

THE RESERVE AT VERO BEACH P.D. PHASE 2

A RE-PLAT OF A PORTION OF THE EAST 20 ACRES OF TRACT 10, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.



PLAT BOOK _____
PAGE _____
DOCKET NO. _____

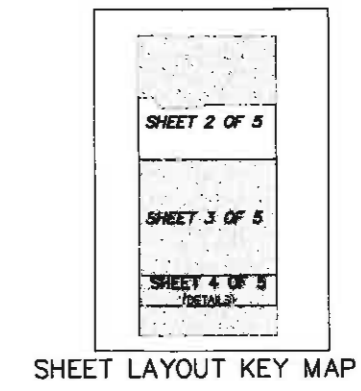
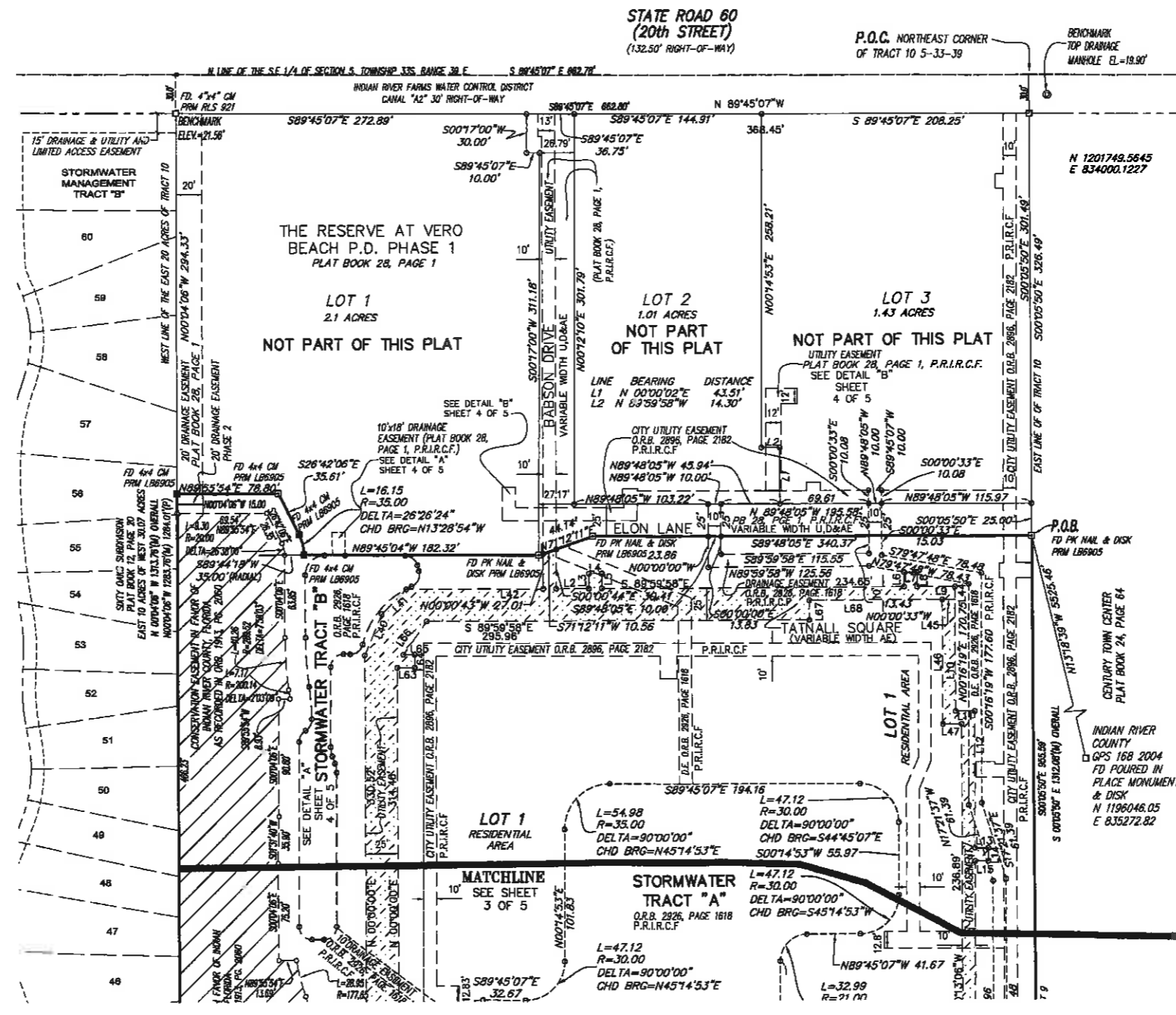
EASEMENT LEGEND:
U,D&AE - UTILITY, DRAINAGE & ACCESS EASEMENT
D&AE - DRAINAGE & ACCESS EASEMENT
D.E. - DRAINAGE EASEMENT
AE - ACCESS EASEMENT

ABBREVIATIONS:
R/W - RIGHT-OF-WAY
PRM - PERMANENT REFERENCE MONUMENT
PCP - PERMANENT CONTROL POINT
P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
I.R.Co. - INDIAN RIVER COUNTY
C.O.V.B. - CITY OF VERO BEACH
N.I.C. - NOT INCLUDED
PB - PLAT BOOK
PGE - PAGE

MONUMENT LEGEND
□ SET PERMANENT REFERENCE MONUMENT (PRM)
□ FOUND PERMANENT REFERENCE MONUMENT (PRM)
● PERMANENT CONTROL POINT (PCP)
○ PARCEL CORNER MARKER
(SEE SURVEYOR'S NOTES ON SHEET 1 OF 5 FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)

UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L 1	NOT USED	
L 2	S 89°59'58"E	25.27'
L 3	N 00°00'02"E	11.36'
L 4	S 89°59'58"E	10.00'
L 5	S 00°00'02"W	11.36'
L 6	N 00°00'00"E	11.01'
L 7	S 89°59'58"E	10.00'
L 8	S 00°00'00"E	11.01'
L 9	S 89°59'58"E	29.89'
L 10	S 00°00'19"W	96.15'
L 11	S 89°59'58"E	14.72'
L 12	S 00°13'06"W	105.86'
L 13	N 90°00'00"E	10.27'
L 14	S 00°13'06"W	10.00'
L 15	N 90°00'00"W	10.27'



TATNALL SQUARE LINE TABLE

LINE	BEARING	DISTANCE
L 40	N 22°30'02"E	34.45'
L 41	N 45°00'04"E	27.02'
L 42	S 89°59'58"E	105.73'
L 44	S 00°00'19"W	10.00'
L 45	N 89°59'58"W	10.00'
L 46	S 00°00'19"W	96.15'
L 47	S 89°59'58"E	14.68'
L 63	S 89°59'58"E	13.60'
L 64	N 00°00'02"E	10.00'
L 65	N 89°59'58"W	8.85'
L 66	N 35°38'43"E	31.47'
L 67	N 00°00'39"E	15.00'
L 68	S 89°59'58"E	103.58'

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT AND OR DURING THE 1% ANNUAL CHANCE FLOOD. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

REVISIONS

NO.	DATE	DESCRIPTION
5	08/17/16	REVISE PER IRCO ATTORNEY
4	07/07/16	REVISE PER IRCO ATTORNEY
3	06/08/16	REVISE PER IRCO ATTORNEY
2	05/24/16	REVISE FINAL COMMENTS
1	05/11/16	REVISE PER STAFF COMMENTS

PREPARED BY: CHARLES H. BLANCHARD,
PSM #5755
MERIDIAN LAND SURVEYORS LB #8905
DATE: 04/13/16

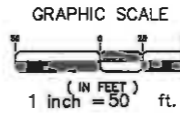
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

DATE OF PREPARATION: APR 2016

SHEET 2 of 5

THE RESERVE AT VERO BEACH P.D. PHASE 2

A RE-PLAT OF A PORTION OF THE EAST 20 ACRES OF TRACT 10, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.



PLAT BOOK _____
PAGE _____
DOCKET NO. _____

EASEMENT LEGEND:

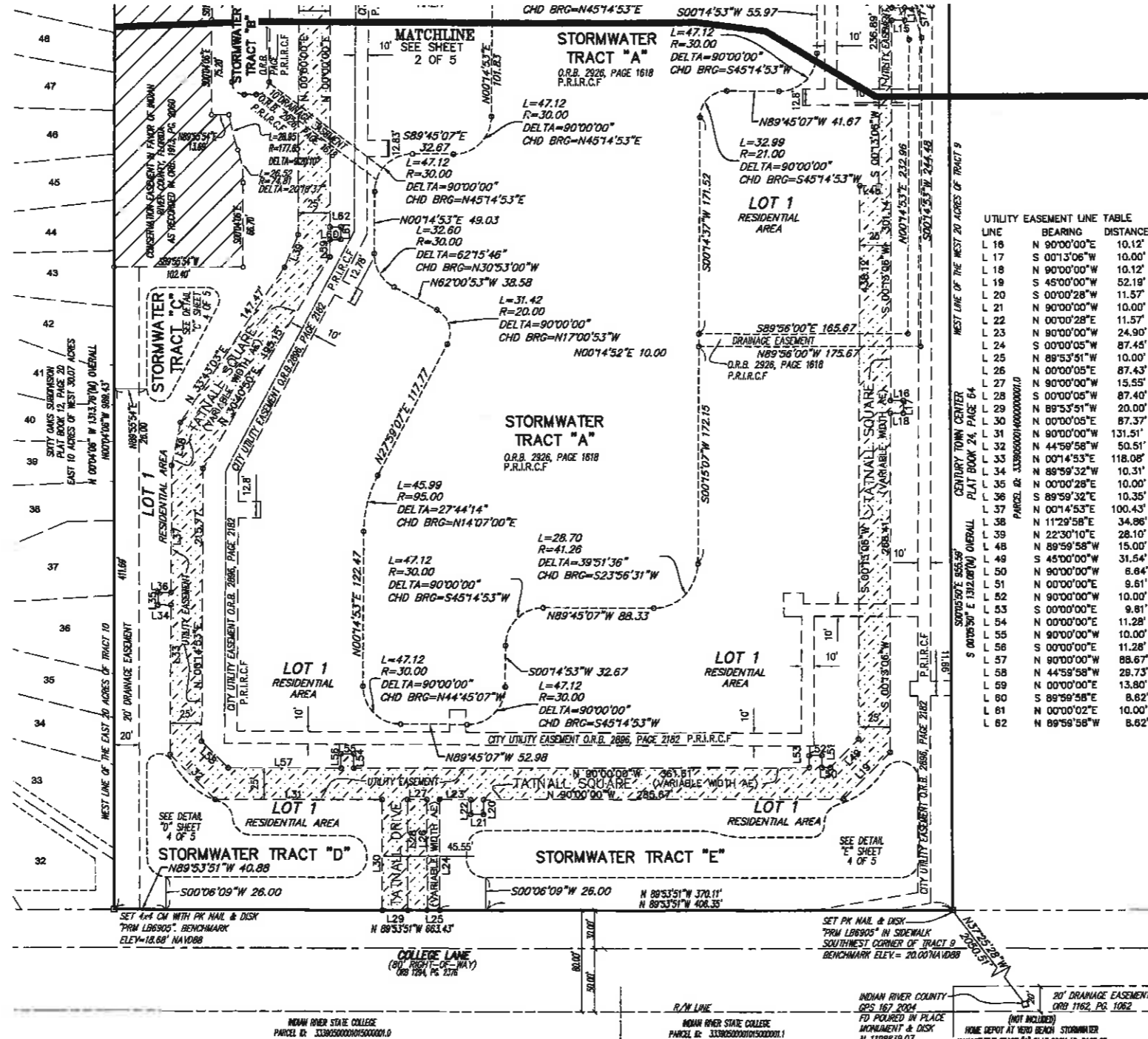
- U,D&AE - UTILITY, DRAINAGE & ACCESS EASEMENT
- D&AE - DRAINAGE & ACCESS EASEMENT
- D.E. - DRAINAGE EASEMENT
- AE - ACCESS EASEMENT

ABBREVIATIONS:

- R/W - RIGHT-OF-WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
- P.O.B - POINT OF BEGINNING
- P.O.C - POINT OF COMMENCEMENT
- I.R.Co. - INDIAN RIVER COUNTY
- C.O.V.B. - CITY OF VERO BEACH
- N.I.C. - NOT INCLUDED
- PB - PLAT BOOK
- PGE - PAGE

MONUMENT LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM)
 - FOUND PERMANENT REFERENCE MONUMENT (PRM)
 - PERMANENT CONTROL POINT (PCP)
 - PARCEL CORNER MARKER
- (SEE SURVEYOR'S NOTES ON SHEET 1 OF 5 FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)



UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L 16	N 90°00'00"E	10.12'
L 17	S 00°13'06"W	10.00'
L 18	N 90°00'00"W	10.12'
L 19	S 45°00'00"W	52.18'
L 20	S 00°00'28"W	11.57'
L 21	N 90°00'00"W	10.00'
L 22	N 00°00'28"E	11.57'
L 23	N 90°00'00"W	24.90'
L 24	S 00°00'05"W	87.45'
L 25	N 89°53'51"W	10.00'
L 26	N 00°00'05"E	87.43'
L 27	N 90°00'00"W	15.55'
L 28	S 00°00'05"W	87.40'
L 29	N 89°53'51"W	20.00'
L 30	N 00°00'05"E	87.37'
L 31	N 90°00'00"W	131.51'
L 32	N 44°59'58"W	50.51'
L 33	N 00°14'53"E	118.08'
L 34	N 89°59'32"W	10.31'
L 35	N 00°00'28"E	10.00'
L 36	S 89°59'32"E	10.35'
L 37	N 00°14'53"E	100.43'
L 38	N 11°29'58"E	34.86'
L 39	N 22°30'10"E	28.10'
L 40	N 89°59'58"W	15.00'
L 41	S 45°00'00"W	31.54'
L 42	N 90°00'00"W	8.64'
L 43	N 00°00'00"E	8.61'
L 44	N 90°00'00"W	10.00'
L 45	S 00°00'00"E	9.81'
L 46	N 00°00'00"E	11.28'
L 47	N 90°00'00"W	10.00'
L 48	S 00°00'00"E	11.28'
L 49	N 90°00'00"W	88.67'
L 50	N 44°59'58"W	28.73'
L 51	N 00°00'00"E	13.80'
L 52	S 89°59'58"E	8.62'
L 53	N 00°00'02"E	10.00'
L 54	N 89°59'58"W	8.62'

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT AND OR DURING THE 1% ANNUAL CHANCE FLOOD. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

PREPARED BY: CHARLES H. BLANCHARD,
PSM #5755
MERIDIAN LAND SURVEYORS LB #6905
DATE: 04/13/16

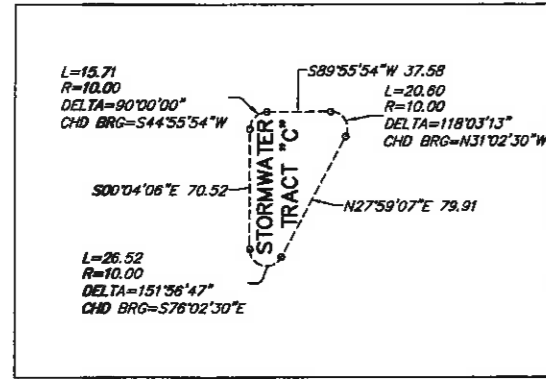
DATE OF PREPARATION: APR 2016

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

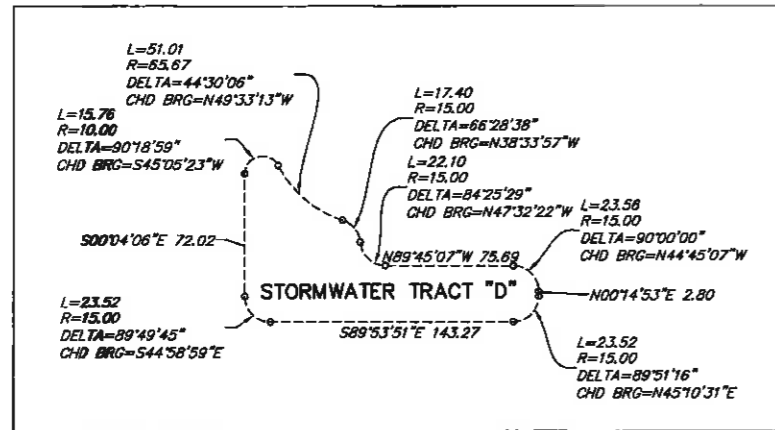
SHEET
3 of 5

REVISIONS				
4	07/07/16	REVISE PER IRC _o ATTORNEY	1	
3	06/06/16	REVISE PER IRC _o ATTORNEY	1	
2	05/24/16	REVISE FINAL COMMENTS	1	
5	08/17/16	REVISE PER IRC _o ATTORNEY	1	

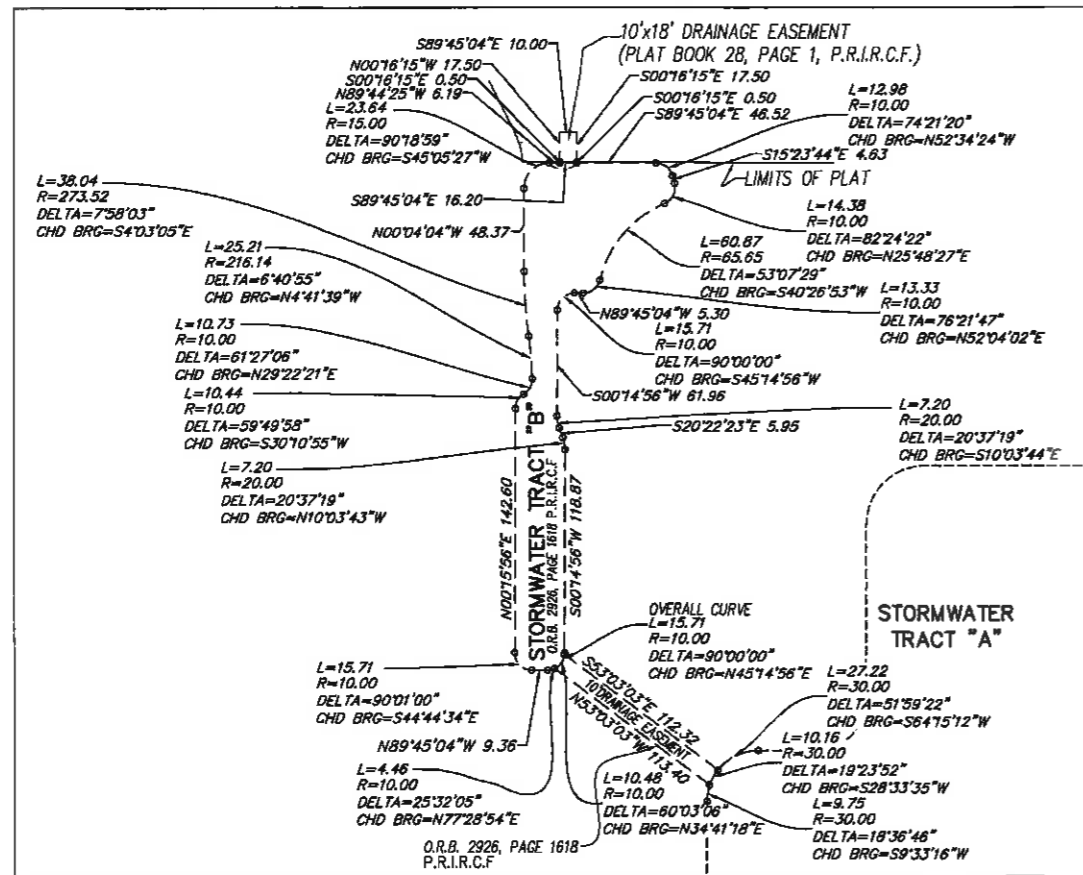
DETAIL "C"



DETAIL "D"



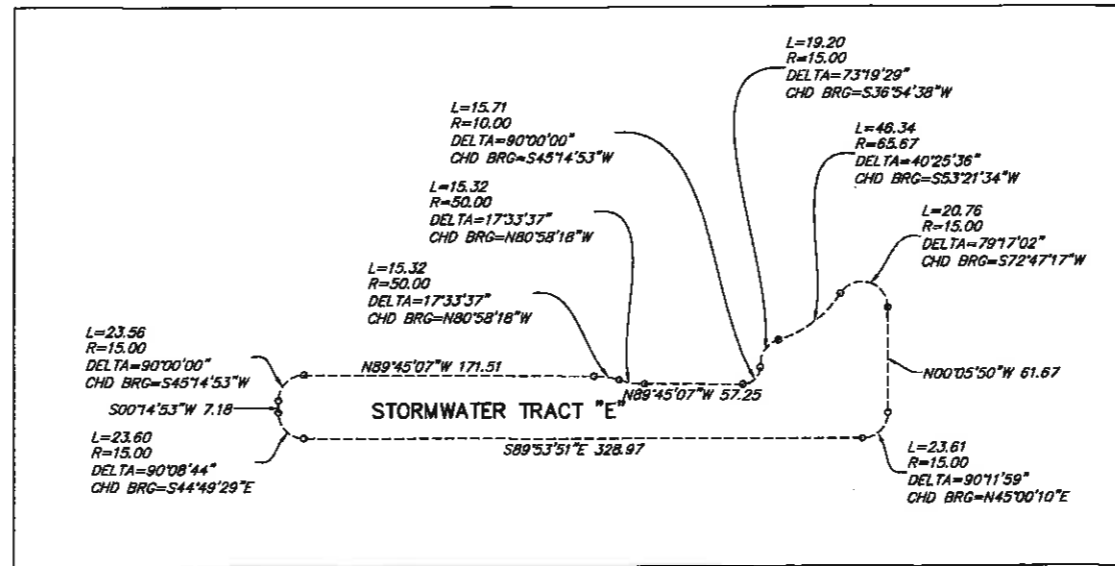
DETAIL "A"



THE RESERVE AT VERO BEACH P.D. PHASE 2

A RE-PLAT OF A PORTION OF THE EAST 20 ACRES OF TRACT 10, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

DETAIL "E"



ABBREVIATIONS:

- R/W - RIGHT-OF-WAY
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
- P.O.B - POINT OF BEGINNING
- P.O.C - POINT OF COMMENCEMENT
- I.R.Co. - INDIAN RIVER COUNTY
- C.O.V.B. - CITY OF VERO BEACH
- N.I.C. - NOT INCLUDED
- PB - PLAT BOOK
- PGE - PAGE

PLAT BOOK _____

PAGE _____

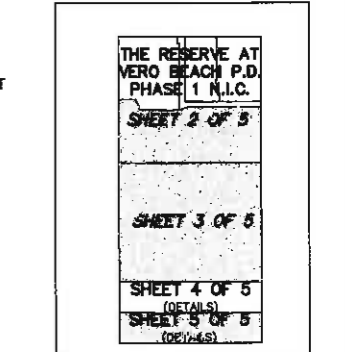
DOCKET NO. _____

EASEMENT LEGEND:

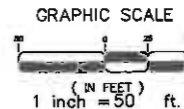
- U,D&AE - UTILITY, DRAINAGE & ACCESS EASEMENT
- D&AE - DRAINAGE & ACCESS EASEMENT
- D.E. - DRAINAGE EASEMENT
- AE - ACCESS EASEMENT

MONUMENT LEGEND

- SET PERMANENT REFERENCE MONUMENT (PRM)
 - FOUND PERMANENT REFERENCE MONUMENT (PRM)
 - ⊙ PERMANENT CONTROL POINT (PCP)
 - PARCEL CORNER MARKER
- (SEE SURVEYOR'S NOTES ON SHEET 1 OF 5 FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)

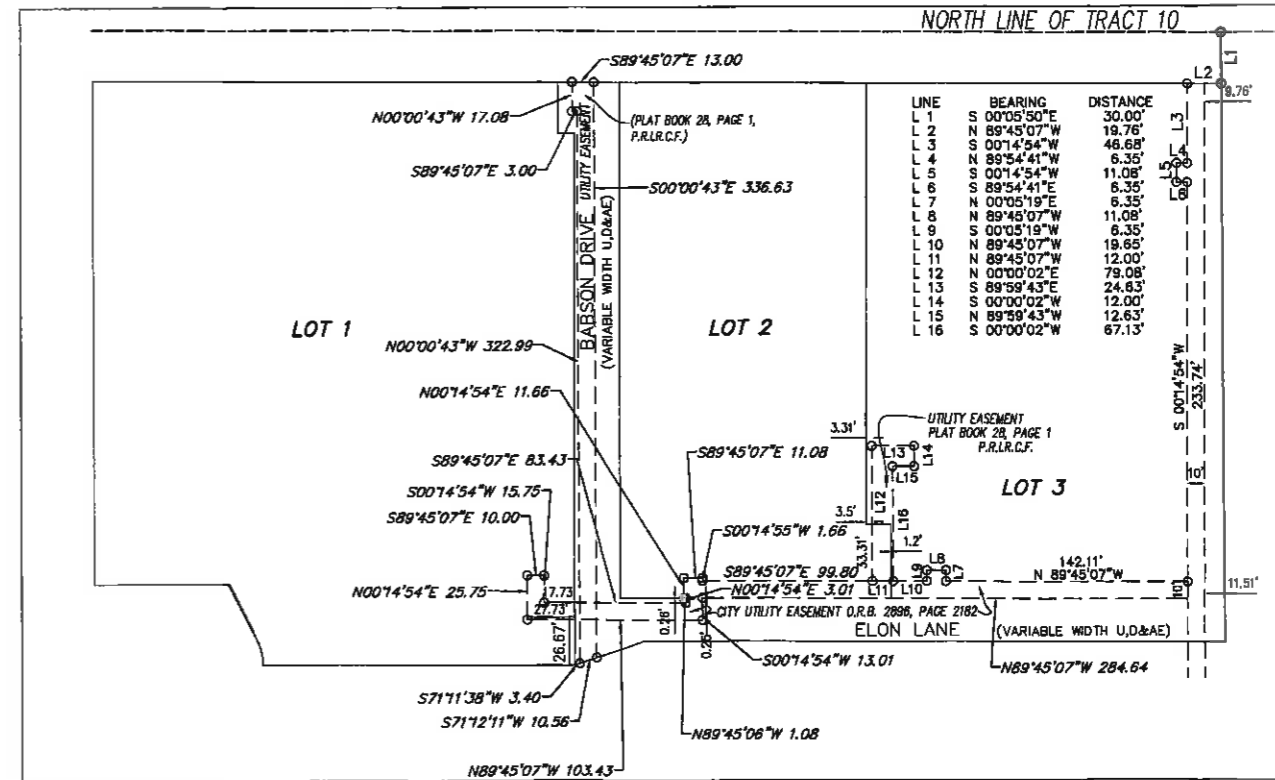


SHEET LAYOUT KEY MAP



FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT AND OR DURING THE 1% ANNUAL CHANCE FLOOD. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

DETAIL "B"



REVISIONS		
5	08/17/16	REVISE PER IRCO ATTORNEY
4	07/07/16	REVISE PER IRCO ATTORNEY
3	08/09/16	REVISE PER IRCO ATTORNEY
2	05/24/16	REVISE FINAL COMMENTS
1	05/11/16	REVISE PER STAFF COMMENTS

PREPARED BY: CHARLES H. BLANCHARD,
PSM #5755
MERIDIAN LAND SURVEYORS LB #6905
DATE: 04/13/16



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

DATE OF PREPARATION: APR 2016
SHEET
4 of 5

- EASEMENT LEGEND:**
- U,D&AE - UTILITY, DRAINAGE & ACCESS EASEMENT
 - D&AE - DRAINAGE & ACCESS EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - AE - ACCESS EASEMENT

- ABBREVIATIONS:**
- R/W - RIGHT-OF-WAY
 - PRM - PERMANENT REFERENCE MONUMENT
 - PCP - PERMANENT CONTROL POINT
 - P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - I.R.Co. - INDIAN RIVER COUNTY
 - C.O.V.B. - CITY OF VERO BEACH
 - N.I.C. - NOT INCLUDED
 - PB - PLAT BOOK
 - PGE - PAGE

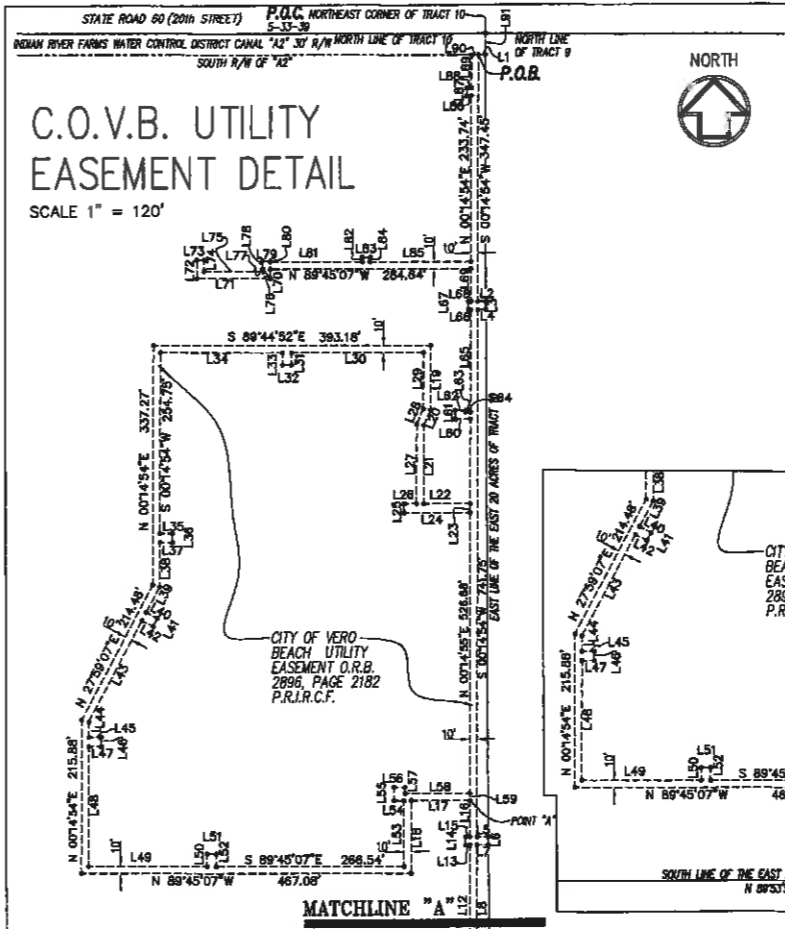
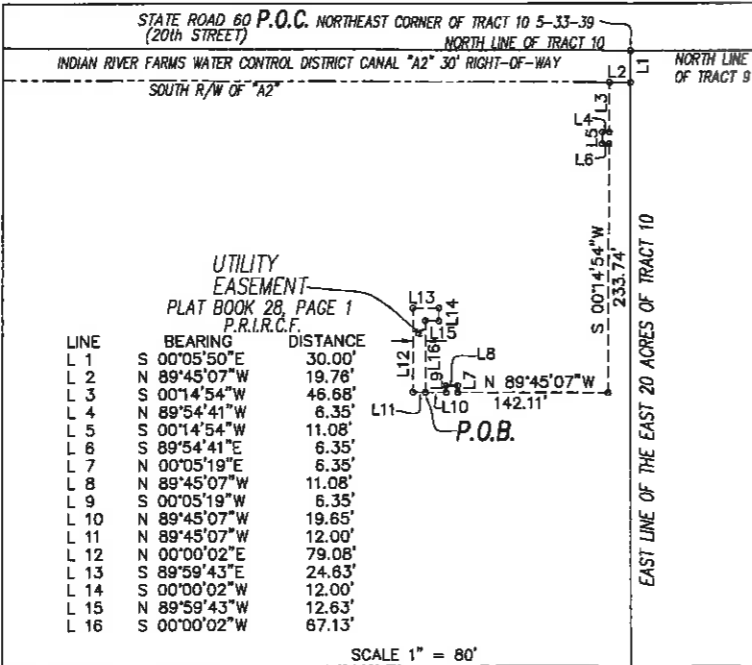
- MONUMENT LEGEND**
- SET PERMANENT REFERENCE MONUMENT (PRM)
 - ◻ FOUND PERMANENT REFERENCE MONUMENT (PRM)
 - PERMANENT CONTROL POINT (PCP)
 - PARCEL CORNER MARKER
- (SEE SURVEYOR'S NOTES ON SHEET 1 OF 5 FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT AND OR DURING THE 1% ANNUAL CHANCE FLOOD. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

THE RESERVE AT VERO BEACH P.D. PHASE 2

A RE-PLAT OF A PORTION OF THE EAST 20 ACRES OF TRACT 10, SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

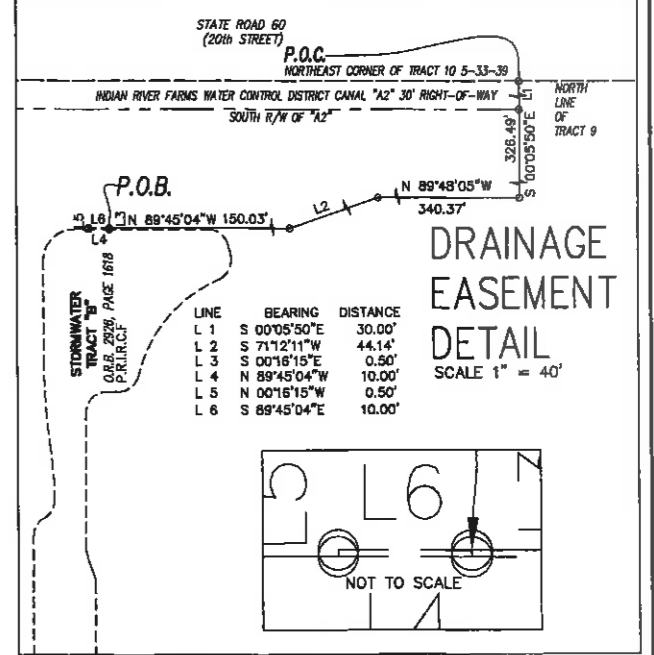
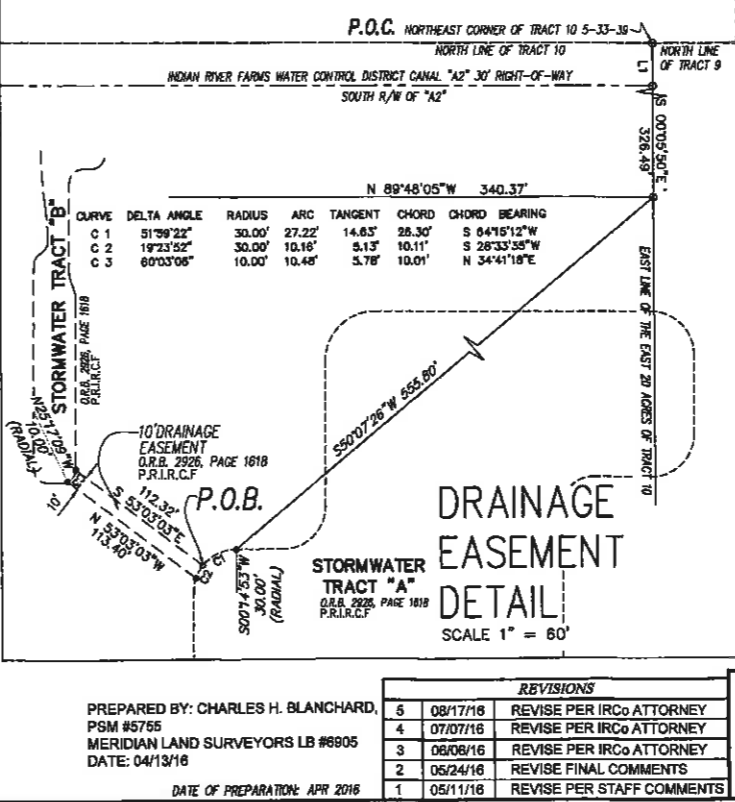
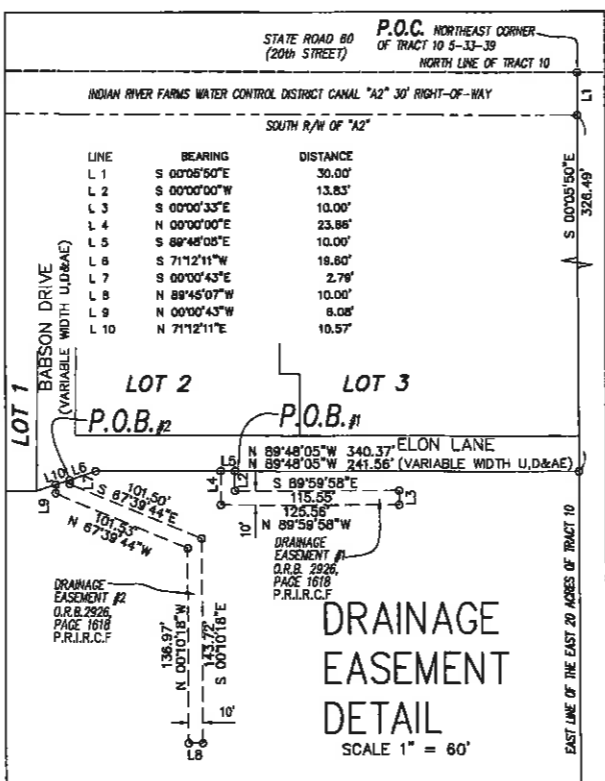
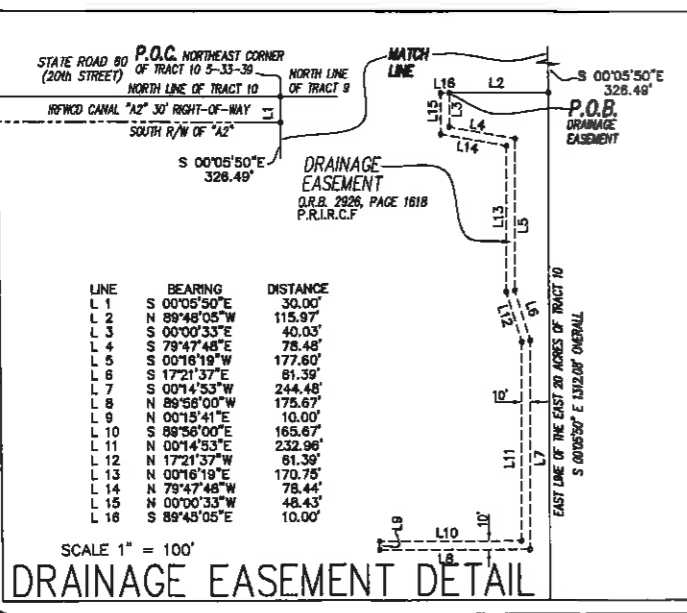
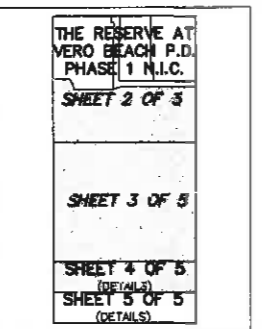
PLAT BOOK _____
PAGE _____
DOCKET NO. _____



LINE	BEARING	DISTANCE	L 16	N 00°14'54"E	51.24'	L 54	N 89°45'07"W	14.14'
L 16	N 00°14'54"E	51.24'	L 54	N 89°45'07"W	14.14'			
L 17	N 89°45'07"W	82.01'	L 55	N 00°14'54"E	18.86'			
L 18	S 00°14'54"W	102.47'	L 56	S 89°45'07"E	15.39'			
L 19	S 00°19'58"W	90.99'	L 57	S 00°14'54"W	6.86'			
L 20	S 23°20'02"W	23.51'	L 58	S 89°45'07"E	90.78'			
L 21	S 00°15'41"W	110.31'	L 59	N 00°14'54"E	10.00'			
L 22	S 89°45'07"E	65.47'	L 60	N 89°45'07"W	21.48'			
L 23	S 00°14'55"W	12.80'	L 61	N 00°14'53"E	12.11'			
L 24	N 89°45'07"W	82.87'	L 62	S 89°45'07"E	14.64'			
L 25	N 00°15'41"E	12.80'	L 63	S 00°14'53"W	2.11'			
L 26	S 89°45'07"E	17.40'	L 64	S 89°45'07"E	6.81'			
L 27	N 00°15'41"E	112.36'	L 65	N 00°14'54"E	143.89'			
L 28	N 23°20'32"E	23.51'	L 66	N 89°45'08"W	3.38'			
L 29	N 00°19'58"E	78.94'	L 67	N 00°14'54"E	11.66'			
L 30	N 89°44'52"W	188.00'	L 68	S 89°45'06"E	3.36'			
L 31	S 00°14'54"W	17.39'	L 69	N 00°14'54"E	45.95'			
L 32	N 89°44'52"W	12.80'	L 70	S 00°14'54"W	13.01'			
L 33	N 00°14'54"E	17.39'	L 71	N 89°45'07"W	103.43'			
L 34	N 89°44'52"W	172.36'	L 72	N 00°14'54"E	25.75'			
L 35	S 89°45'06"E	17.41'	L 73	S 89°45'07"E	10.00'			
L 36	S 00°14'54"W	12.83'	L 74	S 00°14'54"W	15.75'			
L 37	N 89°45'08"W	17.41'	L 75	S 89°45'07"E	83.43'			
L 38	S 00°14'54"W	62.15'	L 76	N 00°14'54"E	3.01'			
L 39	S 27°59'07"W	40.89'	L 77	N 89°45'07"W	1.06'			
L 40	S 82°00'53"E	18.03'	L 78	N 00°14'54"E	11.66'			
L 41	S 27°59'07"W	12.78'	L 79	S 89°45'07"E	11.08'			
L 42	N 82°00'53"W	18.03'	L 80	S 00°14'54"W	1.66'			
L 43	S 27°59'07"W	160.91'	L 81	S 89°45'07"E	131.45'			
L 44	S 00°14'54"W	22.07'	L 82	N 00°05'19"E	6.35'			
L 45	S 89°45'07"E	17.42'	L 83	S 89°45'07"E	11.08'			
L 46	S 00°14'54"W	12.80'	L 84	S 00°05'19"W	6.35'			
L 47	N 89°45'07"W	17.42'	L 85	S 89°45'07"E	142.11'			
L 48	S 00°14'54"W	168.54'	L 86	N 89°54'41"W	6.35'			
L 49	S 89°45'07"E	187.74'	L 87	N 00°14'54"E	11.08'			
L 50	N 00°14'54"E	17.81'	L 88	S 89°54'41"E	6.35'			
L 51	S 89°45'07"E	12.80'	L 89	N 00°14'54"E	46.88'			
L 52	S 00°14'54"W	17.81'	L 90	S 89°45'07"E	10.00'			
L 53	N 00°14'54"E	82.47'	L 91	S 00°05'50"E	30.00'			

I.R.Co. UTILITY EASEMENT DETAIL

C.O.V.B. UTILITY EASEMENT DETAIL



REVISIONS

NO.	DATE	DESCRIPTION
5	08/17/16	REVISE PER IRCO ATTORNEY
4	07/07/16	REVISE PER IRCO ATTORNEY
3	06/08/16	REVISE PER IRCO ATTORNEY
2	05/24/16	REVISE FINAL COMMENTS
1	05/11/16	REVISE PER STAFF COMMENTS

MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

SHEET 5 of 5

PREPARED BY: CHARLES H. BLANCHARD, PSM #5756
MERIDIAN LAND SURVEYORS LB #6905
DATE: 04/13/16
DATE OF PREPARATION: APR 2016