

SPIRIT OF SEBASTIAN PUD - POD 1B-1 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.

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-1, 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 FOLLOWS:

1. UTILITY EASEMENTS (U.E.):

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 EACH 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.

2. 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.

3. LANDSCAPE EASEMENTS:

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.

4. RECREATION TRACT 3:

RECREATION TRACT 3 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 WITNESS WHEREOF SPIRIT OF SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. VOTAW, IT'S MANAGER THIS _____ DAY, OF _____, 2024.

BY: _____

ROBERT J. VOTAW, MANAGER

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024 BY ROBERT J. VOTAW, AS MANAGER OF SPIRIT OF SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN OR PRODUCED IDENTIFICATION IN THE FORM OF _____.

NOTARIAL SEAL:

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

ACCEPTANCE OF UTILITY EASEMENTS (U.E.) BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024, THE UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

SUSAN ADAMS, CHAIRMAN

SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY

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

BY: _____

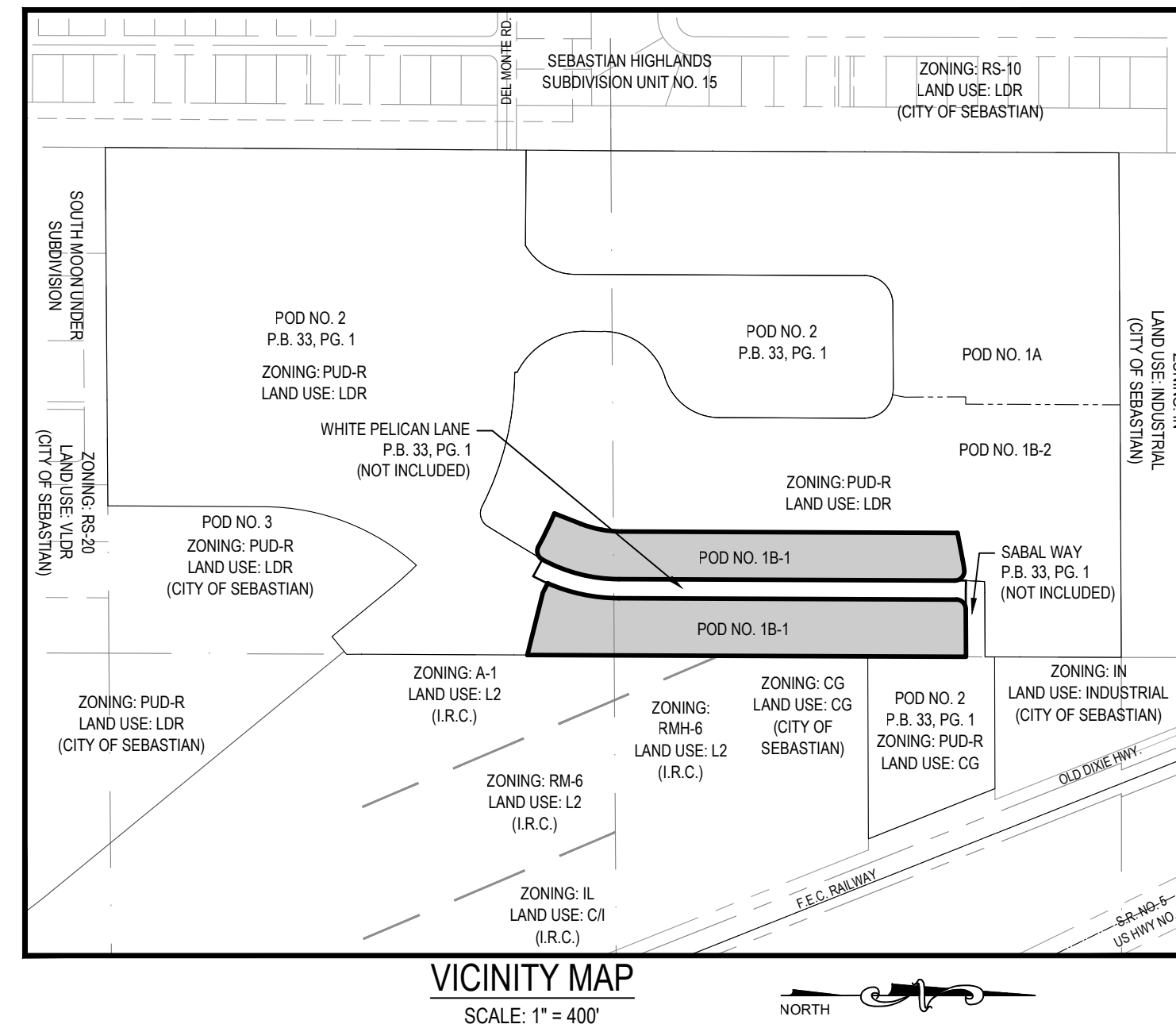
DEPUTY CLERK

CERTIFICATION OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED AS TO UTILITY EASEMENTS

BY: _____ DATE: _____

JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR



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 LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS AND RECREATION TRACT 3.

BY: _____

KAREN MECHLING, PRESIDENT

SPIRIT OF SEBASTIAN PROPERTY

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 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024 BY 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 OF _____.

NOTARIAL SEAL:

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF TITLE:

I, 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:

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

GOULD COOKSEY FENNEL, PLLC

979 BEACHLAND BLVD.

VERO BEACH, FL 32963

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-1 SUBDIVISION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, FOR 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:

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN AND ACCEPTED.

ED DODD, MAYOR

KAREN MILLER, P.E., CITY ENGINEER

JEANETTE WILLIAMS, M.M.C., CITY CLERK

JENNIFER COCKCROFT, CITY ATTORNEY

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-1 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 _____ DAY OF _____, 2024, AND RECORDED IN PLAT BOOK _____ PAGE _____, CLERK'S FILE NUMBER (CFN) _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. 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: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGMENT OF ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR 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. HE IS PERSONALLY KNOWN OR PRODUCED IDENTIFICATION IN THE FORM OF _____.

NOTARIAL SEAL:

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: NOVEMBER 8, 2024

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS

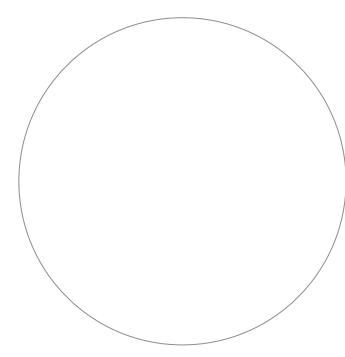
1708 21st. STREET

VERO BEACH, FLORIDA 32960

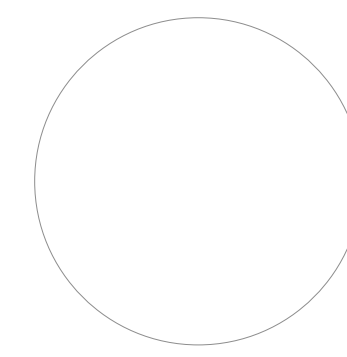
TEL.(772) 562-4191

FAX.(772) 562-7180

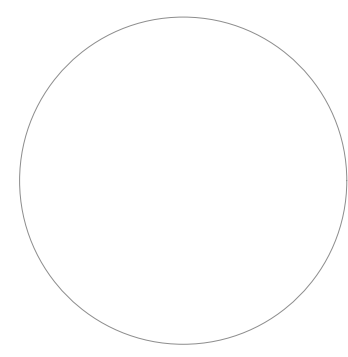
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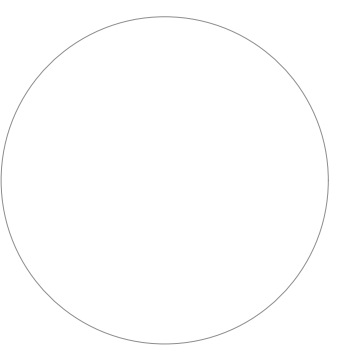
THE CITY OF
SEBASTIAN



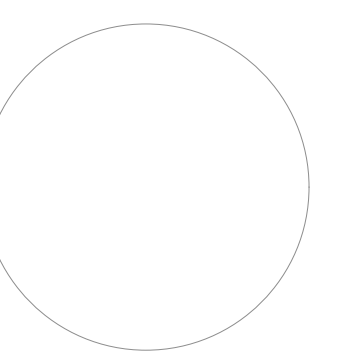
CLERK TO THE
BOARD OF COUNTY
COMMISSIONERS



CITY
SURVEYOR'S SEAL



SEAL OF CLERK OF
CIRCUIT COURT



PROJECT
SURVEYOR'S SEAL

REVISED: PER IRC ATTORNEY COMMENTS 11/06/2024, CLIENT COMMENTS, EBH 11/08/2024
REVISED: PER COS STAFF COMMENTS 09/25/2024, EBH 09/25/2024
REVISED: PER ATTORNEY COMMENTS BY VOICEMAIL 09/18/2024, EBH 09/18/2024

SPIRIT OF SEBASTIAN PUD - POD 1B-1

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-1 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) 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:

COMMENCING 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 407.59 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE 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, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 00° 13' 59" WEST, ALONG THE AFORESAID EAST LINE, A DISTANCE OF 923.50 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4); THENCE RUN SOUTH 00° 14' 40" WEST, ALONG THE EAST LINE OF THE AFOREMENTIONED NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4), A DISTANCE OF 227.76 FEET TO THE NORTH LINE OF RECREATION TRACT 1 AS SHOWN ON THE AFOREMENTIONED SPIRIT OF SEBASTIAN PUD - POD 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 76° 00' 54" WEST, ALONG SAID NORTH LINE OF RECREATION TRACT 1, A DISTANCE OF 168.16 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF RECREATION TRACT 1, RUN NORTH 63° 18' 19" WEST A DISTANCE OF 28.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF WHITE PELICAN LANE, 50 FOOT WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON THE AFORESAID SPIRIT OF SEBASTIAN PUD - POD 2, AND A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHWESTERLY, ALONG SAID EAST RIGHT OF WAY LINE, AND ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 05° 06' 17", SUBTENDED BY A CHORD BEARING OF SOUTH 25° 59' 53" WEST, A CHORD DISTANCE OF 42.31 FEET, AND AN ARC DISTANCE OF 42.32 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 61° 26' 58" WEST A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AFORESAID WHITE PELICAN LANE, AND POINT ON A NON-TANGENT CURVE; THENCE RUN WESTERLY 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 SOUTH 73° 38' 44" WEST, A CHORD DISTANCE OF 35.41 FEET, AND AN ARC DISTANCE OF 39.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 05° 46' 36", SUBTENDED BY A CHORD BEARING OF NORTH 64° 08' 51" WEST, A CHORD DISTANCE OF 96.24 FEET, AND AN ARC DISTANCE OF 96.28 FEET TO A POINT; THENCE RUN NORTH 21° 22' 56" EAST A DISTANCE OF 73.09 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY 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 NORTH 10° 48' 28" EAST, A CHORD DISTANCE OF 110.11 FEET, AND AN ARC DISTANCE OF 110.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 13' 59" EAST A DISTANCE OF 881.86 FEET; THENCE RUN NORTH 79° 17' 40" EAST A DISTANCE OF 71.36 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY 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 NORTH 80° 55' 11" EAST, A CHORD DISTANCE OF 26.94 FEET, AND AN ARC DISTANCE OF 26.95 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY 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 SOUTH 48° 36' 40" EAST, A CHORD DISTANCE OF 37.65 FEET AND AN ARC DISTANCE OF 42.62 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED WHITE PELICAN LANE, AND A POINT OF CUSP; THENCE RUN NORTH 00° 13' 59" EAST A DISTANCE OF 29.53 FEET; THENCE RUN SOUTH 88° 23' 40" EAST A DISTANCE OF 25.01 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE AFOREMENTIONED WHITE PELICAN LANE; THENCE RUN NORTH 89° 45' 13" EAST A DISTANCE OF 49.82 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF SABAL WAY; THENCE RUN NORTH 89° 48' 27" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE AFOREMENTIONED SABAL WAY AND WHITE PELICAN LANE RIGHT OF WAYS AS SHOWN ON SPIRIT OF SEBASTIAN PUD - POD 2, RECORDED IN PLAT BOOK 33, PAGE 1, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINING 310,395.62 SQUARE FEET OR 7.13 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.

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: NOVEMBER 8, 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 IRC ATTORNEY COMMENTS 11/06/2024, CLIENT COMMENTS, EBH 11/08/2024
REVISED: PER COS STAFF COMMENTS 09/25/2024, EBH 09/25/2024
REVISED: PER ATTORNEY COMMENTS BY VOICEMAIL 09/18/2024, EBH 09/18/2024

SPIRIT OF SEBASTIAN PUD - POD 1B-1

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): _____

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

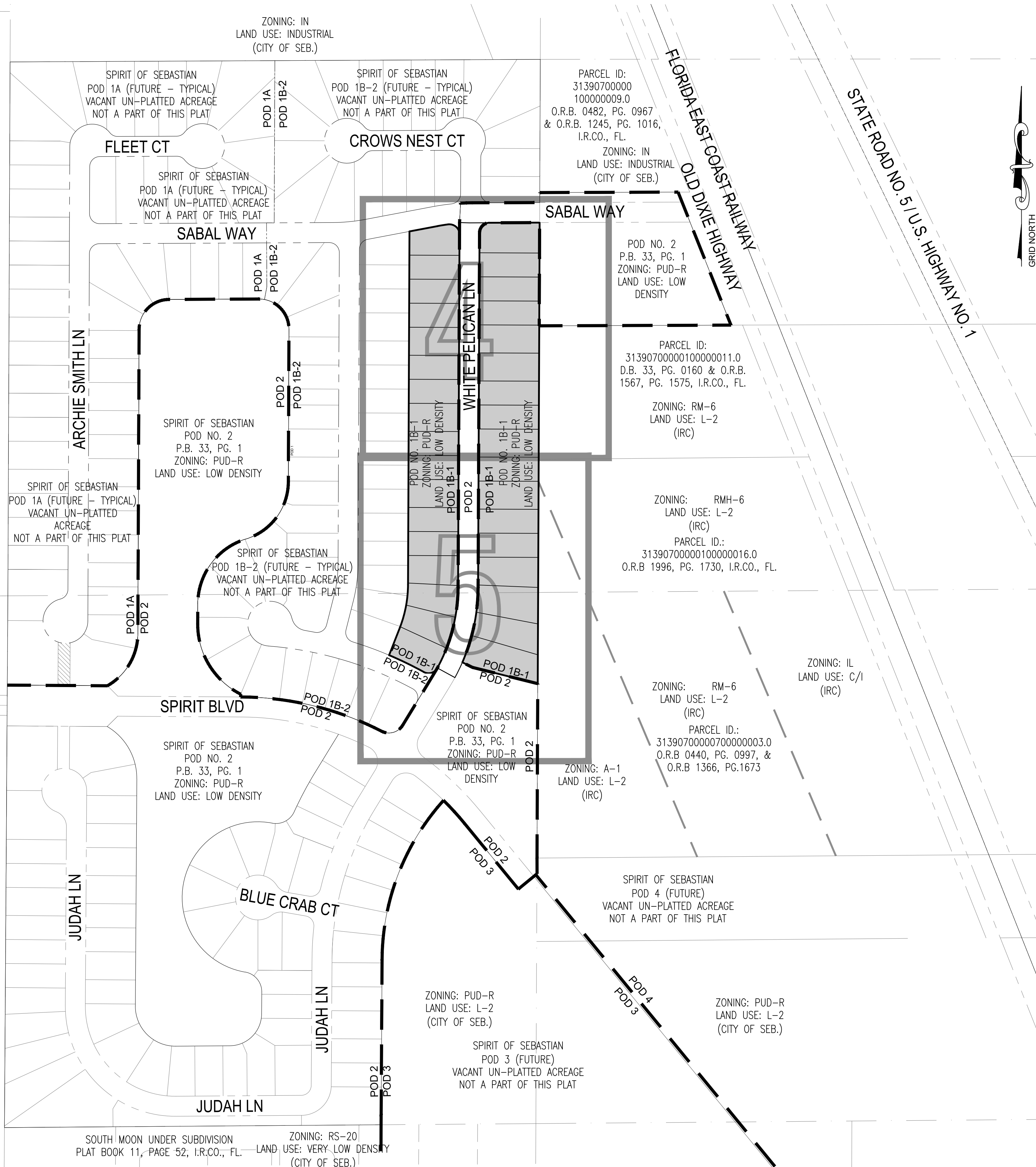
ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)

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.)

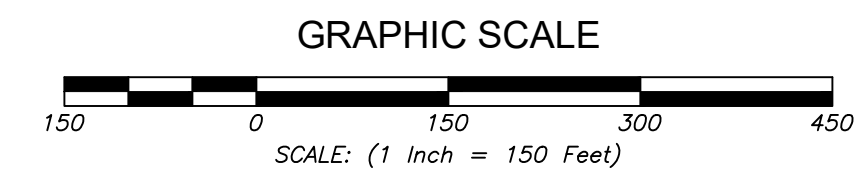
SEBASTIAN HIGHLANDS SUBDIVISION, UNIT No. 15
PLAT BOOK 8, PAGE 44, I.R.CO., FL.

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



LEGEND

| | | | |
|----------------|---|-------------|--|
| ASSOC. ID. | ASSOCIATES IDENTIFICATION | ⊕ | BENCH MARK SYMBOL |
| I.R.CO., FL. | INDIAN RIVER COUNTY, FLORIDA | 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") |
| I.R.F.CO., SD. | INDIAN RIVER FARMS COMPANY SUBDIVISION | 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") |
| I.R.F.W.C.D. | INDIAN RIVER FARMS WATER CONTROL DISTRICT | FD.R.C. ○ | "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) |
| PG. | PAGE | P.C.P. ● | "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.R.M. ■ | "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205") |
| P.B. | PLAT BOOK | S.R.C. ● | "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.) |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | S.R.W.C. ● | "SET REBAR AND WITNESS CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB 205" |
| P.O.B. | POINT OF BEGINNING | | |
| P.O.C. | POINT OF COMMENCEMENT | | |
| R.O.W. | RIGHT-OF-WAY | | |
| (P) | RECORD PLAT DATA | | |
| S.R.C. | SET REBAR AND CAP | | |
| S.F. | SQUARE FEET | | |
| S.L.CO., FL. | ST. LUCIE COUNTY, FLORIDA 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 | | |



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: NOVEMBER 8, 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

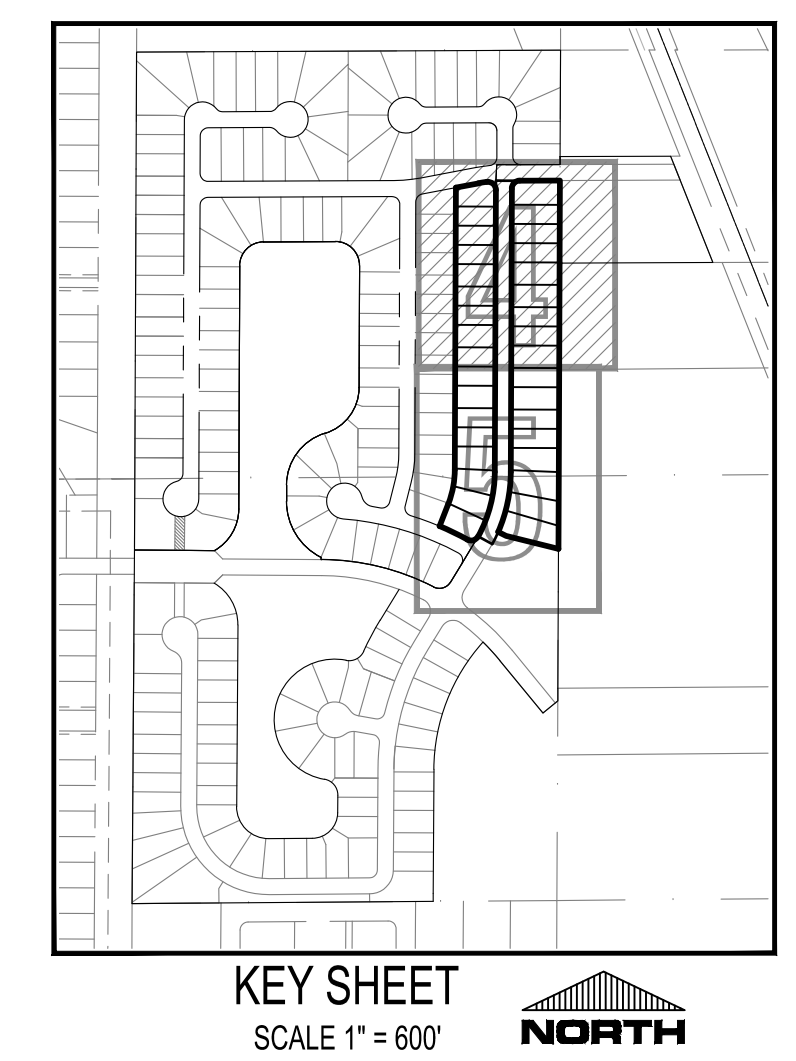
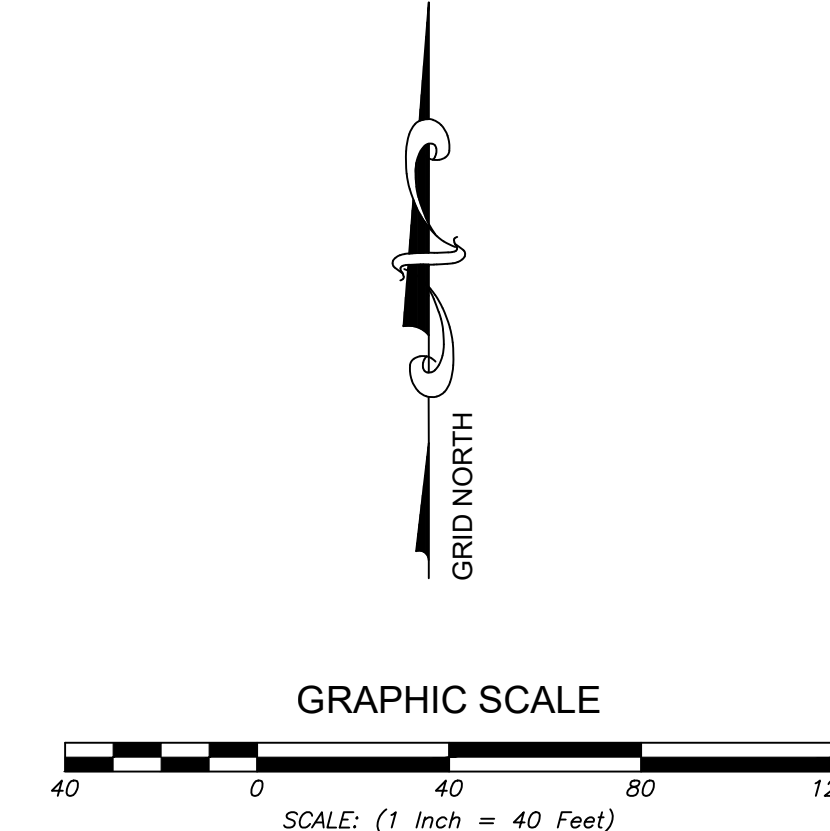
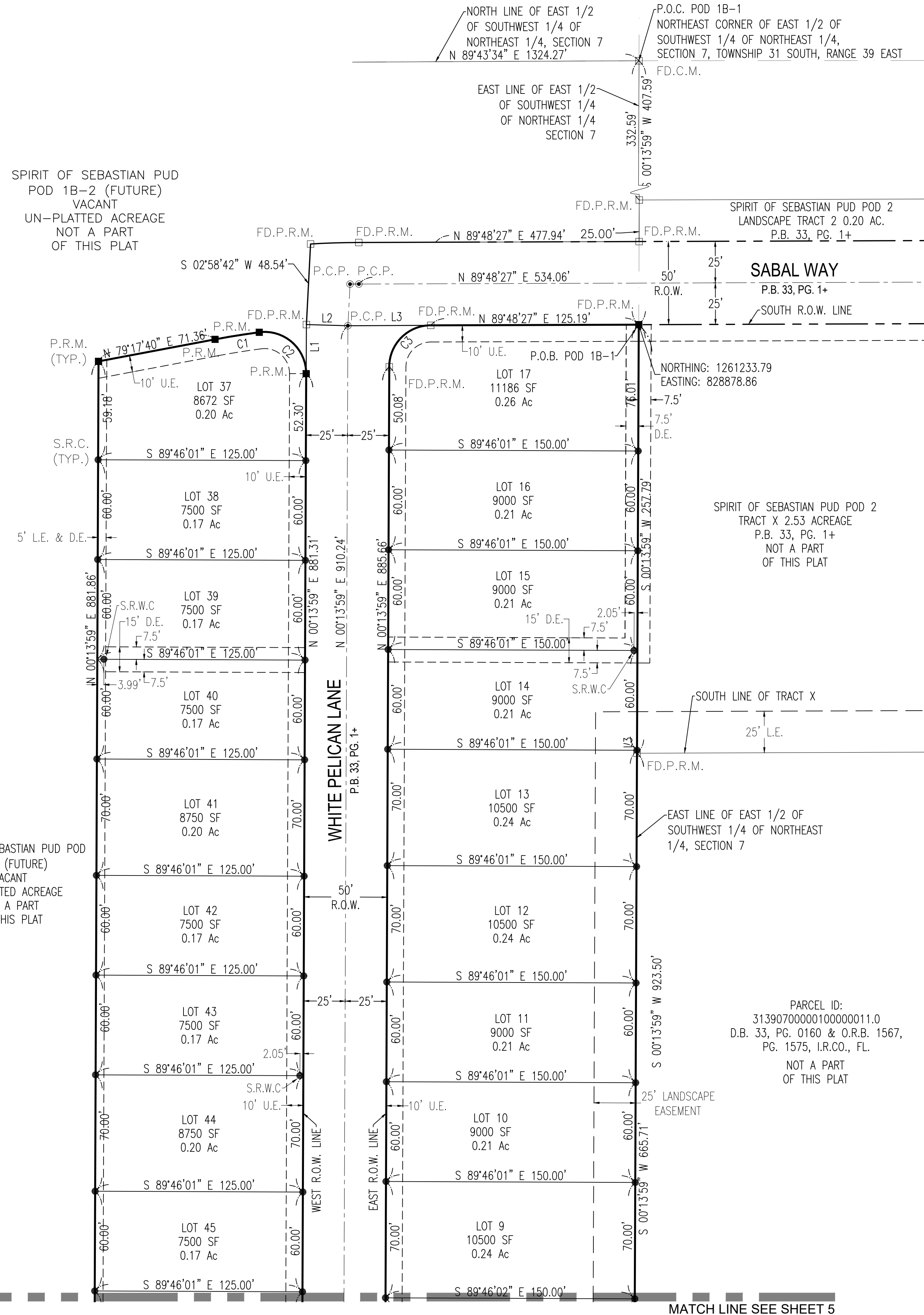
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REVISOR: PER ATTORNEY COMMENTS BY VOICEMAIL 09/18/2024, EBH 09/18/2024

SPIRIT OF SEBASTIAN PUD - POD 1B-1

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



LEGEND

- | | | |
|--|--|--------------------------|
| <p>ASSOC. ID. ASSOCIATES 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>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")</p> <p>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> <p>FD.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)</p> <p>P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"</p> <p>P.R.M. "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")</p> <p>S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)</p> <p>S.R.W.C. "SET REBAR AND WITNESS CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB 205"</p> | <p>BENCH MARK SYMBOL</p> |
|--|--|--------------------------|

| CURVE TABLE | | | | | |
|-------------|--------|---------|-------------|---------------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BRG. | CHORD DIST. |
| C1 | 26.95' | 475.00' | 3° 15' 02" | N80° 55' 11"E | 26.94' |
| C2 | 42.62' | 25.00' | 97° 41' 17" | S48° 36' 40"E | 37.65' |
| C3 | 39.08' | 25.00' | 89° 34' 28" | N45° 01' 13"E | 35.22' |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 29.53' | N00° 13' 59"E |
| L2 | 25.01' | S88° 23' 40"E |
| L3 | 49.82' | N89° 45' 13"E |

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: NOVEMBER 8, 2024
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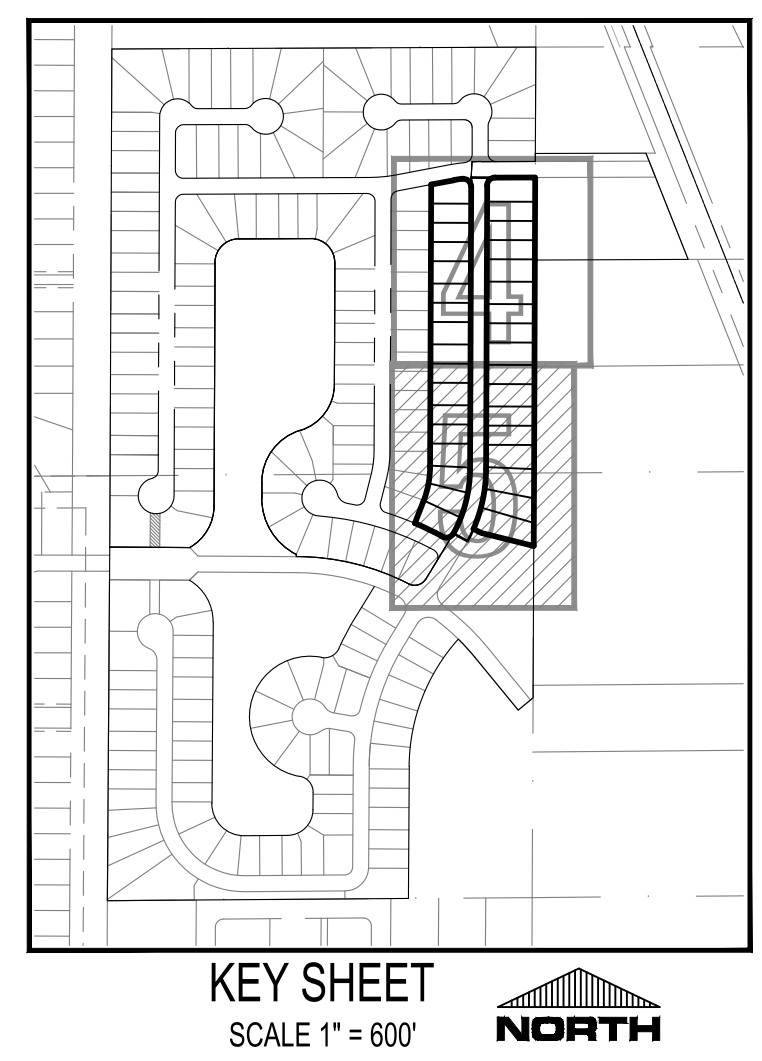
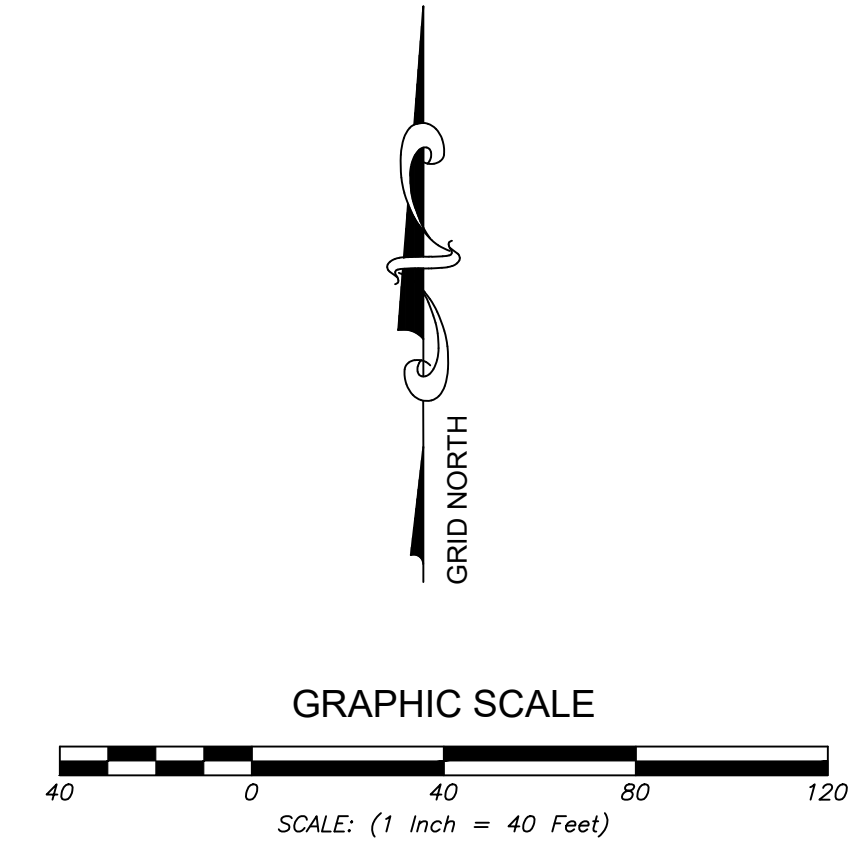
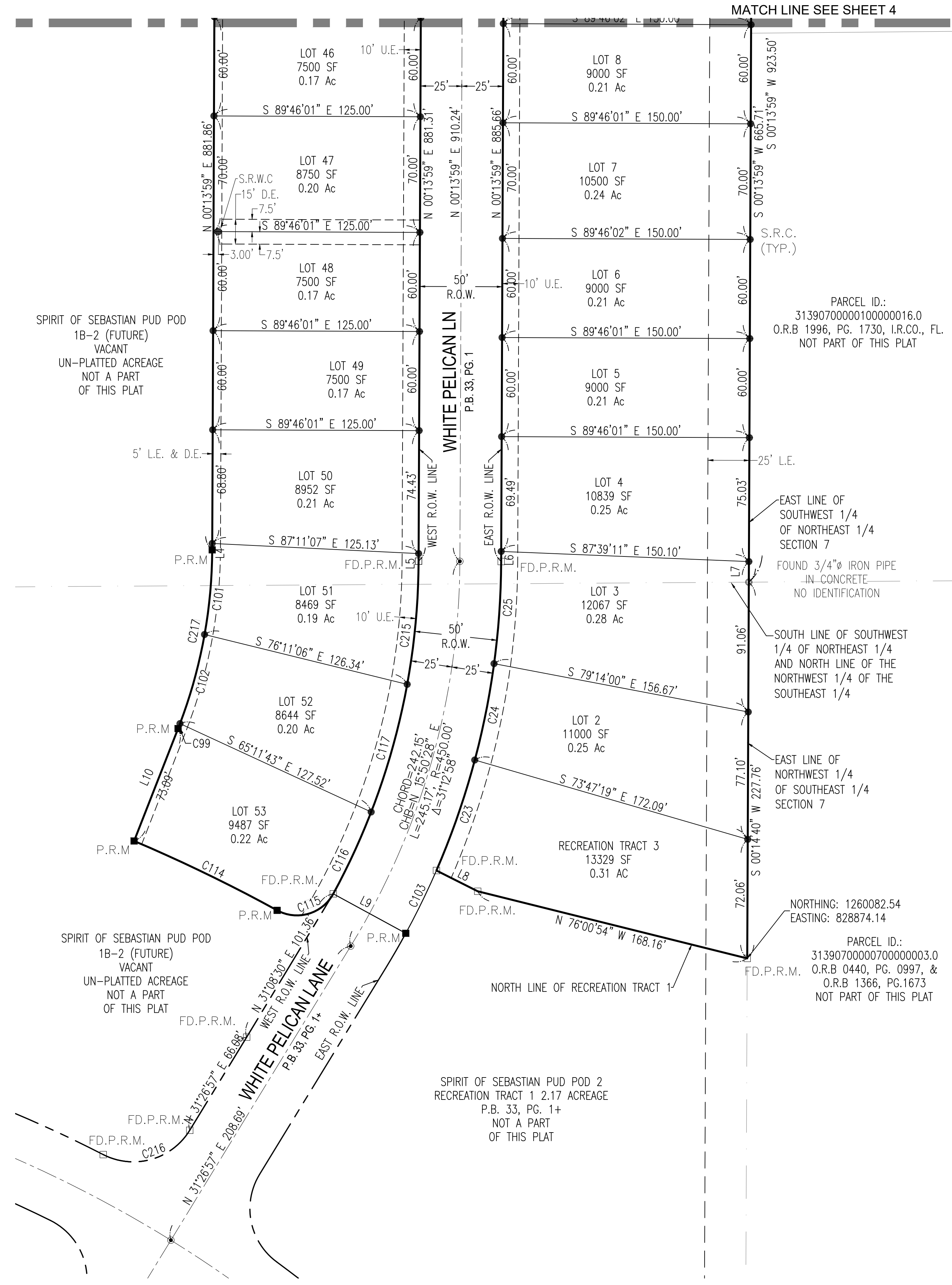
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SPIRIT OF SEBASTIAN PUD - POD 1B-1

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LEGEND

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|--|--|

| CURVE TABLE | | | | | |
|-------------|---------|---------|-------------|---------------|-------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BRG. | CHORD DIST. |
| C23 | 70.88' | 475.00' | 8° 32' 59" | N19° 10' 15"E | 70.81' |
| C24 | 59.52' | 475.00' | 7° 10' 45" | N11° 18' 23"E | 59.48' |
| C25 | 62.04' | 475.00' | 7° 29' 02" | N3° 58' 30"E | 62.00' |
| C99 | 3.19' | 300.00' | 0° 36' 31" | N21° 04' 41"E | 3.19' |
| C101 | 51.50' | 300.00' | 9° 50' 05" | N5° 09' 01"E | 51.43' |
| C102 | 56.06' | 300.00' | 10° 42' 21" | N15° 25' 15"E | 55.97' |
| C103 | 42.32' | 475.00' | 5° 06' 17" | S25° 59' 53"W | 42.31' |
| C114 | 96.28' | 955.00' | 5° 46' 36" | N64° 08' 51"W | 96.24' |
| C115 | 39.35' | 25.00' | 90° 11' 25" | S73° 38' 44"W | 35.41' |
| C116 | 54.63' | 425.00' | 7° 21' 56" | N24° 52' 04"E | 54.60' |
| C117 | 80.43' | 425.00' | 10° 50' 34" | N15° 45' 49"E | 80.31' |
| C215 | 74.99' | 425.00' | 10° 06' 33" | N5° 17' 15"E | 74.89' |
| C216 | 59.85' | 40.00' | 85° 43' 19" | N74° 18' 36"E | 54.42' |
| C217 | 110.74' | 300.00' | 21° 08' 58" | N10° 48' 28"E | 110.11' |

| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | DIRECTION |
| L4 | 3.89' | N00° 13' 59"E |
| L5 | 4.57' | S00° 13' 59"W |
| L6 | 6.09' | N00° 13' 59"E |
| L7 | 12.46' | S00° 13' 59"W |
| L8 | 28.00' | N63° 18' 19"W |
| L9 | 50.00' | N61° 26' 58"W |
| L10 | 73.09' | N21° 22' 56"E |

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
 DATE: NOVEMBER 8, 2024
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