



BENT PINE PRESERVE PHASE 2

BEING A REPLAT OF TRACT 1, BENT PINE PRESERVE PHASE 1, PLAT BOOK 30, PAGE 67,
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CFN: _____
CLERK'S FILE NUMBER

ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEWA FEDERAL EMERGENCY MANAGEMENT AGENCY
- IR.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PLAT BOOK (INDIAN RIVER COUNTY)
- PLAT BOOK (ST. LUCIE COUNTY)
- PC PAGE
- PCD POINT OF CURVATURE
- POC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PPD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PCO POINT OF REVERSE CURVE
- POL POINT ON LINE
- IRCO INDIAN RIVER COUNTY
- IRCL IRON ROD & CAP
- Δ DELTA
- L LENGTH

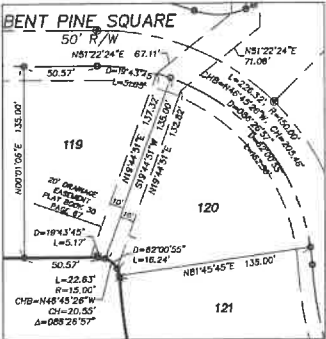
LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT FD AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM 5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".
- SET IRC STAMPED "PRM PSM 5243"

NOTE:

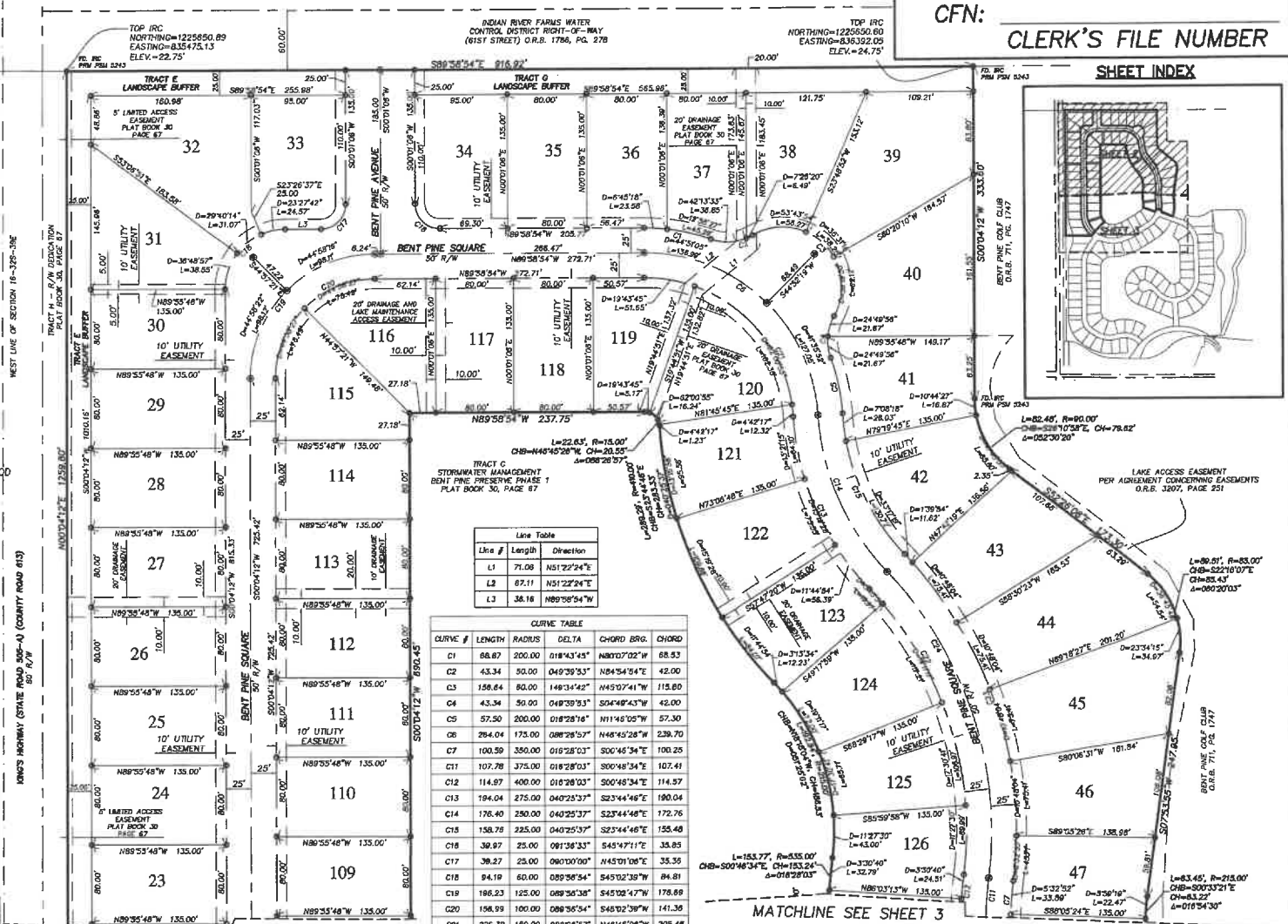
SEE SHEET 3 FOR GENERAL NOTES.

DETAIL: LOTS 19-20
SCALE 1"=30'



REVISED PER COMMENTS	10/7/21	BMM
REVISED PER COMMENTS	8/20/21	BMM

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 6/14/2021

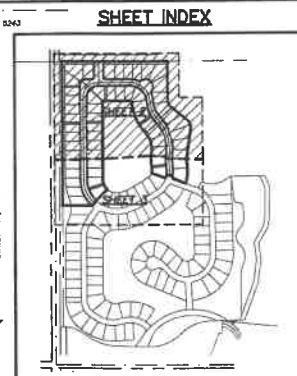
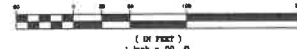


Line #	Length	Direction
L1	71.08	N51°22'24"E
L2	67.11	N81°22'24"E
L3	38.16	N89°55'48"W

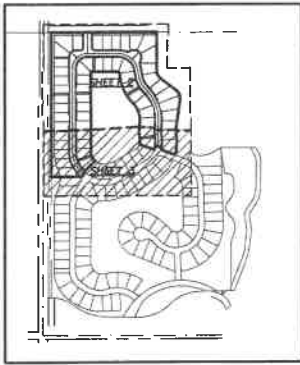
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	66.87	200.00	018°43'45"	N80°07'02"W	68.93
C2	43.34	50.00	049°39'53"	N84°54'54"E	42.00
C3	156.64	60.00	148°34'42"	N45°07'41"W	115.60
C4	43.34	50.00	049°39'53"	S04°48'43"W	42.00
C5	57.50	200.00	018°28'16"	N11°45'05"W	57.30
C6	264.04	175.00	088°28'57"	N48°43'28"W	239.70
C7	100.59	350.00	018°28'03"	S00°45'54"E	100.25
C8	107.78	375.00	018°28'03"	S00°48'34"E	107.41
C9	114.87	400.00	018°28'03"	S00°45'34"E	114.57
C10	184.04	275.00	040°25'37"	S23°44'46"E	190.04
C11	176.40	250.00	040°25'37"	S23°44'46"E	172.76
C12	158.78	225.00	040°25'37"	S23°44'46"E	158.48
C13	39.87	25.00	091°38'33"	S45°17'11"E	35.85
C14	39.87	25.00	091°38'33"	N45°01'08"E	35.55
C15	94.19	60.00	089°58'54"	S45°02'39"W	84.81
C16	186.23	125.00	089°58'54"	S45°02'47"W	178.89
C17	198.59	100.00	088°56'54"	S45°02'39"W	141.36
C18	226.32	150.00	088°28'57"	N48°43'28"W	205.48
C19	314.09	350.00	051°25'02"	N18°15'04"W	303.60
C20	358.96	400.00	051°25'02"	N18°15'04"W	347.04
C21	338.52	375.00	051°25'02"	N18°15'04"W	325.35

MATCHLINE SEE SHEET 3

GRAPHIC SCALE



SHEET INDEX



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BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

GENERAL NOTES

- 1) NOTICE: NO CONSTRUCTION TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION 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.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE OWNERS 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 PROJECT OR 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.
- 6) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____ PAGE _____ PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CANTLEY QUANA, COMMON QUANA, LOQUAT, ROSE APPLE, SUNNHAW CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 8) THE PARCEL OF LAND SHOWN HEREIN IS LOCATED IN BLOCK ZONE "X" PER FLOOD INSURANCE RATE MAP

- 1206100896, DATED DECEMBER 4TH, 2012.
- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NAD ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS OPS 104 AND OPS 140.
- 10) BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS PLAT IS THE EAST LINE OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST THE BEARING BEING S 00°04'12" W.
- 11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 12) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

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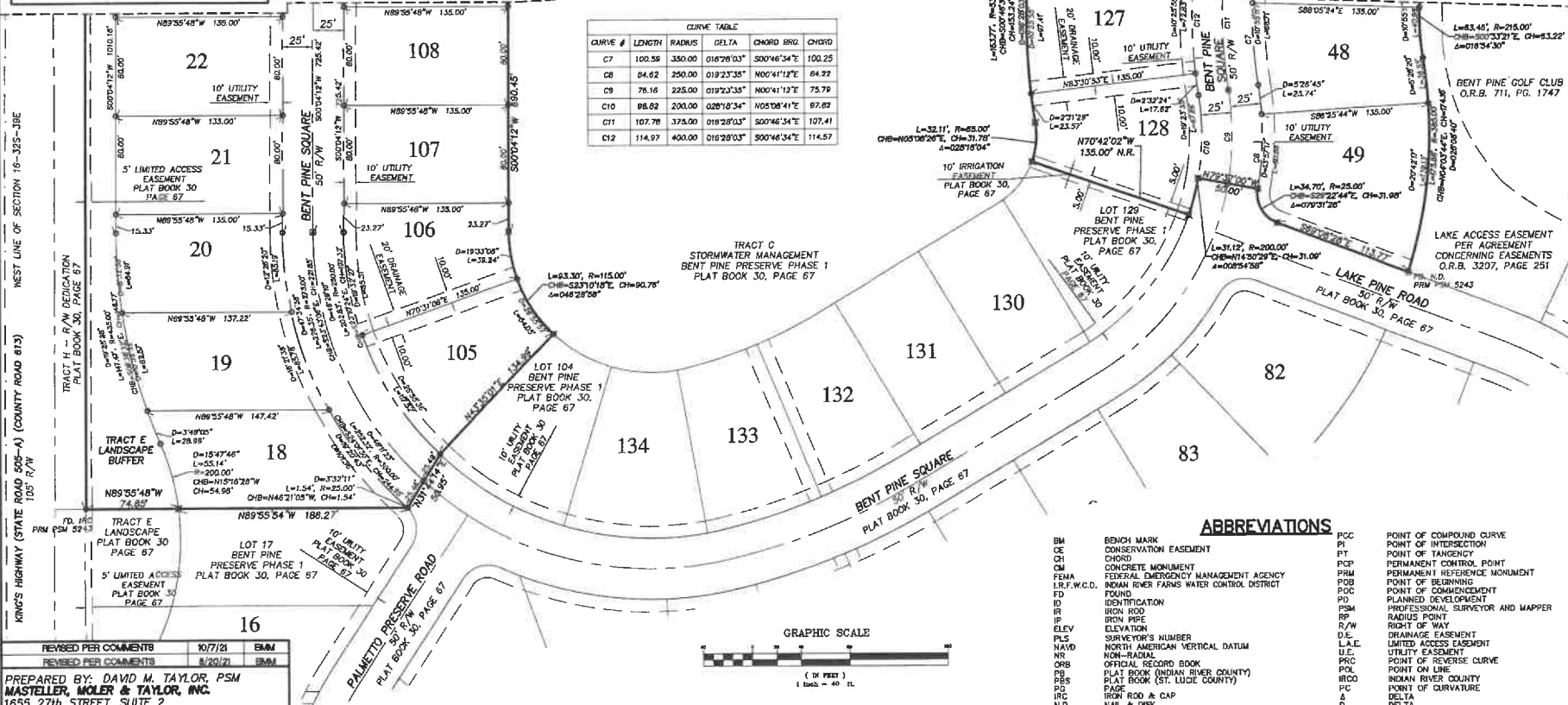
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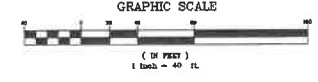
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C12	114.97	400.00	018°28'03"	S00°46'34"E	114.57



TRACT C
STORMWATER MANAGEMENT
BENT PINE PRESERVE PHASE 1
PLAT BOOK 30, PAGE 67



ABBREVIATIONS

BM	BENCH MARK	PCC	POINT OF COMPOUND CURVE
CE	CONSERVATION EASEMENT	PI	POINT OF INTERSECTION
CH	CHORD	PT	POINT OF TANGENCY
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
FEHA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PRM	PERMANENT REFERENCE MONUMENT
I.R.F.W.C.D.	INDIAN RIVER FARMAS WATER CONTROL DISTRICT	POB	POINT OF BEGINNING
FD	FOUND	PCC	POINT OF COMMENCEMENT
ID	IDENTIFICATION	PD	PLANNED DEVELOPMENT
IR	IRON ROD	PSM	PROFESSIONAL SURVEYOR AND MAPPER
IP	IRON PIPE	RP	RADIUS POINT
ELEV	ELEVATION	R/W	RIGHT OF WAY
NS	NORTH AMERICAN VERTICAL DATUM	D.E.	DRAINAGE EASEMENT
NR	NON-RADIAL	L.A.E.	LIMITED ACCESS EASEMENT
ORB	OFFICIAL RECORD BOOK	U.E.	UTILITY EASEMENT
PR	PLAT BOOK (INDIAN RIVER COUNTY)	PRC	POINT OF REVERSE CURVE
HS	PLAT BOOK (ST. LUCIE COUNTY)	RLC	POINT ON LINE
PD	PAGE	RCO	INDIAN RIVER COUNTY
IRC	IRON ROD & CAP	PC	POINT OF CURVATURE
ND.	NAIL & DISK	DELTA	DELTA
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REVISED PER COMMENTS 10/7/21 BMM
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