

**Legal Description and Sketch  
for an Utility Easement Abandonment  
Point West East Village Site  
Section 7, Township 33, South, Range 39 East  
Indian River County, Florida**

Sheet 2 of 2

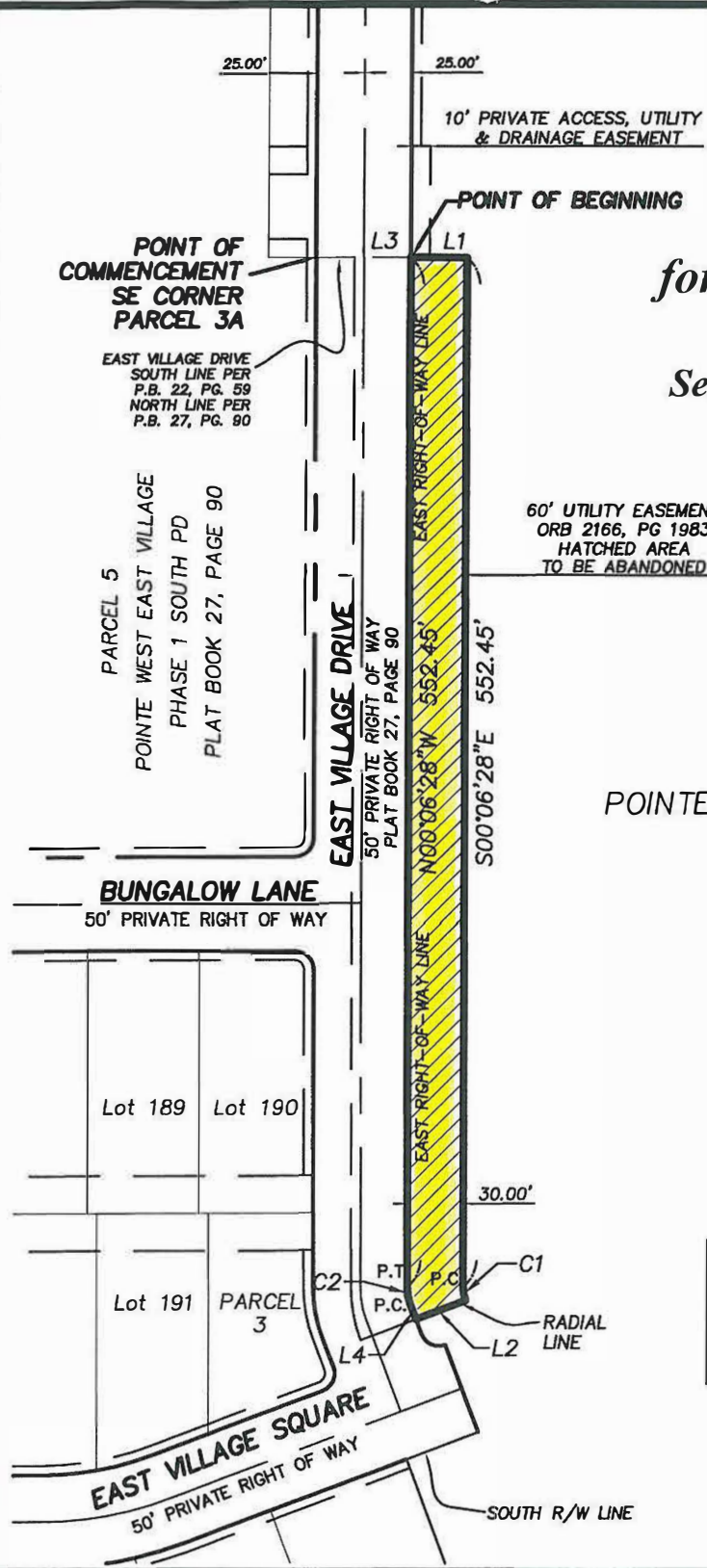
Not Valid Without All Sheets



PARCEL B  
POINTE WEST EAST VILLAGE PHASE I, PD  
PLAT BOOK 22, PAGE 59

Line Table		
Line #	Length	Direction
L1	30.00'	N89° 53' 32"E
L2	28.40'	S69° 17' 32"W
L3	50.00'	N89° 53' 32"E
L4	8.80'	N20° 42' 28"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	CHB
C1	7.19'	20.00'	020°36'00"	7.19'	S10°24'28"E
C2	8.99'	25.00'	020°36'00"	8.99'	N10°24'28"W



SKETCH OF LEGAL DESCRIPTION  
"This is NOT a Boundary Survey"

Drawn by: CJG	Checked by: DT	File name 7036.PLT	Date 09/21/2017	Scale 1"=100'	Drawing Name 7036PLATLEGAL
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**Masteller, Moler & Taylor, Inc.**

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960  
Phone: (772) 564-8050 Fax: (772) 794-0647

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

*David Taylor*

DAVID TAYLOR P.L.S. 5243

# POINTE WEST EAST VILLAGE, P H A S E 1 SOUTH PD

BEING A REPLAT OF PARCEL A OF THE PLAT OF POINTE WEST EAST VILLAGE PHASE 1 PD AS RECORDED IN PLAT BOGK 22, PAGE 59, PUBLIC RECORDS INDIAN RIVER COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.



PLAT BOOK 27  
PAGE 91  
DOCKET NO. 31201600  
18105



TRACT "G-5"  
POINTE WEST EAST  
VILLAGE PHASE 1 PD  
PB 22, PG 59

14TH LANE  
50' PRIVATE RIGHT OF WAY  
CM FD  
NO ID

TRACT "G-6"  
POINTE WEST EAST  
VILLAGE PHASE 1 PD  
PB 22, PG 59

THIS INSTRUMENT WAS PREPARED  
BY DAVID TAYLOR FOR  
MASTELLER, MOLER & TAYLOR INC.  
1655 27TH STREET, SUITE 2,  
VERO BEACH, FL.  
CERTIFICATE OF AUTHORIZATION  
NO. LB 4644  
PHONE 772-564-8050  
FAX 772-794-0647  
ORIGINAL PREPARATION DATE:  
11/06/15

GENERAL NOTES  
SEE SHEET 4 OF 6 FOR GENERAL NOTES.

REVISIONS	DATE
DATE OF PREPARATION	11/06/15
PER COUNTY COMMENTS	12/21/15
PER COUNTY COMMENTS	01/21/16

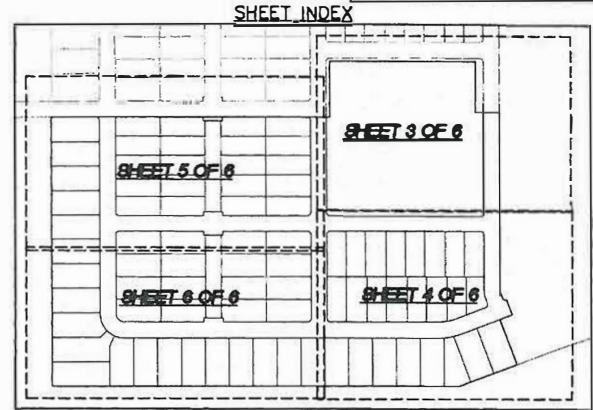
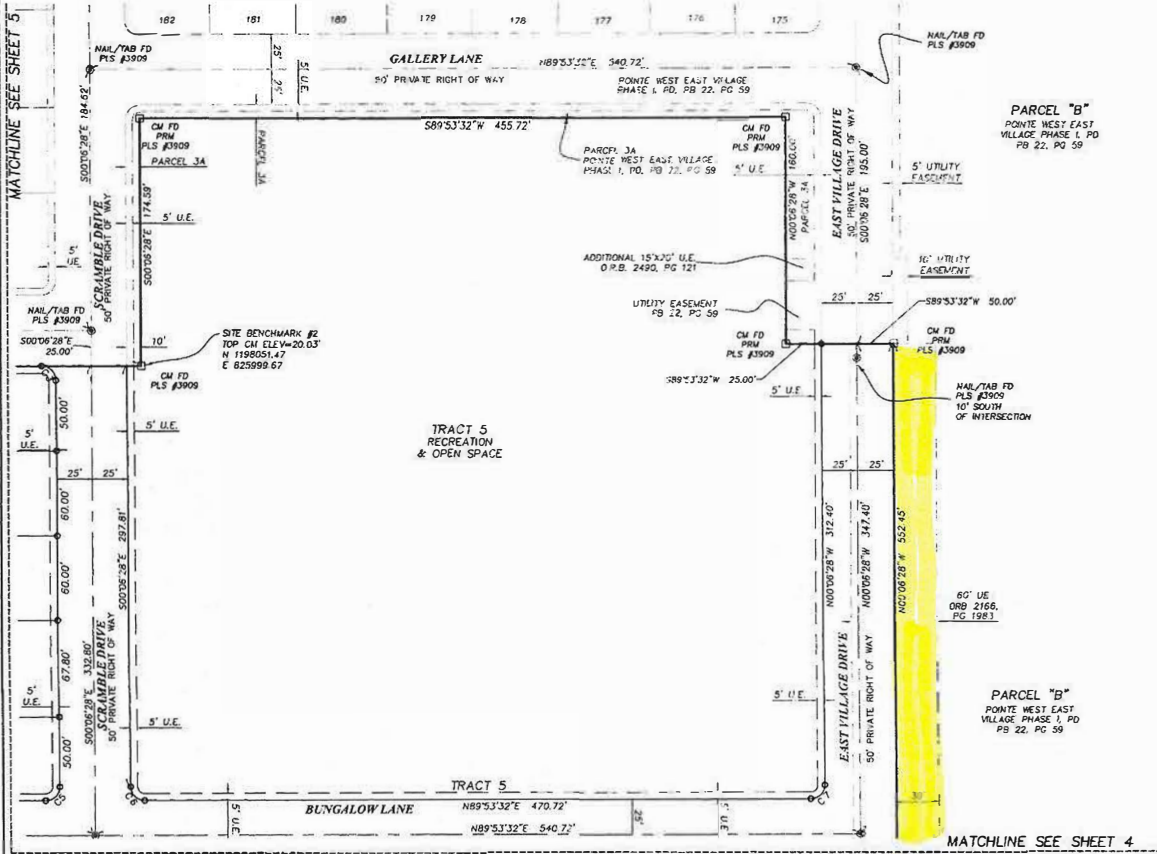




# POINTE WEST EAST VILLAGE, P H A S E 1 SOUTH PD

BEING A REPLAT OF PARCEL A OF THE PLAT OF POINTE WEST EAST VILLAGE PHASE 1 PD AS RECORDED IN PLAT BOOK 22, PAGE 59, PUBLIC RECORDS INDIAN RIVER COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 27  
 PAGE 92  
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18105



### ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT ASSC
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- OR3 OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PBC PLAT BOOK (ST. LUCIE COUNTY)
- PG PAGE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- P.A.U.&D.E. PRIVATE ACCESS, UTILITY & DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT

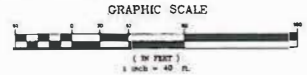
THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER & TAYLOR INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647 ORIGINAL PREPARATION DATE: 11/06/15

REVISIONS	DATE
DATE OF PREPARATION	11/06/15
PER COUNTY COMMENTS	12/21/15
PER COUNTY COMMENTS	01/21/16

### GENERAL NOTES

NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG	CHORD
C3	90°01'00"	13.71	10.00	N43°06'36" W	14.14
C6	90°00'00"	13.71	10.00	N44°5'13.7" E	14.14
C6	90°00'00"	13.71	10.00	S45°06'28" E	14.14
C7	90°00'00"	13.71	10.00	N44°53'32" E	14.14



NOTE: PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, 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.

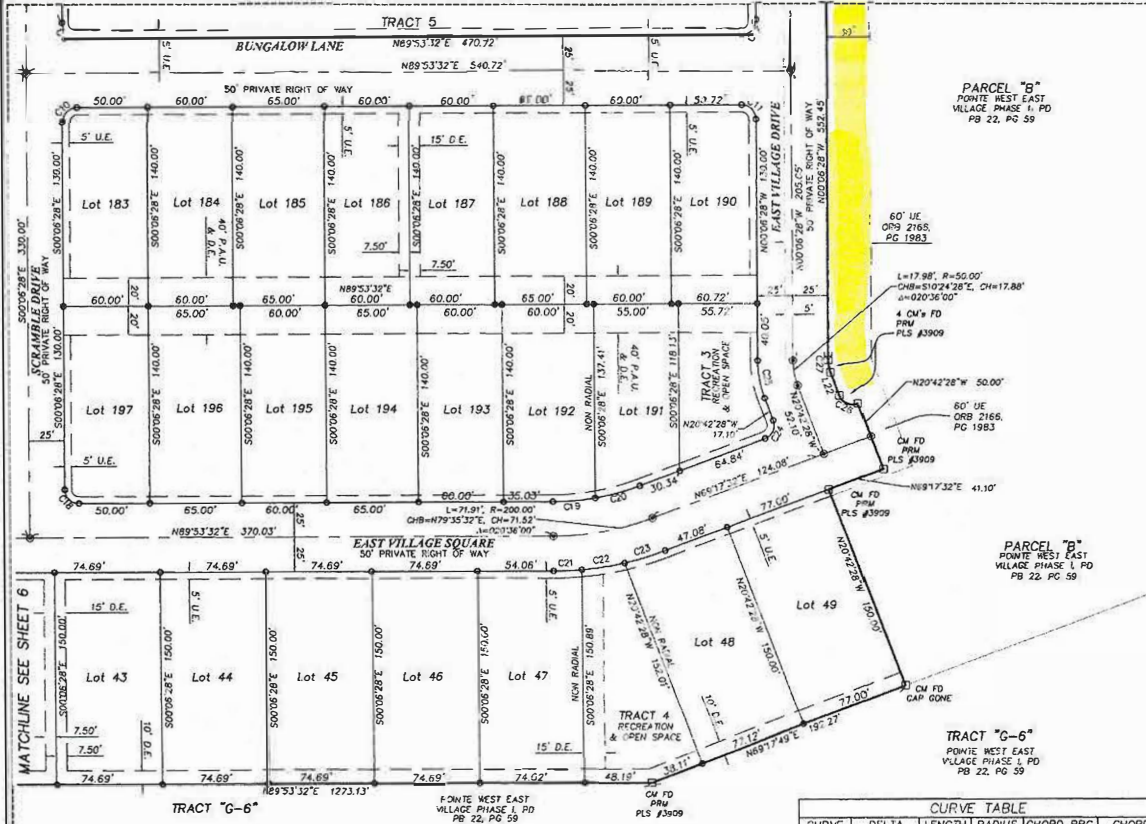


# POINTE WEST EAST VILLAGE, PHASE 1 SOUTH PD

BEING A REPLAT OF PARCEL A OF THE PLAT OF POINTE WEST EAST VILLAGE PHASE 1 PD AS RECORDED IN PLAT BOOK 22, PAGE 59, PUBLIC RECORDS INDIAN RIVER COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

MATCHLINE SEE SHEET 3

PLAT BOOK 27  
PAGE 93  
DOCKET NO. 31201600  
18105



- ### GENERAL NOTES
- BEARINGS ARE BASED ON THE GRID BEARING OF N89°52'32"E ALONG THE NORTH LINE PARCEL A, POINTE WEST EAST VILLAGE PHASE 1 PD.
  - NOTICE:** NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN DRAINAGE AND/OR UTILITY EASEMENTS WITHOUT COUNTY APPROVAL.
  - 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER F.E.M.A. MAP #1206100238 H, DATED 12-4-2012.
  - DECLARATION OF COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1319, PAGE 950, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
  - ALL PRM'S, POP'S AND LOT CORNERS HAVE BEEN SET PER FLORIDA STATUTES.
  - NOTICE:** ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.
  - ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM, 1988 (N.A.V.D., 1988). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE IS INDIAN RIVER COUNTY BENCHMARK NUMBER 122022. SITE BENCHMARKS ARE SHOWN ON SHEET 2 OF 6.
  - ALL CURVILINEAR LOT LINES SHOWN HEREON ARE RADIAL TO THE CURVE, UNLESS NOTED.
  - NOTICE:** 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 SAME IF ANY EXISTS. CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, ORANGE JASMINE, CHINESE BOX ORANGE AND SURINAM CHERRY.
  - THE STATE PLANE COORDINATES AS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983, 2011 ADJUSTMENT, AND WERE DEVELOPED USING A REAL TIME GLOBAL POSITIONING SYSTEM FROM THE INDIAN RIVER COUNTY DENSIFICATION PROJECT AS FOLLOWS:  
GPS #47 N 1204261.25 E 624726.37  
GPS #48 N 1202016.42 E 624719.94

### SHEET INDEX



LINE	LENGTH	BEARING
L22	17.10	N 20° 42' 28" W

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### LEGEND

- P.R.M.=4"x4"x24" CONCRETE MONUMENT FOUND AND STAMPED "PRM PLS 3909" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "PWS #5243" SET UNLESS NOTED.
- LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD, 15" LONG, AND CAP STAMPED "L2 4644"
- LOT CORNERS TO BE MONUMENTED WITH A 1" NAIL & TAB STAMPED "PSM 5243"

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CHORD
C6	89°00'00"	15.71	10.00	S45°06'28"E	14.14
C7	90°00'00"	15.71	10.00	N44°53'32"W	14.14
C10	90°00'00"	15.71	10.00	S44°53'32"W	14.14
C11	90°00'00"	15.71	10.00	N45°06'28"E	14.14
C16	90°00'00"	15.71	10.00	S45°06'28"E	14.14
C19	9°51'44"	30.12	175.00	N84°57'40"E	30.09
C20	10°44'16"	32.80	175.00	N74°39'40"E	32.75
C21	5°05'28"	18.99	225.00	N87°20'49"E	18.98
C22	7°50'12"	30.77	225.00	N80°53'00"E	30.75
C23	7°40'22"	30.13	225.00	N72°10'35"E	30.11
C24	90°00'00"	15.71	10.00	N24°17'32"E	14.14
C25	20°16'00"	26.97	75.00	S10°24'28"E	26.82
C28	90°00'00"	15.71	10.00	S85°42'28"E	14.14
C29	20°16'00"	8.99	25.00	S10°24'28"E	8.94

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### GRAPHIC SCALE



### ABBREVIATIONS

SEE SHEET 3 OF 6 FOR ABBREVIATIONS

DATE	REVISIONS
11/06/15	DATE OF PREPARATION
12/21/15	PER COUNTY COMMENTS
01/21/16	PER COUNTY COMMENTS