				
TRACT	ACREAGE	PURPOSE	OWNER	MAINTENANCE
E	0.85	PARK / RECREATION	HOA	HOA
F	2.16	PRIVATE RIGHT-OF-WAY	HOA	HOA

HOA = THE LAKES AT ST. SEBASTIAN PRESERVE HOMEOWNERS ASSOCIATION, INC.

### LEGEND

- = SET 1/2" IRON ROD & CAP STAMPED PRM LB 7545
- FND = FOUND 1/2" IRON ROD & CAP STAMPED PRM LB 7545
- ▲ FND = FOUND NAIL & WASHER STAMPED PCP LB 5633
- ▲ SET = SET NAIL & WASHER STAMPED PCP LB 7545
- LB = LICENSED BUSINESS
- PRDE = PRIVATE DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- POB = POINT OF BEGINNING
- PI = POINT OF INTERSECTION
- PRM = PERMANENT REFERENCE MONUMENT

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

GPS CONTROL MONUMENT DATA TABLE DATUM = NAD83 (2011)						
COORDINATE VALUES SHOWN HEREON "NTH/EST" REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND DO NOT REFLECT THE BEARING SOURCE OR ANY REFERENCE TO THE BEARINGS SHOWN ON THIS PLAT.						
STATION ID	PUBLISHED NORTHING (Y) (FEET)	PUBLISHED EASTING (X) (FEET)	Scale Factor	Convergence	Latitude (N)	Longitude (W)
GPS 1011	1286899.41	818524.00	0.99997139	+0 14 05.8	27 52 23.12745	80 29 50.83396
GPS 5036	1289518.73	802566.82	0.99996574	+0 12 42.9	27 52 49.68996	80 32 48.53383
ABBREVIATED DESCRIPTION OF MONUMENT LOCATION						
GPS 1011 PID AF7734	BRASS CAP STAMPED GPS 1011 1993 LOCATED 26 FEET SOUTH OF THE BULLNOSE IN THE CENTER OF A MEDIAN FOR US HIGHWAY 1, APPROXIMATELY 0.55 MILES SOUTH OF THE INTERSECTION WITH MICCO ROAD.					
GPS 5036 PID DG8738	BRASS CAP STAMPED GPS 5036 1994 LOCATED 12 FEET SOUTHEAST OF MICCO ROAD, APPROXIMATELY 1.83 MILES WEST OF THE INTERSECTION WITH FLEMING GRANT ROAD.					

### PLAT NOTES:

- 1.) PERMANENT REFERENCE MONUMENTS, "P.R.M.," HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
- 2.) EACH P.C.P. WILL BE SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- 3.) ALL LOT AND TRACT CORNERS WILL BE SET UNDER THE DIRECTION AND SUPERVISION OF THE SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF FLORIDA.
- 4.) BEARINGS SHOWN ARE BASED ON THE ASSUMPTION THE NORTH LINE OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 38 EAST BEARS N89°50'25"W.
- 5.) ALL LOT LINES EMANATING FROM A RIGHT OF WAY CURVE ARE RADIAL UNLESS LABELED (N.R.) NON-RADIAL.
- 6.) ALL PUBLIC UTILITY EASEMENTS ARE ALSO FOR THE BENEFIT OF FLORIDA POWER AND LIGHT COMPANY AND ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POTABLE WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, 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.
- 7.) EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU. NOTWITHSTANDING OTHER PROVISIONS HEREIN, THE VOTE OF 50 PERCENT PLUS ONE OF THE LOT OWNERS SHALL CONSTITUTE A DEDICATION OF THE COMMON AREA TO THE COUNTY. THE ADOPTION OF AN MSBU ORDINANCE TO PROVIDE MAINTENANCE TO THE COMMON AREA SHALL BE DEEMED ACCEPTANCE OF THE DEDICATION TO THE COUNTY.
- 8.) ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- 9.) THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED OR RESERVED:
  - A. A 10 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG THE FRONT OF ALL LOTS ADJACENT TO AND CONTIGUOUS WITH ALL PRIVATE ROADS.
  - B. A 7.5 FOOT WIDE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES. WHERE MORE THAN ONE LOT IS USED AS A BUILDING SITE, SIDE EASEMENTS WILL REVERT TO OUTER LOT LINES ONLY, UNLESS DRAINAGE AND/OR UTILITY FACILITIES EXIST ALONG INTERIOR LOT LINES.
  - C. A 10 FOOT WIDE PRIVATE DRAINAGE EASEMENT ALONG THE REAR OF ALL LOT LINES.
  - D. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS, AND EMERGENCY MAINTENANCE.
- 10.) IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR, OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- 11.) TRACTS E AND F SHALL BE OWNED AND MAINTAINED BY THE LAKES AT ST. SEBASTIAN PRESERVE HOMEOWNERS ASSOCIATION, INC.
  - A. TRACT E (0.85 ACRES) IS FOR PARK/RECREATION.
  - B. TRACT F (2.16 ACRES) IS FOR PRIVATE RIGHT-OF-WAY.
- 12.) \*BENCHMARKS PID N8A01 & N8A02 ARE LOCATED WITHIN THE BOUNDARIES AND/OR VICINITY OF THE PLAT. PLEASE CALL THE COUNTY SURVEYING OFFICE OR VISIT THE WEBSITE TO OBTAIN THE VERTICAL DATA.

- 13.) SPECIAL EXCEPTIONS, ALL BEING RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA;
  - A. NOTICE OF COMMENCEMENT RECORDED AUGUST 24, 2021 IN O.R. BOOK 9234, PAGE 585, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - B. TERMS, PROVISIONS AND RESTRICTIONS CONTAINED IN THAT BINDING DEVELOPMENT PLAN RECORDED IN O.R. BOOK 4111, PAGE 3958, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
  - C. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALADIN ESTATES, RECORDED IN O.R. BOOK 5792, PAGE 8384; BYLAWS OF PALADIN ESTATES HOME OWNERS ASSOCIATION, INC. RECORDED IN O.R. BOOK 5786, PAGE 8697; FIRST AMENDMENT (INCLUDING NAME CHANGE TO "THE LAKES OF ST. JOHNS PRESERVE") RECORDED IN O.R. BOOK 5837, PAGE 3544; SECOND AMENDMENT (INCLUDING NAME CHANGE TO "THE LAKES OF ST. SEBASTIAN PRESERVE") RECORDED IN O.R. BOOK 6080, PAGE 1290 AND RE-RECORDED IN O.R. BOOK 6938, PAGE 2814; THIRD AMENDMENT RECORDED IN O.R. BOOK 6938, PAGE 2893; FOURTH AMENDMENT RECORDED IN O.R. BOOK 7970, PAGE 919; FIFTH AMENDMENT RECORDED IN O.R. BOOK 8143, PAGE 2841; SIXTH AMENDMENT RECORDED IN O.R. BOOK 8206, PAGE 1985; SEVENTH AMENDMENT RECORDED IN O.R. BOOK 8429, PAGE 922; AND ANY OTHER AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - D. RESOLUTION RECORDED IN O.R. BOOK 6485, PAGE 1848, AS AFFECTED BY AFFIDAVIT RECORDED IN O.R. BOOK 6520, PAGE 1299, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - E. TERMS, COVENANTS, CONDITIONS, AND OTHER MATTERS CONTAINED IN THE BINDING DEVELOPMENT PLAN RECORDED IN O.R. BOOK 6955, PAGE 1585 AND O.R. BOOK 6052, PAGE 282, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - F. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 7467, PAGE 2580, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - G. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, DEDICATIONS AND OTHER MATTERS CONTAINED ON THE PLAT OF THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1 AS RECORDED IN PLAT BOOK 65, PAGES 43 THROUGH 50, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  - H. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 9316, PAGE 2646, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2

FLEMING GRANT SECTION 1 TWP. 30 S., RANGE 38 E.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, HOLIDAY BUILDERS, INC., A FLORIDA CORPORATION, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED AND PLATTED HEREIN, AS:

### LAKES AT ST. SEBASTIAN PRESERVE PHASE 4

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS AS DESCRIBED HEREON TO BREVARD COUNTY FOR THE PERPETUAL USE OF THE PUBLIC; AND HEREBY FURTHER DEDICATES TO BREVARD COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE RIGHT-OF-WAY OF ALL PRIVATE STREETS AND ROADS SHOWN HEREON (SUCH PRIVATE STREETS AND ROADS BEING DESCRIBED HEREON AS TRACT "F") FOR INGRESS AND EGRESS FOR PUBLIC SERVICE MAINTENANCE REPAIR, INSTALLATION AND OPERATION OF UTILITIES AND EMERGENCY VEHICLES. NO OTHER EASEMENTS ARE HEREBY DEDICATED OR GRANTED TO THE PUBLIC, IT BEING THE INTENTION OF THE UNDERSIGNED THAT ALL OTHER EASEMENTS AND COMMON AREAS SHOWN HEREON BE OWNED AND MAINTAINED PRIVATELY AS DESCRIBED HEREON AND THAT BREVARD COUNTY AND THE PUBLIC HAVE NO RIGHT OR INTEREST THEREIN.

DATE 2/10/2022

BY: R. Fadil  
RICHARD A. FADIL, EXECUTIVE VICE PRESIDENT

HOLIDAY BUILDERS, INC., A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_

(PRINT NAME) Renea Jenkins

WITNESS: James Hill

(PRINT NAME) JAMES HILL

HOLIDAY BUILDERS, INC., A FLORIDA CORPORATION  
2293 W. EAU GALLEE BLVD  
MELBOURNE, FL 32935

ATTEST: SIGNED AND SEALED IN THE PRESENCE OF:

STATE OF FLORIDA, COUNTY OF BREVARD,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, ON 2/10, 2022, BY RICHARD A. FADIL AS EXECUTIVE VICE PRESIDENT OF HOLIDAY BUILDERS, INC., A FLORIDA CORPORATION. SAID PERSON X IS PERSONALLY KNOWN TO ME OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED; AND THAT THE DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC: Rebecca M. Bauer  
MY COMMISSION EXPIRES: 3-3-23

REBECCA M. BAUER  
Commission # 0022542  
Expires 03/03/2023  
Notary Public - Florida

### CERTIFICATE OF THE CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS FILED FOR RECORD ON,

\_\_\_\_\_ AT \_\_\_\_\_ FILE NO. \_\_\_\_\_

CLERK OF THE CIRCUIT COURT  
IN AND FOR BREVARD COUNTY, FLORIDA

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL EASEMENTS AND ALL OTHER AREAS DEDICATED FOR PUBLIC USE ON THIS PLAT.

\_\_\_\_\_ KRISTINE ZONKA, CHAIR

\_\_\_\_\_ CLERK OF THE BOARD

### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

\_\_\_\_\_ KRISTINE ZONKA, CHAIR

\_\_\_\_\_ CLERK OF THE BOARD

### CERTIFICATE OF COUNTY SURVEYOR

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841(C)(D).

MICHAEL J. SWEENEY, LS 4870, COUNTY SURVEYOR  
REGISTERED FLORIDA SURVEYOR AND MAPPER #4870

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON NOVEMBER 19, 2021, I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION; THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 AND 472, FLORIDA STATUTES AND BREVARD COUNTY CODE SECTION 62-2841 (C) (D).

DATED: 02/09/2022

STEVE CARTECHINE, LS #4895  
REGISTERED FLORIDA SURVEYOR AND MAPPER  
FOR: INDIAN RIVER SURVEY, INC.  
1835 20TH STREET  
VERO BEACH, FL 32960

STEVE CARTECHINE  
LICENSE  
No. 4895  
STATE OF FLORIDA  
PROFESSIONAL LAND SURVEYOR

INDIAN RIVER SURVEY, INC.  
PROFESSIONAL SURVEYING AND MAPPING  
CERTIFICATE OF AUTHORIZATION No. LB 7545 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
PHONE (772) 569-7880 FAX (772) 778-3617



# LAKES AT ST. SEBASTIAN PRESERVE PHASE 4

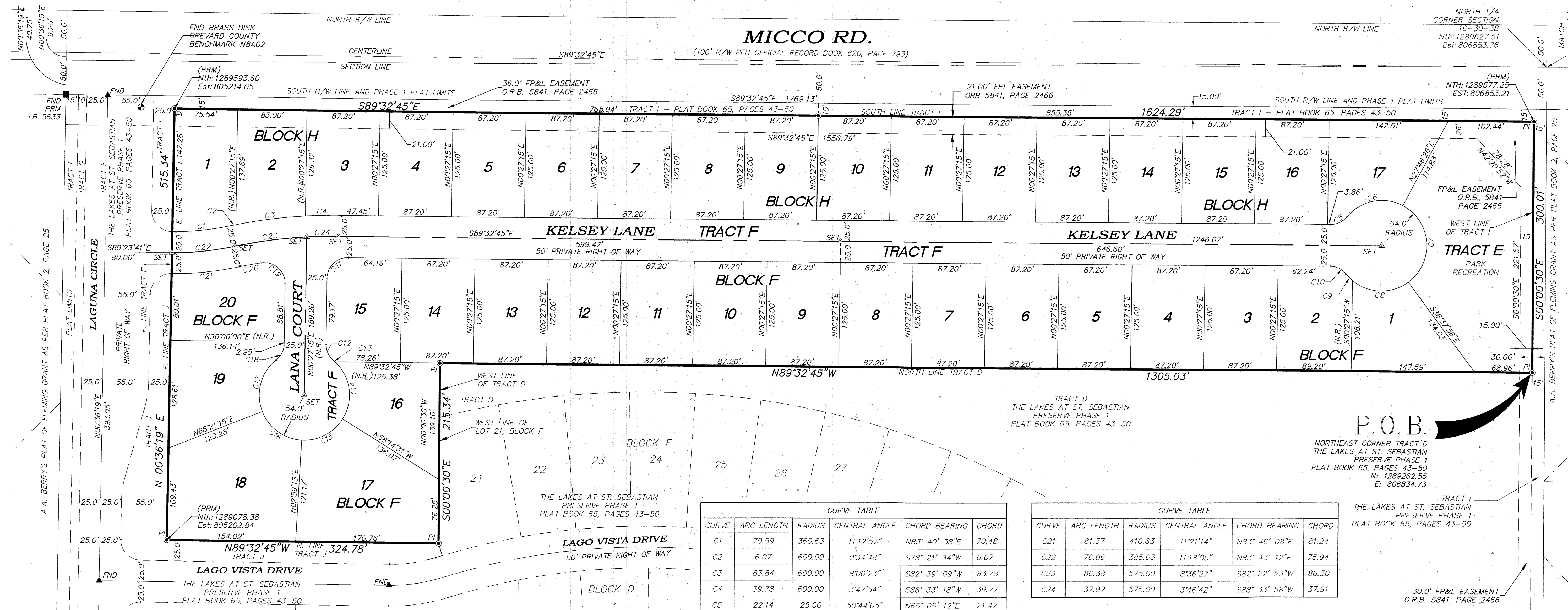
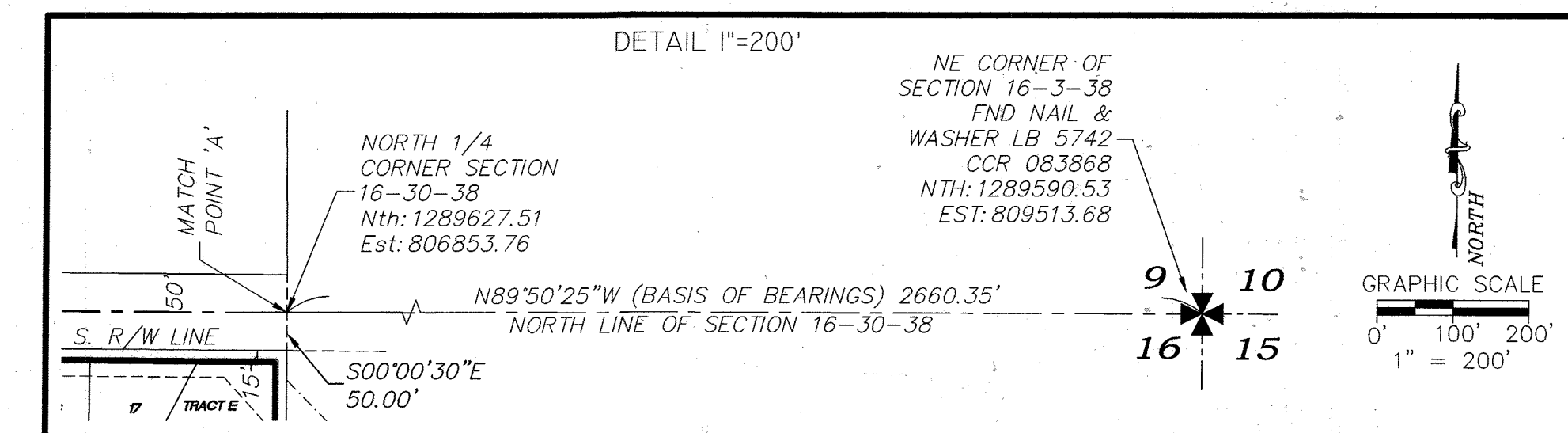
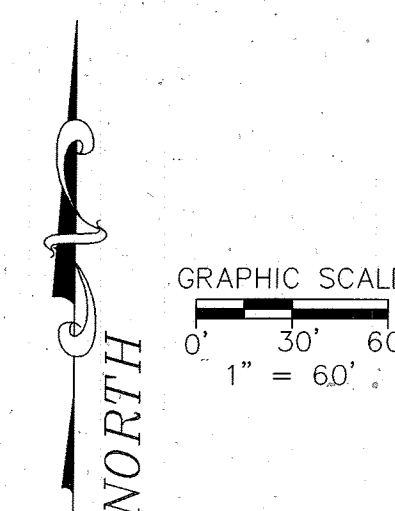
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PLAT BOOK PAGE

SHEET 2 OF 2

FLEMING GRANT SECTION 1 TWP. 30 S., RANGE 38 E.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	70.59	360.63	11°12'57"	N83° 40' 38"E	70.48
C2	6.07	600.00	0°34'48"	S78° 21' 34"W	6.07
C3	83.84	600.00	8°00'23"	S82° 39' 09"W	83.78
C4	39.78	600.00	3°47'54"	S88° 33' 18"W	39.77
C5	22.14	25.00	50°44'05"	N65° 05' 12"E	21.42
C6	73.56	54.00	78°03'16"	S78° 44' 48"W	68.01
C7	108.94	54.00	115°35'38"	N4° 25' 45"W	91.39
C8	71.99	54.00	76°23'05"	S88° 26' 24"E	66.78
C9	10.78	54.00	11°26'12"	S44° 31' 46"E	10.76
C10	22.14	25.00	50°44'05"	N64° 10' 42"W	21.42
C11	39.27	25.00	90°00'00"	S45° 27' 15"W	35.36
C12	22.14	25.00	50°44'05"	S24° 54' 48"E	21.42
C13	2.27	54.00	2°24'13"	N49° 04' 43"W	2.27
C14	75.05	54.00	79°38'06"	N8° 03' 34"W	69.16
C15	57.71	54.00	61°13'44"	N62° 22' 21"E	55.00
C16	61.61	54.00	65°22'02"	S54° 19' 46"E	58.32
C17	68.65	54.00	72°50'05"	S14° 46' 18"W	64.12
C18	22.14	25.00	50°44'05"	N25° 49' 18"E	21.42
C19	43.47	25.00	99°38'10"	N49° 21' 50"W	38.20
C20	26.38	550.00	2°44'55"	S79° 26' 37"W	26.38

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C21	81.37	410.63	11°21'14"	N83° 46' 08"E	81.24
C22	76.06	385.63	11°18'05"	N83° 43' 12"E	75.94
C23	86.38	575.00	8°36'27"	S82° 22' 23"W	86.30
C24	37.92	575.00	3°46'42"	S88° 33' 58"W	37.91

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PREPARED BY:

**INDIAN RIVER SURVEY, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
CERTIFICATE OF AUTHORIZATION No. LB 7545 1835 20TH  
STREET, VERO BEACH, FLORIDA 32960  
PHONE (772) 569-7880 FAX (772) 778-3617