

COVE AT FALCON TRACE PD PLAT 2

A PARCEL OF LAND LYING WITHIN A PORTION OF TRACTS 6, 11 AND 14, LYING IN SECTION 29, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
BY SURVEYOR

A PORTION OF TRACTS 6, 11 AND 14, SECTION 29, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 14, THENCE ALONG THE SOUTH LINE OF SAID TRACT 14, NORTH 89°33'51" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 86°33'31" WEST TO THE SOUTHWEST CORNER OF SAID TRACT 14, A DISTANCE OF 1,289.56 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT 14, NORTH 00°28'44" EAST, TO A POINT OF THE SOUTHWEST WEST LINE OF THE PLAT OF COVE AT FALCON TRACE PD PLAT 1; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 36, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 815.09 FEET; THENCE ALONG SAID PLAT ALONG THE COLLARING 32 COURSES; THENCE SOUTH 89°38'50" EAST, A DISTANCE OF 17.78 FEET; THENCE NORTH 09°44'45" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 80°36'50" EAST, A DISTANCE OF 11.43 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°30'56" EAST, A DISTANCE OF 57.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 225.00 FEET, TO A NON-RADIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°18'47", AN ARC LENGTH OF 58.08 FEET, A CHORD BEARING OF NORTH 88°39'08" EAST, A CHORD DISTANCE OF 55.93 FEET; THENCE ON A TANGENT LINE NORTH 81°50'43" EAST, A DISTANCE OF 103.27 FEET; THENCE NORTH 84°05'24" EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 62°30'28" EAST, A DISTANCE OF 170.00 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 1,195.00 FEET, A CENTRAL ANGLE OF 133°50'11", AN ARC LENGTH OF 291.30', A CHORD BEARING OF NORTH 34°28'29" WEST, A CHORD DISTANCE OF 290.58 FEET; THENCE ALONG A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 466.00 FEET, A CENTRAL ANGLE OF 32°14'07", AN ARC LENGTH OF 225.64 FEET, A CHORD BEARING OF NORTH 35°02'38" WEST, A CHORD DISTANCE OF 222.09 FEET; THENCE ON A TANGENT LINE NORTH 08°20'56" WEST, A DISTANCE OF 106.38 FEET; THENCE NORTH 42°13'07" EAST, A DISTANCE OF 19.80 FEET; THENCE NORTH 81°31'28" EAST, A DISTANCE OF 4.78 FEET; THENCE NORTH 09°10'10" WEST, A DISTANCE OF 23.11 FEET; THENCE NORTH 38°37'42" EAST, A DISTANCE OF 15.00 FEET; TO A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 128°31'17", AN ARC LENGTH OF 96.23 FEET; HAVING A CHORD BEARING OF NORTH 84°10'03" EAST, A CHORD DISTANCE OF 77.37 FEET; TO A RADIAL REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 50°01'22", AN ARC LENGTH OF 187.71 FEET, A CHORD BEARING OF NORTH 25°15'06" EAST, A CHORD DISTANCE OF 181.00 FEET; THENCE ON A TANGENT LINE NORTH 00°25'47" EAST, A DISTANCE OF 84.36 FEET; THENCE NORTH 57°20'31" EAST, A DISTANCE OF 108.00 FEET; TO RADIAL CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 30°12'30", AN ARC LENGTH OF 139.72, A CHORD BEARING OF NORTH 72°26'48" EAST, A CHORD DISTANCE OF 138.11 FEET; THENCE ON A TANGENT LINE NORTH 87°33'05" EAST, A DISTANCE OF 29.34 FEET; TO A RADIAL CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 124°08'54", AN ARC LENGTH OF 78.14 FEET, HAVING A CHORD BEARING OF NORTH 25°15'38" EAST, A CHORD DISTANCE OF 81.69 FEET; TO A COMPOUND CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 25°45'27", AN ARC LENGTH OF 46.81 FEET, HAVING A CHORD BEARING OF NORTH 49°58'33" WEST, A CHORD DISTANCE OF 46.81 FEET; THENCE ON A NON-TANGENT LINE NORTH 27°08'44" EAST, A DISTANCE OF 220.00 FEET; TO A NON-RADIAL CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 11°15'32", AN ARC LENGTH OF 63.94 FEET, A CHORD BEARING OF NORTH 68°20'04" WEST, A CHORD DISTANCE OF 63.78 FEET; THENCE ON A NON-TANGENT LINE NORTH 01°18'31" EAST, A DISTANCE OF 181.81 FEET; TO A NON-RADIAL CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3,220.00 FEET, A CENTRAL ANGLE OF 00°14'06", AN ARC LENGTH OF 13.18 FEET, HAVING A CHORD BEARING OF SOUTH 88°31'36" EAST, AN ARC DISTANCE OF 13.18 FEET; TO A REVERSE CURVE CONCAVE NORTH, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 54°07'44", AN ARC LENGTH OF 47.24 FEET, HAVING A CHORD BEARING OF NORTH 64°31'54" EAST, A CHORD DISTANCE OF 45.30 FEET; TO A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 216.80 FEET, A CENTRAL ANGLE OF 102°0'0", AN ARC LENGTH OF 39.53 FEET, HAVING A CHORD BEARING OF NORTH 42°47'15" EAST, A CHORD DISTANCE OF 38.47 FEET; TO A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 44°58'05", AN ARC LENGTH OF 21.02 FEET, HAVING A CHORD BEARING OF NORTH 25°38'45" EAST, A CHORD DISTANCE OF 20.49 FEET; THENCE ON A TANGENT LINE NORTH 00°20'08" EAST TO THE SOUTH RIGHT OF WAY LINE OF S.W. 21ST STREET, A DISTANCE OF 105.42 FEET; THENCE DEPARTING THE AFOREMENTIONED PLAT BOUNDARY AND ALONG SAID RIGHT OF WAY, SOUTH 89°39'54" EAST, A DISTANCE OF 491.37 FEET; THENCE SOUTH 44°39'54" EAST TO THE WEST RIGHT OF WAY OF S.W. 20TH AND ALE, A DISTANCE OF 40.01 FEET; THENCE ALONG SAID WEST RIGHT OF WAY, SOUTH 00°20'04" WEST TO THE NORTH LINE OF SAID TRACT 11, A DISTANCE OF 31.91 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°21'37" WEST, A DISTANCE OF 2,368.02 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LANDS CONTAIN 2,575,252 SQUARE FEET OR 59.12 ACRES, MORE OR LESS.

CERTIFICATE OF TITLE

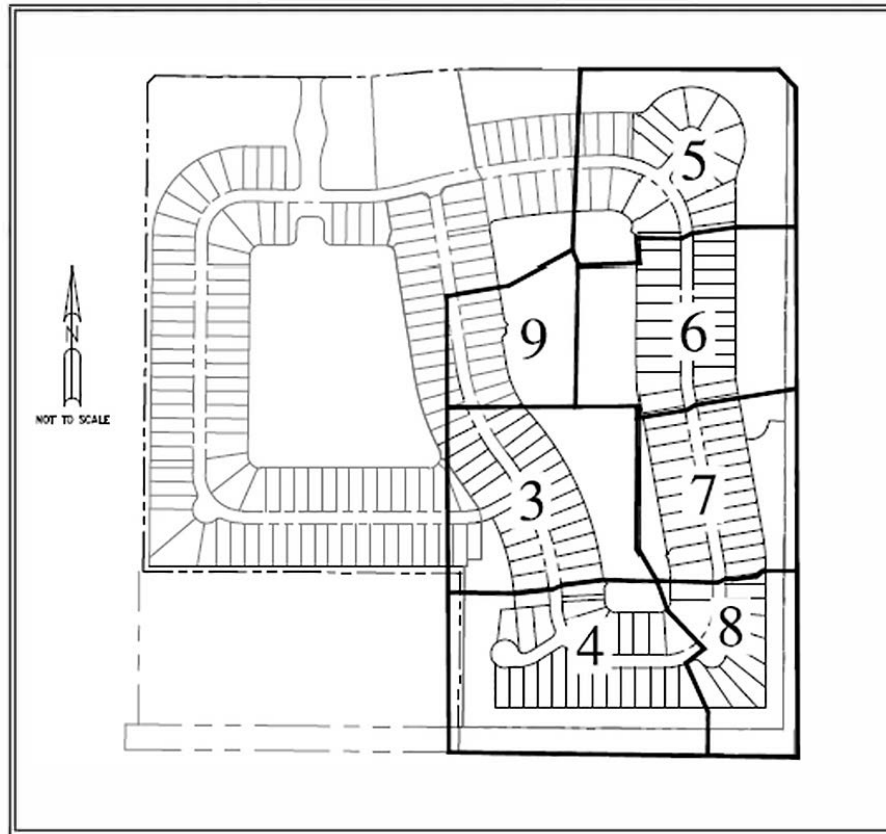
I, _____, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE LANDS AS DESCRIBED AND SHOWN ON THE COVE AT FALCON TRACE PD PLAT 2 ARE IN THE UNDIVIDED AND UNMORTGAGED TITLE AS HELD BY THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DECLARATION, THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED, AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LENS OR ENCUMBRANCE ARE AS FOLLOWS:

NAME _____ DATE: _____
PRINTED NAME _____
FLORIDA BAR NUMBER: _____


GENERAL NOTES

- COORDINATE VALUES AND BEARING DATA ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 (NAD83/11), AND ARE PROJECTED INTO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 090.
- THE GPS RECEIVER TYPE: SP80 GNSS RECEIVER USES 2-BLADE PROCESSING TECHNOLOGY, SPECTRA PRECISION 240-CHANNEL 60 ALSO THAT FULLY USES ALL SIX GNSS SYSTEMS: GPS, GLONASS, GALILEO, GALILEO, GPS AND SBAS. THIS TECHNOLOGY WARRANTS A PLUS OR MINUS VERTICAL ERROR OF NO MORE THEN 0.16 FEET AND A HORIZONTAL ERROR OF NO MORE 0.07 FEET.
- SURVEY AND GNSS SOFTWARE EXCEEDS THE MINIMUM ADJUSTED REQUIREMENTS FOR THIS SURVEY.

SHEET MATCHLINE KEY



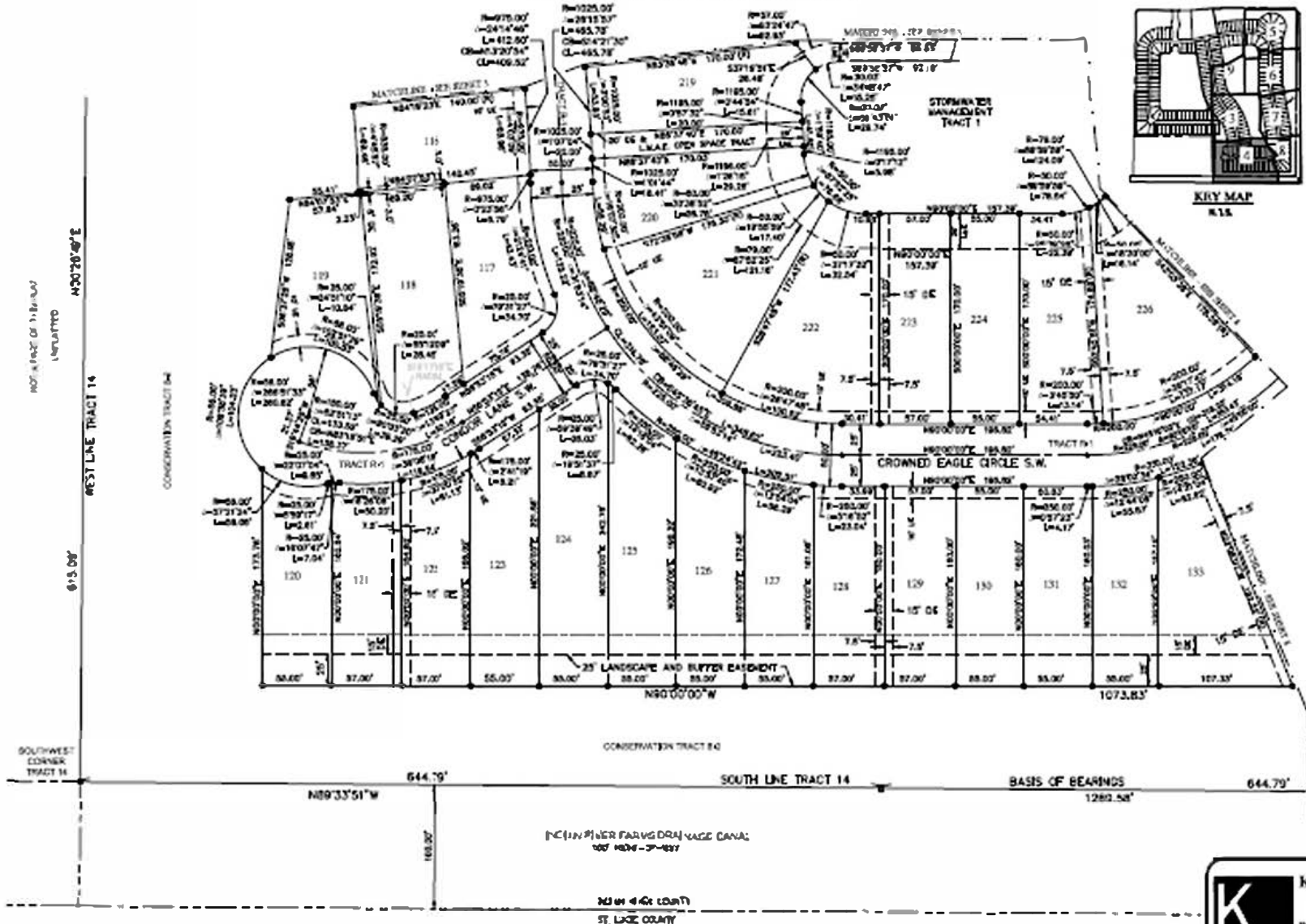
THIS INSTRUMENT PREPARED BY:
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REGISTRATION NO. 4488
PRD/EXPIRATION DATE: JUNE 2021



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COVE AT FALCON TRACE PD PLAT 2

TO THE LAST ORIGINAL PLAT OF LANDS OF THE BORN IN THE BORN COUNTY, RECORDED IN PLAT BOOK 3, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LIES AND LIES IN BORN IN BORN COUNTY, FLORIDA.



FLAT BOOK _____
 PAGE _____
 CFN _____
 CLERK'S FILE NUMBER _____



- NOTE**
- - INDICATES 1" LONG 1/2" REAR WITH CAP STAMPED "TRA 100" L.S. 430"
 - - INDICATES FOUND 5/8" REAR WITH CAP STAMPED "TRA 13" L.S. 410"
 - ⊙ - INDICATES MARGINAL NAIL AND DEN STAMPED "TOP LB 530"
 - - INDICATES 1" LONG 1/2" REAR WITH CAP STAMPED "TRA 13" L.S. 430"
- CODE OF SURVEY SYMBOLS**
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 - ▲ - 90 1/2" ACRES
 - ▲ - 90 3/4" ACRES
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 - ▲ - 100 3/4" ACRES

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 REGISTRATION NO. 4-15
 PREPARATION DATE: JUNE 2021

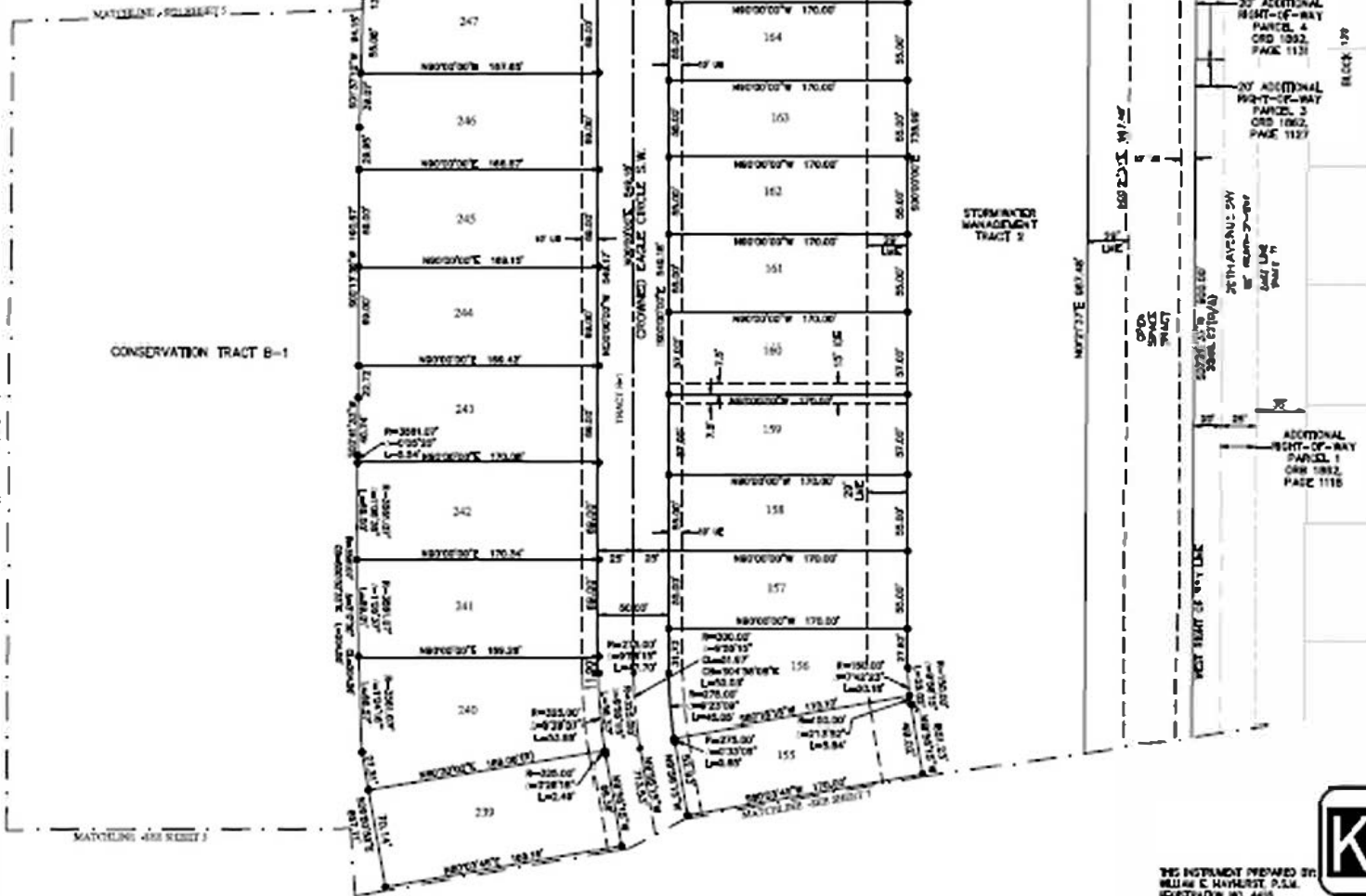
COVE AT FALCON TRACE PD PLAT 2

TO THE LAST GENERAL FLAT OF LANDS OF THE INDIAN RIVER PARKS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, 2ND LANDS NOW LOTS AND BIDS IN INDIAN RIVER COUNTY, FLORIDA.

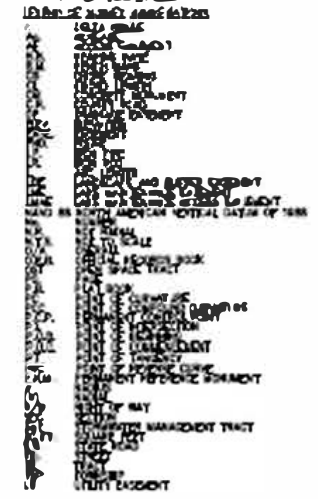
PLAT BOOK _____
 PAGE _____
 CFN _____
 CLERK'S FILE NUMBER _____



KEY MAP
N.T.S.



- NOTES
- 1 - LOCATES 12" LOTS OF COVE WITH CAP STREETS "PMA PMS L&S" ASSY
 - 2 - LOCATES "PMA PMS L&S" "PMS" WITH CAP STREETS "PMA L&S" ASSY
 - 3 - LOCATES "PMA PMS L&S" AND COVE STREETS "PMA L&S" ASSY
 - 4 - LOCATES 12" LOTS OF COVE WITH CAP STREETS "PMA L&S" ASSY



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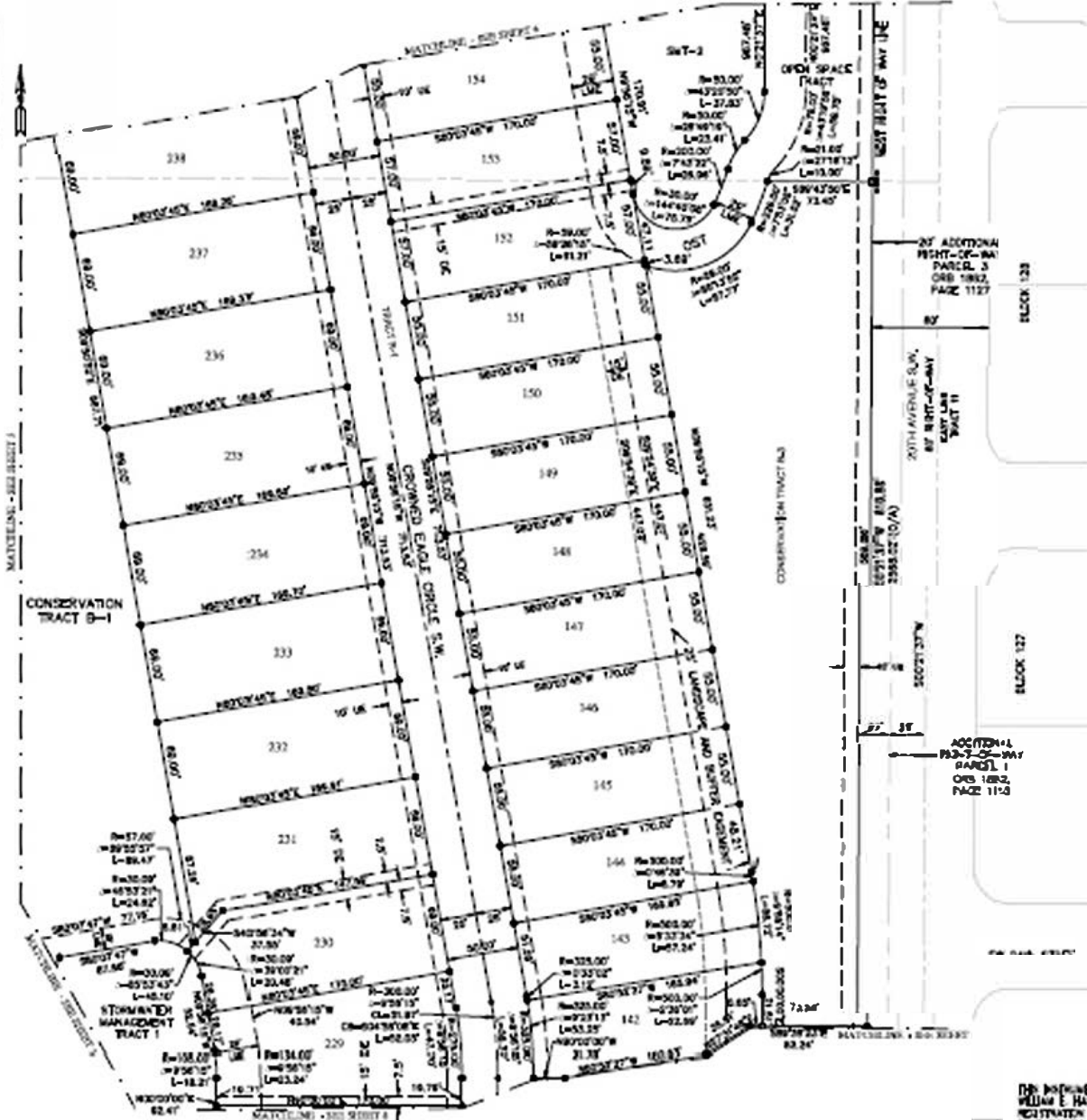
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COVE AT FALCON TRACE PD PLAT 2

BE THE SAID NORMAL PLAT OF LANDS BY THE PLATTER HEREIN SHOWN, BEARING IN FULL FORCE AND EFFECT, FURTHER REPEALED BY 34
LIZIE COUNTY, FLORIDA, SAID LINES NOW LING AND EDING IN NOLAN RIVER COUNTY, FLORIDA.



KEY MAP
4-24



FLAT BOOK _____
PAGE _____
CFN _____
CIRK'S FILE NUMBER _____

- NOTES:
- - DENOTES 18" LONG 45° NEAR WITH CAP STAMPED "3/16 1/16 1/16 8/32"
 - - DENOTES POUND 5/8" NEAR WITH CAP STAMPED "3/16 1/16 1/16 8/32"
 - - DENOTES SANDWICH NAIL AND DISK STAMPED "3/16 1/16 8/32"
 - - DENOTES 18" LONG 45° NEAR WITH CAP STAMPED "3/16 1/16 8/32"



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