

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 RECOURSE 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 RECOURSE 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: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
JOHNNY LYNCH, III PRINTED NAME: \_\_\_\_\_  
ASSISTANT SECRETARY, D.R. HORTON, INC. 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: \_\_\_\_\_  
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 \_\_\_\_\_ 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: \_\_\_\_\_

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 COPORATION, 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
FLORIDA BAR NO. 0668230

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: \_\_\_\_\_ 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 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.

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 \_\_\_\_\_, 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.

SUSAN P. ADAMS  
CHAIRMAN OF THE BOARD

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

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

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

SUSAN J. PRADO  
DEPUTY COUNTY ATTORNEY \_\_\_\_\_

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR

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, ORCHID RESERVE VILLAS, 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 \_\_\_\_\_, 2024, 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  
SURVEYOR  
CLERK TO THE B.C.C.  
COUNTY SURVEYOR  
CLERK OF THE CIRCUIT COURT



# 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): \_\_\_\_\_

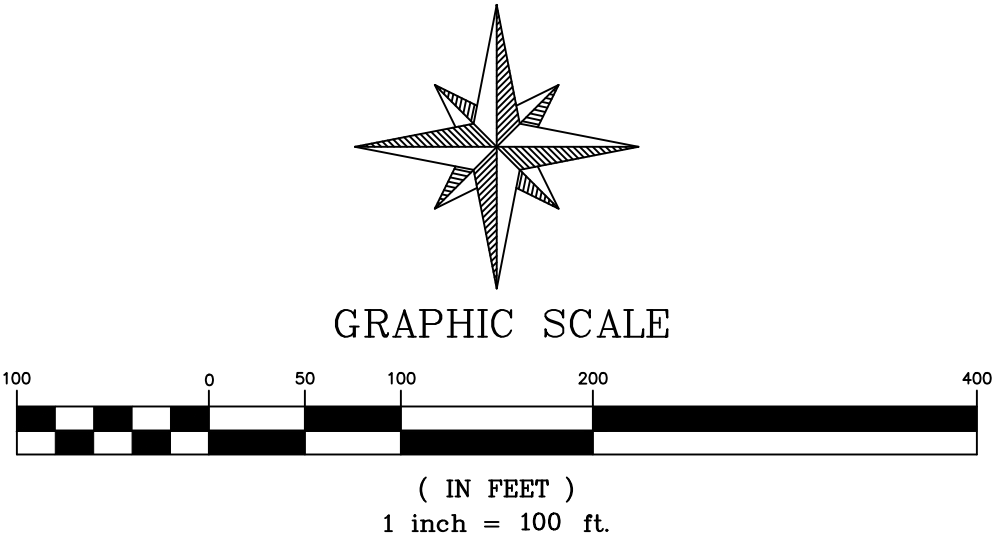
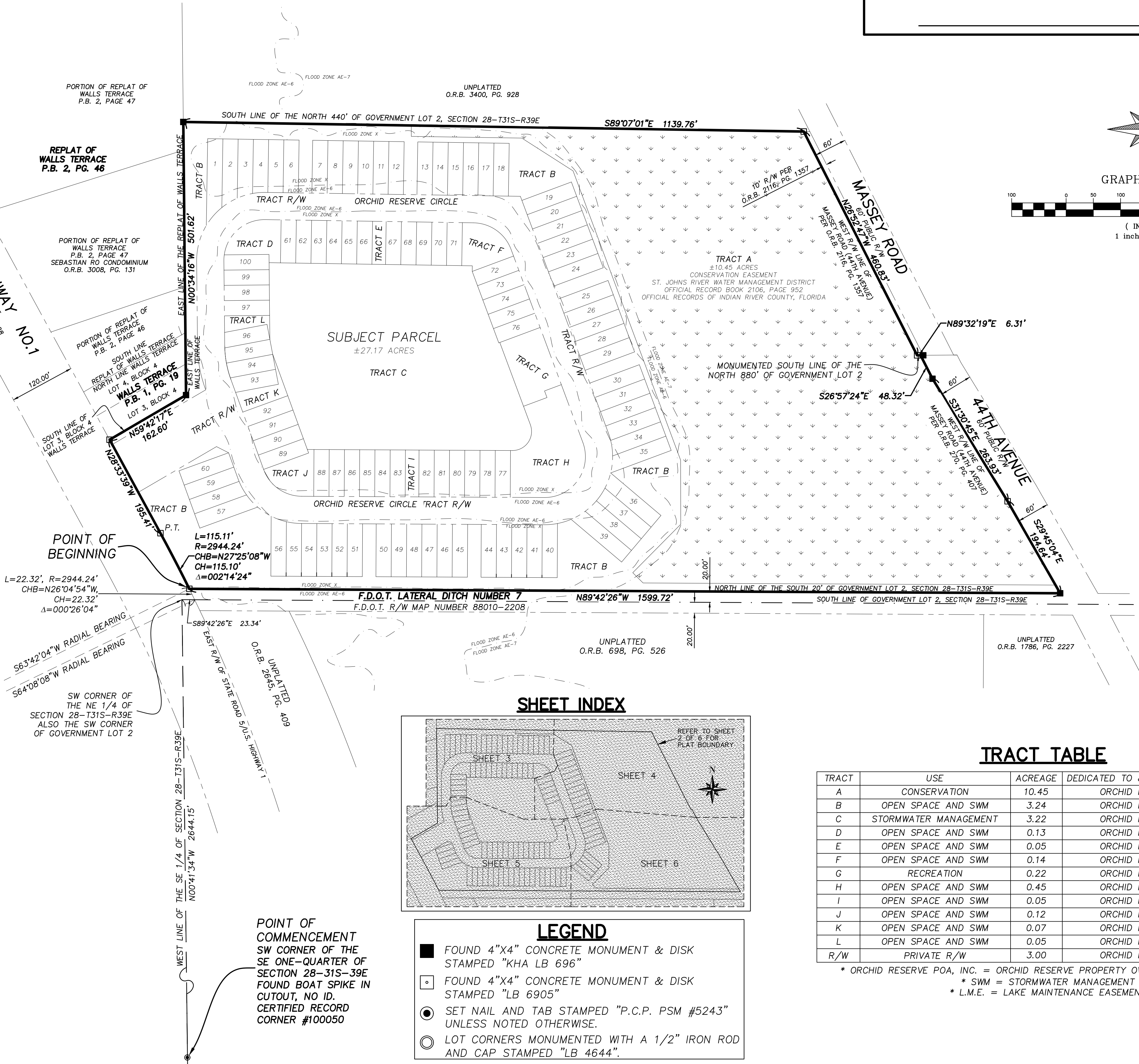
## ABBREVIATIONS

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
P.C.C.	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

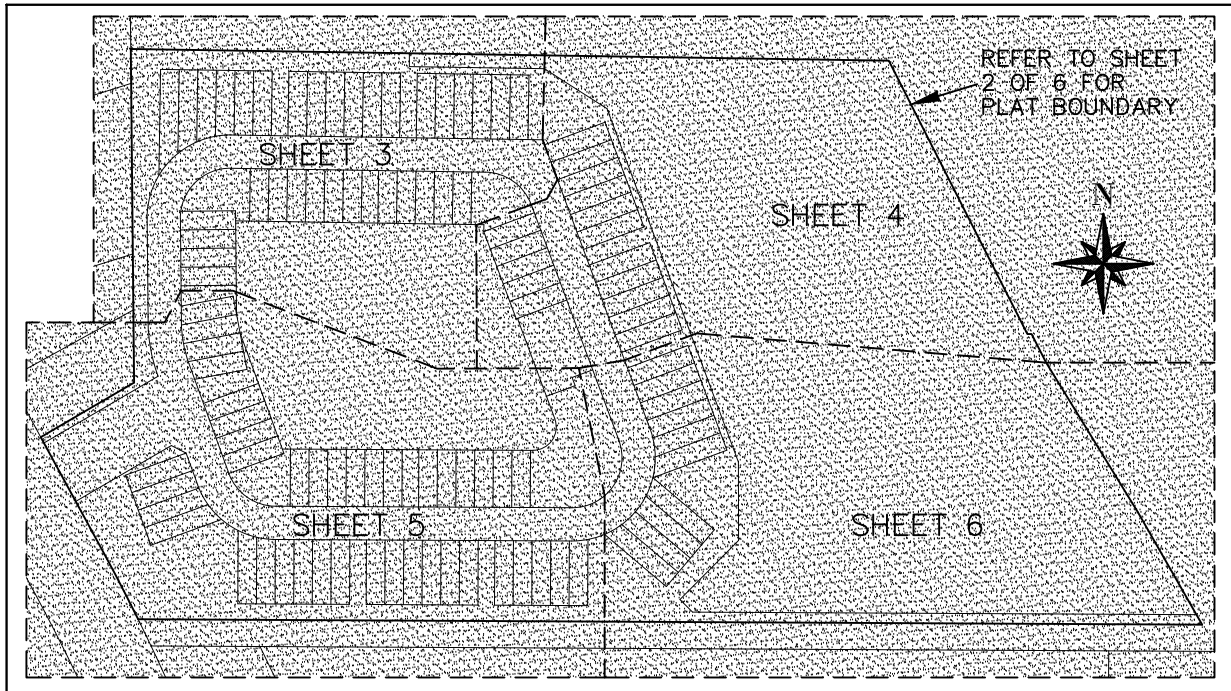
## GENERAL NOTES:

- NOTICE:** NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- NOTICE:** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTICE:** ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE BASIS OF BEARINGS IS THE SOUTH LINE OF GOVERNMENT LOT 2, SECTION 28-31S-39E WHICH BEARS N89°42'26"W.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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  
LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 01/23/24



## 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.  
\* SWM = STORMWATER MANAGEMENT  
\* L.M.E. = LAKE MAINTENANCE EASEMENT

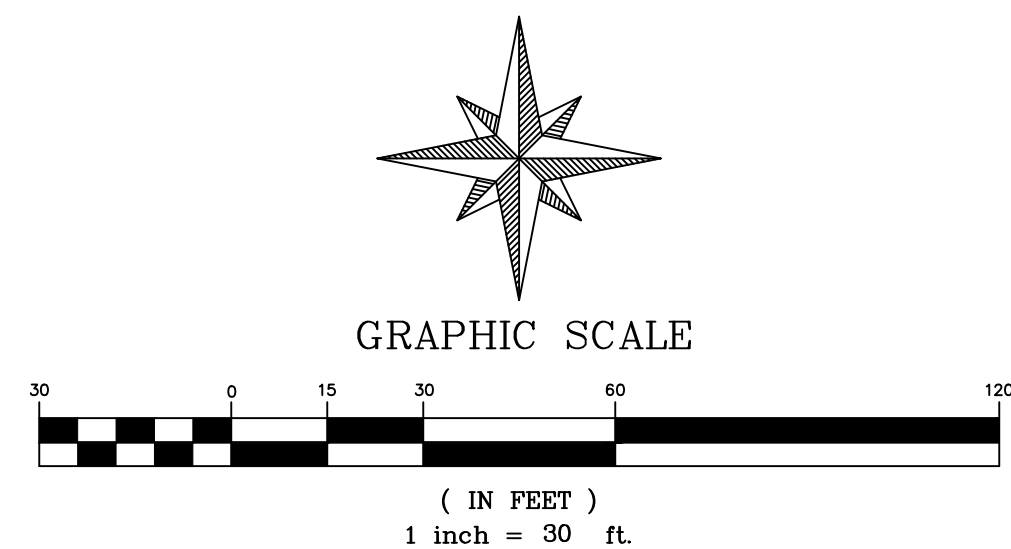
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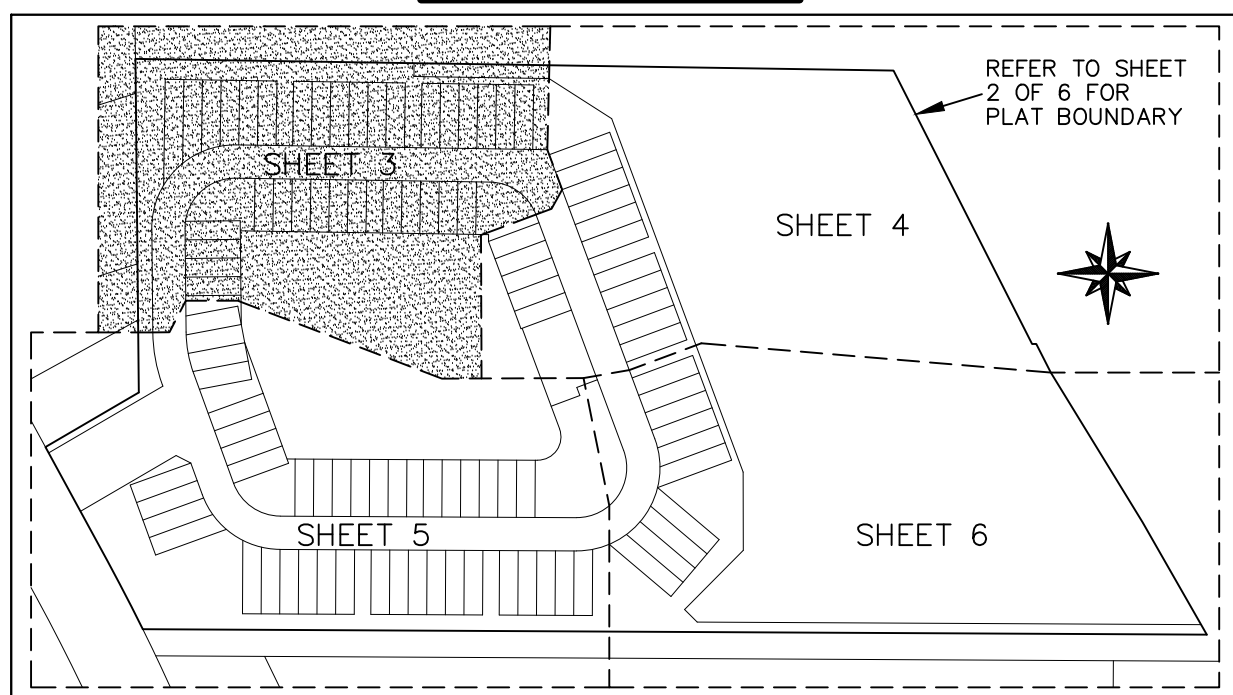
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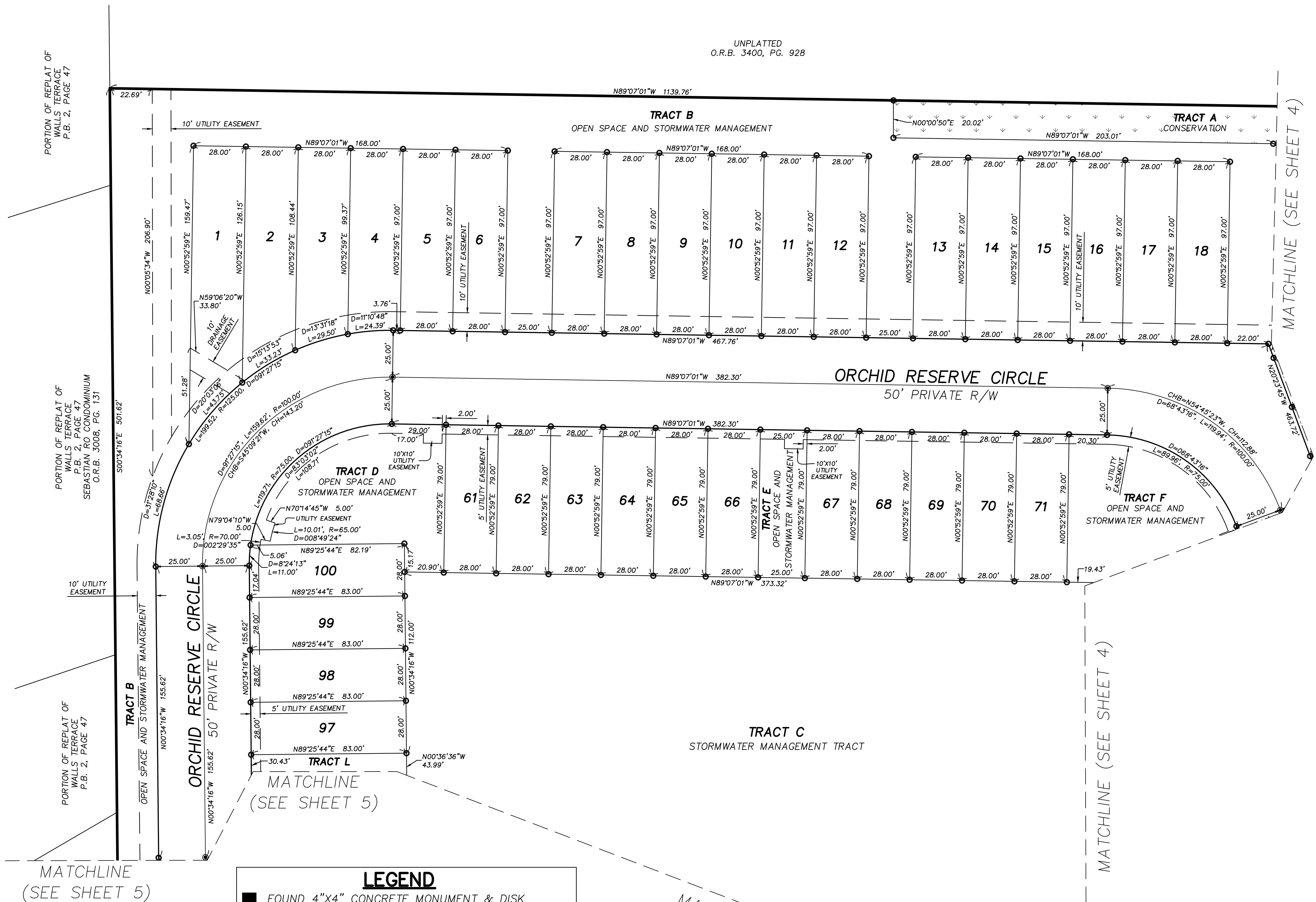
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## ABBREVIATIONS

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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



## 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

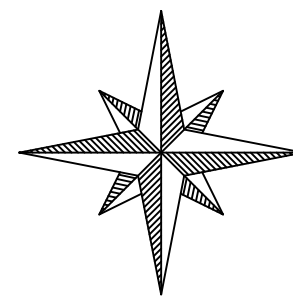
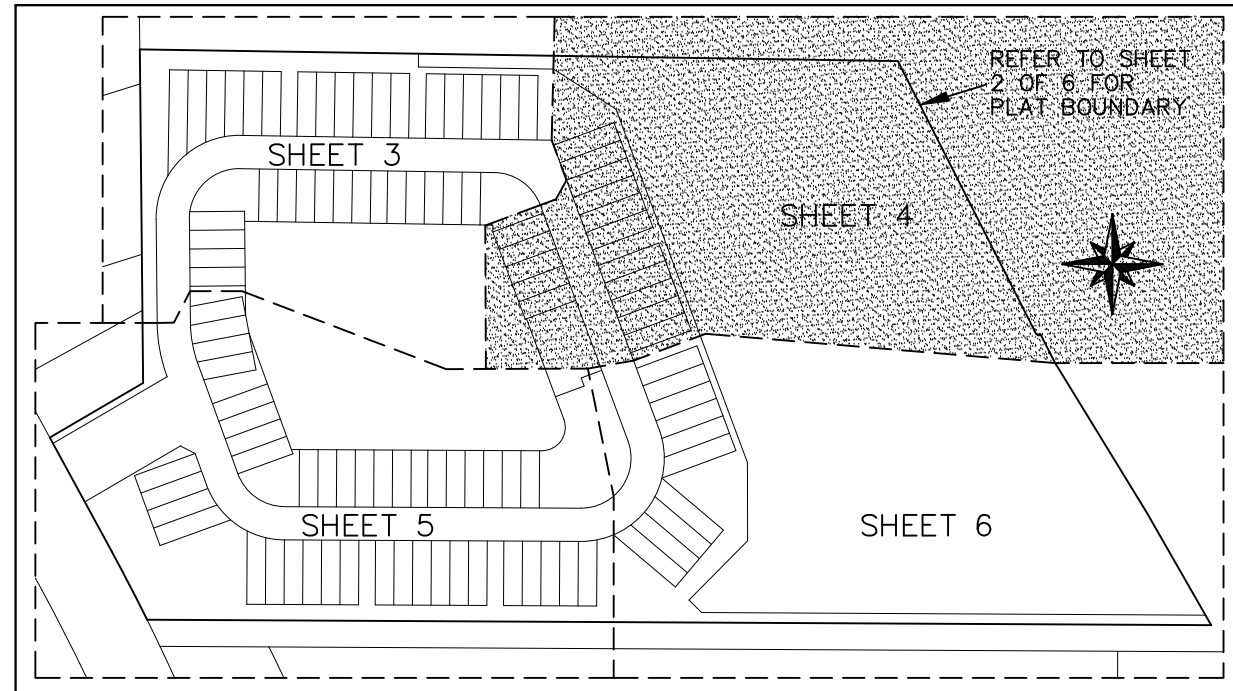
A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA,  
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AND ABANDONED PER INDIAN RIVER COUNTY RESOLUTION #2023-075, PER OFFICIAL RECORD BOOK 3669, PAGE 1476  
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PLAT BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

CLERK'S FILE NUMBER (CFN): \_\_\_\_\_

## SHEET INDEX



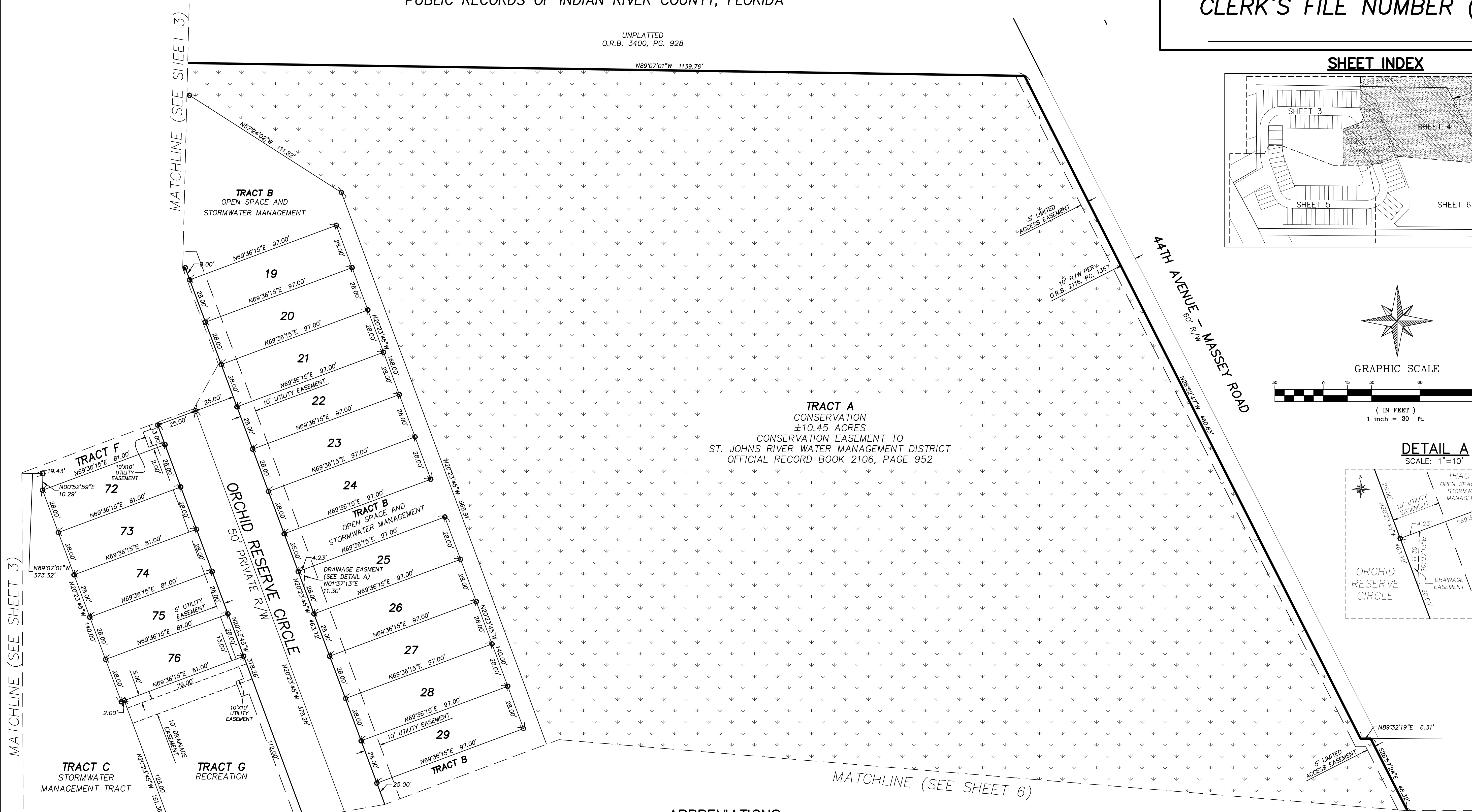
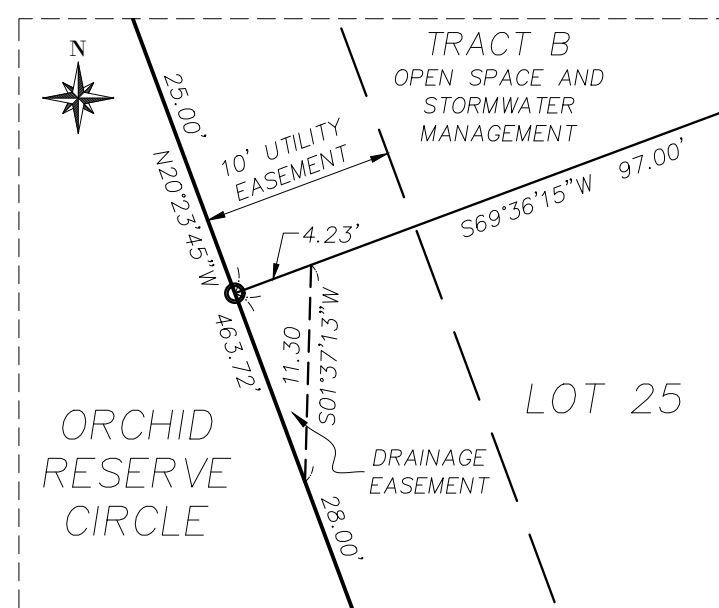
GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

## DETAIL A

SCALE: 1"=10'



## ABBREVIATIONS

BM BENCH MARK  
CE CONSERVATION EASEMENT  
CH CHORD  
CM CONCRETE MONUMENT  
D DELTA  
D.E. DRAINAGE EASEMENT  
E 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  
P.C.C. 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  
P.M.T. STORMWATER MANAGEMENT TRACT  
SPC STATE PLANE COORDINATE  
PT 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

## LEGEND

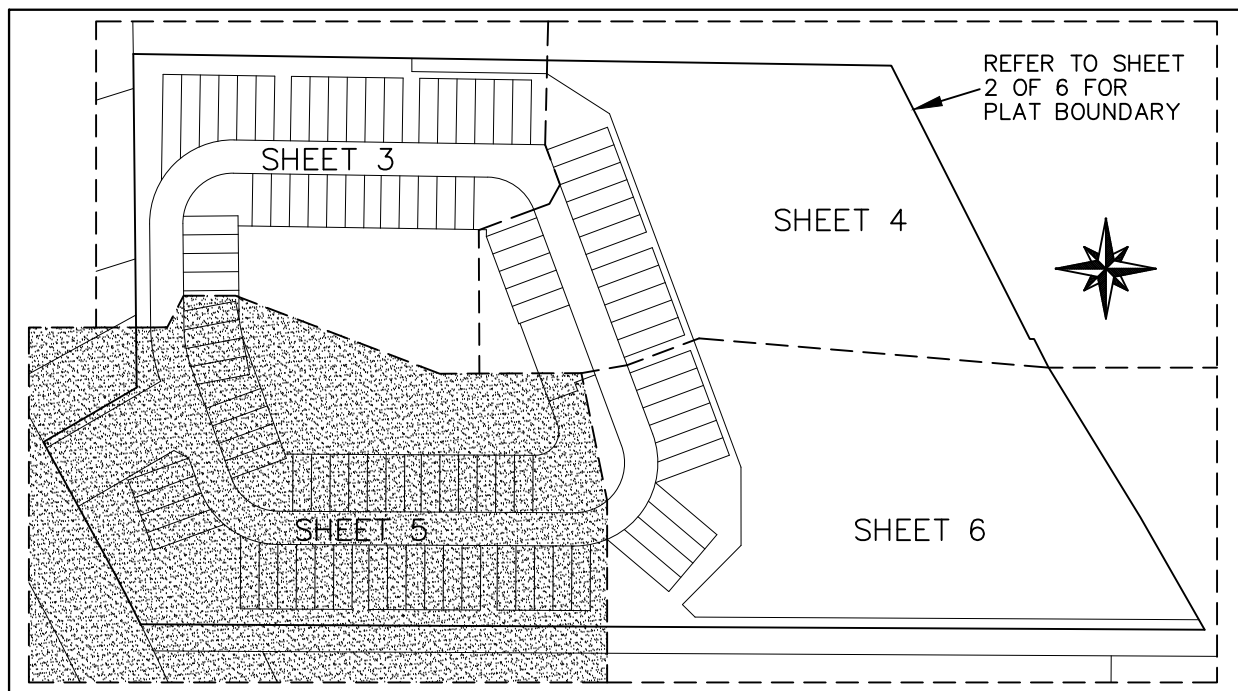
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PREPARED BY: DAVID M. TAYLOR, PSM  
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LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 01/23/24

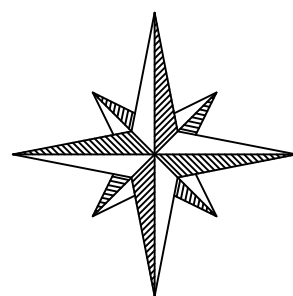
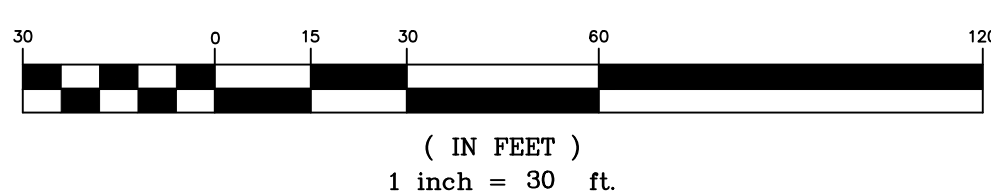
# ORCHID RESERVE VILLAS

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## SHEET INDEX



## GRAPHIC SCALE



LOT 4, BLOCK 4  
WALLS TERRACE  
P.B. 1, PG. 19

U.S. HIGHWAY NO. 1  
SECTION NO. 88010-2208

## LEGEND

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STAMPED "KHA LB 696"
- FOUND 4"x4" CONCRETE MONUMENT & DISK  
STAMPED "LB 6905"
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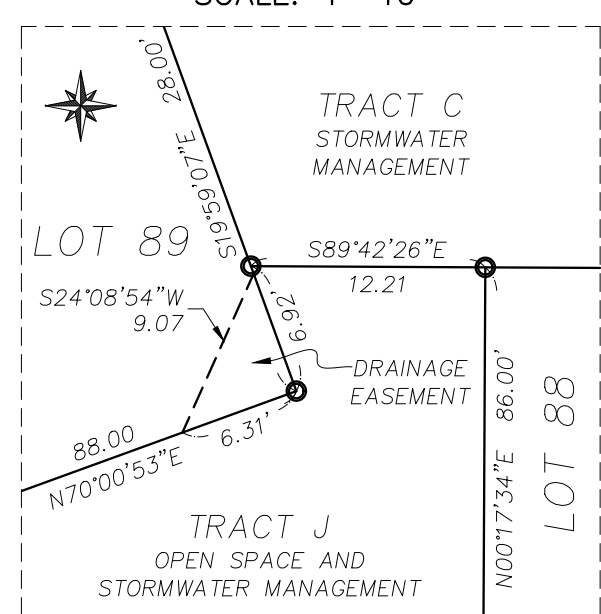
Line Table		
Line #	Length	Direction
L2	72.295	N28° 30' 59.91"W
L3	10.083	S20° 56' 40.48"E
L5	6.525	S57° 54' 06.84"E
L6	12.112	S27° 27' 27.35"E
L7	7.017	S02° 42' 43.06"W
L9	13.818	S12° 06' 42.13"E
L1	8.367	N78° 33' 57.42"W
L4	124.578	N28° 13' 37.46"W
L8	34.179	S26° 34' 16.38"E

## ABBREVIATIONS

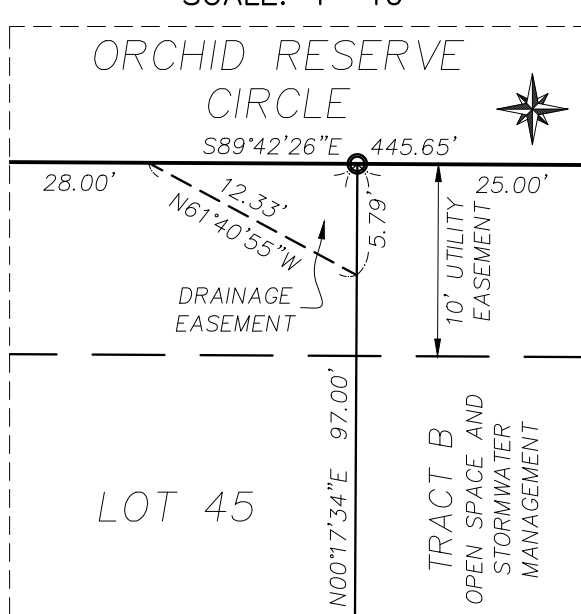
BM	BENCH MARK	PB	PLAT BOOK (INDIAN RIVER COUNTY)
CE	CONSERVATION EASEMENT	P.C.	POINT OF CURVATURE
CH	CHORD	PCC	POINT OF COMPOUND CURVE
CM	CONCRETE MONUMENT	P.C.P.	PERMANENT CONTROL POINT
D	DELTA	PD	PLANNED DEVELOPMENT
D.E.	DRAINAGE EASEMENT	PI	POINT OF INTERSECTION
ELEV	ELEVATION	PLS	SURVEYOR'S NUMBER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

TRACT C  
STORMWATER MANAGEMENT TRACT

DETAIL B  
SCALE: 1"=10'



DETAIL C  
SCALE: 1"=10'



TRACT C  
STORMWATER MANAGEMENT TRACT

TRACT H  
OPEN SPACE AND  
STORMWATER MANAGEMENT

ORCHID RESERVE CIRCLE  
50' PRIVATE R/W

DRAINAGE EASEMENT  
(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

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(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

DRAINAGE EASEMENT  
(SEE DETAIL C)

MATCHLINE (SEE SHEET 6)



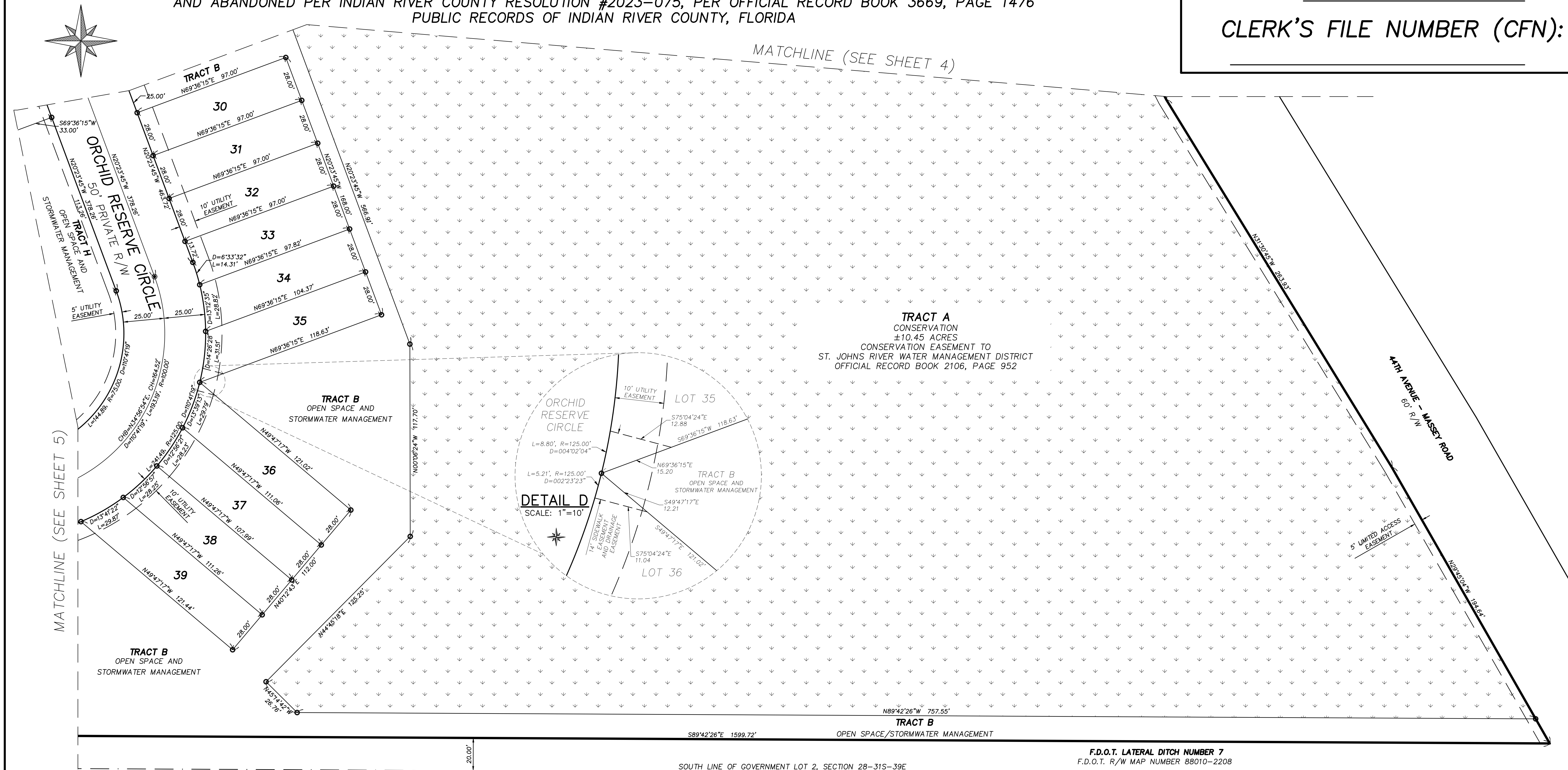
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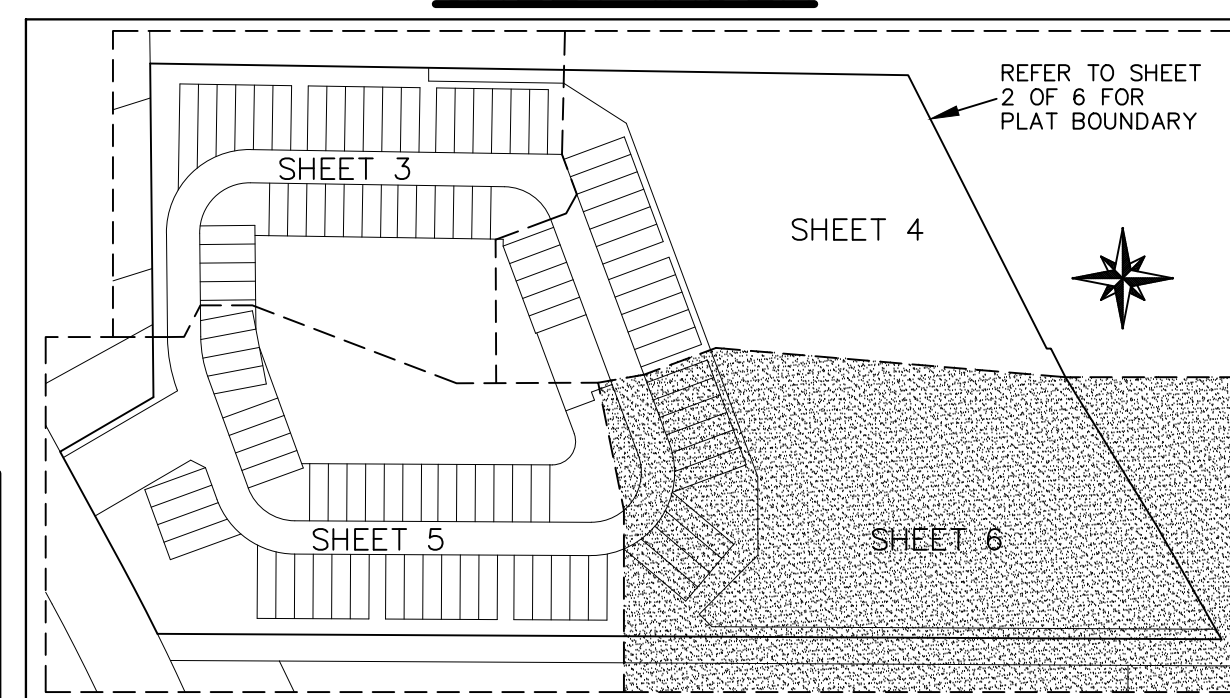
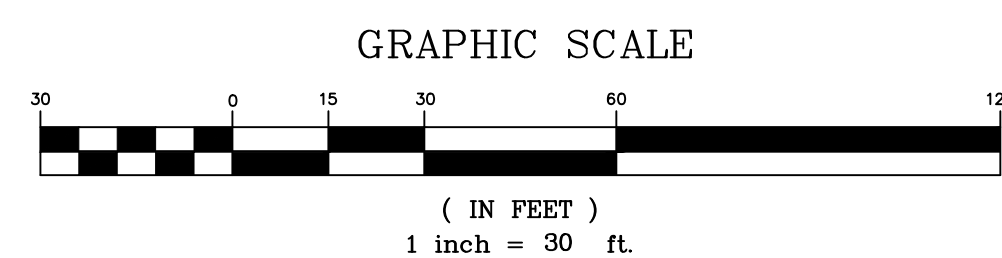
PLAT BOOK: \_\_\_\_\_

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CLERK'S FILE NUMBER (CFN): \_\_\_\_\_



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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

## ABBREVIATIONS

L.A.E.	LIMITED ACCESS EASEMENT	POB	POINT OF BEGINNING
L.M.E.	LAKE MAINTENANCE EASEMENT	POC	POINT OF COMMENCEMENT
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P.C.	POINT OF CURVATURE	PT	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVE	R	RADIUS
P.C.P.	PERMANENT CONTROL POINT	RP	RADIUS POINT
PD	PLANNED DEVELOPMENT	R/W	RIGHT OF WAY
PG.	PAGE	O1-02S-03E	SECTION-TOWNSHIP-RANGE
PI	POINT OF INTERSECTION	U.E.	UTILITY EASEMENT
PLS	SURVEYOR'S NUMBER	W.S.E.	WATER AND SEWER EASEMENT

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