

# COSTA PONTE PD, PHASE 1B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3720, PAGE 2389 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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

## CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS COSTA PONTE PD, PHASE 1B, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) **STREETS AND RIGHTS-OF-WAY (TRACT R/W):**  
 ALL STREETS AND RIGHTS-OF-WAY (TRACT R/W), 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 SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC. ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) **UTILITY EASEMENTS (U.E.):**  
 THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA 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. 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. 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) **DRAINAGE EASEMENTS (D.E.):**  
 THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED ACCESS, THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.

4) **STORMWATER MANAGEMENT TRACT (S.M.T.-2) AND LAKE MAINTENANCE ACCESS EASEMENT (L.M.A.E.):**  
 THE STORMWATER MANAGEMENT TRACT "S.M.T.-2" AND THE 20 FOOT LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED ACCESS, THE RIGHT TO USE AND DRAIN INTO THE STORM WATER TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF FIRST USE AND DRAIN INTO THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS AS ALLOWED BY LAW.

5) **OPEN SPACE TRACTS (OST-6 AND OST-7):**  
 TRACTS "OST-6" AND "OST-7", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

6) **RECREATION AREA TRACTS (REC-2, REC-3, REC-4):**  
 THE RECREATION AREA TRACTS "REC-2", "REC-3" AND "REC-4" AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

7) **WATER MAINTENANCE EASEMENTS (W.M.E.):**  
 THE WATER MAINTENANCE EASEMENTS (W.M.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER MAIN AND RELATED FACILITIES 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 WATER MAINTENANCE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT, PATRICK GONZALEZ, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 PULTE HOME COMPANY, LLC  
 PATRICK GONZALEZ  
 VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE  
 WITNESS: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY PATRICK GONZALEZ, AS VICE PRESIDENT LAND DEVELOPMENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME. I AS IDENTIFICATION.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

PREPARED BY: DAVID M. TAYLOR, PSM  
 MASTELLER, MOLER & TAYLOR, INC.  
 1655 27th STREET, SUITE 2  
 VERO BEACH, FLORIDA 32960 772-564-8050  
 LICENSE BUSINESS NUMBER 4644  
 DATE OF ORIGINAL PREPARATION: 5/15/24

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°42'25" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 11TH DRIVE AS DESCRIBED IN OFFICIAL RECORD BOOK 3256, PAGE 1825 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 00°08'35" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 246.05 FEET; THENCE NORTH 89°49'05" WEST, A DISTANCE OF 383.72 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°49'05" WEST, A DISTANCE OF 220.00 FEET; THENCE SOUTH 00°11'12" WEST, A DISTANCE OF 387.98 FEET; THENCE NORTH 89°49'05" WEST, A DISTANCE OF 366.60 FEET TO AN INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1732, PAGE 2041, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°01'41" EAST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1732, PAGE 2041; THENCE NORTH 89°49'05" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 305.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY OF 17TH DRIVE AS DESCRIBED IN OFFICIAL RECORD BOOK 3608, PAGE 1988, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 00°01'41" WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 181.49 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY OF 39TH STREET AS DESCRIBED IN OFFICIAL RECORD BOOK 3608, PAGE 1479, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°35'01" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 355.61 FEET TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1130, PAGE 1844, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 00°03'37" WEST ALONG SAID WEST LINE, A DISTANCE OF 649.05 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 1131, PAGE 1792, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°35'22" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 330.97 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1131, PAGE 1792; THENCE SOUTH 45°05'02" EAST, A DISTANCE OF 35.32 FEET; THENCE SOUTH 02°20'48" EAST, A DISTANCE OF 58.42 FEET; THENCE NORTH 50°06'08" EAST, A DISTANCE OF 108.69 FEET TO THE POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°14'10" FOR AN ARC LENGTH OF 35.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°08'29" EAST, A DISTANCE OF 328.11 FEET TO THE POINT OF BEGINNING OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 19°26'51" FOR AN ARC LENGTH OF 71.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°08'29" EAST, A DISTANCE OF 328.11 FEET TO THE POINT OF BEGINNING OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 350.15 FEET, THROUGH A CENTRAL ANGLE OF 30°16'50" FOR AN ARC LENGTH OF 185.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°49'05" EAST, A DISTANCE OF 193.67 FEET; THENCE SOUTH 00°10'55" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 226.7952 SQUARE FEET OR 16.6849 ACRES MORE OR LESS.

## ACCEPTANCE OF DEDICATIONS (BY COSTA PONTE HOMEOWNERS ASSOCIATION, INC.)

THE COSTA PONTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS "TRACT R/W", DRAINAGE EASEMENTS, STORMWATER MANAGEMENT TRACT "S.M.T.-2", OPEN SPACE TRACTS "OST-6 AND OST-7", AND RECREATION AREA TRACTS REC-2, REC-3, AND REC-4.

COSTA PONTE HOMEOWNERS ASSOCIATION, INC.  
 A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

BY: DAVID KANAREK, PRESIDENT

WITNESS: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

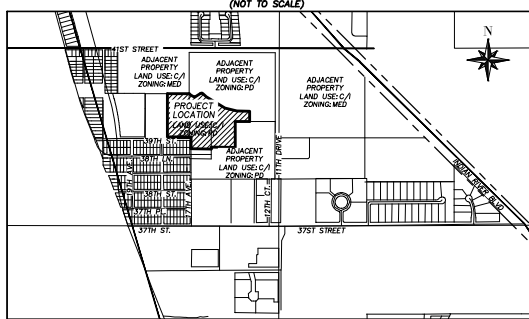
## ACKNOWLEDGEMENT OF ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY DAVID KANAREK, PRESIDENT OF COSTA PONTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

## LOCATION MAP (NOT TO SCALE)



## CERTIFICATE OF TITLE

I, KRISTIELE M. CHIHOS, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT, AND THEY ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY PULTE HOME COMPANY, LLC; AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE LISTED BELOW:

BY: KRISTIELE M. CHIHOS  
 FLORIDA BAR NO. 0002713

DATE: \_\_\_\_\_

## CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON APRIL 23RD, 2024, I 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 PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 193, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FCCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: \_\_\_\_\_ DATED \_\_\_\_\_  
 DAVID TAYLOR, PSM  
 FLORIDA REGISTRATION NO. 5243  
 PROFESSIONAL SURVEYOR AND MAPPER  
 MASTELLER, MOLER & TAYLOR, INC.  
 CERTIFICATE OF AUTHORIZATION #4644  
 1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

## COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF COSTA PONTE PD, PHASE 1B, 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, FLORIDA STATUTES, AS AMENDED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DAVID W. SCHRYVER, PSM  
 INDIAN RIVER COUNTY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4864

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE FOREGOING PLAT, COSTA PONTE PD, PHASE 1B, WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND UTILITY EASEMENTS (U.E.) AND WATER MAINTENANCE EASEMENTS (W.M.E.) ARE ACCEPTED.

JOSEPH E. FLESCHER  
 CHAIRMAN OF THE BOARD

ATTEST: RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER INDIAN RIVER COUNTY

BY: \_\_\_\_\_  
 DEPUTY CLERK  
 (CLERK TO THE BOARD)

## APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JENNIFER W. SHULER  
 COUNTY ATTORNEY

## CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED:

BY: JOHN A. TITKANICH JR., COUNTY ADMINISTRATOR

DATE: \_\_\_\_\_

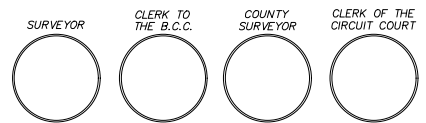
## CLERK'S CERTIFICATION:

STATE OF FLORIDA  
 COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, COSTA PONTE PD, PHASE 1B, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AS FILE NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER  
 INDIAN RIVER COUNTY, FLORIDA

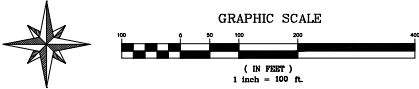
BY: \_\_\_\_\_  
 DEPUTY CLERK



# COSTA POINTE PD, PHASE 1B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA

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



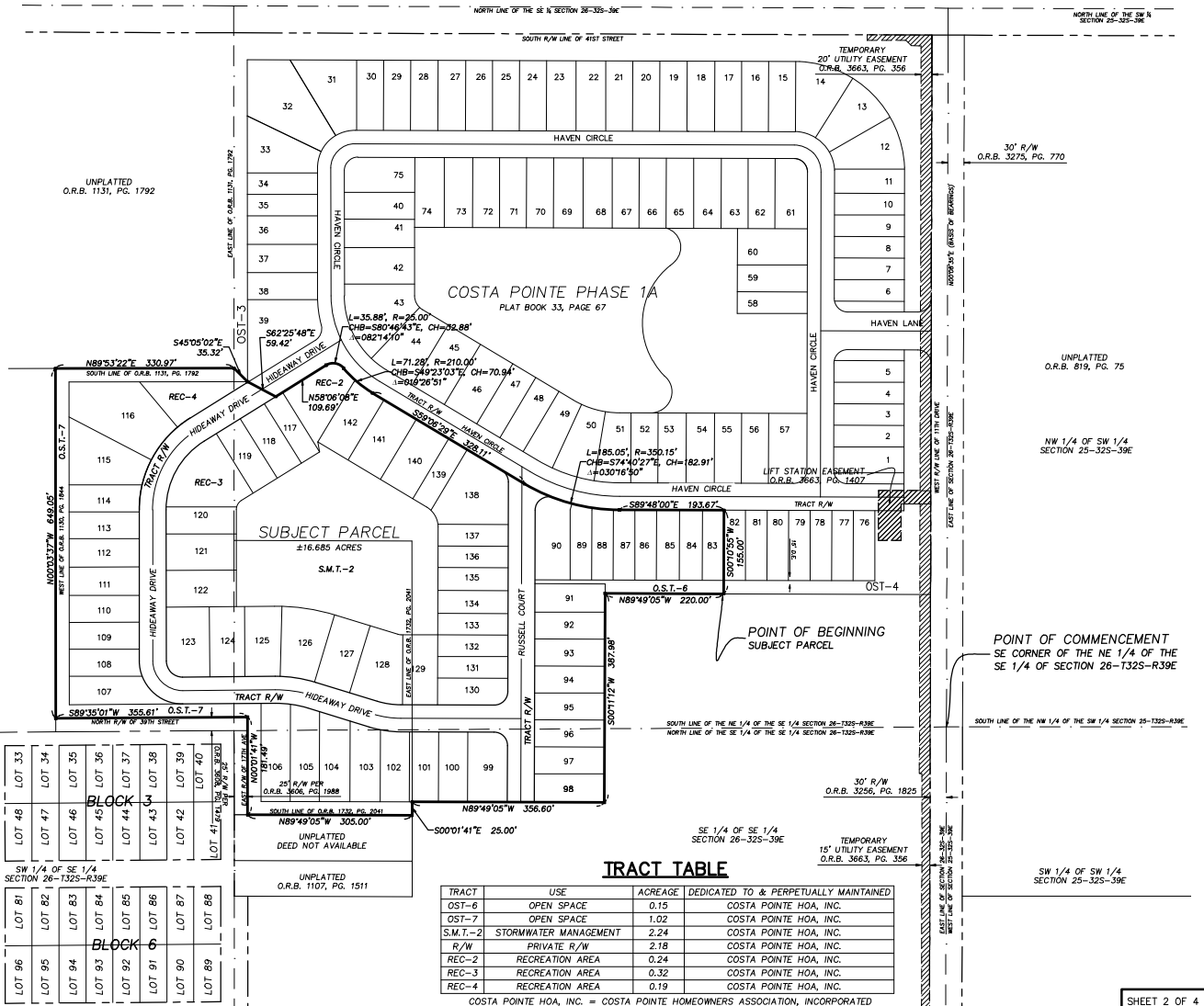
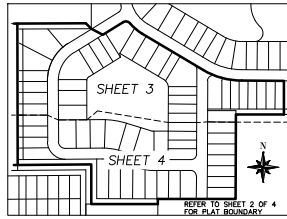
**GENERAL NOTES**

- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL 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.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 6) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS; CANTILEY GUAVA, COMMON GUAVA, LOUAT, ROSE APPLE, SURINAM CHERRY, ORANGE, JASMINE AND CHINESE BOX ORANGE.
- 7) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" PER FLOOD INSURANCE RATE MAPS 1206100242J, DATED JANUARY 26, 2023.
- 8) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAVD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE VERIFIED FROM INDIAN RIVER COUNTY NATIONAL GEODETIC SURVEY CONTROL MONUMENT OPS 149.
- 9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH; HOLDING THE EAST LINE OF SECTION 26-32S-39E WHICH BEARS N00°08'35"E.
- 10) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 11) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

**ABBREVIATIONS**

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY IDENTIFICATION
ID	IRON PIPE
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRC	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG.	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RAD	RADIAL
RP	RADIUS POINT
R/W	RIGHT OF WAY
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.M.E.	WATER MAINTENANCE EASEMENT
00-01S-02E	SECTION-TOWNSHIP-RANGE

**SHEET INDEX**



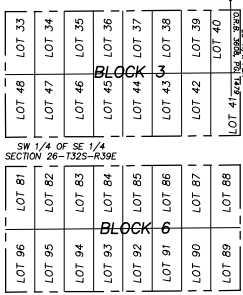
**TRACT TABLE**

TRACT	USE	ACREAGE	DEDICATED TO & PERPETUALLY MAINTAINED
O.S.T.-6	OPEN SPACE	0.15	COSTA POINTE HOA, INC.
O.S.T.-7	OPEN SPACE	1.02	COSTA POINTE HOA, INC.
S.M.T.-2	STORMWATER MANAGEMENT	2.24	COSTA POINTE HOA, INC.
R/W	PRIVATE R/W	2.18	COSTA POINTE HOA, INC.
REC-2	RECREATION AREA	0.24	COSTA POINTE HOA, INC.
REC-3	RECREATION AREA	0.32	COSTA POINTE HOA, INC.
REC-4	RECREATION AREA	0.19	COSTA POINTE HOA, INC.

COSTA POINTE HOA, INC. = COSTA POINTE HOMEOWNERS ASSOCIATION, INCORPORATED

PREPARED BY: DAVID M. TAYLOR, PSM  
 MASTELLER, MOLER & TAYLOR, INC.  
 1655 27th STREET, SUITE 2  
 VERO BEACH, FLORIDA 32960 772-564-8050  
 LICENSE BUSINESS NUMBER 4614  
 DATE OF ORIGINAL PREPARATION: 5/15/24

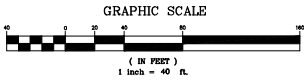
W.L. GEOFFREYS  
 SUBDIVISION  
 PLAT BOOK 2, PAGE 32



# COSTA POINTE PD, PHASE 1B

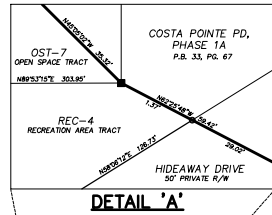
A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26,  
TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA

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

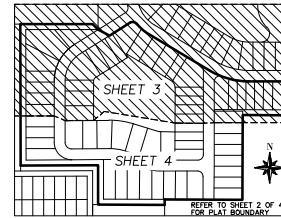


### LEGEND

- FOUND IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- SET IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- ⊙ SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

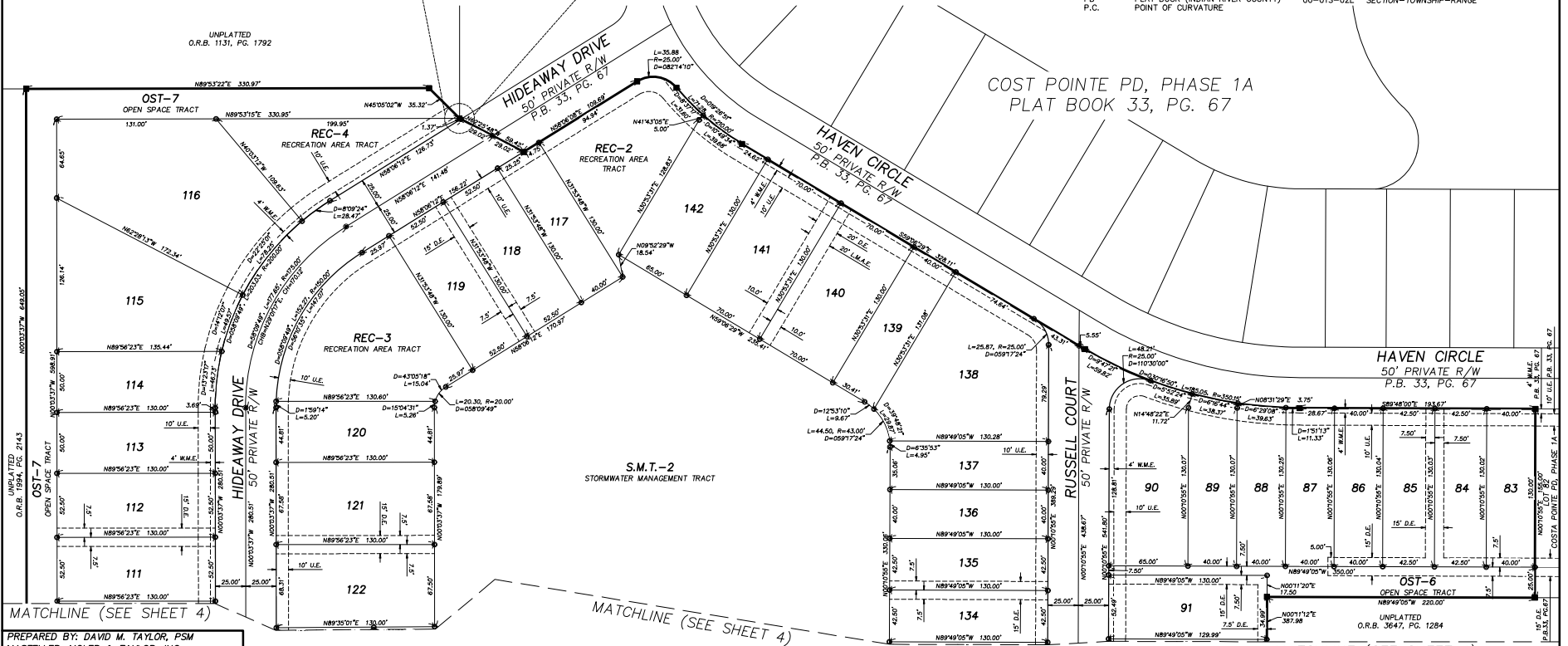


### SHEET INDEX



### ABBREVIATIONS

BM	BENCH MARK	PC	POINT OF COMPOUND CURVE
CE	CONSERVATION EASEMENT	P.C.P.	PERMANENT CONTROL POINT
CH	CHORD	PD	PLANNED DEVELOPMENT
CM	CONCRETE MONUMENT	PG	PAGE
D	DELTA	PI	POINT OF INTERSECTION
D.E.	DRAINAGE EASEMENT	PLS	SURVEYOR'S NUMBER
E.A.E.	EMERGENCY ACCESS EASEMENT	POB	POINT OF BEGINNING
FD	FOUND	POC	POINT OF COMMENCEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	POL	POINT ON LINE
ID	IDENTIFICATION	PRC	PERMANENT REFERENCE CURVE
IP	IRON PIPE	P.R.M.	PROFESSIONAL SURVEYOR AND MAPPER
IR	IRON ROD	PT	POINT OF TANGENCY
IRC	IRON ROD & CAP	R	RADIUS
IRCO	INDIAN RIVER COUNTY	RAD	RADIAL
L	LENGTH	RP	RADIUS POINT
L.A.E.	LIMITED ACCESS EASEMENT	R/W	RIGHT OF WAY
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	S.M.T.	STORMWATER MANAGEMENT TRACT
L.M.E.	LAKE MAINTENANCE EASEMENT	SPC	STATE PLANE COORDINATE
NAVD	NORTH AMERICAN VERTICAL DATUM	TWP.	TOWNSHIP
NR	NON-RADIAL	U.E.	UTILITY EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	W.M.E.	WATER MAINTENANCE EASEMENT
PB	PLAT BOOK (INDIAN RIVER COUNTY)		SECTION-TOWNSHIP-RANGE
P.C.	POINT OF CURVATURE		00-013-02E



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VERO BEACH, FLORIDA 32960 772-584-8050  
LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 5/15/24

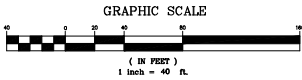
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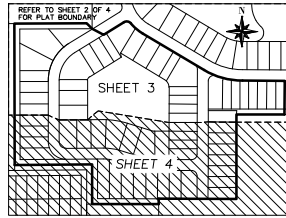
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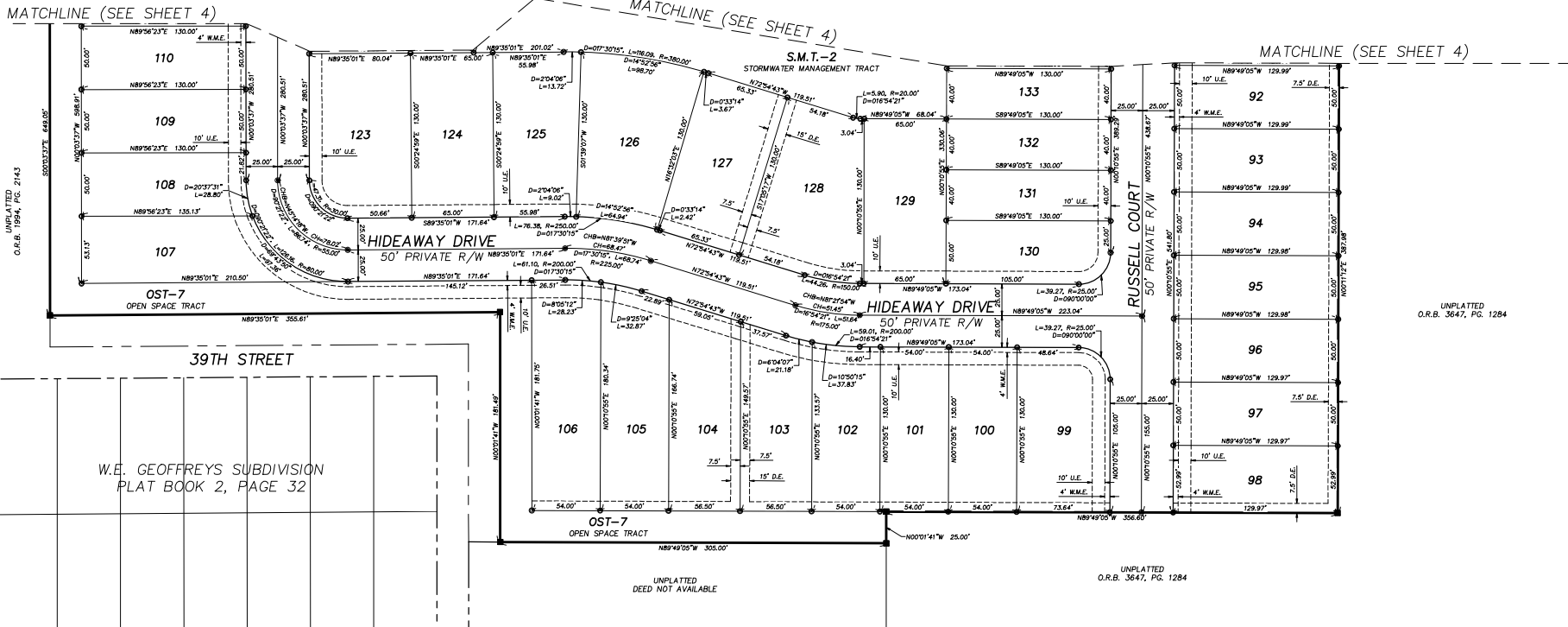
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IR	IRON ROD	PSM	PROFESSIONAL SURVEYOR AND MAPPER
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