

CITRUS SPRINGS VILLAGE "A"-P.D. - PHASE II

A REPLAT OF A PORTION OF CITRUS SPRINGS VILLAGE "A"-P.D., AS RECORDED IN PLAT BOOK 16, PAGE 77 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
A PLANNED DEVELOPMENT IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

164888
RECORDED IN
PUBLIC RECORDS INDIAN
RIVER CNTY FL
BK 18 PG 18
06/21/2004 at 11:39 AM
JEFFREY K BARTON, CLERK
OF COURTS

PLAT BOOK 18
PAGE 10
DOCKET NO. 1544598

DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL BY THESE PRESENTS THAT SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, FEE SIMPLE OWNER OF THE SAID LANDS DESCRIBED AND PLATTED HEREIN AS CITRUS SPRINGS VILLAGE "A" - P.D.-PHASE II, A PLANNED DEVELOPMENT IN INDIAN RIVER COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF CITRUS SPRINGS ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. ALL UTILITY PROVIDERS, INCLUDING CABLE TELEVISION SERVICES, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF CONSTRUCTING, INSTALLING, MAINTAINING AND OPERATING THEIR RESPECTIVE SERVICES AND UTILITY FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SAID STREETS.
- 2) THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY 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. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.
- 3) THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.
- 4) THE LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM MAINTENANCE ON SAID EASEMENTS.
- 5) TRACT A-5 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. FOR RECREATION AND DRAINAGE PURPOSES; INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON THE SAID TRACT A-5.
- 6) ALL ROAD RIGHTS-OF-WAY ARE DEDICATED TO INDIAN RIVER COUNTY AS UTILITY EASEMENTS; INDIAN RIVER COUNTY HAS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER UTILITIES WITHIN SAID RIGHTS-OF-WAY.
- 7) THE LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE; INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS TO PERFORM MAINTENANCE ON TRACTS A-1 AND A-2.
- 8) THE ACCESS EASEMENT ON THE COMMON LINE BETWEEN LOTS 40 AND 41 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. FOR ACCESS BETWEEN RIGHTS OF WAY AND COMMON AREAS WITHIN CITRUS SPRINGS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY MYRA K. HALEY, PRESIDENT OF INM, INC., ITS CORPORATE GENERAL PARTNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.
THIS 15 DAY OF May, 2004.
BY: Myra K. Haley
MYRA K. HALEY, PRESIDENT OF INM, INC. A FLORIDA CORPORATION, CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.
WITNESS: Kellie Shepard
KELLIE SHEPARD, PRESIDENT OF INM, INC. A FLORIDA CORPORATION, CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.
PRINT NAME: Kellie Shepard

ACKNOWLEDGMENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May, 2004, BY MYRA K. HALEY, PRESIDENT OF INM, INC., CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.
SHE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC, Kellie Shepard
PRINTED NAME: Kellie Shepard
COMMISSION # DD081715
MY COMMISSION EXPIRES: Oct. 29, 2005

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ORANGE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGES, LIENS AND OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 1346, PAGE 1341, AND OFFICIAL RECORD BOOK 1347, PAGE 2745, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

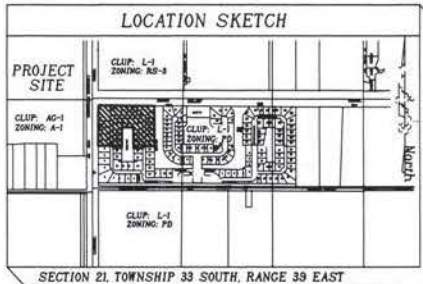
IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF May, 2004.
WACHOVIA BANK, N.A.
FORMERLY KNOWN AS FIRST UNION NATIONAL BANK
BY: Stephen D. Baum
PRINT NAME: Stephen D. Baum
WITNESS: Patrick M. Dunigan
PATRICK M. DUNIGAN, VICE PRESIDENT
PRINT NAME: Patrick M. Dunigan

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF MAY, 2004, BY Stephen D. Baum, THE Vice President OF WACHOVIA BANK, N.A. ON BEHALF OF SAID BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC Mary Ann Otto
COMMISSION # DD0270813
PRINT NAME MARY ANN OTTO MY COMMISSION EXPIRES: 12-1-2007



COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1488, PAGE 2841-2864, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF CITRUS SPRINGS VILLAGE "A"-PD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 77, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:
TRACTS A-4, A-5 AND A-6, CITRUS SPRINGS VILLAGE "A"-PD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 77, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ALSO DESCRIBED AS:
A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21, THENCE NORTH 46 DEGREES 30 MINUTES 26 SECONDS WEST, (GRID BEARING), A DISTANCE OF 3740.70 FEET; THENCE NORTH 07 DEGREES 35 MINUTES 22 SECONDS EAST, A DISTANCE OF 187.80 FEET; TO THE NORTHWEST CORNER OF TRACT A6, CITRUS SPRINGS VILLAGE "A"-PD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 77, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 38 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 2916 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 07 SECONDS WEST, A DISTANCE OF 3022 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 18000 FEET, A CENTRAL ANGLE OF 52 DEGREES 39 MINUTES 35 SECONDS; AND A CHORD OF 18306 FEET BEARING SOUTH 26 DEGREES 31 MINUTES 15 SECONDS EAST; THENCE SOUTH 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 16000 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 412.70 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 18000 FEET; THENCE SOUTH 0 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 13000 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 18000 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 412.70 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 18000 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 412.70 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 18000 FEET TO THE POINT OF BEGINNING, CONTAINING 9.5024 ACRES, MORE OR LESS.

TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY 1997/98 FLORIDA STATUTES AND THE OFFICIAL RECORD BOOK AND PAGE NUMBERS OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCES ARE LISTED BELOW:

OFFICIAL RECORD BOOK 1346, PAGE 1341 IN FAVOR OF FIRST UNION NATIONAL BANK NOW KNOWN AS WACHOVIA BANK, N.A. ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
OFFICIAL RECORD BOOK 1347, PAGE 2745 IN FAVOR OF FIRST UNION NATIONAL BANK NOW KNOWN AS WACHOVIA BANK, N.A. ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATED THIS 13 DAY OF May, 2004 BY: Patrick F. Healy, ATTORNEY AT LAW

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 20 DAY OF April, 2004, THE FOREGOING PLAT WAS APPROVED AND THE ROAD RIGHTS-OF-WAY AS UTILITY EASEMENTS AND THE UTILITY EASEMENTS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Carolyn D. Ginn

CLERK OF THE BOARD: Jeffrey K. Barton

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

COUNTY ATTORNEY: William K. Dill

CERTIFICATE OF APPROVAL

EXAMINED AND APPROVED THIS 19 DAY OF May, 2004.

COUNTY ADMINISTRATOR

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CITRUS SPRINGS-VILLAGE "A"-PD - PHASE II AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED THIS 21 DAY OF May, 2004, AND RECORDED ON PAGE 10 OF PLAT BOOK 18 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY K. BARTON
CLERK OF THE CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

BY: Cheryl A. Scantlon
DEPUTY CLERK

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CITRUS SPRINGS VILLAGE "A"-PD-PHASE II, A PLANNED DEVELOPMENT, 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 OF THE FLORIDA STATUTES.

Michael O'Brien
MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER
REGISTRATION NO. PSM 008
DATED: May 19, 2004

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A STATE OF FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON SEPTEMBER 17, 2003 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS REQUIRED BY CHAPTER 177 FLORIDA STATUTES AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE FGCC THIRD ORDER CLASS I STANDARDS; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

DATE: 5/12/04 SIGNED: David M. Jones
DAVID M. JONES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 3803, STATE OF FLORIDA
ADDRESS: 3830 38TH SQUARE
VERO BEACH, FLORIDA 32909

| NO. | REVISION | DATE |
|-----|---------------------|----------|
| 1 | REVISE PER SURVEYOR | 5-07-04 |
| 2 | REVISE PER SURVEYOR | 5-11-04 |
| 3 | REVISE PER TRC | 11-12-03 |

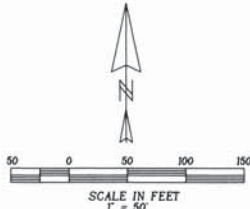
THIS INSTRUMENT PREPARED BY:
DAVID M. JONES, P.S.M.
3830 38TH SQUARE
VERO BEACH, FL 32909
DATE OF PREPARATION: 3/19/2003

SHEET
1 OF 2 SHEETS

CITRUS SPRINGS VILLAGE "A"-P.D. - PHASE II

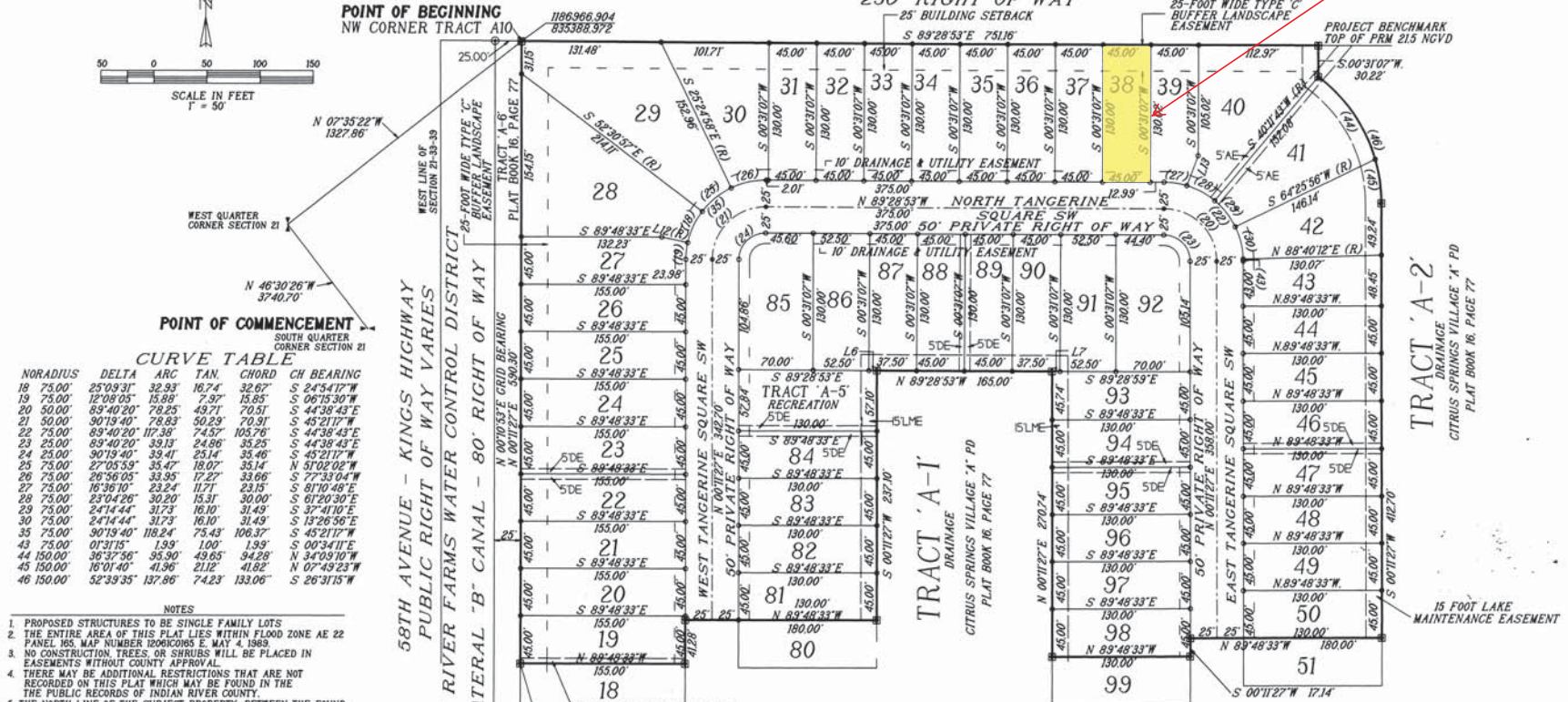
A REPLAT OF A PORTION OF CITRUS SPRINGS VILLAGE "A"-P.D. AS RECORDED IN PLAT BOOK 16, PAGE 77
OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
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PLAT BOOK 18
PAGE 11
DOCKET NO. 1544598



INDIAN RIVER FARMS WATER CONTROL DISTRICT
SOUTH RELIEF CANAL
250' RIGHT OF WAY

SUBJECT LOT 38



POINT OF COMMENCEMENT
SOUTH QUARTER CORNER SECTION 21

| NORADIUS | DELTA | ARC | TAN. | CHORD | CH BEARING |
|----------|--------|-----------|--------|-------|-----------------------|
| 18 | 75.00 | 25°09'31" | 32.93 | 16.74 | 32.62° S 24°54'17" W |
| 19 | 75.00 | 12°08'05" | 15.88 | 7.97 | 15.85° S 06°15'30" W |
| 20 | 50.00 | 89°40'20" | 78.25 | 49.71 | 70.51° S 44°38'43" E |
| 21 | 50.00 | 90°19'40" | 78.83 | 50.29 | 70.91° S 45°21'17" W |
| 22 | 75.00 | 89°40'20" | 107.38 | 74.57 | 105.76° S 44°38'43" E |
| 23 | 25.00 | 89°40'20" | 39.13 | 24.86 | 35.25° S 44°38'43" E |
| 24 | 25.00 | 90°19'40" | 39.41 | 25.14 | 35.46° S 45°21'17" W |
| 25 | 75.00 | 27°05'59" | 35.47 | 18.07 | 35.14° S 57°02'02" W |
| 26 | 75.00 | 26°56'05" | 33.95 | 17.22 | 33.66° S 77°33'04" W |
| 27 | 75.00 | 16°36'10" | 23.24 | 11.71 | 23.15° S 61°10'48" E |
| 28 | 75.00 | 23°04'26" | 30.20 | 15.31 | 30.00° S 61°20'30" E |
| 29 | 75.00 | 24°14'44" | 31.73 | 16.10 | 31.49° S 57°41'10" E |
| 30 | 75.00 | 24°14'44" | 31.73 | 16.10 | 31.49° S 12°20'58" E |
| 35 | 75.00 | 90°19'40" | 118.24 | 75.43 | 106.37° S 00°34'11" E |
| 44 | 150.00 | 01°31'15" | 1.99 | 1.00 | 1.99° S 00°34'11" E |
| 45 | 150.00 | 36°37'56" | 35.90 | 49.63 | 94.28° S 34°09'10" W |
| 46 | 150.00 | 16°01'40" | 41.96 | 21.12 | 41.82° S 07°49'23" W |
| 46 | 150.00 | 52°39'39" | 137.86 | 74.23 | 133.06° S 26°31'15" W |

CURVE TABLE

NOTES

- PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS
- THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE 22 PANEL 165. MAP NUMBER 1206C0085 E. MAY 4, 1989.
- NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
- THE NORTH LINE OF THE SUBJECT PROPERTY, BETWEEN THE FOUND PERMANENT REFERENCE MONUMENTS, IS ASSUMED TO BEAR S 89°28'53"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PRM INDICATES PERMANENT REFERENCE MONUMENT # 3909 SET
- INDICATES PERMANENT REFERENCE MONUMENT #3909 FOUND
- PCF INDICATES PERMANENT CONTROL POINT # 3909 SET
- INDICATES ANGLE POINT OR P.C. AT BOUNDARY, PROPERTY, OR ROW LINE.
- NGVD = NATIONAL GEODETIC VERTICAL DATUM 1929 ADJUSTMENT.
- (R) - RADIAL
- DE - DRAINAGE EASEMENT
- AE - ACCESS EASEMENT
- UE - UTILITY EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- NAD - NORTH AMERICAN DATUM

NOTICE - FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
FLOOD NOTE:
BASE FLOOD ELEVATION FOR THE PROPERTY INCLUDED IN THIS PLAT IS 22.0 NGVD.

LINE TABLE

| Line Bearing | Distance |
|-------------------|----------|
| L6 S 89°28'53" E | 7.50' |
| L7 S 89°28'53" E | 7.50' |
| L12 N 77°40'28" W | 25.00' |
| L13 N 18°16'23" E | 29.98' |

GPS NOTE

THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM NAD 1983 ADJUSTMENT. AND WERE ESTABLISHED USING INDIAN RIVER COUNTY MONUMENTS GPS 47 AND GPS 48 AS CONTROL STATIONS.

PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANT AS SPECIFIED BELOW AND ARE REQUIRED TO REMOVE THE SAME, IF ANY EXISTS: CATTLE GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY.

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.

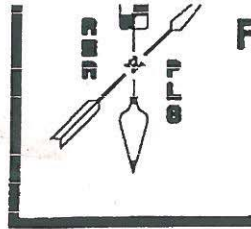
NOTICE: ROUTINE MAINTENANCE (e.g. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.

THIS INSTRUMENT PREPARED BY:
DAVID M. JONES
PROFESSIONAL SURVEYOR & MAPPER
3899 39TH SQUARE
VERO BEACH, FL 32960
PHONE (772)567-9875

THE MINIMUM FINISH FLOOR AND MECHANICAL EQUIPMENT PAD ELEVATIONS FOR ALL LOTS WITHIN THIS PLAT IS 22.50 NGVD.

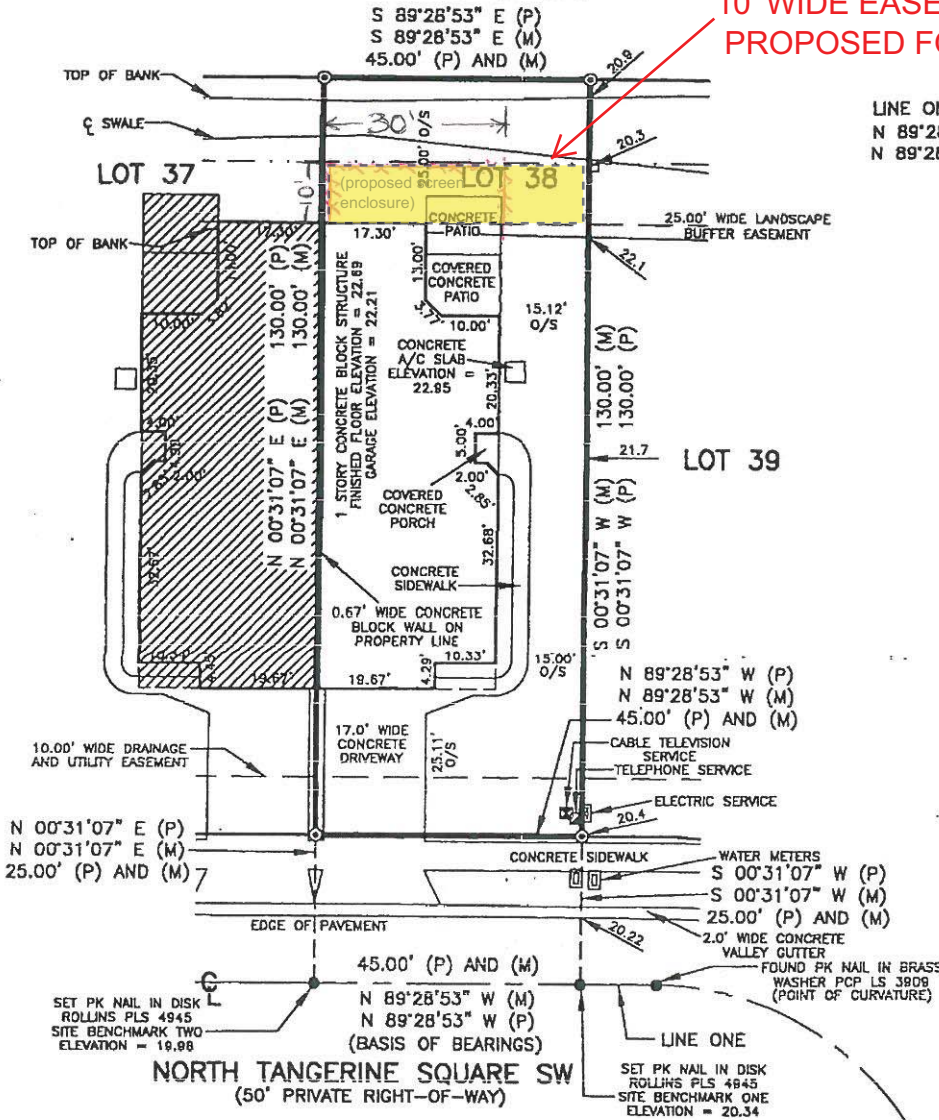
BOUNDARY SURVEY

FINAL SURVEY



INDIAN RIVER FARMS WATER CONTROL DISTRICT
SOUTH RELIEF CANAL
250' RIGHT OF WAY

10' WIDE EASEMENT PORTION
PROPOSED FOR RELEASE



LINE ONE
N 89°28'53" W (P) 12.99' (P)
N 89°28'53" W (M) 12.99' (M)

BENCHMARK REFERENCE:

FOUND 4" X 4" CONCRETE MONUMENT WITH
NASS SCREW IN CENTER AT THE NORTHWEST
CORNER OF THE PLAT OF LEGEND LAKES, P.D.
CASE 1. ELEVATION = 21.57 NATIONAL
MAGNETIC VERTICAL DATUM OF 1929.

LEGEND:

- ⊙ = SET 5/8" IRON REBAR WITH CAP ROLLINS P.L.S. NUMBER 4945
- = SET PK NAIL IN DISK ROLLINS P.L.S. NUMBER 4945
- ⊙ = MANHOLE
- ⊠ = CATCH BASIN
- ⊕ = FIRE HYDRANT
- ⊡ = WATER METER
- ⊞ = WOOD POWER POLE
- ⊞ = CONCRETE POWER POLE
- ⊞ = ANCHOR AND GUY WIRE
- ⊞ = OVERHEAD WIRES
- ⊞ = NOT TO SCALE
- ⊞ = FENCELINE

NOTES:

- 1) LANDS SHOWN HEREON WERE NOT ABS FOR EASEMENTS, OWNERSHIP AND/OR -OF-WAYS OF RECORD.
- 2) NO UNDERGROUND OR INTERIOR IMPROV WERE LOCATED EXCEPT AS NOTED.
- 3) LEGAL DESCRIPTION AS SUPPLIED BY C
- 4) BUILDING TIES ARE 90' OR RADIAL TO PROPERTY LINE.
- 5) ALL EASEMENTS SHOWN ARE PER RECC UNLESS OTHERWISE NOTED.

DATE OF LAST FIELD WORK: 09/22/2005

PLOT DATE AND TIME: 09/27/2005 3:45

LOT SQUARE FOOTAGE: 0.134± ACRE

SCALE: 1" = 20'