

SPIRIT OF SEBASTIAN PUD - POD 1B-2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3629, PAGE 536 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

DESCRIPTION OF POD 1B-2 OF SPIRIT OF SEBASTIAN:

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), MARKED BY A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "CARTER ASSOC.", RUN SOUTH 00° 13' 59" WEST, ALONG THE EAST LINE OF SAID EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), A DISTANCE OF 357.59 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF SABAL WAY, 50 FOOT WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON SPIRIT OF SEBASTIAN PUD - POD 2, RECORDED IN PLAT BOOK 33, PAGE 1, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH AND WEST RIGHT OF WAY LINES OF SAID SABAL WAY AND WHITE PELICAN LANE, AS SHOWN ON SAID SPIRIT OF SEBASTIAN PUD - POD 2, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- (1) SOUTH 89° 48' 27" WEST A DISTANCE OF 168.70 FEET TO A POINT OF CURVATURE;
- (2) THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 03° 09' 53", SUBTENDED BY A CHORD BEARING OF SOUTH 88° 13' 30" WEST, A CHORD DISTANCE OF 29.00 FEET, AND AN ARC DISTANCE OF 29.00 FEET TO A POINT ON A NON-TANGENT LINE;
- (3) THENCE RUN SOUTH 02° 58' 42" WEST A DISTANCE OF 48.54 FEET;
- (4) THENCE RUN SOUTH 00° 13' 59" WEST A DISTANCE OF 29.53 FEET TO A POINT OF CUSP;

THENCE RUN ALONG THE PROPOSED NORTH, WEST, AND SOUTH LINES OF SPIRIT OF SEBASTIAN PUD - POD 1B-1, A FUTURE DEVELOPMENT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- (1) NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 41' 17", SUBTENDED BY A CHORD BEARING OF NORTH 48° 36' 40" WEST, A CHORD DISTANCE OF 37.65 FEET, AND AN ARC DISTANCE OF 42.62 FEET TO A POINT OF CURVATURE;
- (2) THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03° 15' 02", SUBTENDED BY A CHORD BEARING OF SOUTH 80° 55' 11" WEST, A CHORD DISTANCE OF 26.94 FEET, AND AN ARC DISTANCE OF 26.95 FEET TO A POINT OF TANGENCY;
- (3) THENCE RUN SOUTH 79° 17' 40" WEST A DISTANCE OF 71.36 FEET;
- (4) THENCE RUN SOUTH 00° 13' 59" WEST, A DISTANCE OF 881.86 FEET TO A POINT OF CURVATURE;
- (5) THENCE RUN SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21° 08' 58", SUBTENDED BY A CHORD BEARING OF SOUTH 10° 48' 28" WEST, A CHORD DISTANCE OF 110.11 FEET, AND AN ARC DISTANCE OF 110.74 FEET TO A POINT OF TANGENCY;
- (6) THENCE RUN SOUTH 21° 22' 56" WEST A DISTANCE OF 73.09 FEET TO A POINT ON A NON-TANGENT CURVE;
- (7) THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 05° 46' 36", SUBTENDED BY A CHORD BEARING OF SOUTH 64° 08' 51" EAST, A CHORD DISTANCE OF 96.24 FEET, AND AN ARC DISTANCE OF 96.28 FEET TO A POINT OF REVERSE CURVATURE;
- (8) THENCE RUN EASTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 11' 25", SUBTENDED BY A CHORD BEARING OF NORTH 73° 38' 44" EAST, A CHORD DISTANCE OF 35.41 FEET, AND AN ARC DISTANCE OF 39.35 FEET TO THE INTERSECTION WITH THE AFORESAID WEST RIGHT OF WAY OF WHITE PELICAN LANE, AND A POINT OF CUSP;

THENCE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE AFOREMENTIONED WEST RIGHT OF WAY OF WHITE PELICAN LANE:

- (1) SOUTH 31° 08' 30" WEST, A DISTANCE OF 101.36 FEET;
- (2) THENCE RUN SOUTH 31° 26' 57" WEST, A DISTANCE OF 66.08 FEET TO A POINT OF CURVATURE;
- (3) THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 85° 43' 19", SUBTENDED BY A CHORD BEARING OF SOUTH 74° 18' 36" WEST, A CHORD DISTANCE OF 54.42 FEET, AND AN ARC DISTANCE OF 59.85 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF SPIRIT BOULEVARD, 50 FOOT WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON AFOREMENTIONED SPIRIT OF SEBASTIAN PUD - POD 2, AND A POINT OF REVERSE CURVATURE;

THENCE RUN ALONG SAID NORTH RIGHT OF WAY OF SPIRIT BOULEVARD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- (1) WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 26° 48' 07", SUBTENDED BY A CHORD BEARING OF NORTH 76° 13' 48" WEST, A CHORD DISTANCE OF 359.24 FEET, AND AN ARC DISTANCE OF 362.53 FEET TO A POINT OF TANGENCY;
- (2) THENCE RUN NORTH 89° 37' 52" WEST A DISTANCE OF 3.10 FEET TO THE SOUTHEAST CORNER OF STORMWATER TRACT 1, AS SHOWN ON AFORESAID SPIRIT OF SEBASTIAN PUD - POD 2;

THENCE RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID EAST LINE OF STORMWATER TRACT 1:

- (1) NORTH 00° 22' 08" EAST A DISTANCE OF 6.90 FEET TO A NON-TANGENT CURVE;
- (2) THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 196.00 FEET, A CENTRAL ANGLE OF 63° 21' 11", SUBTENDED BY A CHORD BEARING OF NORTH 31° 26' 37" WEST, A CHORD DISTANCE OF 205.85 FEET, AND AN ARC DISTANCE OF 216.72 FEET TO A POINT OF TANGENCY;
- (3) THENCE RUN NORTH 00° 13' 59" EAST A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;
- (4) THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72° 43' 03", SUBTENDED BY A CHORD BEARING OF NORTH 36° 35' 30" EAST, A CHORD DISTANCE OF 201.57 FEET, AND AN ARC DISTANCE OF 215.76 FEET TO A POINT OF REVERSE CURVATURE;
- (5) THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 72° 43' 03", SUBTENDED BY A CHORD BEARING OF NORTH 36° 35' 30" EAST, A CHORD DISTANCE OF 177.85 FEET, AND AN ARC DISTANCE OF 190.37 FEET TO A POINT OF TANGENCY;
- (6) THENCE RUN NORTH 00° 13' 59" EAST A DISTANCE OF 381.25 FEET TO A POINT OF CURVATURE;
- (7) THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 79° 36' 53", SUBTENDED BY A CHORD BEARING OF NORTH 39° 34' 28" WEST, A CHORD DISTANCE OF 96.03 FEET, AND AN ARC DISTANCE OF 104.22 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE PROPOSED EAST LINE OF SPIRIT OF SEBASTIAN POD 1A, A FUTURE DEVELOPMENT:

- (1) NORTH 10° 37' 06" EAST A DISTANCE OF 32.26 FEET;
- (2) THENCE RUN NORTH 00° 16' 26" WEST A DISTANCE OF 159.67 FEET;
- (3) THENCE RUN NORTH 89° 43' 34" EAST, PARALLEL WITH AND NORMAL TO THE NORTH LINE OF THE AFOREMENTIONED WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), A DISTANCE OF 19.11 FEET TO A POINT 0.84 FEET WEST OF THE EAST LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 7;
- (4) THENCE RUN NORTH 00° 14' 10" EAST, PARALLEL WITH AND NORMAL TO THE WEST LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), A DISTANCE OF 405.02 FEET TO THE NORTH LINE OF THE SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 7;

THENCE RUN NORTH 89° 43' 34" EAST, ALONG THE NORTH LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTH LINE OF THE AFOREMENTIONED EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), A DISTANCE OF 662.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 725,500 SQUARE FEET OR 16.65 ACRES, MORE OR LESS.

NOTICE:

1. 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 IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT APPROVAL AND CONSENT OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
4. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
5. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.

FLOOD ZONE: THIS PLAT LIES WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE 'A' AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C112J, COMMUNITY NUMBER 120119, PANEL 0112, SUFFIX 'J' MAP REVISED DATE JANUARY 26, 2023.

NOTE: PORTIONS OF SOME LOTS WITHIN SPIRIT OF SEBASTIAN PUD - POD 2, FUTURE POD 1A, AND FUTURE POD 1B-2 WERE INDICATED TO LIE WITHIN FLOOD ZONE 'A', HOWEVER BASED UPON FEMA LETTER OF MAP AMENDMENT DOCUMENT (REMOVAL) CASE NO. 21-04-5367A, DATED OCTOBER 20, 2021, ALL LOTS WITHIN SPIRIT OF SEBASTIAN PUD - POD 2, FUTURE POD 1A, AND FUTURE POD 1B-2 LIE WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT CITY OF SEBASTIAN TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

GENERAL NOTES:

1. HORIZONTAL COORDINATE VALUES AND THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 AND PROJECTED IN THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901). DIMENSIONS ARE DISPLAYED IN U.S. SURVEY FEET.
2. THE PERMANENT REFERENCE MONUMENTS WERE SET PRIOR TO THE PLAT BEING RECORDED. PERMANENT CONTROL POINTS WILL BE SET PRIOR TO THE EXPIRATION FOR THE BOND PER CHAPTER 177.091(8).

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: OCTOBER 23, 2024

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 17-42E

SPIRIT OF SEBASTIAN PUD - POD 1B-2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4)
ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
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PLAT BOOK: _____
PAGE: _____
CLERK'S FILE NUMBER (CFN): _____

LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	P.R.M. "PERMANENT REFERENCE MONUMENT"
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	■ DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	FD.P.R.M. "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
PG.	PAGE	FD.P.C.P. "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
P.R.M.	PERMANENT REFERENCE MONUMENT	P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
P.B.	PLAT BOOK	FD.C.M. "FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
P.L.S.	PROFESSIONAL LAND SURVEYOR	PLAT BOUNDARY
P.O.B.	POINT OF BEGINNING	LOT LINES
P.O.C.	POINT OF COMMENCEMENT	EASEMENT
R.O.W.	RIGHT-OF-WAY	LANDSCAPE BUFFER
(P)	RECORD PLAT DATA	CENTERLINE OF ROAD
S.R.C.	SET REBAR AND CAP	PLATTED R.O.W.
S.F.	SQUARE FEET	R.O.W NOT INCLUDED IN THIS PLAT
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA	
SD.	SUBDIVISION	
T.B.M.	TEMPORARY BENCH MARK	
TWP.	TOWNSHIP	
D.E.	DRAINAGE EASEMENT	
U.E.	UTILITY EASEMENT	
S.E.	SIDEWALK EASEMENT	
L.M.A.	LAKE MAINTENANCE AREA	
L.M.E.	LAKE MAINTENANCE EASEMENT	
L.A.E.	LIMITED ACCESS EASEMENT	
L.E.	LANDSCAPE EASEMENT	
L.S.E.	LIFT STATION EASEMENT	

ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)

SEBASTIAN HIGHLANDS SUBDIVISION, UNIT No. 15
PLAT BOOK 8, PAGE 44, I.R.CO., FL.

ZONING: RS-10
LAND USE: LOW DENSITY
(CITY OF SEB.)

SEBASTIAN HIGHLANDS SUBDIVISION, UNIT No. 15
PLAT BOOK 8, PAGE 44, I.R.CO., FL.

ZONING: RS-10
LAND USE: LOW DENSITY
(CITY OF SEB.)

ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)

PARCEL ID:
31390700000
100000009.0
O.R.B. 0482, PG. 0967
& O.R.B. 1245, PG. 1016,
I.R.CO., FL.

ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)

POD NO. 2
P.B. 33, PG. 1
ZONING: PUD-R
LAND USE: LOW
DENSITY

PARCEL ID:
31390700000100000011.0
D.B. 33, PG. 0160 & O.R.B.
1567, PG. 1575, I.R.CO., FL.

ZONING: RM-6
LAND USE: L-2
(IRC)

ZONING: RMH-6
LAND USE: L-2
(IRC)
PARCEL ID:
31390700000100000016.0
O.R.B. 1996, PG. 1730, I.R.CO., FL.

ZONING: RM-6
LAND USE: L-2
(IRC)

PARCEL ID:
31390700000700000003.0
O.R.B. 0440, PG. 0997, &
O.R.B. 1366, PG. 1673

ZONING: A-1
LAND USE: L-2
(IRC)

ZONING: IL
LAND USE: C/1
(IRC)

SPIRIT OF SEBASTIAN
POD 4 (FUTURE)
VACANT UN-PLATTED ACREAGE
NOT A PART OF THIS PLAT

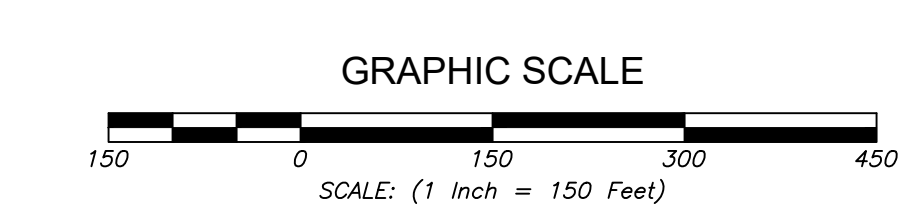
ZONING: PUD-R
LAND USE: L-2
(CITY OF SEB.)

ZONING: PUD-R
LAND USE: L-2
(CITY OF SEB.)

SPIRIT OF SEBASTIAN
POD 3 (FUTURE)
VACANT UN-PLATTED ACREAGE
NOT A PART OF THIS PLAT

ZONING: RS-20
LAND USE: VERY LOW DENSITY
(CITY OF SEB.)

SOUTH MOON UNDER SUBDIVISION
PLAT BOOK 11, PAGE 52, I.R.CO., FL.



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: OCTOBER 23, 2024

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
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TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 17-42E

REVISED: PER CLIENT COMMENTS 11/06/2024, EBH 11/07/2024

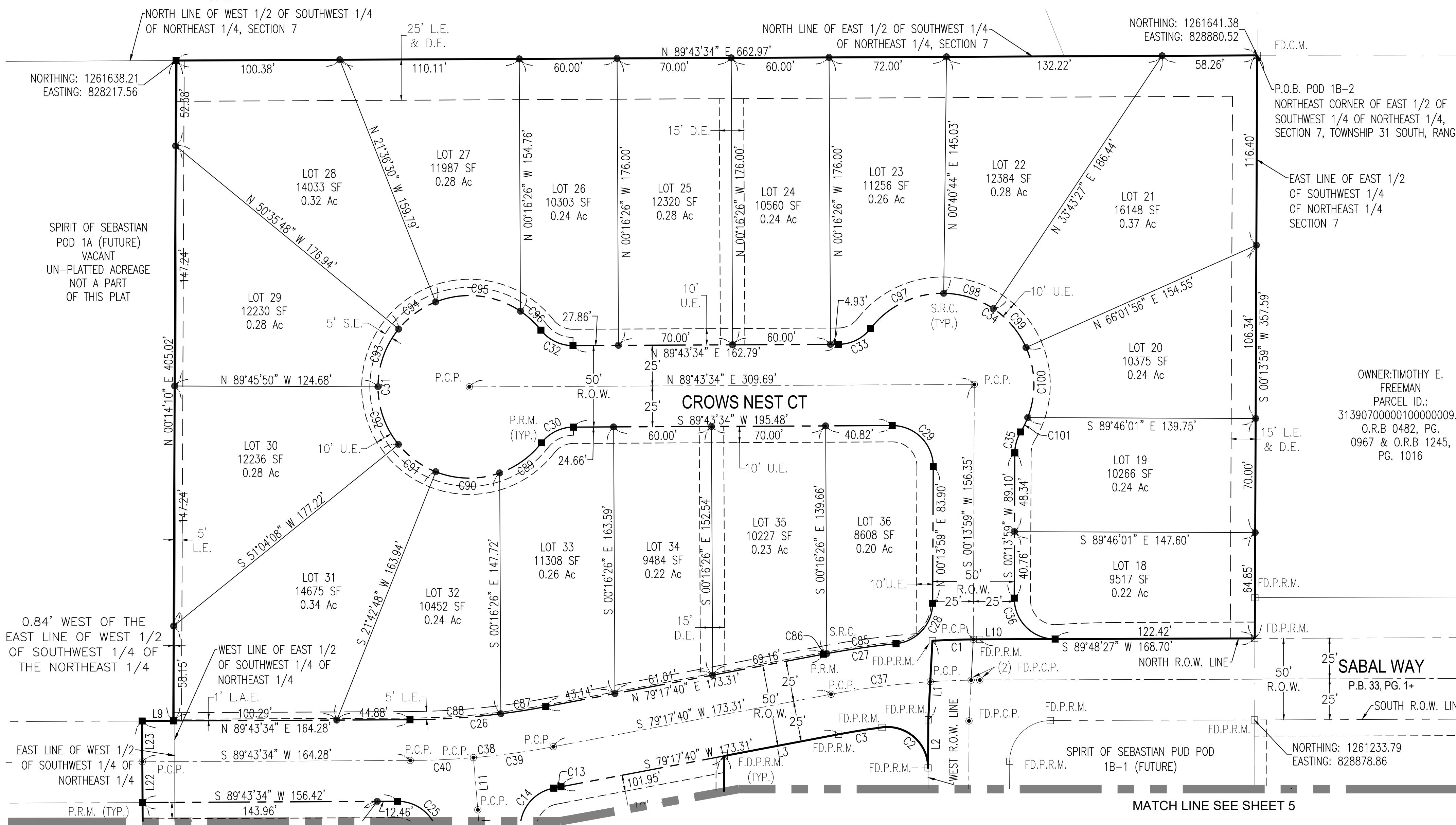
SPIRIT OF SEBASTIAN PUD - POD 1B-2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
 NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4)
 ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
 ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

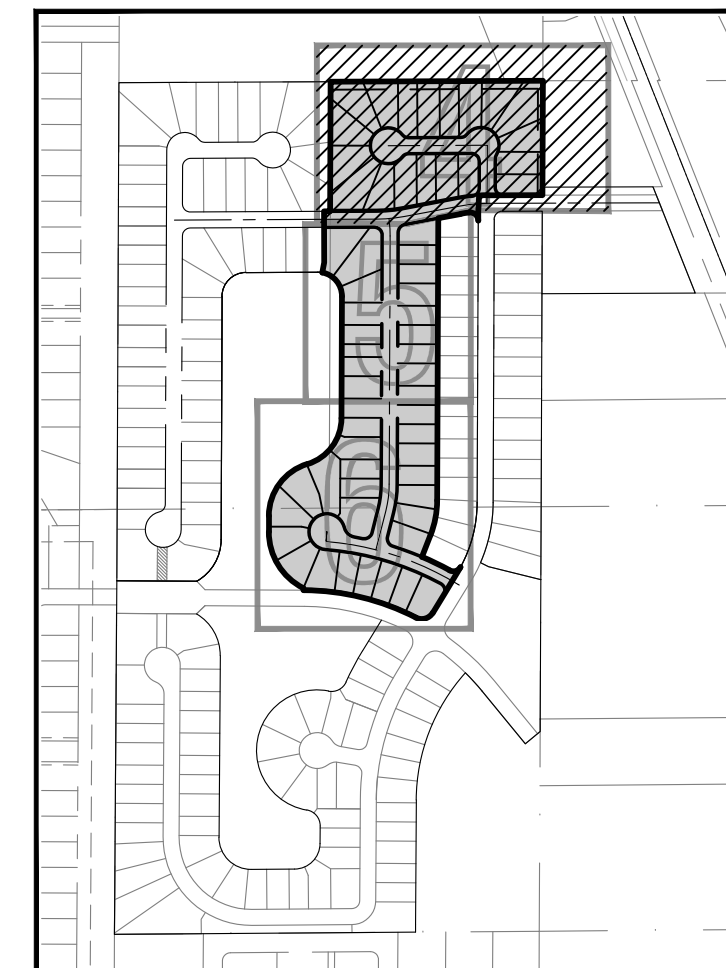
OWNER: PATRICK RICHARD FEY
 PARCEL ID.: 3139070000001000016.0
 O.R.B. 0996, PG. 1342

PLAT BOOK: _____
 PAGE: _____
 CLERK'S FILE NUMBER (CFN): _____



LEGEND

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|----------------|---|--|--|
| ASSOC. ID. | ASSOCIATES IDENTIFICATION | | |
| I.R.CO., FL. | INDIAN RIVER COUNTY, FLORIDA | | BENCH MARK SYMBOL |
| I.R.F.CO., SD. | INDIAN RIVER FARMS COMPANY SUBDIVISION | | "PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) |
| I.R.F.W.C.D. | INDIAN RIVER FARMS WATER CONTROL DISTRICT | | "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205" |
| PG. | PAGE | | "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) |
| P.R.M. | PERMANENT REFERENCE MONUMENT | | "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.) |
| P.B. | PLAT BOOK | | "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | | "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.) |
| P.O.B. | POINT OF BEGINNING | | PLAT BOUNDARY |
| P.O.C. | POINT OF COMMENCEMENT | | LOT LINES |
| R.O.W. | RIGHT-OF-WAY | | EASEMENT |
| (P) | RECORD PLAT DATA | | LANDSCAPE BUFFER |
| S.R.C. | SET REBAR AND CAP | | CENTERLINE OF ROAD |
| S.F. | SQUARE FEET | | PLATTED R.O.W. |
| S.L.CO., FL. | ST. LUCIE COUNTY, FLORIDA | | R.O.W. NOT INCLUDED IN THIS PLAT |
| SD. | SUBDIVISION | | |
| T.B.M. | TEMPORARY BENCH MARK TOWNSHIP | | |
| D.E. | DRAINAGE EASEMENT | | |
| U.E. | UTILITY EASEMENT | | |
| S.E. | SIDEWALK EASEMENT | | |
| L.M.A. | LAKE MAINTENANCE AREA | | |
| L.M.E. | LAKE MAINTENANCE EASEMENT | | |
| L.A.E. | LIMITED ACCESS EASEMENT | | |
| L.E. | LANDSCAPE EASEMENT | | |
| L.S.E. | LIFT STATION EASEMENT | | |



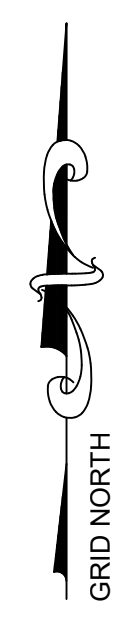
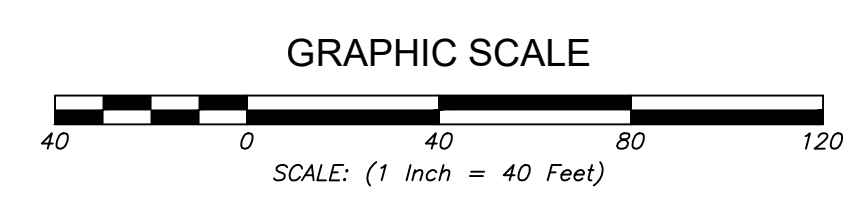
KEY SHEET
SCALE 1" = 600'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C1	29.00'	525.00'	003°09'53"	S 88° 13' 30" W	29.00'	14.50'
C2	42.62'	25.00'	097°41'17"	N 48° 36' 40" W	37.65'	28.60'
C3	26.95'	475.00'	003°15'02"	S 80° 55' 11" W	26.94'	13.48'
C13	4.51'	510.00'	000°30'24"	S 79° 32' 51" W	4.51'	2.25'
C14	34.72'	25.00'	079°34'04"	S 40° 01' 01" W	31.99'	20.82'
C25	39.49'	25.00'	090°30'25"	N 45° 01' 14" W	35.51'	25.22'
C26	83.75'	460.00'	010°25'54"	N 84° 30' 37" E	83.64'	41.99'
C27	44.95'	525.00'	004°54'22"	N 81° 44' 51" E	44.94'	22.49'
C28	36.64'	25.00'	083°58'03"	N 42° 13' 00" E	33.45'	22.50'
C29	39.52'	25.02'	090°30'36"	N 45° 03' 49" W	35.54'	25.24'
C30	22.64'	25.00'	051°52'55"	S 63° 47' 06" W	21.87'	12.16'
C31	277.35'	56.00'	283°45'50"	N 00° 16' 26" W	69.14'	43.94'
C32	22.64'	25.00'	051°52'55"	S 64° 19' 59" E	21.87'	12.16'
C33	22.64'	25.00'	051°52'55"	N 63° 47' 06" E	21.87'	12.16'
C34	169.50'	56.00'	173°25'25"	S 55° 26' 39" E	111.82'	974.71'
C35	13.47'	24.87'	031°01'54"	S 15° 39' 48" W	13.30'	6.90'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C36	39.46'	25.00'	090°25'32"	S 44° 58' 47" E	35.49'	25.19'
C37	61.35'	500.00'	007°01'49"	S 82° 48' 34" W	61.31'	30.71'
C38	88.30'	485.00'	010°25'54"	S 84° 30' 37" W	88.18'	44.27'
C39	49.50'	485.00'	005°50'51"	N 82° 13' 05" E	49.48'	24.77'
C40	38.80'	485.00'	004°35'03"	N 87° 26' 02" E	38.79'	19.41'
C85	42.94'	525.00'	004°41'11"	S 81° 51' 26" W	42.93'	21.48'
C86	2.01'	525.00'	000°13'11"	S 79° 24' 15" W	2.01'	1.01'
C87	27.90'	460.00'	003°28'29"	S 81° 01' 54" W	27.89'	13.95'
C88	55.85'	460.00'	006°57'25"	S 86° 14' 51" W	55.82'	27.96'
C89	31.98'	56.00'	032°43'10"	N 54° 12' 14" E	31.55'	16.44'
C90	40.07'	56.00'	041°00'02"	S 88° 56' 10" E	39.22'	20.94'
C91	28.62'	56.00'	029°17'07"	S 53° 47' 36" E	28.31'	14.63'
C92	38.28'	56.00'	039°09'45"	S 19° 34' 10" E	37.54'	19.92'
C93	38.38'	56.00'	039°15'47"	S 19° 38' 36" W	37.63'	19.98'
C94	28.44'	56.00'	029°06'06"	S 53° 49' 33" W	28.14'	14.54'
C95	54.43'	56.00'	055°41'15"	N 83° 46' 46" W	52.31'	29.58'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C96	17.15'	56.00'	017°32'38"	N 47° 09' 50" W	17.08'	8.64'
C97	51.64'	56.00'	052°50'06"	S 64° 15' 42" W	49.83'	27.82'
C98	32.30'	56.00'	033°02'43"	N 72° 47' 54" W	31.85'	16.61'
C99	31.58'	56.00'	032°18'29"	N 40° 07' 18" W	31.16'	16.22'
C100	44.14'	56.00'	045°09'42"	N 01° 23' 13" W	43.01'	23.29'

LINE #	LENGTH	DIRECTION
L1	48.54	S 02° 58' 42" W
L2	29.53	S 00° 17' 59" W
L3	71.36	S 79° 17' 40" W
L9	19.11	N 89° 43' 34" E
L10	46.29	S 89° 48' 27" W
L11	32.10	N 04° 51' 29" W
L22	25.00	N 00° 16' 26" W
L23	25.00	N 00° 16' 26" W



REVISED: PER CLIENT COMMENTS 11/06/2024, EBH 11/07/2024

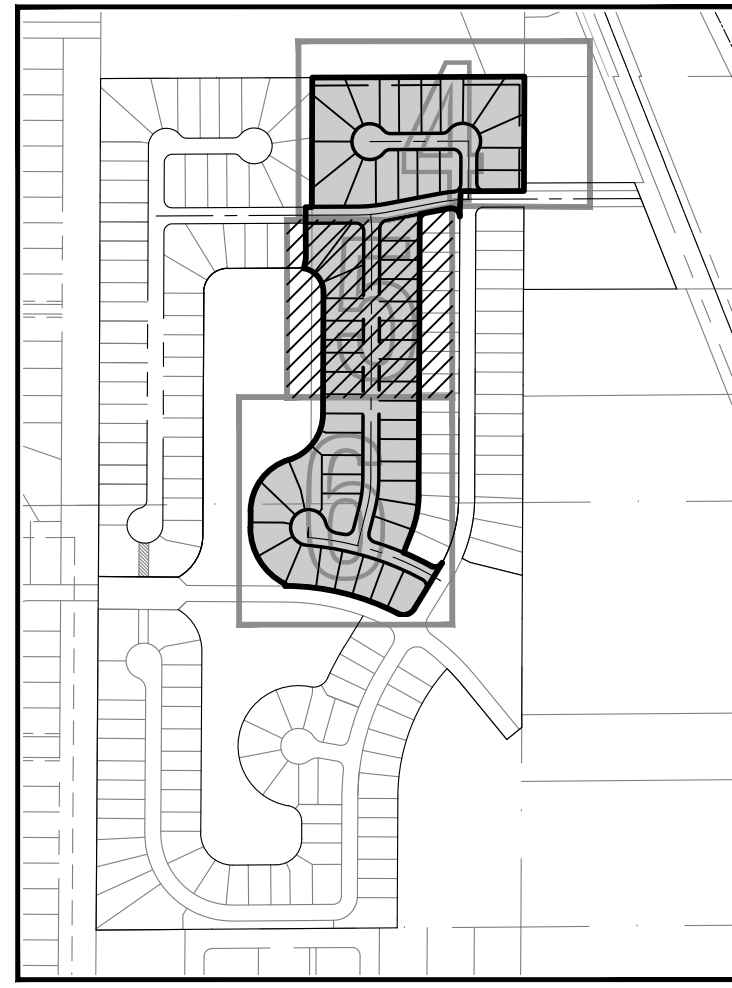
THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
 DATE: OCTOBER 23, 2024
CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
 1708 21st. STREET
 VERO BEACH, FLORIDA 32960
 TEL.(772) 562-4191 FAX.(772) 562-7180
 PROJECT # 17-42E

SPIRIT OF SEBASTIAN PUD - POD 1B-2

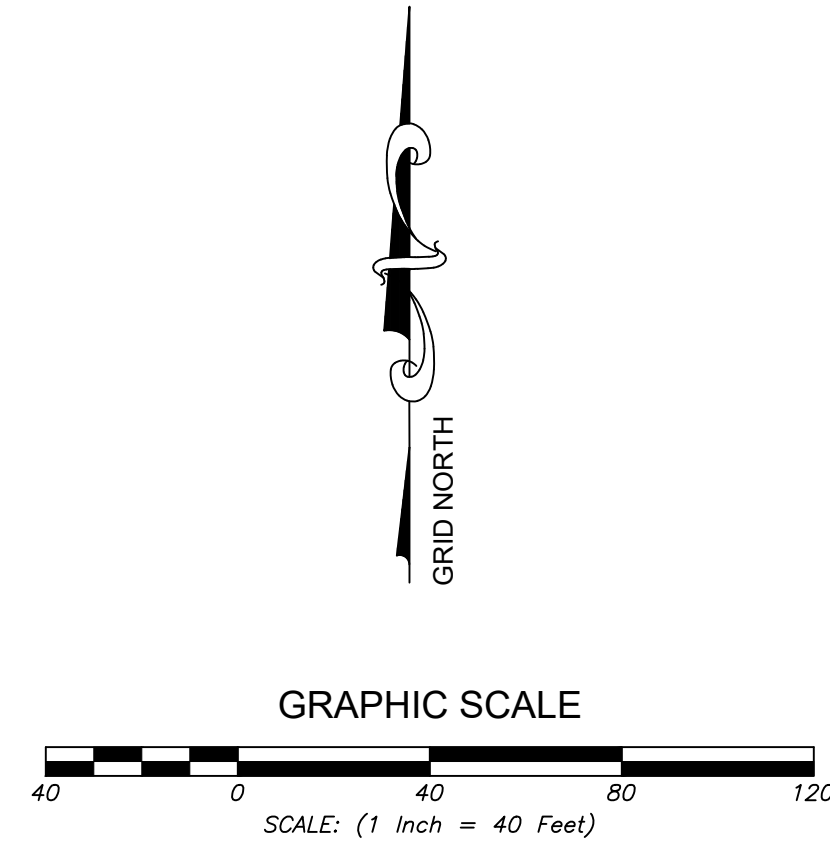
RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4)
ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____
CLERK'S FILE NUMBER (CFN): _____

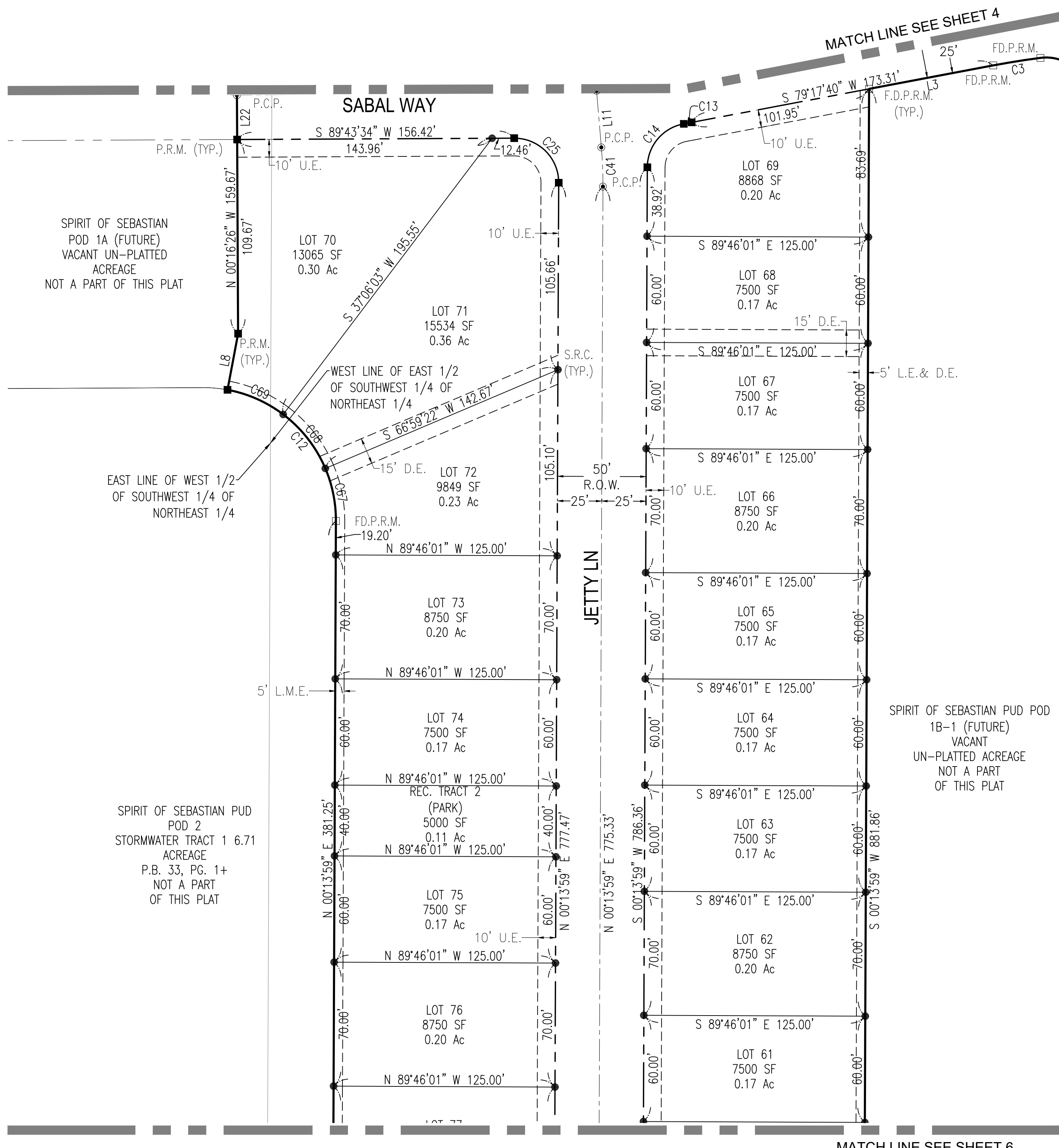


KEY SHEET
SCALE 1" = 600'



L E G E N D

- | | | |
|---|--|--|
| <p>ASSOC. ASSOCIATES</p> <p>ID. IDENTIFICATION</p> <p>I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA</p> <p>I.R.F.CO., SD. INDIAN RIVER FARMS COMPANY SUBDIVISION</p> <p>I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT</p> <p>PG. PAGE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.B. PLAT BOOK</p> <p>P.L.S. PROFESSIONAL LAND SURVEYOR</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>R.O.W. RIGHT-OF-WAY</p> <p>(P) RECORD PLAT DATA</p> <p>S.R.C. SET REBAR AND CAP</p> <p>S.F. SQUARE FEET</p> <p>S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA</p> <p>SD. SUBDIVISION</p> <p>T.B.M. TEMPORARY BENCH MARK</p> <p>TWP. TOWNSHIP</p> <p>D.E. DRAINAGE EASEMENT</p> <p>U.E. UTILITY EASEMENT</p> <p>S.E. SIDEWALK EASEMENT</p> <p>L.M.A. LAKE MAINTENANCE AREA</p> <p>L.M.E. LAKE MAINTENANCE EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>L.E. LANDSCAPE EASEMENT</p> <p>L.S.E. LIFT STATION EASEMENT</p> | <p>⊕ BENCH MARK SYMBOL</p> <p>■ "PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)</p> <p>□ "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"</p> <p>○ "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)</p> <p>● "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)</p> <p>⊙ "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"</p> <p>⊙ "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)</p> <p>□ "FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"</p> | <p>— PLAT BOUNDARY</p> <p>— LOT LINES</p> <p>- - - EASEMENT</p> <p>- - - LANDSCAPE BUFFER</p> <p>- - - CENTERLINE OF ROAD</p> <p>- - - PLATTED R.O.W.</p> <p>- - - R.O.W NOT INCLUDED IN THIS PLAT</p> |
|---|--|--|



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C3	26.95'	475.00'	003°15'02"	S 80° 55' 11" W	26.94'	13.48'
C12	104.22'	75.00'	079°36'53"	N 39° 34' 28" W	96.03'	62.50'
C13	4.51'	510.00'	000°30'24"	S 79° 32' 51" W	4.51'	2.25'
C14	34.72'	25.00'	079°34'04"	S 40° 01' 01" W	31.99'	20.82'
C25	39.49'	25.00'	090°30'25"	N 45° 01' 14" W	35.51'	25.22'
C41	22.16'	250.00'	005°04'43"	N 02° 19' 07" W	22.15'	11.09'
C67	30.43'	75.00'	023°14'36"	N 11° 23' 19" W	30.22'	15.42'
C68	39.12'	75.00'	029°53'19"	N 37° 57' 17" W	38.68'	20.02'
C69	34.67'	75.00'	026°28'57"	N 66° 08' 26" W	34.36'	17.65'

Line Table		
LINE #	LENGTH	DIRECTION
L3	71.36	S 79° 17' 40" W
L8	32.26	N 10° 37' 06" E
L11	32.10	N 04° 51' 29" W
L22	25.00	N 00° 16' 26" W

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: OCTOBER 23, 2024

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 17-42E

REVISED: PER CLIENT COMMENTS 11/06/2024, EBH 11/07/2024

SPIRIT OF SEBASTIAN PUD - POD 1B-2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4)
ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGEND (CONT.)

- PLAT BOUNDARY
- LOT LINES
- - - EASEMENT
- - - LANDSCAPE BUFFER
- - - CENTERLINE OF ROAD
- - - PLATTED R.O.W.
- - - R.O.W. NOT INCLUDED IN THIS PLAT

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C4	110.74'	300.00'	021°08'58"	S 10° 48' 28" W	110.11'	56.01'
C5	96.28'	955.00'	005°46'36"	S 64° 08' 51" E	96.24'	48.18'
C6	39.35'	25.00'	090°11'25"	N 73° 38' 44" E	35.41'	25.08'
C7	59.85'	40.00'	085°43'19"	S 74° 18' 36" W	54.42'	37.12'
C8	362.53'	775.00'	026°48'07"	N 76° 13' 48" W	359.24'	184.65'
C9	216.72'	196.00'	063°21'11"	N 31° 26' 37" W	205.85'	120.94'
C10	215.76'	170.00'	072°43'03"	N 36° 35' 30" E	201.57'	125.15'
C11	190.37'	150.00'	072°43'03"	N 36° 35' 30" E	177.85'	110.42'
C15	91.65'	375.00'	014°00'12"	S 07° 14' 05" W	91.42'	46.06'
C16	37.99'	25.00'	087°04'32"	S 29° 18' 05" E	34.44'	23.76'
C17	193.01'	955.00'	011°34'47"	S 67° 02' 57" E	192.68'	96.84'
C18	40.57'	25.00'	092°58'59"	N 15° 02' 33" W	36.26'	26.34'
C19	378.44'	905.00'	023°57'32"	N 73° 30' 48" W	375.68'	192.02'
C20	246.21'	56.00'	251°54'42"	N 40° 27' 47" E	90.66'	77.20'
C21	46.53'	40.00'	066°38'58"	S 46° 54' 21" E	43.95'	26.30'
C22	25.71'	955.00'	001°32'33"	S 79° 27' 34" E	25.71'	12.86'
C23	37.99'	25.00'	087°04'32"	N 57° 46' 27" E	34.44'	23.76'
C24	79.43'	325.00'	014°00'12"	N 07° 14' 05" E	79.23'	39.91'
C42	85.54'	350.00'	014°00'12"	N 07° 14' 05" E	85.33'	42.99'
C43	416.24'	930.00'	025°38'38"	N 72° 40' 15" W	412.77'	211.66'
C44	157.92'	930.00'	009°43'45"	N 80° 37' 42" W	157.73'	79.15'
C45	258.32'	930.00'	015°54'52"	N 67° 48' 23" W	257.49'	130.00'
C46	27.93'	300.00'	005°20'00"	S 02° 53' 59" W	27.92'	13.97'
C47	79.10'	300.00'	015°06'22"	S 13° 07' 10" W	78.87'	39.78'
C48	3.72'	300.00'	000°42'36"	S 21° 01' 38" W	3.72'	1.86'
C49	96.73'	955.00'	005°48'12"	N 69° 56' 15" W	96.69'	48.40'
C50	32.92'	375.00'	005°01'47"	N 11° 43' 18" E	32.91'	16.47'
C51	56.17'	375.00'	008°34'53"	N 04° 54' 57" E	56.11'	28.14'
C52	2.57'	375.00'	000°23'32"	N 00° 25' 45" E	2.57'	1.28'
C53	37.17'	775.00'	002°44'53"	N 64° 12' 11" W	37.17'	18.59'
C54	57.79'	775.00'	004°16'20"	N 67° 42' 47" W	57.77'	28.91'
C55	57.79'	775.00'	004°16'20"	N 71° 59' 07" W	57.77'	28.91'
C56	57.79'	775.00'	004°16'20"	N 76° 15' 27" W	57.77'	28.91'
C57	57.79'	775.00'	004°16'20"	N 80° 31' 47" W	57.77'	28.91'
C58	94.21'	775.00'	006°57'55"	N 86° 08' 54" W	94.15'	47.16'
C59	123.18'	196.00'	036°00'33"	N 45° 06' 56" W	121.16'	63.70'
C60	93.54'	196.00'	027°20'39"	N 13° 26' 21" W	92.85'	47.68'
C61	101.00'	170.00'	034°02'31"	N 17° 15' 14" E	99.53'	52.04'
C62	112.39'	170.00'	037°52'42"	N 53° 12' 51" E	110.35'	58.33'
C63	2.36'	170.00'	000°47'49"	N 72° 33' 07" E	2.36'	1.18'
C64	82.99'	150.00'	031°42'04"	N 57° 06' 00" E	81.94'	42.59'
C65	55.20'	150.00'	021°05'09"	N 30° 42' 23" E	54.89'	27.92'
C66	52.18'	150.00'	019°55'50"	N 10° 11' 54" E	51.92'	26.36'
C70	43.42'	325.00'	007°39'15"	S 04° 03' 36" W	43.38'	21.74'
C71	36.01'	325.00'	006°20'57"	S 11° 03' 42" W	36.00'	18.03'
C72	39.91'	56.00'	040°50'04"	N 33° 59' 54" W	39.07'	20.85'
C73	46.18'	56.00'	047°15'11"	N 78° 02' 31" W	44.89'	24.50'

LEGEND

- ASSOC. ID. I.R.F.CO., FL. I.R.F.W.C.D. PG. P.R.M. P.B. P.L.S. P.O.B. P.O.C. R.O.W. (P) S.R.C. S.F. S.L.CO., FL. SD. T.B.M. TWP. D.E. U.E. S.E. L.M.A. L.M.E. L.A.E. L.E. L.S.E.
- ASSOCIATES IDENTIFICATION INDIAN RIVER COUNTY, FLORIDA INDIAN RIVER FARMS COMPANY SUBDIVISION INDIAN RIVER FARMS WATER CONTROL DISTRICT PAGE PERMANENT REFERENCE MONUMENT PLAT BOOK PROFESSIONAL LAND SURVEYOR POINT OF BEGINNING POINT OF COMMENCEMENT RIGHT-OF-WAY RECORD PLAT DATA SET REBAR AND CAP SQUARE FEET ST. LUCIE COUNTY, FLORIDA SUBDIVISION TEMPORARY BENCH MARK TOWNSHIP DRAINAGE EASEMENT UTILITY EASEMENT SIDEWALK EASEMENT LAKE MAINTENANCE AREA LAKE MAINTENANCE EASEMENT LIMITED ACCESS EASEMENT LANDSCAPE EASEMENT LIFT STATION EASEMENT
- BENCH MARK SYMBOL
 "PERMANENT REFERENCE MONUMENT"
 DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
 "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
 "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
 "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
 "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
 "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
 "FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C74	33.85'	56.00'	034°37'44"	S 61° 01' 01" W	33.33'	17.46'
C75	31.94'	56.00'	032°40'40"	S 27° 21' 49" W	31.51'	16.42'
C76	39.72'	56.00'	040°38'25"	S 09° 17' 44" E	38.89'	20.74'
C77	36.86'	56.00'	037°42'40"	S 48° 28' 16" E	36.20'	19.12'
C78	17.76'	56.00'	018°09'58"	S 76° 24' 35" E	17.68'	8.95'
C79	44.65'	905.00'	002°49'37"	S 84° 04' 46" E	44.65'	22.33'
C80	67.48'	905.00'	004°16'20"	S 80° 31' 47" E	67.46'	33.76'
C81	67.48'	905.00'	004°16'20"	S 76° 15' 27" E	67.46'	33.76'
C82	67.48'	905.00'	004°16'20"	S 71° 59' 07" E	67.46'	33.76'
C83	67.48'	905.00'	004°16'20"	S 67° 42' 47" E	67.46'	33.76'
C84	63.86'	905.00'	004°02'35"	S 63° 33' 20" E	63.85'	31.94'

Line Table

LINE #	LENGTH	DIRECTION
L4	73.09	S 21° 22' 56" W
L5	66.08	S 31° 26' 57" W
L6	3.10	N 89° 37' 52" W
L7	6.90	N 00° 22' 08" E
L12	20.00	N 69° 50' 11" W
L13	44.96	N 48° 45' 02" W

Line Table

LINE #	LENGTH	DIRECTION
L14	15.00	N 35° 35' 04" E
L15	63.40	N 11° 40' 07" W
L16	25.00	N 78° 58' 31" W
L17	33.59	N 00° 13' 59" E
L18	50.00	N 00° 13' 59" E
L19	16.41	N 00° 13' 59" E

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: OCTOBER 23, 2024

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REVISED: PER CLIENT COMMENTS 11/06/2024. EBH 11/07/2024