

PRESTON ESTATES

BEING A PORTION OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION IN THE CITY OF VERO BEACH OR UNINCORPORATED INDIAN RIVER COUNTY

THIS IS TO CERTIFY THAT A SEARCH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, ON THE LAND DESCRIBED BELOW REVEALS THE FOLLOWING INFORMATION:

RECORD TITLE OWNER
NRH HOMES VERO, LLC

MORTGAGE HOLDER
(NONE)

EXISTING LIENS AND UNCUMBRANCES

1. ALL TAXES HAVE BEEN PAID AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES.

THIS SEARCH IS UP TO AND INCLUDING February 24, 2021

THIS CERTIFICATE IS MADE FOR THE PURPOSE OF FURNISHING THE INFORMATION REQUIRED FOR THE FILING OF THE ABOVE REFERENCED SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177.041 OF THE FLORIDA STATUTES AND THE REQUIREMENT OF THE CITY OF VERO BEACH OR UNINCORPORATED INDIAN RIVER COUNTY LAND DEVELOPMENT CODE. IT HAS BEEN PREPARED EXPRESSLY FOR THE APPROPRIATE GOVERNING BODY AS DEFINED IN CHAPTER 177.071(FS) AND IT IS NOT TO BE RELIED UPON BY ANY OTHER GROUP OR PERSON FOR ANY OTHER PURPOSE.

RICK KOZELL FLORIDA BAR NO. 085101

(PRINT NAME)

BY: [Signature] 2/26/2021
DATE

ACKNOWLEDGEMENT AS TO CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, NRH HOMES VERO, LLC BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED AND PLATTED HEREIN, AS: PRESTON ESTATES HEREBY DEDICATED SAID LANDS AND PLAT FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DEDICATED ALL PUBLIC UTILITY EASEMENTS AS DESCRIBED HEREON TO THE CITY OF VERO BEACH AND INDIAN RIVER COUNTY FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, AND HAVE CAUSED THESE PRESENTS TO BE

SIGNED THIS _____ DAY OF _____, 2021

[Signature]
OWNER

WITNESS:
(PRINT NAME)

WITNESS:
(PRINT NAME)

RESTRICTIVE COVENANTS

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

DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; THENCE NORTH 00°00'21" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 88°33'09" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 00°00'21" WEST, A DISTANCE OF 15.00 TO THE NORTHERLY RIGHT-OF-WAY LINE OF 12TH STREET (PER OFFICIAL RECORDS BOOK 0932, PAGE 2280) AND THE POINT OF BEGINNING;

THENCE NORTH 00°00'21" WEST, AND DEPARTING SAID RIGHT-OF-WAY-LINE, A DISTANCE OF 598.90 FEET; THENCE NORTH 89°53'17" EAST, A DISTANCE OF 481.89 FEET; THENCE SOUTH 15°12'25" EAST, A DISTANCE OF 638.61 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF 12TH STREET; THENCE NORTH 88°33'09" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 649.55 FEET TO THE POINT OF BEGINNING. (CONTAINING 343007.81 SQUARE FEET, 7.87 ACRES)



LOCATION MAP
NOT TO SCALE

**CERTIFICATE OF APPROVAL
VERO BEACH CITY COUNCIL**

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE VERO BEACH CITY COUNCIL, INDIAN RIVER COUNTY, FLORIDA.

BY: _____
ROBERT BRACKETT, MAYOR

ACKNOWLEDGEMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS _____ DAY OF _____, 2021 BY CHRISTOPHER HEINE SR., AS MANAGER NRH HOMES VERO LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

COMMISSION NUMBER: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

CLERK'S CERTIFICATION

STATE OF FLORIDA, COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PRESTON ESTATES, AND THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 2021, AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY SMITH, CLERK OF COURT COMPTROLLER

BY: _____ DATE: _____
DEPUTY CLERK OF CIRCUIT COURT,
INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
CLERKS' FILE NUMBER (CFN) _____

CERTIFICATE OF APPROVAL BY THE CITY OF VERO BEACH

THIS IS TO CERTIFY THAT ON _____, THIS PLAT WAS APPROVED BY THE CITY OF VERO BEACH, FLORIDA.

JASON H. JEFFRIES, DIRECTOR OF PLANNING & DEVELOPMENT ATTEST: CITY CLERK
SUFFICIENCY APPROVED AS TO FORM AND LEGAL
JOHN S. TURNER CITY ATTORNEY TAMMY K. BURSICK

CITY SURVEYOR'S CERTIFICATE

THIS PLAT OF PRESTON ESTATES HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF VERO BEACH, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA.

DATE _____
DAVID R. GAY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER 5973
STATE OF FLORIDA

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON AUGUST 19, 2020 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT. THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, EACH PERMANENT CONTROL POINT, ALL LOT AND TRACT CORNERS WILL BE SET AS SHOWN THEREON AS REQUIRED BY PART 1, CHAPTER 177, FLORIDA STATUTES AND COMPLIES WITH THE CITY OF VERO BEACH ORDINANCE CHAPTER 70; AND THAT SAID LAND IS LOCATED IN THE CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA.

[Signature] DATE 2/19/21
HENRY A. KILBURN
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER 6661
STATE OF FLORIDA

FOR: GSS SURVEYING & MAPPING, LLC
700 22ND PLACE, SUITE 2D
VERO BEACH, FLORIDA 32960
TEL: 772-228-7262
FLORIDA BUSINESS LICENSE LB8006

NOTES:

- 1.) PERMANENT REFERENCE MONUMENTS, "P.R.M.," HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED.
- 2.) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 1206100357H, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE NORTH AMERICAN DATUM OF 1983 AND READJUSTED IN 1999 (NAD83/99). BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET (NORTHERLY RIGHT-OF-WAY DEDICATION AS IN O.R.B. 0882 PAGE 2280) BEARING N 88°33'09" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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 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.

ACCEPTANCE OF DEDICATIONS BY INDIAN RIVER COUNTY

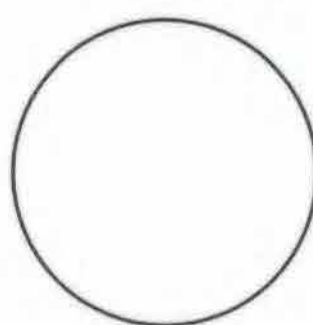
THIS IS TO CERTIFY THAT ON _____, THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, ACCEPTED THE DEDICATION OF THE 10' WIDE UTILITY EASEMENT AND 36" X 83" LIFT STATION EASEMENT, UTILITY EASEMENTS AND LIMITED ACCESS EASEMENT AS SHOWN ON THIS PLAT.

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY, FLORIDA
BY: _____
JOSEPH E. FLESCHER, CHAIRMAN

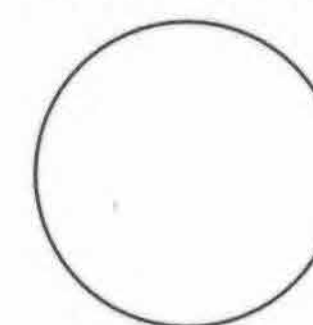
ATTEST: JEFFREY R. SMITH, CLERK OF
CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK

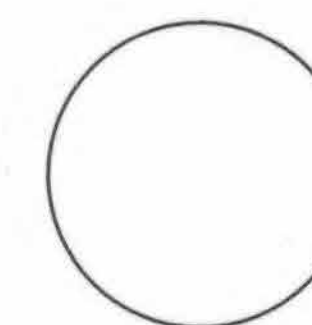
CITY OF
VERO BEACH



CLERK OF THE
CIRCUIT COURT



CITY SURVEYOR



SURVEYOR



PRESTON ESTATES

BEING A PORTION OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

CLERKS' FILE NUMBER (CFN) _____

DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT NRH HOMES VERO LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS PRESTON ESTATES, BEING IN THE CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS TO PRESTON ESTATES HOMEOWNERS' ASSOCIATION, INC.

1) UTILITY EASEMENT

THE 36' X 33' UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF A LIFT STATION.

THE 10 FOOT WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES.

2) DRAINAGE EASEMENTS

THE 10 FOOT DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO PRESTON ESTATES HOMEOWNERS' ASSOCIATION INC, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PRESTON ESTATES HOMEOWNERS' ASSOCIATION INC.

3) LANDSCAPE BUFFER AND WALL EASEMENTS

THE 25 FOOT AND 20 FOOT LANDSCAPE BUFFER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO PRESTON ESTATES HOMEOWNERS' ASSOCIATION INC, FOR LANDSCAPING AND WALL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PRESTON ESTATES HOMEOWNERS' ASSOCIATION, INC.

4) STORMWATER MANAGEMENT TRACT "A"

TRACT "A" AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO PRESTON ESTATES HOMEOWNERS' ASSOCIATION INC FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PRESTON ESTATES HOMEOWNERS' ASSOCIATION INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THE TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.

5) FLORIDA POWER AND LIGHT EASEMENTS

THE 10 FOOT AND 15 FOOT FPL EASEMENTS ARE DEDICATED TO THE PERPETUAL USE OF FLORIDA POWER AND LIGHT.

6) PRESTON ESTATES CIRCLE (VARIABLE WIDTH PRIVATE STREET) 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. PRESTON ESTATES CIRCLE SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PRESTON ESTATES HOMEOWNERS' ASSOCIATION INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS, INCLUDING CABLE TELEVISION SERVICES, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

7) LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

ACCEPTANCE OF DEDICATIONS HOMEOWNERS' ASSOCIATION

PRESTON ESTATES HOMEOWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF STREETS AND LANDSCAPE BUFFER EASEMENTS, DRAINAGE EASEMENTS, STORM WATER MANAGEMENT TRACT A.

PRESTON ESTATES HOMEOWNERS' ASSOCIATION, INC.

(PRINTED NAME)

THIS _____ DAY OF _____

SHEET 2 OF 3



Surveying and Mapping, LLC
700 22nd Place
Suite 20
Vero Beach, FL 32960

PRESTON ESTATES

BEING A PORTION OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

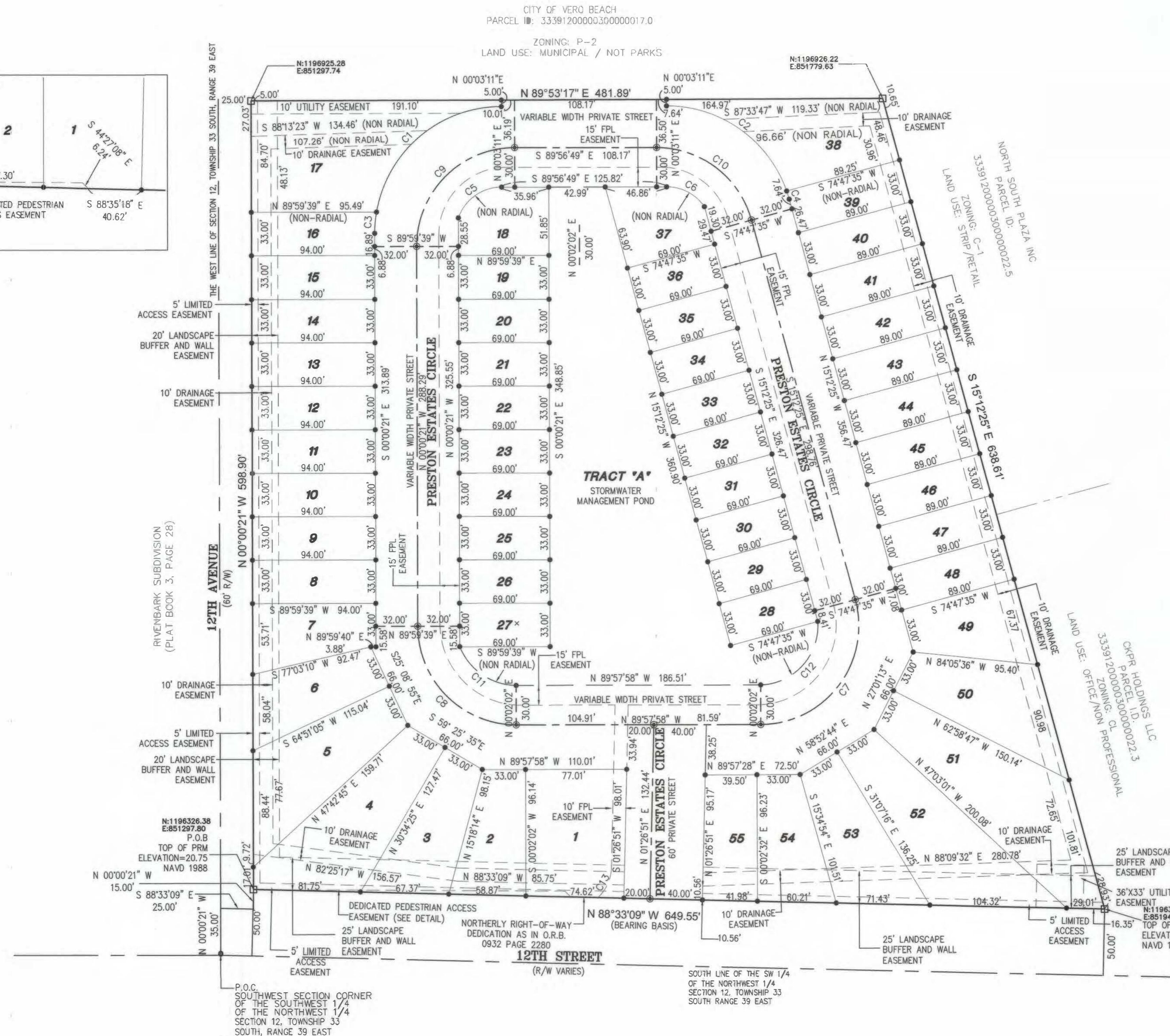
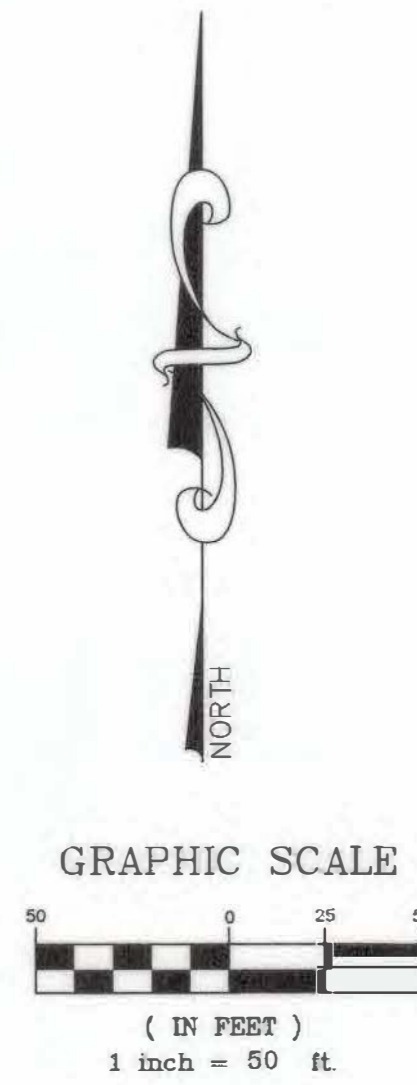
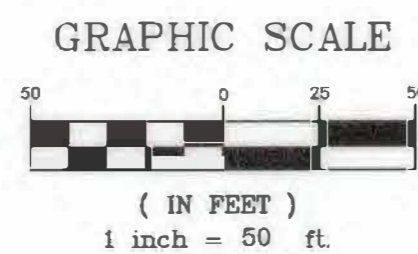
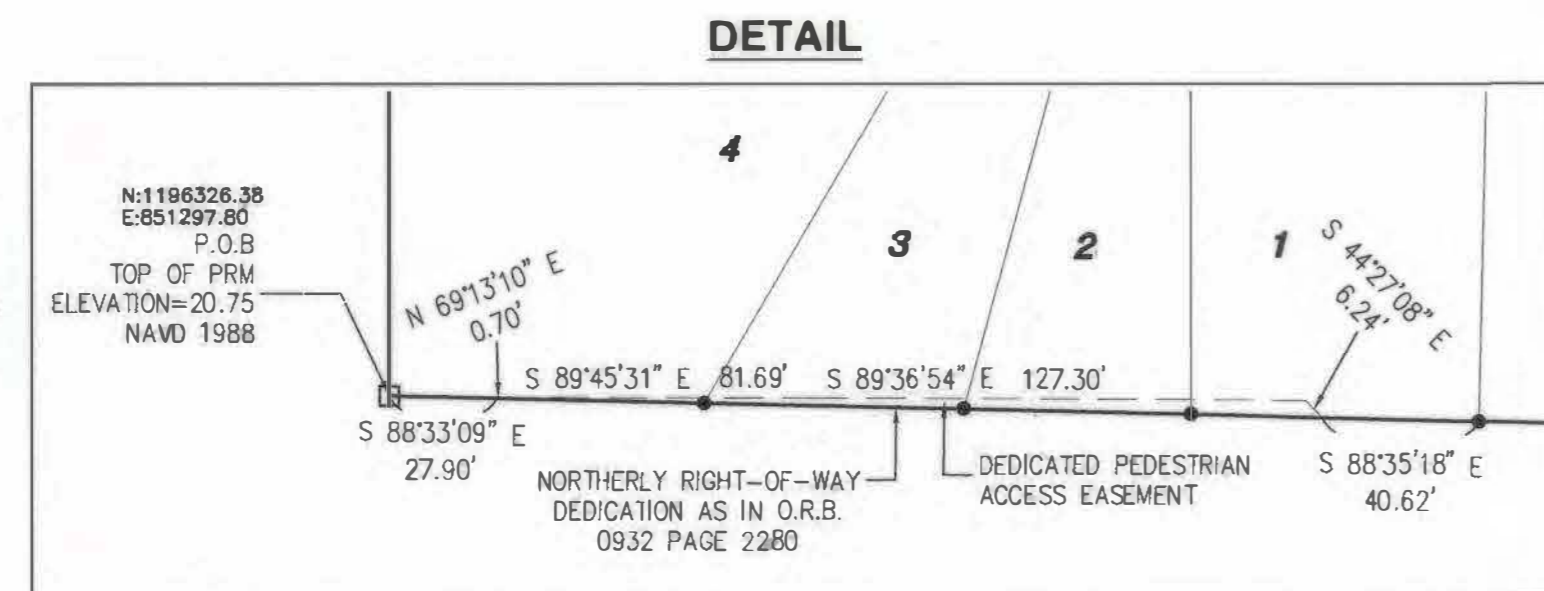
A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PLAT BOOK _____

PAGE _____

CLERK'S FILE NUMBER (CFN) _____



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.00'	135.43'	79°59'49"	S 50°03'22" W	124.70'
C2	97.00'	119.64'	70°40'01"	S 54°41'24" E	112.20'
C3	97.00'	16.20'	934°08"	S 05°16'23" W	16.18'
C4	97.00'	6.53'	3°51'31"	N 17°25'38" W	6.53'
C5	35.00'	43.12'	70°35'45"	S 54°45'18" W	40.45'
C6	35.00'	33.77'	55°16'38"	S 62°18'30" E	32.47'
C7	75.00'	137.76'	105°14'26"	S 37°24'48" W	119.19'
C8	75.00'	117.76'	89°57'38"	N 44°59'10" W	106.03'
C9	75.00'	117.89'	90°03'31"	N 45°01'25" E	106.12'
C10	75.00'	97.83'	74°44'25"	S 52°34'37" E	91.04'
C11	47.11'	55.17'	67°05'35"	S 55°36'54" E	52.07'
C12	45.16'	72.65'	92°10'21"	S 42°14'41" W	65.07'
C13	32.89'	27.61'	48°05'43"	S 25°29'43" W	23.76'

LEGEND

- ID = IDENTIFICATION
- FPL = FLORIDA POWER AND LIGHT COMPANY
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- PRM = PERMANENT REFERENCE MONUMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- EL = ELEVATION
- NAVD = NORTH AMERICAN VERTICAL DATUM
- C = CENTERLINE
- ☐ = 4"x4" CONCRETE MONUMENT WITH BRASS DISK GSS PRM LB 8006
- = SET PK NAIL WITH BRASS DISK GSS PCP LB 8006
- = SET 1/2" IRON WITH WITH YELLOW CAP GSS LB 8006

NOTE: BUILDING LOT SETBACKS AS FOLLOWS:
 FRONT = 20 FEET
 REAR = 20 FEET
 SIDE = 10 FEET
 (SETBACKS MUST BE VERIFIED WITH THE CITY OF VERO BEACH PLANNING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

* NOTE: STATE PLANE COORDINATES ARE BASED UPON NATIONAL GEODETIC SURVEY CONTROL POINT P.I.D. NUMBER AF3490 FLORIDA STATE PLANE EAST ZONE NAD 83 1990 AND P.I.D. NUMBER AF3419 FLORIDA STATE PLANE EAST ZONE NAD 83 1990

CONTROLLING BENCHMARK:
 NATIONAL GEODETIC SURVEY
 PID AH5718 GPS 125
 PUBLISHED ELEVATION 20.89 NAVD 1988
 LOCATION: 100 FEET SOUTH OF THE CENTERLINE OF 8TH STREET, AND 22 FEET EAST OF THE CENTERLINE OF 20TH AVENUE