CERTIFICATE OF DEDICATION: STATE OF FLORIDA

COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS THAT, SPIRIT OF SEBASTIAN, LLC., A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SPIRIT OF SEBASTIAN PUD - POD 1B-2. BEING IN THE MUNICIPAL BOUNDARIES OF THE CITY OF SEBASTIAN FLORIDA. HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS

1. STREETS AND RIGHTS OF WAY:

ALL STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND ALL OWNERS AND RESIDENTS OF ALL REAL PROPERTY THAT MAY BE ADDED TO THE DEVELOPMENT BY FUTURE PLATS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, MOSQUITO CONTROL DISTRICT, AMBULANCE, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE CITY OF SEBASTIAN, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2. <u>UTILITY EASEMENTS (U.E.):</u> THE UTILITY EASEMENTS (U.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY 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 FACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN. ANY AND ALL PAVED AREAS/SURFACES WHICH ARE EXCAVATED OR OTHERWISE DISTURBED FOR UTILITY WORK OR OTHERWISE, THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SUCH AREAS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION. INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3. DRAINAGE EASEMENTS (D.E.):

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. THE CITY OF SEBASTIAN IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION. TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS AND TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE EASEMENTS AND TRACTS FOR THE LIMITED PURPOSE OF INSPECTION. PREVENTION. OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS AS ALLOWED BY LAW.

4. LAKE MAINTENANCE EASEMENTS (L.M.E.):

THE LAKE MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.

5. LANDSCAPE EASEMENTS (L.E.):

THE LANDSCAPE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. FOR LANDSCAPING, BUFFERING, AND DRAINAGE PURPOSES.

'. <u>SIDEWALK EASEMENTS (S.E.):</u>

THE SIDEWALK EASEMENTS (S.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION. INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE SUBDIVISION, THEIR GUESTS, AND OTHER PERMISSIBLE USERS FOR PROPER PURPOSES.

8. LIMITED ACCESS EASEMENTS (L.A.E.):

THE 1.00 FOOT WIDE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO THE CITY OF SEBASTIAN FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS

9. RECREATION TRACT 2 AND WELL EASEMENT:

RECREATION TRACT 2 AND WELL EASEMENT AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. FOR RECREATIONAL PURPOSES. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.

IN	WIT	NESS	WHE	REOF	- S	PIRIT	OF	S	EBASTIAN	,	LLC,	Α	FLORI	IDA	LIMITE	D LIA	BILITY	COM	PANY	HAS	CAUSED
THI	ESE	PRES	ENTS	TO	BE	SIGN	ED	BY	ROBERT	J.	VOT	ΑW,	IT'S	MAN	IAGER	THIS				D	AY, OF

BY:	
ROBERT J. VOTAW, MANAGER	
WITNESS:	WITNESS:
PRINT NAME:	PRINT NAME:

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION:

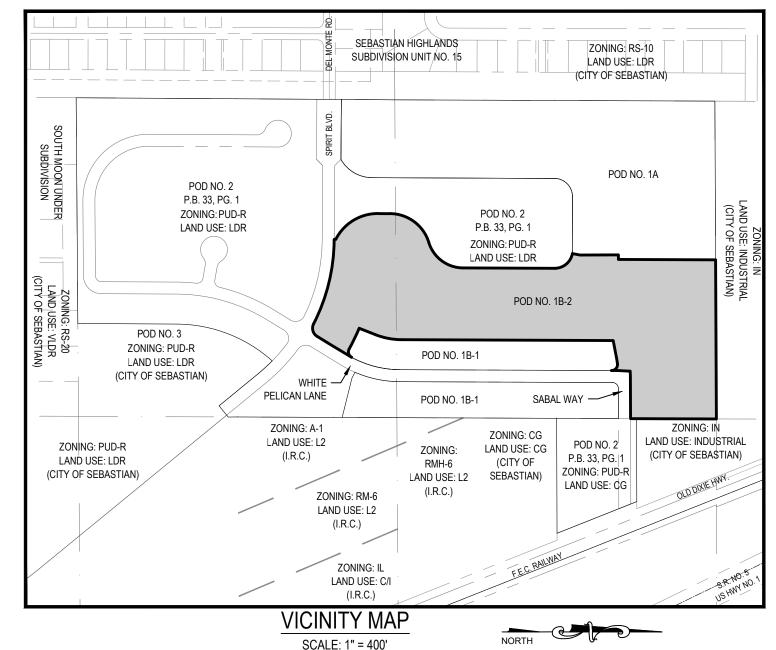
STATE OF FLORIDA COUNTY OF INDIAN RIVER

ENCE 24 BY PANY, HE IS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF DHYSICAL PRESOR ONLINE NOTARIZATION, THIS DAY OF , 202 ROBERT J. VOTAW, AS MANAGER OF SPIRIT OF SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. IN THE SECOND SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY.
PERSONALLY KNOWN OR PRODUCED IDENTIFICATION IN THE FORM OF
PRINTED NAME: COMMISSION NO:
MY COMMISSION EXPIRES:

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.



ACCEPTANCE OF DEDICATIONS:

THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAY. DRAINAGE EASEMENTS. LAKE MAINTENANCE EASEMENTS. LANDSCAPE FASEMENTS, SIDEWALK FASEMENTS, RECREATION TRACT 2, AND WELL FASEMENT,

		WITNESS:
-	DV	PRINT NAME:
•	BY:	
	KAREN MECHLING, PRESIDENT	WITNESS:
	SPIRIT OF SEBASTIAN PROPERTY	PRINT NAME:
	OWNER'S ASSOCIATION, INC.	

ACKNOWLEDGMENT OF ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF DEPHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF KAREN MECHLING. AS PRESIDENT OF SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION. INC., A FLORIDA CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION. SHE IS - PERSONALLY KNOWN OR - PRODUCED IDENTIFICATION IN THE FORM

TARIAL SEAL:	NOTARY PUBLIC
	PRINTED NAME: COMMISSION NO: MY COMMISSION EXPIRES:
UNTY, FLORIDA: IS IS TO CERTIFY THAT ON THIS DA'	OF COUNTY COMMISSIONERS OF INDIAN RIVER OF , 2024, OARD OF COUNTY COMMISSIONERS OF INDIAN RIVER APPROVED AS TO LEGAL FORM AND SUFFICIENCY:
SAN ADAMS, CHAIRMAN TEST: RYAN L. BUTLER, CLERK OF COURT AND COI	SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY MPTROLLER OF INDIAN RIVER COUNTY, FLORIDA
PUTY CLERK	

THE CITY OF

SEBASTIAN

CERTIFICATE OF TITLE:

, CHRISTOPHER H. MARINE, ESQ. AN ATTORNEY LICENSED TO PRACTICE IN THE STATE OF FLORIDA. CERTIFY THAT, AS OF THIS DAY OF 2024, THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAMES OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSONS EXECUTING THE DEDICATION; THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY CHAPTER 197.192, FLORIDA STATUTES, AS AMENDED; AND THAT MORTGAGES, LIENS AND OTHER ENCUMBRANCES AGAINST THE LAND ARE AS FOLLOWS:

- 1. MORTAGE IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED JULY 14, 2021, AND RECORDED IN OFFICIAL RECORD BOOK 3444, PAGE 561.
- 2. ASSIGNMENT OF LEASES, RENTS, AND PROFITS IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED JULY 14, 2021, AND RECORDED IN OFFICIAL RECORD BOOK 3444, PAGE 589.
- MORTGAGE IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1018.
- 4. ASSIGNMENT OF LEASES, RENTS, AND PROFITS DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733. PAGE 1044.

GOULD COOKSEY FENNELL, PLLC 979 BEACHLAND BLVD. VERO BEACH, FL 32963 CHRISTOPHER H. MARINE, ESQ. FLORIDA BAR NO.: 376221

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 JULY 31, 2024, 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 THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177. FLORIDA STATUTES: THAT PERMANENT REFERENCE MONUMENTS: PERMANENT CONTROL POINTS AND INDIVIDUAL LOT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CITY OF SEBASTIAN SUBDIVISION AND PLATTING ORDINANCE, LAND DEVELOPMENT CODE ARTICLE XIX: AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. SURVEY TIES TO FOUND GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORMS TO FEDERAL GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS I STANDARDS.

BY:	_ DATE:
DAVID E. LUETHJE, P.S.M. NO. 5728 CARTER ASSOC., INC., L.B. 205	
1708 21st STREET, VERO BEACH, FL.	

CITY SURVEYOR CERTIFICATION:

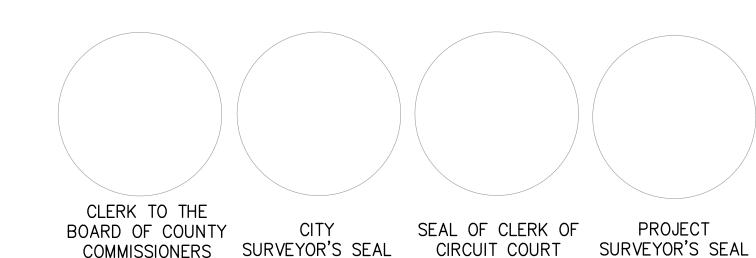
THIS PLAT OF THE SPIRIT OF SEBASTIAN PUD - POD 1B-2 SUBDIVISION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, FOR THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF DEPHYSICAL PRESENCE OR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY:	DATE:
BILL M. MOODY, P.S.M. NO. 5336 CITY SURVEYOR FOR SEBASTIAN, FLORIDA	

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL:

JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR

THIS IS TO CERTIFY, THAT ON THIS THE FOREGOING PLAT WAS APPROVED BY THE ACCEPTED.	DAY OF					
ED DODD, MAYOR	KAREN MILLER, P.E., CITY ENGINEER					
JEANETTE WILLIAMS, M.M.C., CITY CLERK	JENNIFER COCKCROFT, CITY ATTORNEY					
CERTIFICATION OF APPROVAL BY COUNTY ADMINISTRA	ATOR:					
EXAMINED AND APPROVED AS TO UTILITY EASEMENTS	S					
DV.	DATE.					



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

CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT STATE OF FLORIDA COUNTY OF INDIAN RIVER

I RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE SPIRIT OF SEBASTIAN PUD - POD 1B-SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. AS AMENDED. THIS PLAT FILED FOR RECORD THIS AND RECORDED IN PLAT BOOK , CLERK'S FILE NUMBER (CFN) IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN I. BUTLER. CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA

	·			
BY:				
DEPUTY CLERK				

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF INDIAN RIVER

ITHINK FINANCIAL CREDIT UNION, THE OWNER AND HOLDER OF A CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED JULY 14, 2021 AND RECORDED JULY 15, 2021 IN OFFICIAL RECORD BOOK 3444, PAGE 0561, THE ASSIGNMENT OF LEASES, RENTS, AND PROFITS IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED JULY 14, 2021 AND RECORDED IN OFFICIAL RECORD BOOK 3444, PAGE 589, MORTGAGE IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1018, AND ASSIGNMENT OF LEASES, RENTS, AND PROFITS DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1044, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA (COLLECTIVELY THE "MORTGAGE"), WHICH MORTGAGE ENCUMBERS THE PROPERTY. DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OF	, 2024.
ITHINK FINANCIAL CREDIT UNION		
BY:	_	
ANTHONY FURINO, ASSISTANT VICE PRESIDENT		
WITNESS:	WITNESS:	

PRINT NAME:

ACKNOWLEDGMENT OF ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA

COUNTY OF INDIAN RIVER

ONLINE NOTARIZATION, THIS DAY OF 2024 BY ANTHONY FURINO, AS ASSISTANT VICE PRESIDENT OF ITHINK FINANCIAL CREDIT UNION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED AS SUCH OFFICER OF SAID BANK, WITH FULL AUTHORITY TO DO SO. SHE IS \square PERSONALLY KNOWN OR \square PRODUCED IDENTIFICATION IN THE FORM

OTARIAL SEAL:	NOTARY PUBLIC	
	PRINTED NAME: COMMISSION NO: MY COMMISSION EXPIRES:	

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

SHEET 1 OF 6

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.

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), 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 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:
- (1) NORTH TO 37 OF EAST A DISTANCE OF 32.20 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 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 NORTH LINE OF THE SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE—QUARTER (1/4) OF THE NORTH LINE 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 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.

<u>FLOOD HAZARD WARNING:</u> THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT CITY OF SEBASTAIN 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

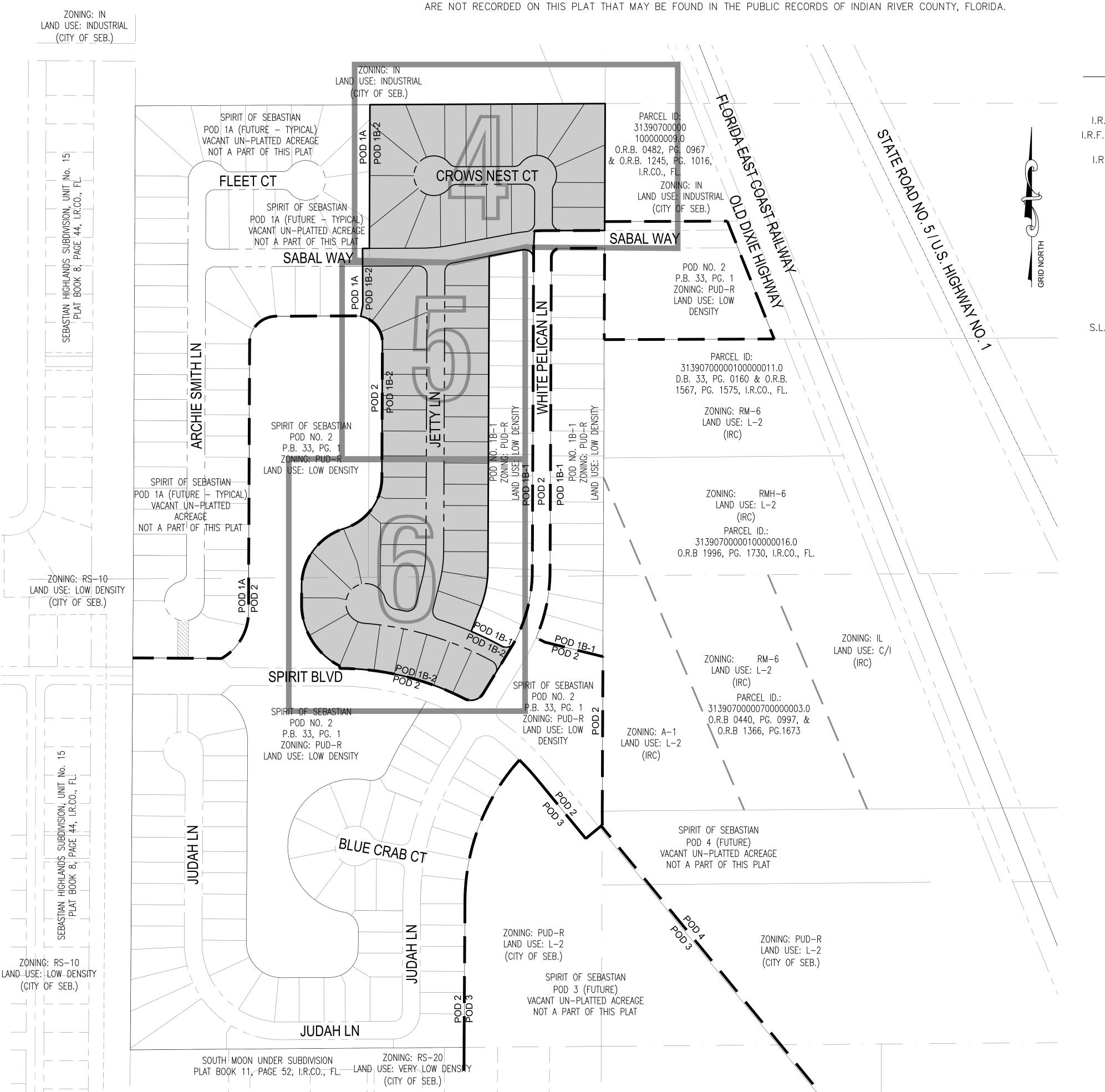
TEL.(772) 562-4191 PROJECT # 17-42E FAX.(772) 562-7180

SHEET 2 OF 6

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



LEGEND → BENCH MARK SYMBOL ASSOC. ASSOCIATES ID. IDENTIFICATION P.R.M. "PERMANENT REFERENCE MONUMENT" I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA DENOTES SET 4"X4"X24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM I.R.F.CO., SD. INDIAN RIVER FARMS DISK STAMPED "CARTER ASSOC. PRM COMPANY SUBDIVISION LB 205" (TYP.) I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT FD.P.R.M. "FOUND PERMANENT REFERENCE PG. PAGE MONUMENT" DENOTES FOUND 4"X4"X24" P.R.M. PERMANENT REFERENCE CONCRETE MONUMENT WITH 2" DIAMETER MONUMENT ALUMINUM DISK STAMPED "CARTER P.B. PLAT BOOK ASSOCIATES, INC. PRM LB 205" P.L.S. PROFESSIONAL LAND SURVEYOR FD.R.C. "FOUND REBAR AND CAP" DENOTES P.O.B. POINT OF BEGINNING FOUND CORNER (REBAR AND CAP, SIZE P.O.C. POINT OF COMMENCEMENT AND IDENTIFICATION AS NOTED) R.O.W. RIGHT-OF-WAY (P) RECORD PLAT DATA S.R.C. "SET REBAR AND CAP" DENOTES 1/2" S.R.C. SET REBAR AND CAP DIAMETER X 18" LONG REBAR WITH CAP S.F. SQUARE FEET STAMPED "CARTER ASSOC." (TYP.) S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA FD.P.C.P. "FOUND PERMANENT CONTROL POINT" SD. SUBDIVISION DENOTES 1/2" DIAMETER X 18" LONG T.B.M. TEMPORARY BENCH MARK REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" TWP. TOWNSHIP P.C.P. "PERMANENT CONTROL POINT" D.E. DRAINAGE EASEMENT DENOTES 1/2" DIAMETER X 18" LONG U.E. UTILITY EASEMENT REBAR WITH ALUMINUM CAP STAMPED S.E. SIDEWALK EASEMENT "PCP CARTER ASSOC. LB 205" (TYP.) L.M.A. LAKE MAINTENANCE AREA "FOUND CONCRETE MONUMENT" DENOTES L.M.E. LAKE MAINTENANCE EASEMENT FD.C.M. FOUND 4"X4"X24" CONCRETE MONUMENT L.A.E. LIMITED ACCESS EASEMENT L.E. LANDSCAPE EASEMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205" L.S.E. LIFT STATION EASEMENT PLAT BOUNDARY — LOT LINES ---- EASEMENT — — — LANDSCAPE BUFFER ------ CENTERLINE OF ROAD

——— — PLATTED R.O.W.

----- R.O.W NOT INCLUDED IN THIS PLAT

GRAPHIC SCALE

0 0 150 300 450

SCALE: (1 Inch = 150 Feet)

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

SHEET 3 OF 6

SPIRIT OF SEBASTIAN PUD - POD 1B-2 PLAT BOOK: RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R) OWNER: PATRICK A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE PAGE: RICHARD FEY NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) PARCEL ID.: ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA 31390700000001000016.0 CLERK'S FILE NUMBER (CFN): THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT O.R.B 0996, PG. ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. 1342 NORTH LINE OF WEST 1/2 OF SOUTHWEST 1/4 NORTHING: 1261641.38 _25' L.E. OF NORTHEAST 1/4, SECTION 7 NORTH LINE OF EAST 1/2 OF SOUTHWEST 1/4~ EASTING: 828880.52 _ & D.E. OF NORTHEAST 1/4, SECTION 7 FD.C.M. N 89°43'34" E 662.97' 58.26 72.00 132.22 110.11 100.38 NORTHING: 1261638.21 [\]P.O.B. POD 1B−2 EASTING: 828217.56 NORTHEAST CORNER OF EAST 1/2 OF LEGEND SOUTHWEST 1/4 OF NORTHEAST 1/4, 15' D.E. SECTION 7, TOWNSHIP 31 SOUTH, RANGE BENCH MARK SYMBOL ASSOC. ASSOCIATES LOT 27 ID. IDENTIFICATION P.R.M. "PERMANENT REFERENCE MONUMENT" LOT 22 11987 SF LOT 23 LOT 28 I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA 12384 SF DENOTES SET 4"X4"X24" CONCRETE EAST LINE OF EAST 1/2 0.28 Ac 11256 SF 14033 SF LOT 26 0.28 Ac MONUMENT WITH 2" DIAMETER ALUMINUM OF SOUTHWEST 1/4 I.R.F.CO., SD. INDIAN RIVER FARMS LOT 21 12320 SF 0.32 Ac 0.26 Ac 10303 SF 10560 SF DISK STAMPED "CARTER ASSOC. PRM COMPANY SUBDIVISION 16148 SF OF NORTHEAST 1/4 0.24 Ac 0.28 Ac 0.24 Ac 0.37 Ac I.R.F.W.C.D. INDIAN RIVER FARMS SECTION 7 LB 205" (TYP.) SPIRIT OF SEBASTIAN WATER CONTROL DISTRICT POD 1A (FUTURE) FD.P.R.M. "FOUND PERMANENT REFERENCE PG. PAGE **VACANT** MONUMENT" DENOTES FOUND 4"X4"X24" UN-PLATTED ACREAGE P.R.M. PERMANENT REFERENCE CONCRETE MONUMENT WITH 2" DIAMETER NOT A PART MONUMENT ALUMINUM DISK STAMPED "CARTER OF THIS PLAT LOT 29 P.B. PLAT BOOK S.R.C. 12230 SF ASSOCIATES, INC. PRM LB 205" P.L.S. PROFESSIONAL LAND SURVEYOR 5' S.E.-0.28 Ac FD.R.C. "FOUND REBAR AND CAP" DENOTES P.O.B. POINT OF BEGINNING N 89°43'34" E 162.79' LOT 20 FOUND CORNER (REBAR AND CAP, SIZE P.O.C. POINT OF COMMENCEMENT 10375 SF AND IDENTIFICATION AS NOTED) R.O.W. RIGHT-OF-WAY OWNER:TIMOTHY E. 0.24 Ac P.C.P. N 89°43'34" E 309.69' N 89°45'50" W 124.68' (P) RECORD PLAT DATA S.R.C. "SET REBAR AND CAP" DENOTES 1/2" FREEMAN S.R.C. SET REBAR AND CAP DIAMETER X 18" LONG REBAR WITH CAP **CROWS NEST CT** PARCEL ID.: STAMPED "CARTER ASSOC." (TYP.) S.F. SQUARE FEET 31390700000100000009.0 S 89°43'34" W 195.48' 0' | 70.00' S 89°46'01" E 139.75' O.R.B 0482, PG. S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA FD.P.C.P. "FOUND PERMANENT CONTROL POINT" 0967 & O.R.B 1245, LOT 30 & D.E. SD. SUBDIVISION DENOTES 1/2" DIAMETER X 18" LONG PG. 1016 12236 SF LOT 19 T.B.M. TEMPORARY BENCH MARK REBAR WITH ALUMINUM CAP STAMPED ^L10' U.E. 0.28 Ac 10266 SF "PCP CARTER ASSOC. LB 205" TWP. TOWNSHIP 0.24 Ac D.E. DRAINAGE EASEMENT "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG U.E. UTILITY EASEMENT REBAR WITH ALUMINUM CAP STAMPED S.E. SIDEWALK EASEMENT 10227 SF 8608 SF S 89°46'01" E 147.60 "PCP CARTER ASSOC. LB 205" (TYP.) LOT 34 0.23 Ac L.M.A. LAKE MAINTENANCE AREA 9484 SF "FOUND CONCRETE MONUMENT" DENOTES 11308 SF L.M.E. LAKE MAINTENANCE FASEMENT FD.C.M. LOT 18 0.22 Ac 0.26 Ac FOUND 4"X4"X24" CONCRETE MONUMENT L.A.E. LIMITED ACCESS EASEMENT 9517 SF FD.P.R.M. 14675 SF 0.22 Ac WITH 1 1/2" DIAMETER BRASS DISK L.E. LANDSCAPE EASEMENT 0.34 Ac 10452 SF STAMPED "CARTER ASSOC. LB 205" L.S.E. LIFT STATION EASEMENT 0.84' WEST OF THE PLAT BOUNDARY EAST LINE OF WEST 1/2 LOT LINES WEST LINE OF EAST 1/2 OF SOUTHWEST 1/4 OF ---- EASEMENT OF SOUTHWEST 1/4 OF 'SABAL WAY THE NORTHEAST 1/4 — — LANDSCAPE BUFFER NORTHEAST 1/4 — - — CENTERLINE OF ROAD P.B. 33, PG. 1+ — — — PLATTED R.O.W. SOUTH R.O.W. LINE — — — R.O.W NOT INCLUDED IN THIS PLAT FD.P.C.P. N 89°43'34" E 164.28 FD.P.R.M. NORTHING: 1261233.79 EAST LINE OF WEST 1/2 SPIRIT OF SEBASTIAN PUD POD EASTING: 828878.86 OF SOUTHWEST 1/4 OF 1B-1 (FUTURE) NORTHEAST 1/4 MATCH LINE SEE SHEET 5 P.R.M. (TYP.) MATCH LINE SEE SHEET 5 Curve Table Curve Table Curve Table CURVE # | LENGTH CURVE # | LENGTH | RADIUS | LENGTH | RADIUS CHORD BEARING | CHORD DIST. TANGENT CHORD BEARING CHORD DIST. TANGENT DELTA CHORD BEARING CHORD DIST. TANGENT 29.00' | 525.00' | 003°09'53" S 88° 13' 30" W 090°25'32" | S 44° 58' 47" E 25.19 017°32'38" | N 47° 09' 50" W 39.46' 25.00' 35.49 17.15' | 56.00' 17.08 8.64' 25.00' | 097°41'17" | N 48° 36' 40" W 28.60' 500.00' | 007°01'49" | S 82° 48' 34" W 30.71 56.00 052°50'06" S 64° 15′ 42″ W 49.83 27.82' 475.00' 003°15'02" S 80° 55' 11" W 56.00 44.27 13.48' 010°25'54" | S 84° 30' 37" W 033°02'43" | N 72° 47' 54" W 16.61 | 510.00' | 000°30'24" | S 79° 32' 51" W 49.50 485.00' | 005°50'51" | N 82° 13' 05" E 49.48' 24.77 31.58' | 56.00' | | 032°18'29" | N 40° 07' 18" W 31.16 16.22 44.14' | 56.00' | 045°09'42" | N 01° 23' 13" W 43.01 25.00' | 079°34'04" | S 40° 01' 01" W 31.99' 20.82 485.00' | 004°35'03" | N 87° 26' 02" E 38.79 19.41 23.29' 39.49' | 25.00' | 090°30'25" | N 45° 01' 14" W 25.22 525.00' | 004°41'11" | S 81° 51' 26" W 21.48 42.93' Line Table 1.01 83.75' | 460.00' | 010°25'54" | N 84° 30' 37" E 41.99 525.00' | 000°13'11" | S 79° 24' 15" W LINE # | LENGTH **GRAPHIC SCALE** DIRECTION 525.00' 004°54'22" N 81° 44' 51" E 460.00' | 003°28'29" | S 81° 01' 54" W 27.89 13.95 44.94 22.49 KEY SHEET 27.96 48.54 | S 02° 58′ 42″ W 25.00' | 083°58'03" | N 42° 13' 00" E 33.45' 460.00' | 006°57'25" | S 86° 14' 51" W 55.82' NORTH SCALE 1" = 600' SCALE: (1 Inch = 40 Feet) | 090°30'36" | N 45° 03' 49" W 032°43'10" | N 54° 12' 14" E 31.55 16.44 29.53 25.24 31.98' | S 00° 13′ 59″ W 25.02' 25.00' | 051°52'55" | S 63° 47' 06" W 40.07 041°00'02" | S 88° 56' 10" E 20.94 71.36 | S 79° 17' 40" W 19.11 | N 89° 43' 34" E 277.35' | 56.00' | 283°45'50" | N 00° 16' 26" W 029°17'07" | S 53° 47' 36" E 14.63 43.94 28.62' THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: OCTOBER 23, 2024 25.00' | 051°52'55" | S 64° 19' 59" E 21.87 12.16 039°09'45" | S 19° 34' 10" E 37.54 19.92 46.29 | S 89° 48' 27" W CARTER ASSOCIATES, INC. 25.00' | 051°52'55" | N 63° 47' 06" E 38.38' 039°15'47" | S 19° 38' 36" W 19.98 32.10 | N 04° 51' 29" W 22.64' 12.16 56.00 37.63' CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 25.00 | N 00° 16' 26" W 173°25'25" | S 55° 26' 39" E 029°06'06" | S 53° 49' 33" W 28.14 14.54 28.44 1708 21st. STREET VERO BEACH, FLORIDA 32960 56.00' | 055°41'15" | N 83° 46' 46" W 25.00 N 00° 16' 26" W 13.47' | 24.87' | 031°01'54" | S 15° 39' 48" W 6.90' 29.58 TEL.(772) 562-4191 FAX.(772) 562-7180

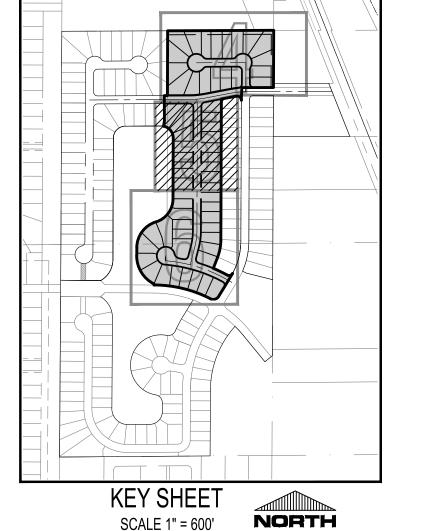
SHEET 4 OF 6

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 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):	



P.R.M. (TYP.)

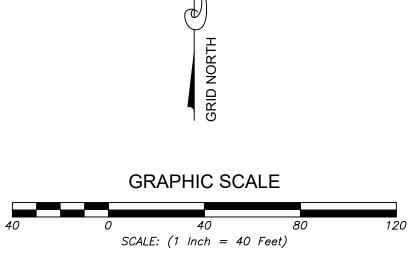
SPIRIT OF SEBASTIAN

POD 1A (FUTURE)

VACANT UN-PLATTED

ACREAGE

NOT A PART OF THIS PLAT



10' U.E.

15534 SF

0.36 Ac

WEST LINE OF EAST 1/2

OF SOUTHWEST 1/4 OF

LOT 69

8868 SF

0.20 Ac

LOT 68

7500 SF

0.17 Ac

__S_89°46'01<u>"</u> E_125.00' __ _

LOT 67

-5' L.E.& D.E.

MATCH LINE SEE SHEET 6

SABAL WAY

<u>S 89°43'34" W 156.42'</u>

__ <u>143.96</u>'.

LOT 70

13065 SF 0.30 Ac

MATCH LINE SEE SHEET 4 S 89°46'01" E 125.00'

LEGEND ◆ BENCH MARK SYMBOL

P.R.M. "PERMANENT REFERENCE MONUMENT" ■ DENOTES SET 4"X4"X24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) 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" FD.R.C. "FOUND REBAR AND CAP" DENOTES

FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)

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.C.P. "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 L.M.E. LAKE MAINTENANCE EASEMENT FD.C.M. FOUND 4"X4"X24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"

----- PLAT BOUNDARY ———— LOT LINES ---- EASEMENT

— — — LANDSCAPE BUFFER ------- CENTERLINE OF ROAD —— — PLATTED R.O.W. ---- R.O.W NOT INCLUDED IN THIS PLAT

EAST LINE OF WEST 1/2 OF SOUTHWEST 1/4 OF NORTHEAST 1/4	OF SOUTHWEST 1/4 OF NORTHEAST 1/4 NORTHEAST 1/4 S 66 59 22 D E. LOT 72 9849 SF 0.23 Ac FD.P.R.M.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	00:09 1 0 0 1	S 89°46'01" E 125.00' LOT 66 8750 SF 0.20 Ac	- 70.00'	
	N 89°46'01" W 125.00'	JETTY LN		S 89°46'01" E 125.00' LOT 65 7500 SF 0.17 Ac		
5' SPIRIT OF SEBASTIAN PUD POD 2	L.M.E. LOT 74 7500 SF 0.17 Ac N 89°46'01" W 125.00' REC. TRACT 2 (PARK) 5000 SF 0.11 Ac	777.47'	W 786.36' 60.00' - ' - 60.00' - '	S 89°46'01" E 125.00' LOT 64 7500 SF 0.17 Ac S 89°46'01" E 125.00' LOT 63	60.60° - = = - 60.00° - = = = = - 60.00° - = = = = = = = = = = = = = = = = = =	SPIRIT OF SEBASTIAN PUD POD 1B-1 (FUTURE) VACANT UN-PLATTED ACREAGE NOT A PART OF THIS PLAT
STORMWATER TRACT 1 6.71 ACREAGE P.B. 33, PG. 1+ NOT A PART OF THIS PLAT	N 89°46'01" W 125.00'	00.00' 00.13'59" E	N 00°13′59" E 775.3. S 00°13′59" W 786. N 000′	7500 SF 0.17 Ac S 89°46'01" E 125.00' LOT 62 8750 SF 0.20 Ac	-70.06'\-\-\-\ 60.0 \$ 00°17'59" W 88	
	LOT 76 8750 SF 0.20 Ac N 89°46'01" W 125.00'	70.00'		S 89°46'01" E 125.00' LOT 61 7500 SF 0.17 Ac	——————————————————————————————————————	

			Curve	Table		
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
С3	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							
71.36	S 79° 17' 40" W						
32.26	N 10° 37' 06" E						
32.10	N 04° 51' 29" W						
25.00	N 00° 16' 26" W						
	LENGTH 71.36 32.26 32.10						

ASSOC. ASSOCIATES

I.R.F.CO., SD. INDIAN RIVER FARMS

PG. PAGE

I.R.F.W.C.D. INDIAN RIVER FARMS

ID. IDENTIFICATION

I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA

P.R.M. PERMANENT REFERENCE

MONUMENT

P.O.B. POINT OF BEGINNING

(P) RECORD PLAT DATA

S.R.C. SET REBAR AND CAP

S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA

T.B.M. TEMPORARY BENCH MARK

D.E. DRAINAGE EASEMENT

S.E. SIDEWALK EASEMENT

L.M.A. LAKE MAINTENANCE AREA

L.A.E. LIMITED ACCESS EASEMENT

L.E. LANDSCAPE EASEMENT

L.S.E. LIFT STATION EASEMENT

U.E. UTILITY EASEMENT

P.O.C. POINT OF COMMENCEMENT

P.B. PLAT BOOK

R.O.W. RIGHT-OF-WAY

S.F. SQUARE FEET

SD. SUBDIVISION

TWP. TOWNSHIP

COMPANY SUBDIVISION

WATER CONTROL DISTRICT

P.L.S. PROFESSIONAL LAND SURVEYOR

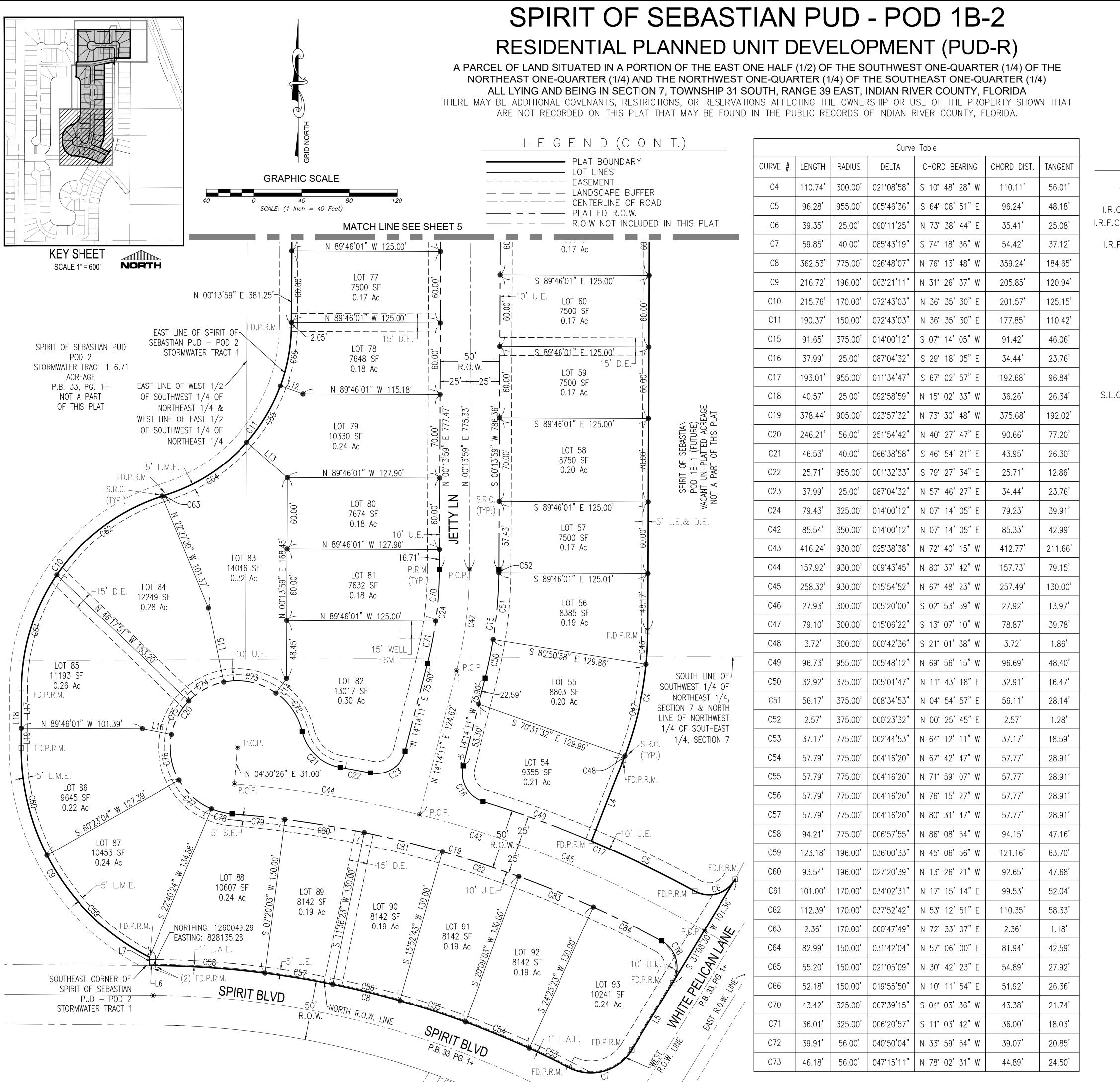
THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: OCTOBER 23, 2024

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

SHEET 5 OF 6



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

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ASSOC. ID. I.R.CO., FL. R.F.CO., SD.	ASSOCIATES IDENTIFICATION INDIAN RIVER COUNTY, FLORIDA INDIAN RIVER FARMS	⊕ P.R.M. ■	BENCH MARK SYMBOL "PERMANENT REFERENCE MONUMENT" DENOTES SET 4"X4"X24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM			
I.R.F.W.C.D.	COMPANY SUBDIVISION INDIAN RIVER FARMS WATER CONTROL DISTRICT		DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)			
PG.	PAGE	FD.P.R.M.	"FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"X4"X24"			
P.R.M.	PERMANENT REFERENCE MONUMENT	_	CONCRETE MONUMENT WITH 2" DIAMETER			
P.B.	PLAT BOOK		ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"			
P.L.S.	PROFESSIONAL LAND SURVEYOR					
P.O.B.	POINT OF BEGINNING	FD.R.C.	"FOUND REBAR AND CAP" DENOTES			
P.O.C.	POINT OF COMMENCEMENT		FOUND CORNER (REBAR AND CAP, SIZE			
R.O.W.	RIGHT-OF-WAY		AND IDENTIFICATION AS NOTED)			
(P)	RECORD PLAT DATA	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2"			
S.R.C.	SET REBAR AND CAP		DIAMETER X 18" LONG REBAR WITH CAP			
S.F.	SQUARE FEET		STAMPED "CARTER ASSOC." (TYP.)			
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA	FD.P.C.P.	"FOUND PERMANENT CONTROL POINT"			
SD.	SUBDIVISION		DENOTES 1/2" DIAMETER X 18" LONG			
T.B.M.	TEMPORARY BENCH MARK		REBAR WITH ALUMINUM CAP STAMPED			
TWP.	TOWNSHIP		"PCP CARTER ASSOC. LB 205"			
D.E.	DRAINAGE EASEMENT	P.C.P.	"PERMANENT CONTROL POINT"			
U.E.	UTILITY EASEMENT		DENOTES 1/2" DIAMETER X 18" LONG			
S.E.	SIDEWALK EASEMENT		REBAR WITH ALUMINUM CAP STAMPED			
L.M.A.			"PCP CARTER ASSOC. LB 205" (TYP.)			
	LAKE MAINTENANCE EASEMENT	FD.C.M. ⊡	"FOUND CONCRETE MONUMENT" DENOTES			
L.A.E.	LIMITED ACCESS EASEMENT	•	FOUND 4"X4"X24" CONCRETE MONUMENT			

L.E. LANDSCAPE EASEMENT

L.S.E. LIFT STATION EASEMENT

		DENOTES SET 4"X4"X24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
R	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"
	FD.R.C.	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
	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.C.P.	"PERMANENT CONTROL POINT"

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	Table
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L4	73.09	S 21° 22' 56" W	L14	15.00	N 35° 35' 04" E
L5	66.08	S 31° 26′ 57" W	L15	63.40	N 11° 40′ 07" W
L6	3.10	N 89° 37' 52" W	L16	25.00	N 78° 58′ 31″ W
L7	6.90	N 00° 22' 08" E	L17	33.59	N 00° 13′ 59" E
L12	20.00	N 69° 50' 11" W	L18	50.00	N 00° 13′ 59" E
L13	44.96	N 48° 45' 02" W	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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SHEET 6 OF 6