

ORCHID RESERVE VILLAS

A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA,
BEING A REPLAT OF ORCHID RESERVE AS RECORDED IN PLAT BOOK 23, PAGE 53, INDIAN RIVER COUNTY, FLORIDA
AND ABANDONED PER INDIAN RIVER COUNTY RESOLUTION #2023-075, PER OFFICIAL RECORD BOOK 3669, PAGE 1476
PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF BREVARD

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE LANDS SHOWN HEREON AS ORCHID RESERVE VILLAS, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) STREETS AND RIGHTS-OF-WAY (TRACT R/W):

ALL STREETS AND RIGHTS-OF-WAY, TRACT R/W AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT 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) OPEN SPACE AND STORMWATER MANAGEMENT TRACTS "B", "D", "E", "F", "H", "I", "J", "K" AND "L":

OPEN SPACE AND STORMWATER MANAGEMENT TRACTS "B", "D", "E", "F", "H", "I", "J", "K" AND "L" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, LANDSCAPING, IRRIGATION, RECREATION AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO INDIAN RIVER COUNTY.

3) CONSERVATION TRACT A:

THE CONSERVATION "TRACT A" AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. A CONSERVATION EASEMENT ON TRACT A AS SHOWN ON THIS PLAT AND RECORDED IN OFFICIAL RECORD BOOK 2106, PAGE 952, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA IS DEDICATED IN PERPETUITY TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUTES (2023), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

4) STORMWATER MANAGEMENT TRACT C AND LAKE MAINTENANCE EASEMENTS:

THE STORMWATER MANAGEMENT "TRACT C" AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., INDIAN RIVER COUNTY IS GRANTED 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 ENTRY UPON THIS TRACT AND EASEMENT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

5) RECREATION TRACT G:

THE RECREATION "TRACT G" AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO INDIAN RIVER COUNTY.

6) 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.

7) DRAINAGE EASEMENTS (D.E.):

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID RESERVE PROPERTY OWNERS 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.

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

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.

9) SIDEWALK EASEMENT AND DRAINAGE EASEMENT:

THE SIDEWALK EASEMENT AND DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND THE CONSTRUCTION OF AND MAINTENANCE OF SIDEWALK AND DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, THE ABOVE NAMED D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER THIS DAY OF , 2024.

BY: JOHNNY LYNCH, III
ASSISTANT SECRETARY, D.R. HORTON, INC.

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF , 2024. BY JOHNNY LYNCH III, THE ASSISTANT SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID ENTITY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, WITH FULL AUTHORITY TO DO SO, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR PRODUCED IDENTIFICATION IN THE FORM OF

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: 1/23/24

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2202, PAGE 278 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AS AMENDED PURSUANT TO OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ACCEPTANCE OF DEDICATIONS:

ORCHID RESERVE PROPERTY OWNERS 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-WAYS TRACT "R/W", OPEN SPACE AND STORMWATER MANAGEMENT TRACTS "B", "D", "E", "F", "H", "I", "J", "K" AND "L", CONSERVATION TRACT "A", STORMWATER MANAGEMENT TRACT "C", LAKE MAINTENANCE EASEMENTS, RECREATION "TRACT G", SIDEWALK EASEMENT AND DRAINAGE EASEMENTS.

ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.

WITNESS: _____
PRINTED NAME: _____

BY: SONJA PEDRETTI, PRESIDENT

WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS THE DAY OF , 2024, BY SONJA PEDRETTI, PRESIDENT OF ORCHID RESERVE PROPERTY OWNERS 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: _____

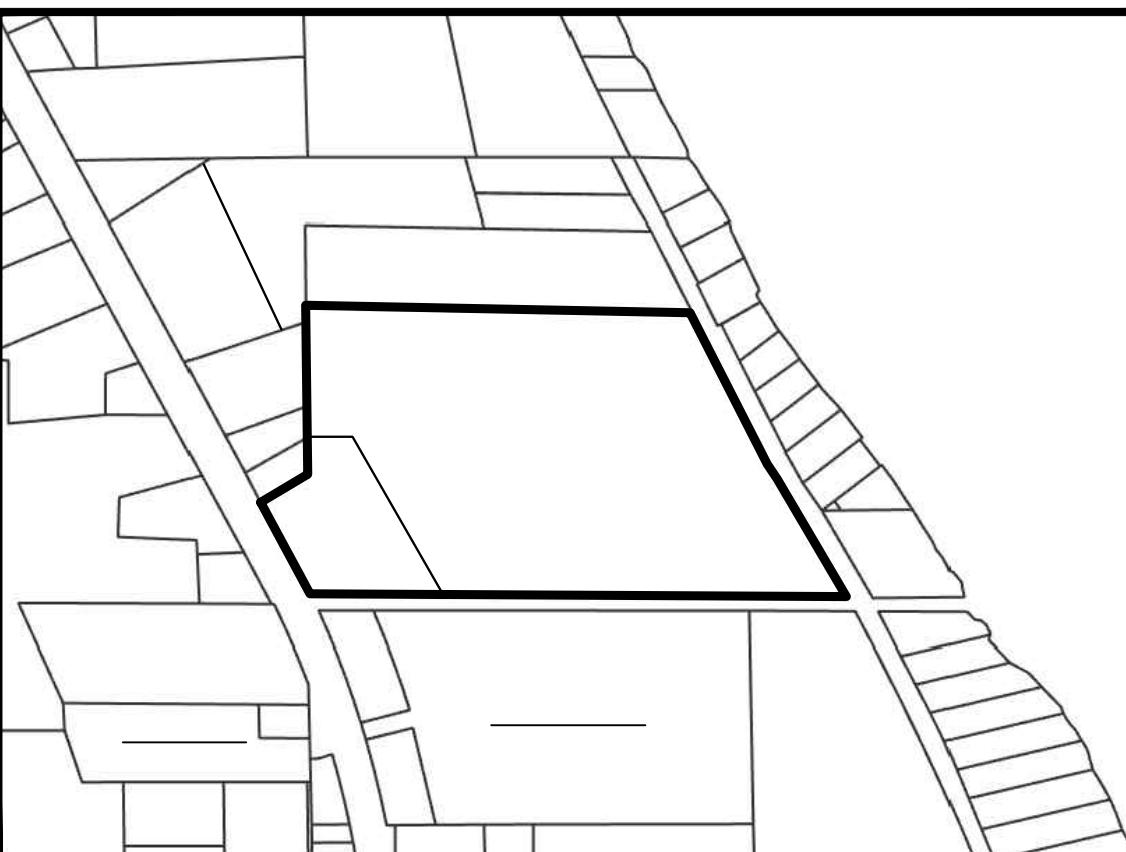
NOTARY SEAL

A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 31, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING A REPLAT OF ORCHID RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 53, INDIAN RIVER COUNTY, FLORIDA AND ABANDONED PER INDIAN RIVER COUNTY RESOLUTION 2023-075, AND RECORDED IN OFFICIAL RECORD BOOK 3669, PAGE 1476 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00°41'34" WEST, A DISTANCE OF 2644.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, ALSO BEING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, SOUTH 89°42'26" EAST A DISTANCE OF 23.34 FEET TO A POINT ON EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 88010-2208, ALSO KNOWN AS U. S. HIGHWAY NO. 1, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, THE RADIUS POINT TO WHICH BEARS SOUTH 64°08'08" WEST; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY AND ALONG SAID CURVE, HAVING A RADIUS OF 2944.24 FEET, THROUGH A CENTRAL ANGLE OF 00°26'04", FOR AN ARC DISTANCE OF 22.32 FEET TO A POINT ON SAID CURVE, THE RADIUS POINT TO WHICH BEARS SOUTH 63°42'04" WEST, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTHEASTERLY ALONG THE SAID EAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5 AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2944.24 FEET, THROUGH A CENTRAL ANGLE OF 0214°24", FOR AN ARC DISTANCE OF 115.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY OF STATE ROAD NO. 5, NORTH 28°33'39" WEST A DISTANCE OF 195.41 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 3, BLOCK 4, WALLS TERRACE AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG THE SAID SOUTH LINE OF LOT 3, NORTH 59°42'17" EAST, A DISTANCE OF 162.60 FEET TO THE EAST LINE OF SAID WALLS TERRACE SUBDIVISION; THENCE ALONG SAID EAST LINE OF SAID WALLS TERRACE SUBDIVISION AND ALONG THE EAST LINE OF THE REPLAT OF WALLS TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 46 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, NORTH 00°34'16" WEST A DISTANCE OF 501.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 440.00 FEET OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID SOUTH LINE OF THE NORTH 440.00 FEET OF GOVERNMENT LOT 2, SOUTH 89°07'01" EAST A DISTANCE OF 1139.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MASSEY ROAD, ALSO KNOWN AS 44TH AVENUE, AS DESCRIBED IN OFFICIAL RECORD BOOK 2116, PAGE 1357 OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY OF MASSEY ROAD, SOUTH 26°52'47" EAST A DISTANCE OF 460.83 FEET TO A POINT ON THE MONUMENTED SOUTH LINE OF THE NORTH 880.00 FEET OF SAID GOVERNMENT LOT 2; THENCE ALONG SAID SOUTH LINE, NORTH 89°32'19" EAST A DISTANCE OF 6.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MASSEY ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 270, PAGE 407 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 26°57'24" EAST A DISTANCE OF 48.32 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 29°45'04" EAST A DISTANCE OF 194.64 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 20.00 FEET OF GOVERNMENT LOT 2; THENCE ALONG THE SAID NORTH LINE OF THE SOUTH 20.00 FEET OF GOVERNMENT LOT 2, NORTH 89°42'26" WEST A DISTANCE OF 1599.72 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, CONTAINING 27.17 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOCATION MAP (NOT TO SCALE)



PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

CERTIFICATE OF TITLE

I, JENNIFER LAWTON MARQUINA, A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF D. R. HORTON, INC., A DELAWARE CORPORATION, AND APPARENT RECORD TITLE IS HELD BY D.R. HORTON, INC., A DELAWARE CORPORATION, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192 FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREON DESCRIBED PROPERTY EXCEPT AS IDENTIFIED BELOW:

1. CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2106, PAGE 952.
2. PERPETUAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3608, PAGE 226.
3. PERPETUAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3608, PAGE 237.
4. DECLARATION FOR ORCHID RESERVE RECORDED IN OFFICIAL RECORDS BOOK 2202, PAGE 278 AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2219, PAGE 938 AS AFFECTED BY THAT CERTAIN ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 2299, PAGE 1554 AND THAT CERTAIN ASSIGNMENT OF DECLARANT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 3620, PAGE 1216.
5. NOTICE OF COMMENCEMENT RECORDED JANUARY 08, 2024 IN OFFICIAL RECORDS BOOK 3671, PAGE 2201.

ALL RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: FLORIDA BAR NO. 0668230

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 JULY 17, 2023, 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, 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 913, 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 FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: DAVID TAYLOR, PSM
FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER

DATED: 1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960
MASTERL, MOLER & TAYLOR, INC.
CERTIFICATE OF AUTHORIZATION #4644

COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF ORCHID RESERVE VILLAS, HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

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

DATE: _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON , 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE LIMITED ACCESS EASEMENTS AND UTILITY EASEMENTS ARE HEREBY ACCEPTED.

BY: SUSAN P. ADAMS
CHAIRMAN OF THE BOARD

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

</div

ORCHID RESERVE VILLAS

A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA,
BEING A REPLAT OF ORCHID RESERVE AS RECORDED IN PLAT BOOK 23, PAGE 53, INDIAN RIVER COUNTY, FLORIDA
AND ABANDONED PER INDIAN RIVER COUNTY RESOLUTION #2023-075, PER OFFICIAL RECORD BOOK 3669, PAGE 1476
PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN):

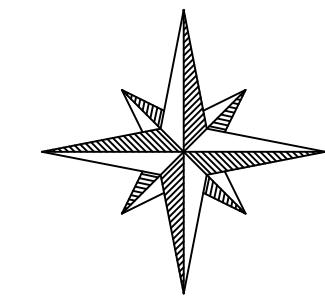
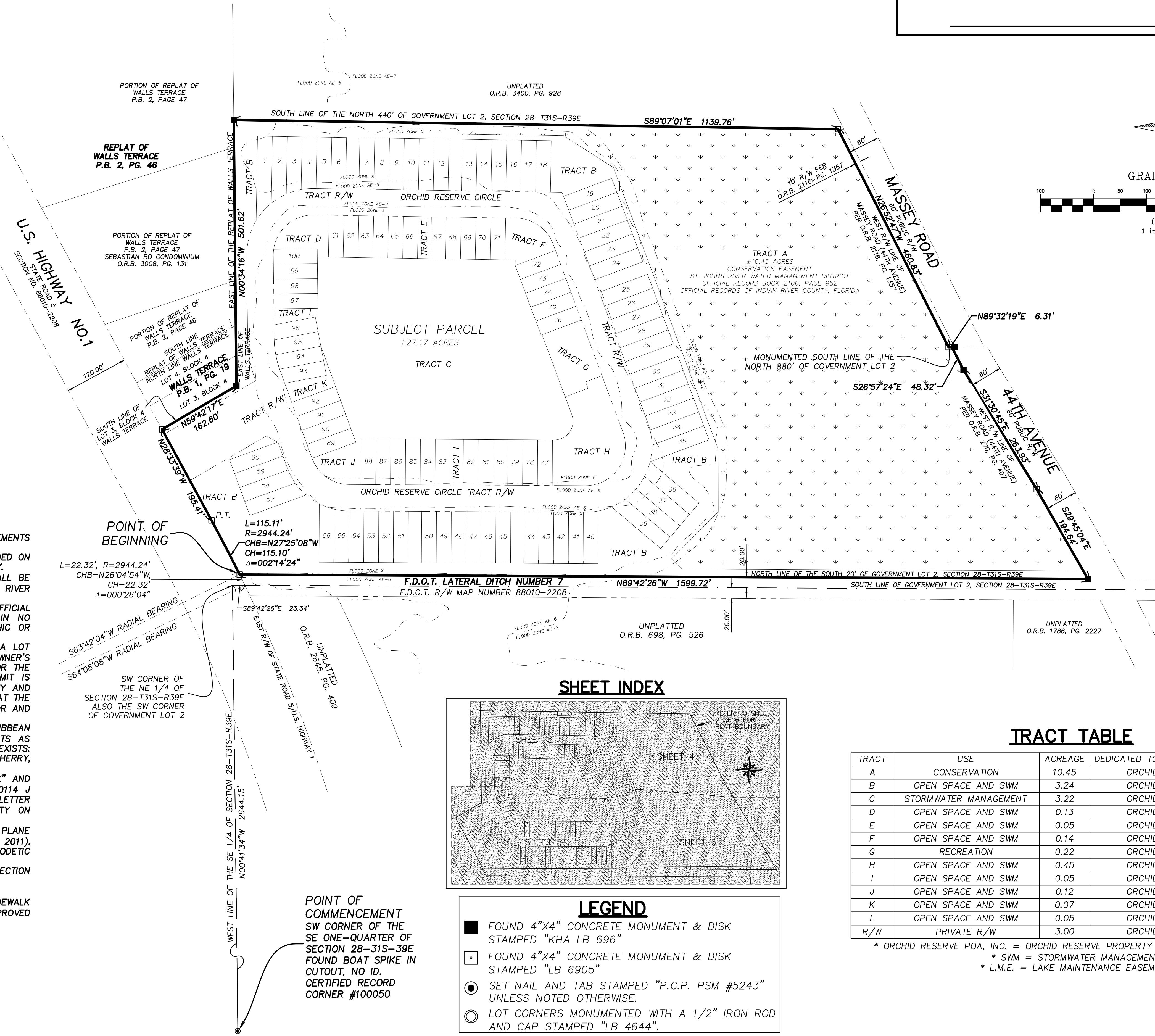
ABBREVIATIONS

| | |
|------------|--------------------------------------|
| 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 |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| ID | IDENTIFICATION |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| IRCO | INDIAN RIVER COUNTY |
| L | LENGTH |
| L.A.E. | LIMITED ACCESS EASEMENT |
| L.M.E. | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | LAKE MAINTENANCE ACCESS EASEMENT |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NR | NON-RADIAL |
| NTP | NON-TANGENT POINT |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.B. | 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 |
| S.M.T. | STORMWATER MANAGEMENT TRACT |
| SPC | STATE PLANE COORDINATE |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| PT | POINT OF TANGENCY |
| R | RADIUS |
| RP | RADIUS POINT |
| R/W | RIGHT OF WAY |
| 01-02S-03E | SECTION-TOWNSHIP-RANGE |
| U.E. | UTILITY EASEMENT |
| W.S.E. | WATER AND SEWER EASEMENT |

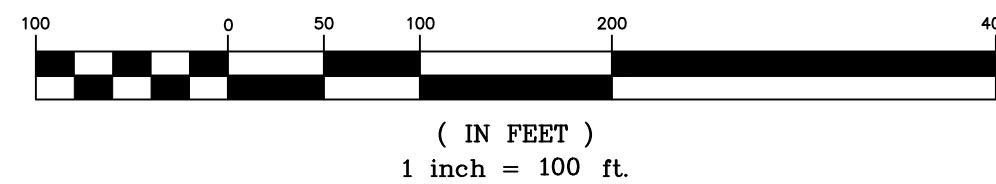
GENERAL NOTES:

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: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
7. THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND "AE" ELEVATIONS 6' & 7', PER FLOOD INSURANCE RATE MAPS 12061C0114 J AND 12061C0118 J, BOTH DATED JANUARY 26, 2023. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN SUBMITTED FOR THIS PROPERTY ON 06/01/22, FEMA CASE #22-04-3564C.
8. THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). HORIZONTAL VALUES WERE VERIFIED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 36 AND GPS 151.
9. THE BASIS OF BEARINGS IS THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 28-31S-39E WHICH BEARS N89°42'26"W.
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.

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
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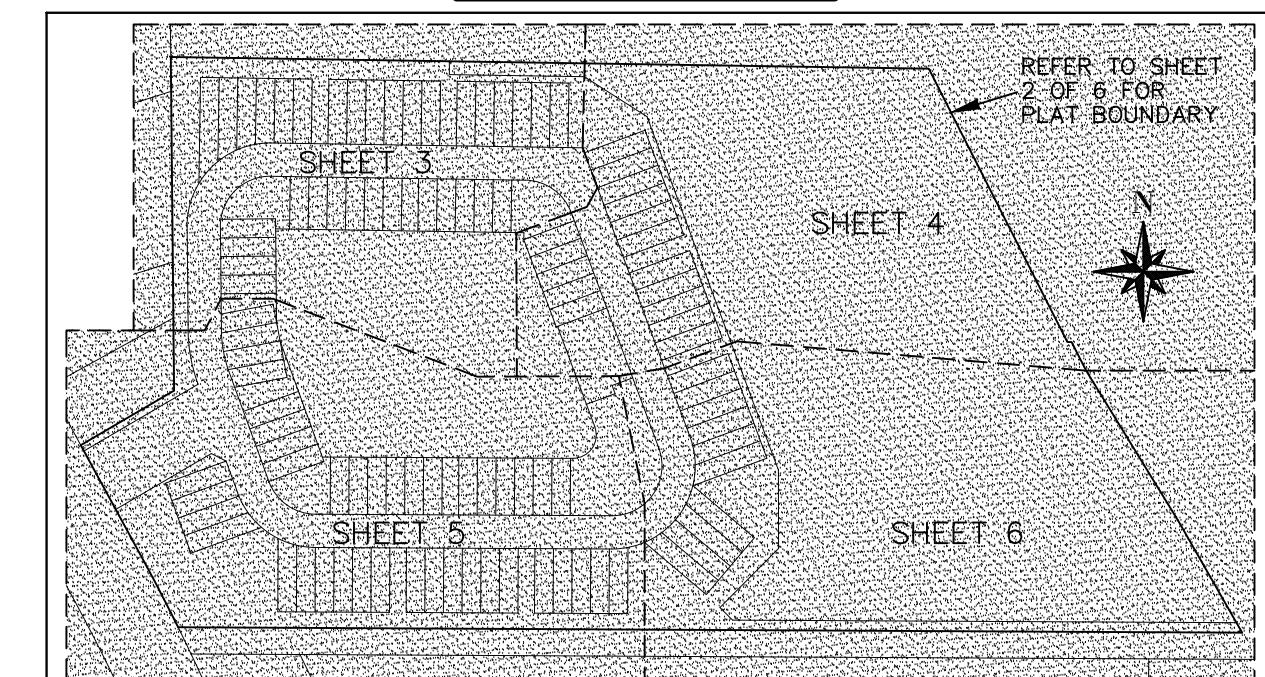
GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

SHEET INDEX



LEGEND

- FOUND 4"X4" CONCRETE MONUMENT & DISK STAMPED "KHA LB 696"
- FOUND 4"X4" CONCRETE MONUMENT & DISK STAMPED "LB 6905"
- 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".

TRACT TABLE

| TRACT | USE | ACREAGE | DEDICATED TO & PERPETUALLY MAINTAINED |
|-------|-----------------------|---------|---------------------------------------|
| A | CONSERVATION | 10.45 | ORCHID RESERVE POA, INC. |
| B | OPEN SPACE AND SWM | 3.24 | ORCHID RESERVE POA, INC. |
| C | STORMWATER MANAGEMENT | 3.22 | ORCHID RESERVE POA, INC. |
| D | OPEN SPACE AND SWM | 0.13 | ORCHID RESERVE POA, INC. |
| E | OPEN SPACE AND SWM | 0.05 | ORCHID RESERVE POA, INC. |
| F | OPEN SPACE AND SWM | 0.14 | ORCHID RESERVE POA, INC. |
| G | RECREATION | 0.22 | ORCHID RESERVE POA, INC. |
| H | OPEN SPACE AND SWM | 0.45 | ORCHID RESERVE POA, INC. |
| I | OPEN SPACE AND SWM | 0.05 | ORCHID RESERVE POA, INC. |
| J | OPEN SPACE AND SWM | 0.12 | ORCHID RESERVE POA, INC. |
| K | OPEN SPACE AND SWM | 0.07 | ORCHID RESERVE POA, INC. |
| L | OPEN SPACE AND SWM | 0.05 | ORCHID RESERVE POA, INC. |
| R/W | PRIVATE R/W | 3.00 | ORCHID RESERVE POA, INC. |

* ORCHID RESERVE POA, INC. = ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.

STORMWATER MANAGEMENT

E. = LAKE MAINTENANCE EASEMENT

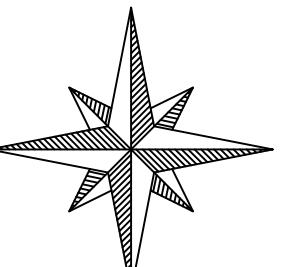
ORCHID RESERVE VILLAS

A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA,
BEING A REPLAT OF ORCHID RESERVE AS RECORDED IN PLAT BOOK 23, PAGE 53, INDIAN RIVER COUNTY, FLORIDA
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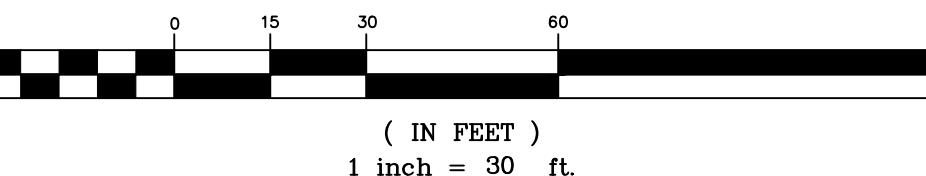
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PAGE: _____

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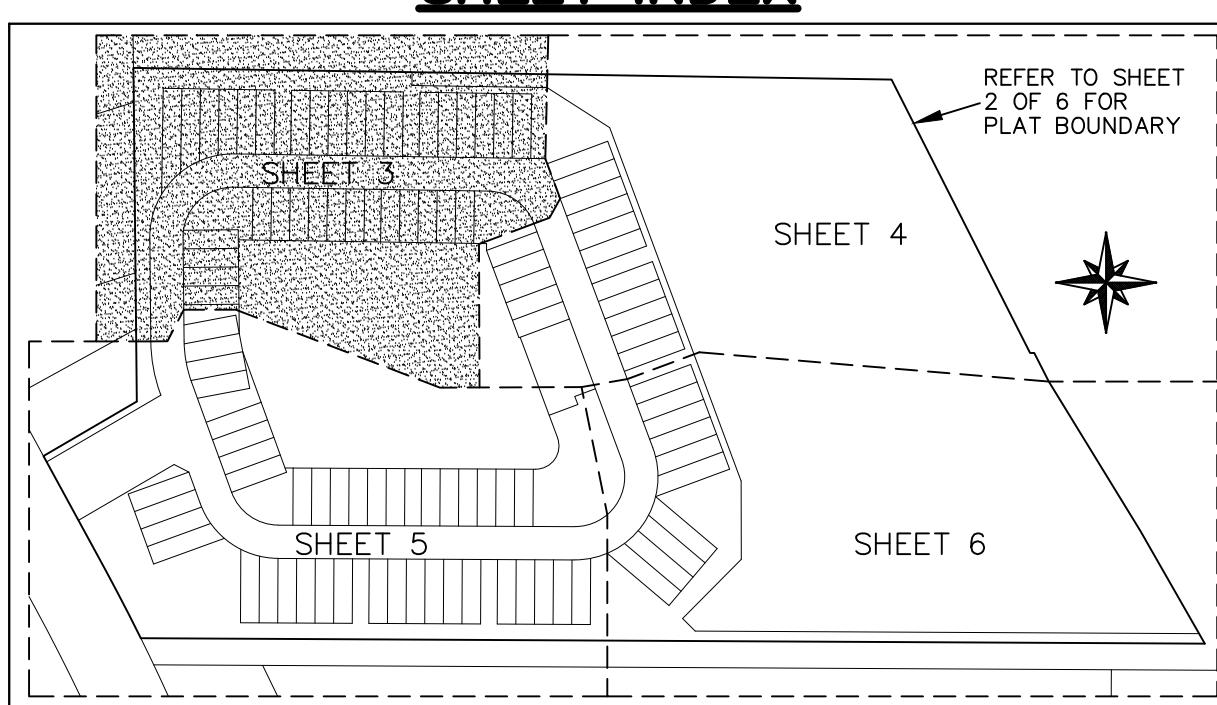


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

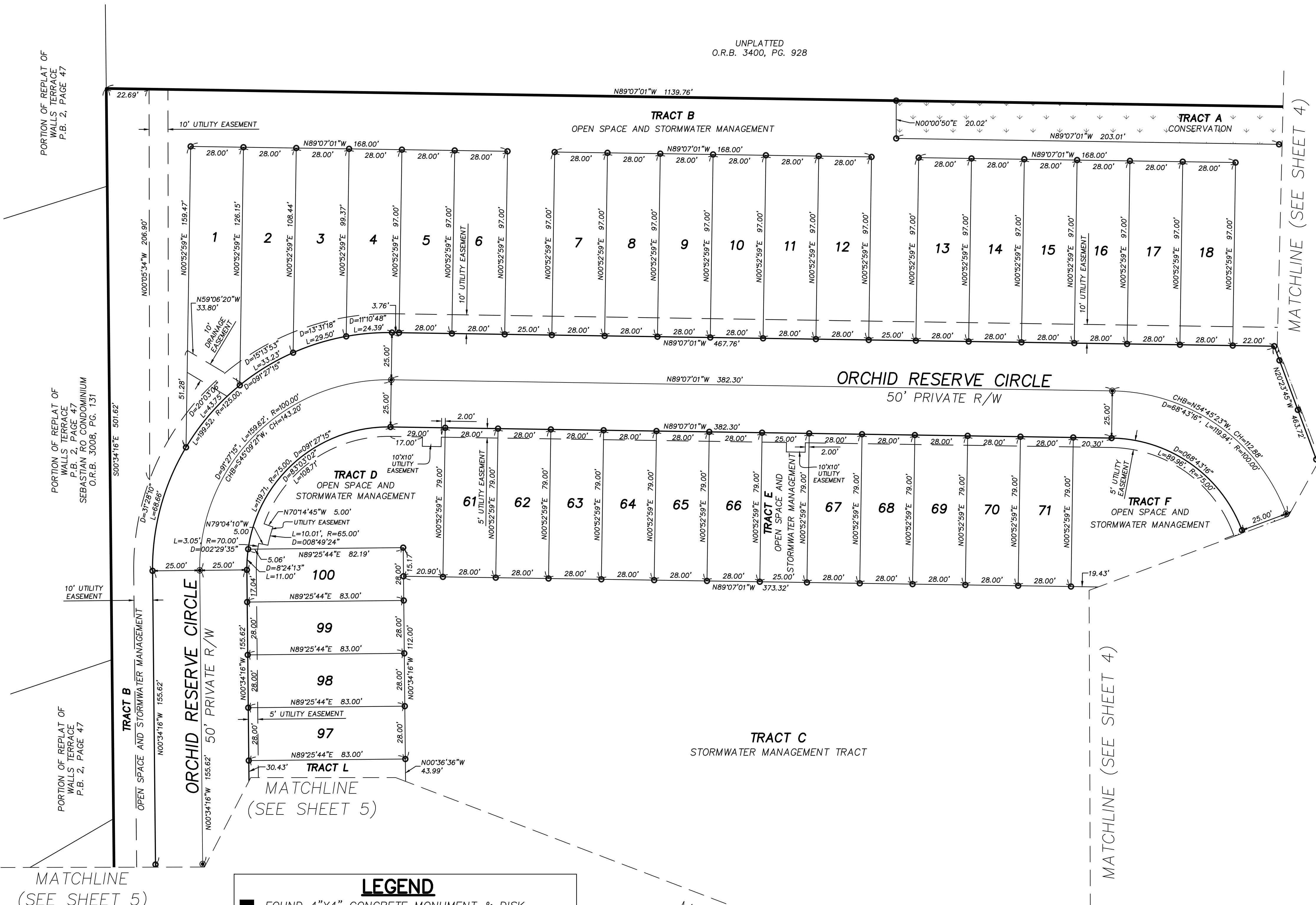
SHEET INDEX



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 |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| ID | IDENTIFICATION |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| IRCO | INDIAN RIVER COUNTY |
| L | LENGTH |
| L.A.E. | LIMITED ACCESS EASEMENT |
| L.M.E. | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | LAKE MAINTENANCE ACCESS EASEMENT |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NR | NON-RADIAL |
| NTP | NON-TANGENT POINT |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.B. | 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 |
| S.M.T. | STORMWATER MANAGEMENT TRACT |
| SPC | STATE PLANE COORDINATE |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| PT | POINT OF TANGENCY |
| R | RADIUS |
| RP | RADIUS POINT |
| R/W | RIGHT OF WAY |
| 01-02S-03E | SECTION-TOWNSHIP-RANGE |
| U.E. | UTILITY EASEMENT |
| W.S.E. | WATER AND SEWER EASEMENT |

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: 01/23/24



ORCHID RESERVE VILLAS

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LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 01/23/24

| | |
|----------|--------------------------|
| BM | BENCH MARK |
| CE | CONSERVATION EASEMENT |
| CH | CHORD |
| CM | CONCRETE MONUMENT |
| D | DELTA |
| D.E. | DRAINAGE EASEMENT |
| ELEV | ELEVATION |
| FD | FOUND |
| FEMA | FEDERAL EMERGENCY MANAG |
| F.D.O.T. | FLORIDA DEPARTMENT OF TR |
| ID | IDENTIFICATION |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| IRCO | INDIAN RIVER COUNTY |
| I | LENGTH |

ABBREVIATIONS

| | |
|------------|-------------------------------|
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| POL | POINT ON LINE |
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| P.R.M. | PERMANENT REFERENCE MONUMENT |
| S.M.T. | STORMWATER MANAGEMENT TRACT |
| SPC | STATE PLANE COORDINATE |
| PSM | PROFESSIONAL SURVEYOR AND MAP |
| PT | POINT OF TANGENCY |
| R | RADIUS |
| RP | RADIUS POINT |
| R/W | RIGHT OF WAY |
| 01-02S-03E | SECTION-TOWNSHIP-RANGE |
| U.E. | UTILITY EASEMENT |
| W.S.E. | WATER AND SEWER EASEMENT |

ABBREVIATIONS

LEGEND

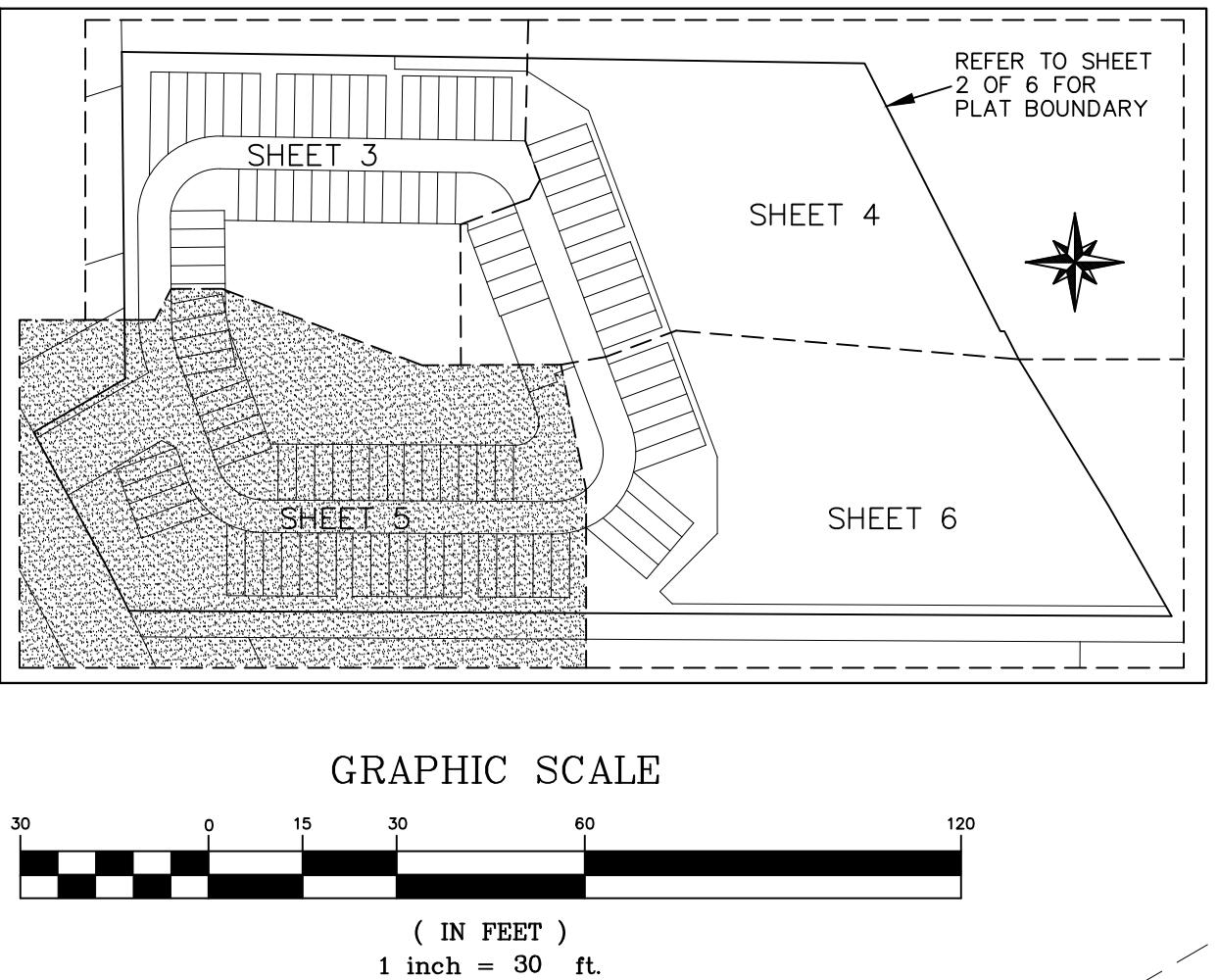
LEGEND

- FOUND 4"X4" CONCRETE MONUMENT & DISK STAMPED "KHA LB 696"
- FOUND 4"X4" CONCRETE MONUMENT & DISK STAMPED "LB 6905"
- 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".

ORCHID RESERVE VILLAS

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SHEET INDEX



GRAPHIC SCALE

0 15 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- FOUND 4"X4" CONCRETE MONUMENT & DISK STAMPED "KHA LB 696"
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LICENSE BUSINESS NUMBER 4644
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PLAT BOOK: _____

PAGE:

CLERK'S FILE NUMBER (CFN):

ABBREVIATIONS

| Line Table | | |
|------------|---------|------------------|
| Line # | Length | Direction |
| L2 | 72.295 | N28° 30' 59.91"W |
| L3 | 10.083 | S20° 56' 40.48"E |
| L5 | 6.525 | S57° 54' 06.84"E |
| L6 | 12.112 | S27° 27' 27.35"E |
| L7 | 7.017 | S02° 42' 43.06"W |
| L9 | 13.818 | S12° 06' 42.13"E |
| L1 | 8.367 | N78° 33' 57.42"W |
| L4 | 124.578 | N28° 13' 37.46"W |
| L8 | 34.179 | S26° 34' 16.38"E |

| | | |
|---|------------|---------------------------------|
| BENCH MARK | PB | PLAT BOOK (INDIAN RIVER COUNTY) |
| CONSERVATION EASEMENT | P.C. | POINT OF CURVATURE |
| CHORD | PCC | POINT OF COMPOUND CURVE |
| CONCRETE MONUMENT | P.C.P. | PERMANENT CONTROL POINT |
| DELTA | PD | PLANNED DEVELOPMENT |
| DRAINAGE EASEMENT | PG. | PAGE |
| ELEVATION | PI | POINT OF INTERSECTION |
| FOUND | PLS | SURVEYOR'S NUMBER |
| FEDERAL EMERGENCY MANAGEMENT AGENCY | POB | POINT OF BEGINNING |
| FLORIDA DEPARTMENT OF TRANSPORTATION | POC | POINT OF COMMENCEMENT |
| IDENTIFICATION | POL | POINT ON LINE |
| IRON PIPE | PRC | POINT OF REVERSE CURVE |
| IRON ROD | P.R.M. | PERMANENT REFERENCE MONUMENT |
| IRON ROD & CAP | S.M.T. | STORMWATER MANAGEMENT TRACT |
| INDIAN RIVER COUNTY | SPC | STATE PLANE COORDINATE |
| LENGTH | PSM | PROFESSIONAL SURVEYOR AND MAPPE |
| LIMITED ACCESS EASEMENT | PT | POINT OF TANGENCY |
| LAKE MAINTENANCE EASEMENT | R | RADIUS |
| LAKE MAINTENANCE ACCESS EASEMENT | RP | RADIUS POINT |
| NORTH AMERICAN VERTICAL DATUM | R/W | RIGHT OF WAY |
| NON-RADIAL | T | TOWNSHIP |
| NON-TANGENT POINT | U.E. | UTILITY EASEMENT |
| OFFICIAL RECORD BOOK | W.S.E. | WATER AND SEWER EASEMENT |
| | 01-02S-03E | SECTION-TOWNSHIP-RANGE |

SHEET 5 OF 6

F.D.O.T. LATERAL DITCH NUMBER 7
F.D.O.T. R/W MAP NUMBER 88010-2208

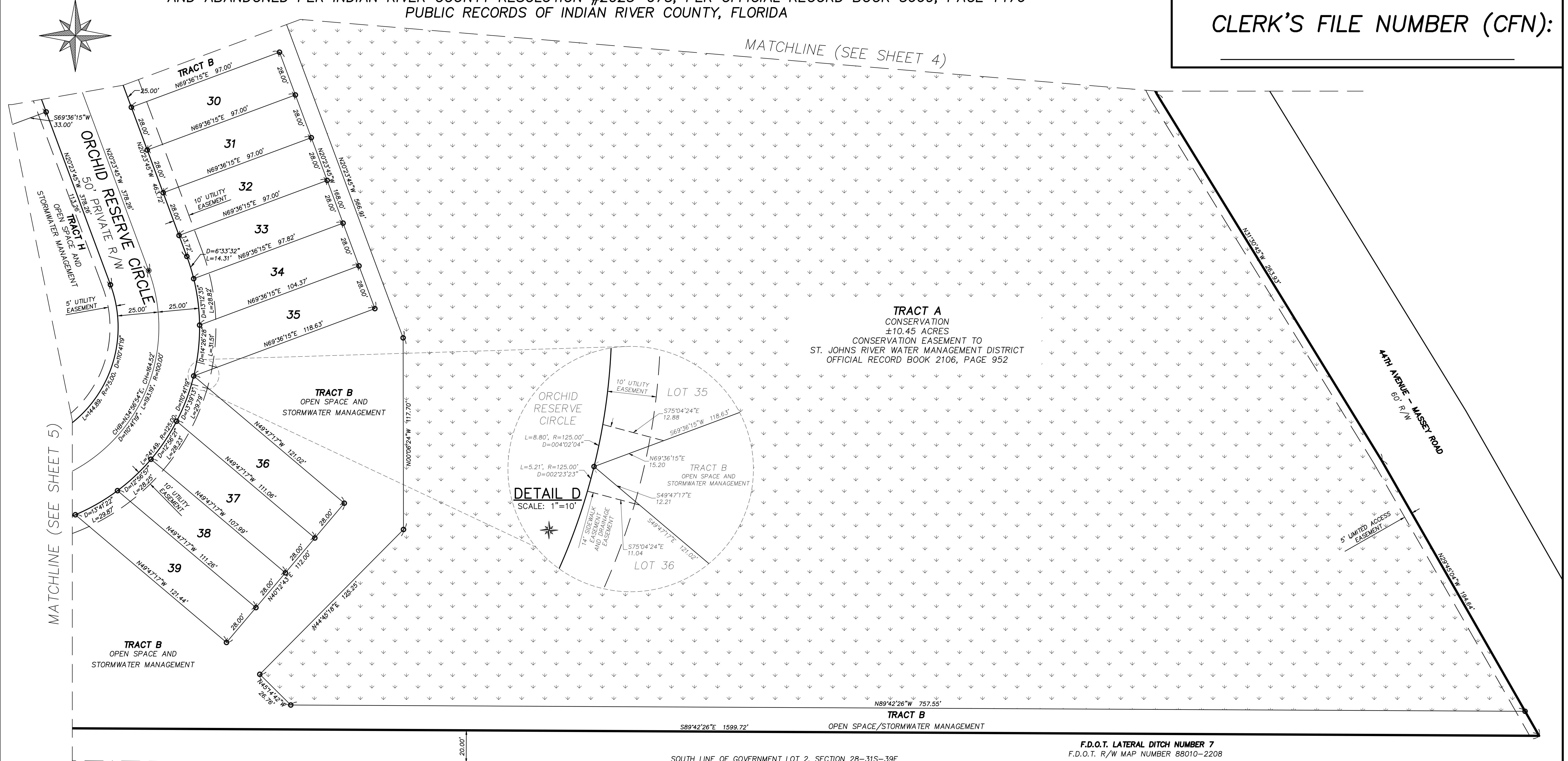
SOUTH LINE OF GOVERNMENT LOT 2, SECTION 28-31S-

SOUTH LINE OF GOVERNMENT LOT 2, SECTION 28-313-39E

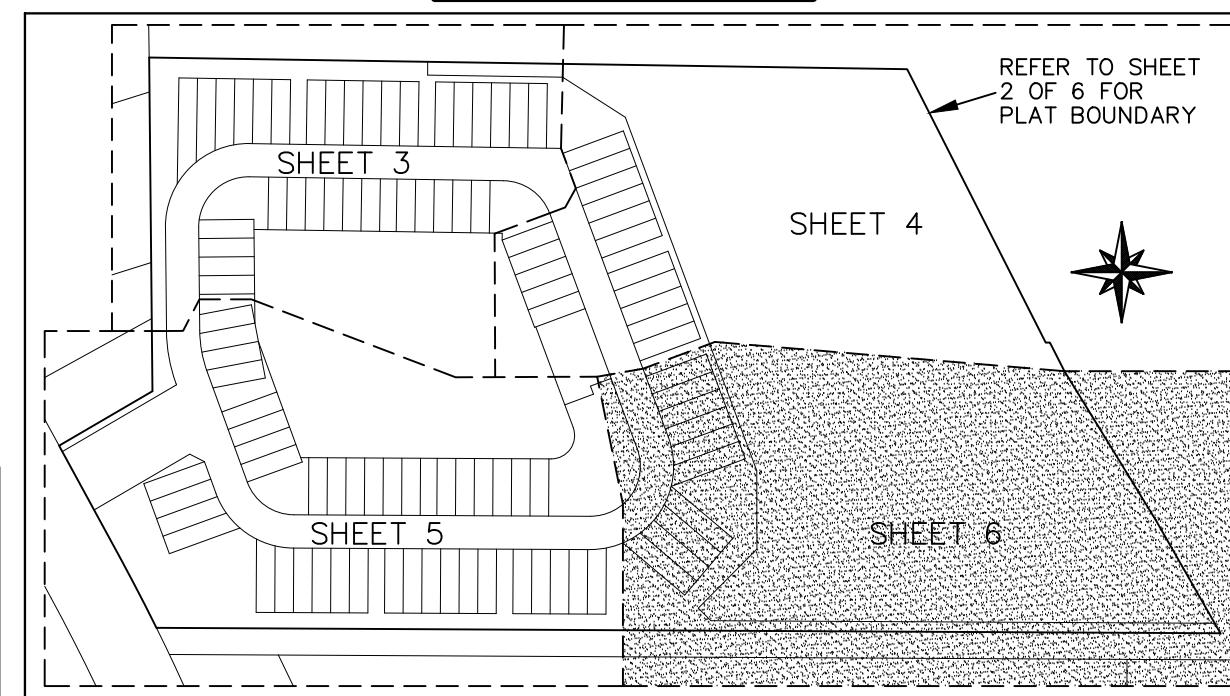
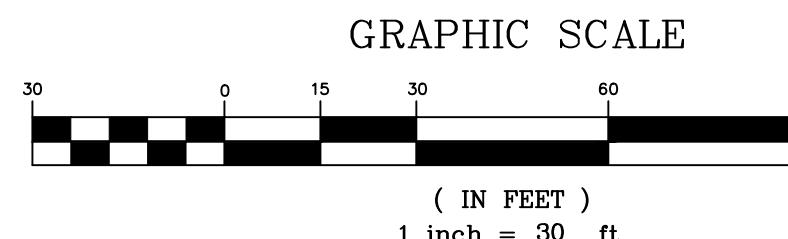
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ABBREVIATIONS

| | | | | | |
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| BM | BENCH MARK | L.A.E. | LIMITED ACCESS EASEMENT | POB | POINT OF BEGINNING |
| CE | CONSERVATION EASEMENT | L.M.E. | LAKE MAINTENANCE EASEMENT | POC | POINT OF COMMENCEMENT |
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| CM | CONCRETE MONUMENT | NAVD | NORTH AMERICAN VERTICAL DATUM | PRC | POINT OF REVERSE CURVE |
| D | DELTA | NR | NON-RADIAL | P.R.M. | PERMANENT REFERENCE MONUMENT |
| D.E. | DRAINAGE EASEMENT | NTP | NON-TANGENT POINT | S.M.T. | STORMWATER MANAGEMENT TRACT |
| ELEV | ELEVATION | O.R.B. | OFFICIAL RECORD BOOK | SPC | STATE PLANE COORDINATE |
| FD | FOUND | P.B. | PLAT BOOK (INDIAN RIVER COUNTY) | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | P.C. | POINT OF CURVATURE | PT | POINT OF TANGENCY |
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| IR | IRON ROD | PG. | PAGE | 01-02S-03E | SECTION-TOWNSHIP-RANGE |
| IRC | IRON ROD & CAP | PI | POINT OF INTERSECTION | U.E. | UTILITY EASEMENT |
| IRCO | INDIAN RIVER COUNTY | PLS | SURVEYOR'S NUMBER | W.S.E. | WATER AND SEWER EASEMENT |
| L | LENGTH | | | | |

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