

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 2, 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. STREETS AND RIGHTS OF WAY, ACCESS TRACT 2, AND ACCESS EASEMENTS:

ALL STREETS AND RIGHTS OF WAY, ACCESS TRACT 2, AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND ALL OWNERS AND RESIDENTS OF ALL REAL PROPERTY THAT MAY BE ADDED TO THE DEVELOPMENT BY FUTURE PLATS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, MOSQUITO CONTROL DISTRICT, AMBULANCE, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE CITY OF SEBASTIAN, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2. LIFT STATION EASEMENT (L.S.E.) AND UTILITY EASEMENTS (U.E.):

THE LIFT STATION EASEMENT (L.S.E.), AND UTILITY EASEMENTS (U.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY 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.

3. DRAINAGE EASEMENTS (D.E.) AND STORMWATER TRACTS 1 AND 2:

THE DRAINAGE EASEMENTS (D.E.) AND STORMWATER TRACTS 1 AND 2 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.

4. LAKE MAINTENANCE EASEMENTS:

THE LAKE MAINTENANCE 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 CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.

5. LANDSCAPE TRACTS 1, 2 AND LANDSCAPE EASEMENTS:

THE LANDSCAPE TRACTS 1, 2 AND 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.

6. SIDEWALK EASEMENTS (S.E.):

THE SIDEWALK EASEMENTS (S.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 THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THE SUBDIVISION, THEIR GUESTS AND OTHER PERMISSIBLE USERS FOR PROPER PURPOSES.

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

THE 1.00 FOOT WIDE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO THE CITY OF SEBASTIAN FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8. RECREATION TRACT 1:

RECREATION TRACT 1 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.

9. TRACT X:

TRACT X AS SHOWN ON THIS PLAT IS HEREBY RESERVED UNTO SPIRIT OF SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY, OF _____, 2023.

BY: _____, A FLORIDA LIMITED LIABILITY COMPANY
ROBERT J. VOTAW, MANAGER

WITNESS: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION:

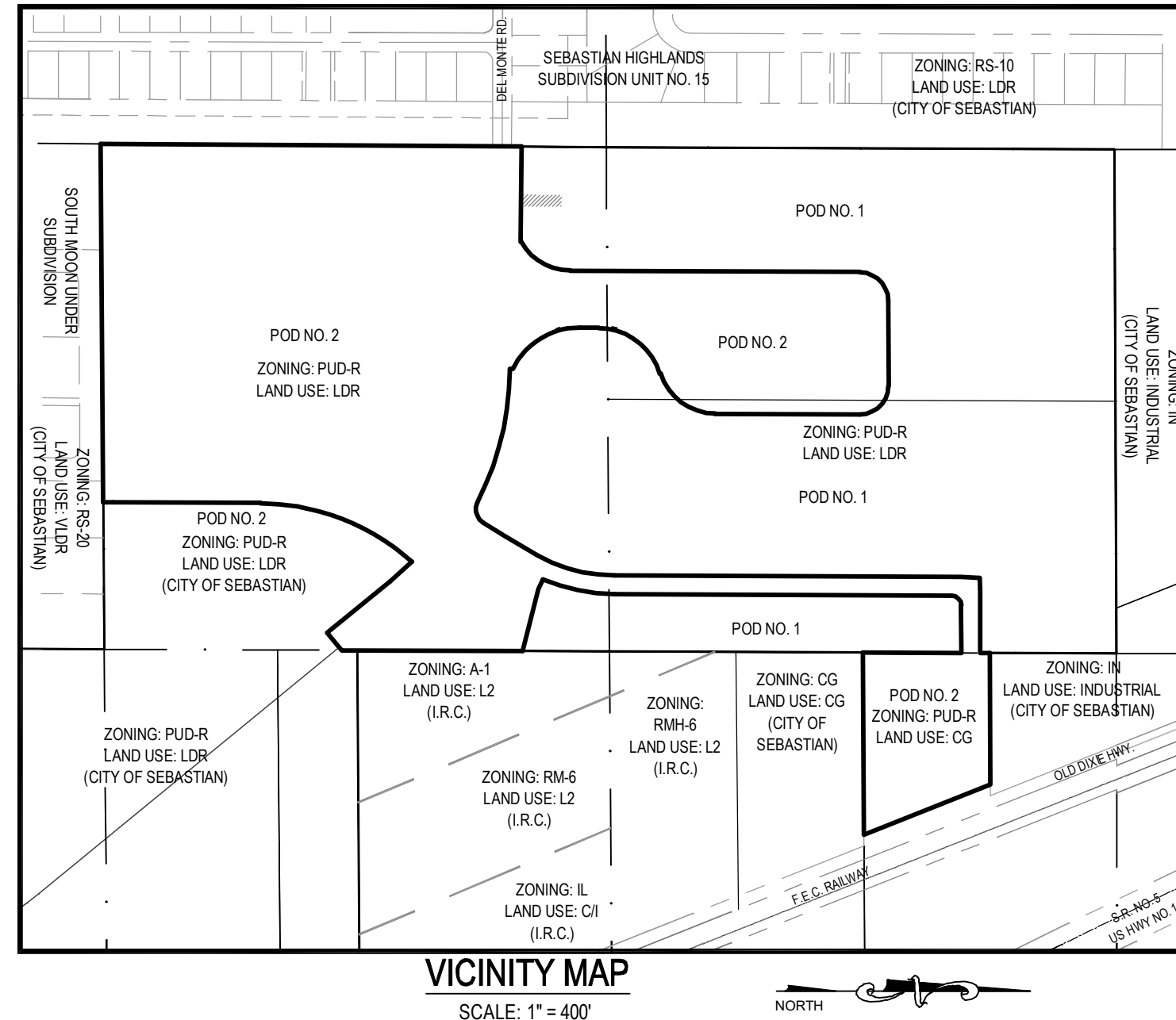
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, 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 AUTHORIZED MEMBER. HE IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME: _____
COMMISSION NO: _____
MY COMMISSION EXPIRES: _____
NOTARY STAMP

SPIRIT OF SEBASTIAN PUD - POD 2
RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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.



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 STREETS AND RIGHTS-OF-WAY, ACCESS TRACT 2, ACCESS EASEMENTS, STORMWATER TRACTS 1 AND 2, LAKE MAINTENANCE EASEMENTS, DRAINAGE EASEMENTS, LANDSCAPE TRACTS 1 AND 2, LANDSCAPE EASEMENTS, RECREATION TRACT 1, AND SIDEWALK EASEMENTS.

BY: _____ DATE: _____
CHARLES R. MECHLING, PRESIDENT
SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY CHARLES R. MECHLING 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. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME: _____
COMMISSION NO: _____
MY COMMISSION EXPIRES: _____
NOTARY STAMP

ACCEPTANCE OF LIFT STATION EASEMENT (L.S.E.) AND UTILITY EASEMENTS (U.E.) BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON _____, 2023 THE LIFT STATION EASEMENT AND UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____ DATE: _____
JOSEPH H. EARMAN, CHAIRMAN

ATTEST: JEFFERY R. SMITH, CLERK OF COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

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

CERTIFICATE OF TITLE:

I, CHRISTOPHER H. MARINE, ESQ. AN ATTORNEY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, CERTIFY THAT, AS OF THIS _____, 2023, 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.

GOULD COOKSEY
FENNELL, PLLC
979 BEACHLAND BLVD.
VERO BEACH, FL 32963

BY: _____
CHRISTOPHER H. MARINE, ESQ.
FLORIDA BAR NO.: 376221

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 _____, 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 2 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 _____, 2023 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN AND ACCEPTED.

FRED JONES, MAYOR
KAREN MILLER, P.E., CITY ENGINEER
JEANETTE WILLIAMS, M.M.C., CITY CLERK
ANDREW MAI, ESQ., INTERIM CITY ATTORNEY

PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER

CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I JEFFERY R. SMITH, 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 2 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 _____, 2023, 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.

JEFFERY R. SMITH, 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 O.R. BOOK 3444 PAGE 0561, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, WHICH MORTGAGE ENCUMBERS THE PROPERTY, DOES HEREBY CONSENT TO THE DEDICATION HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023.

ITHINK FINANCIAL CREDIT UNION

BY: _____
SENIOR VICE PRESIDENT

PRINTED NAME: _____

WITNESS: _____ WITNESS: _____

PRINTED NAME: _____ PRINTED NAME: _____

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF I THINK FINANCIAL CREDIT UNION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED AS SUCH OFFICER OF SAID BANK, WITH FULL AUTHORITY TO DO SO.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF FLORIDA
PRINTED NAME: _____
COMMISSION NO: _____
MY COMMISSION EXPIRES: _____
NOTARY STAMP

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: FEBRUARY 6, 2023

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

DECLARATION #4 REVISED PER IRC ATTORNEY EMAIL, C.J.R. 4/19/2023
REVISED: PER CITY OF SEBASTIAN LETTER DATED 1/21/2023, C.J.R. 3/13/2023
REVISED: PER ATTORNEY COMMENT LETTER DATED 9/22/2022, D.J.M. 9/26/2022

SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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 _____, PAGE _____ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LICENSE TO ENCROACH: THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC. SHALL BEAR THE RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS FOR ACCESS, DRAINAGE AND LANDSCAPING WITHIN THE AREA DESCRIBED IN THE LICENSE TO ENCROACH DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 3508, PAGE 1682.

DESCRIPTION OF POD NO. 2 OF SPIRIT OF SEBASTIAN:

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT-OF-WAY OF OLD DIXIE HIGHWAY, 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 CENTER OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00°22'08" WEST ALONG THE NORTH-SOUTH ONE-QUARTER SECTION LINE, A DISTANCE OF 222.77 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 89°37'52" EAST A DISTANCE OF 250.05 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET. A CENTRAL ANGLE OF 60°12'23", SUBTENDED BY A CHORD BEARING OF NORTH 30°20'22" EAST, A CHORD DISTANCE OF 150.47 FEET AND AN ARC DISTANCE OF 157.62 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°14'10" EAST, A DISTANCE OF 759.94 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89°29'24", SUBTENDED BY A CHORD BEARING OF NORTH 44°58'52" EAST, A CHORD DISTANCE OF 105.59 FEET AND AN ARC DISTANCE OF 117.14 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°43'56" EAST, A DISTANCE OF 224.27 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 74.98 FEET, A CENTRAL ANGLE OF 90°31'31", SUBTENDED BY A CHORD BEARING OF SOUTH 45°01'47" EAST, A CHORD DISTANCE OF 106.52 FEET AND AN ARC DISTANCE OF 118.46 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°13'59" WEST, A DISTANCE OF 381.25 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 72°43'03", SUBTENDED BY A CHORD BEARING OF SOUTH 36°35'30" WEST, A CHORD DISTANCE OF 177.85 FEET AND AN ARC DISTANCE OF 190.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°43'03", SUBTENDED BY A CHORD BEARING OF SOUTH 36°35'30" WEST, A CHORD DISTANCE OF 201.57 FEET AND AN ARC DISTANCE OF 215.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°13'59" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 196.00 FEET, A CENTRAL ANGLE OF 63°21'11", SUBTENDED BY A CHORD BEARING OF SOUTH 31°26'37" EAST, A CHORD DISTANCE OF 205.85 FEET AND AN ARC DISTANCE OF 216.72 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°22'08" WEST, A DISTANCE OF 6.90 FEET; THENCE RUN SOUTH 89°37'52" EAST A DISTANCE OF 3.10 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 26°48'07", SUBTENDED BY A CHORD BEARING OF SOUTH 76°13'48" EAST, A CHORD DISTANCE OF 359.24 FEET AND AN ARC DISTANCE OF 362.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 85°43'19", SUBTENDED BY A CHORD BEARING OF NORTH 74°18'36" EAST, A CHORD DISTANCE OF 54.42 FEET AND AN ARC DISTANCE OF 59.85 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 31°26'57" EAST, A DISTANCE OF 66.08 FEET; THENCE RUN NORTH 31°08'30" EAST, A DISTANCE OF 101.36 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 28°19'03", SUBTENDED BY A CHORD BEARING OF NORTH 14°23'30" EAST, A CHORD DISTANCE OF 207.92 FEET AND AN ARC DISTANCE OF 210.05 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°13'59" EAST, A DISTANCE OF 910.84 FEET; THENCE RUN NORTH 02°58'42" EAST, A DISTANCE OF 48.54 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG THE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 03°09'53", SUBTENDED BY A CHORD BEARING OF NORTH 88°13'30" EAST, A CHORD DISTANCE OF 29.00 FEET AND AN ARC DISTANCE OF 29.00 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°48'27" EAST, A DISTANCE OF 168.70 FEET TO THE EAST LINE OF THE EAST ONE-HALF OF THE AFORESAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE RUN NORTH 00°13'59" EAST ALONG THE EAST LINE OF SAID EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 25.00 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7; THENCE RUN NORTH 89°48'27" EAST ALONG SAID NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER A DISTANCE OF 345.50 FEET TO THE WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1095, PAGE 2674, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID WEST RIGHT OF WAY LINE ALSO BEING 60.00 FEET PARALLEL WITH AND PERPENDICULAR TO THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY (75 FOOT WIDE RIGHT OF WAY); THENCE RUN SOUTH 21°40'25" EAST ALONG SAID WEST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 357.46 FEET TO THE SOUTH LINE OF THE AFORESAID SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7; THENCE RUN SOUTH 89°47'20" WEST ALONG SAID SOUTH LINE A DISTANCE OF 478.87 FEET TO THE AFORESAID EAST LINE OF THE EAST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7; THENCE RUN NORTH 00°13'59" EAST ALONG SAID EAST LINE A DISTANCE OF 257.79 FEET; THENCE LEAVING SAID EAST LINE RUN SOUTH 89°48'27" WEST, A DISTANCE OF 125.19 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°34'28", SUBTENDED BY A CHORD BEARING OF SOUTH 45°01'13" WEST, A CHORD DISTANCE OF 35.22 FEET AND AN ARC DISTANCE OF 39.08 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°13'59" WEST, A DISTANCE OF 885.66 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 475.00 FEET. A CENTRAL ANGLE OF 23°12'46", SUBTENDED BY A CHORD BEARING OF SOUTH 11°50'22" WEST, A CHORD DISTANCE OF 191.13 FEET AND AN ARC DISTANCE OF 192.44 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 63°18'19" EAST, A DISTANCE OF 28.00 FEET; THENCE RUN SOUTH 76°00'54" EAST, A DISTANCE OF 168.16 FEET TO THE EAST LINE OF THE AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 7; THENCE RUN SOUTH 00°14'40" WEST ALONG SAID EAST LINE A DISTANCE OF 435.48 FEET; THENCE LEAVING SAID EAST LINE RUN SOUTH 00°11'13" EAST, A DISTANCE OF 39.16 FEET; THENCE RUN SOUTH 50°39'21" WEST, A DISTANCE OF 60.41 FEET; THENCE RUN NORTH 39°20'39" WEST, A DISTANCE OF 212.50 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 06°07'08", SUBTENDED BY A CHORD BEARING OF NORTH 42°24'13" WEST, A CHORD DISTANCE OF 77.39 FEET AND AN ARC DISTANCE OF 77.43 FEET TO A POINT OF CUSP; THENCE RUN SOUTHWESTERLY ALONG THE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 41°33'41", SUBTENDED BY A CHORD BEARING OF SOUTH 21°07'36" WEST, A CHORD DISTANCE OF 425.75 FEET AND AN ARC DISTANCE OF 435.23 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°20'45" WEST, A DISTANCE OF 387.88 FEET; THENCE RUN SOUTH 00°14'33" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF THE AFORESAID NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 7; THENCE RUN SOUTH 89°34'24" WEST ALONG SAID SOUTH LINE A DISTANCE OF 940.69 FEET TO THE AFORESAID NORTH-SOUTH ONE-QUARTER SECTION LINE AND WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 7; THENCE RUN NORTH 00°22'08" EAST ALONG SAID NORTH-SOUTH ONE-QUARTER SECTION LINE, A DISTANCE OF 1105.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED LAND CONTAINING 1,660,023.93 SQUARE FEET OR 38.109 ACRES.

PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER

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 IN 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.
- NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT APPROVAL AND CONSENT OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
- ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
- 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 12061C0111 AND 12061C0112, COMMUNITY NUMBER 120119, PANELS 0111 AND 0112, SUFFIX 'H' MAP REVISED DATE DECEMBER 4, 2012, MAP INDEX DATE DECEMBER 4, 2012, AND LETTER OF MAP AMENDMENT NO. 21-04-5367A ISSUED ON 10/20/21.

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:

- 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.
- 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).
- THE BENCHMARKS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). ALL ESTABLISHED BENCH MARK ELEVATIONS ARE BASED ON CLOSED LEVEL LOOPS, RUN FROM BENCH MARKS WITH AT LEAST THIRD ORDER ACCURACY.

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 2, 2022

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

SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

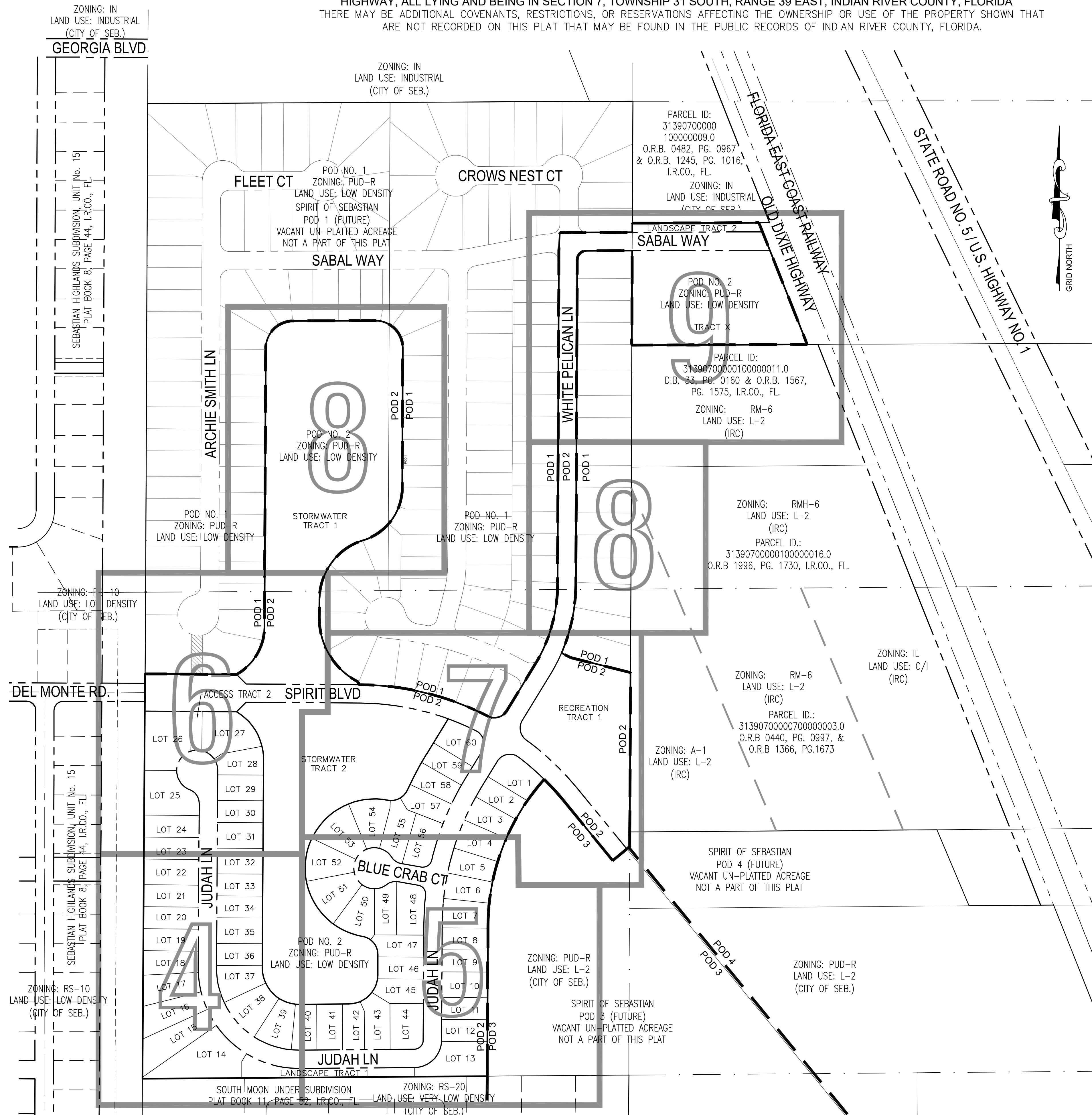
A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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: _____

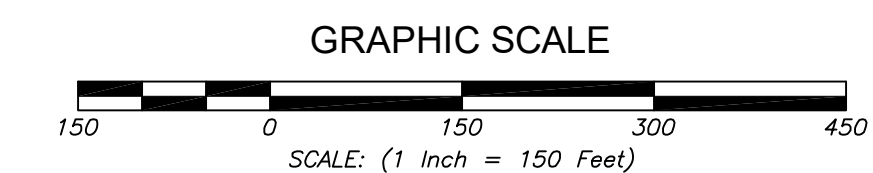
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CLERK'S FILE NUMBER _____



LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	⊕	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	F.D.C.M. □	FOUND CONCRETE MONUMENT (4"x4") AS NOTED
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	F.D.R.C. ○	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	P.C.P. ●	"PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
PG.	PAGE	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.R.M.	PERMANENT REFERENCE MONUMENT	S.R.C. ●	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR		
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.
DATE: SEPTEMBER 2, 2022
CARTER ASSOCIATES, INC.
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1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 17-42E

REVISED: PER CITY OF SEBASTIAN LETTER DATED 1/21/2023. C.J.R. 3/13/2023
REVISED: PER ATTORNEY COMMENT LETTER DATED 9/22/2022. D.J.M. 9/26/2022

SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

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PLAT BOOK: _____

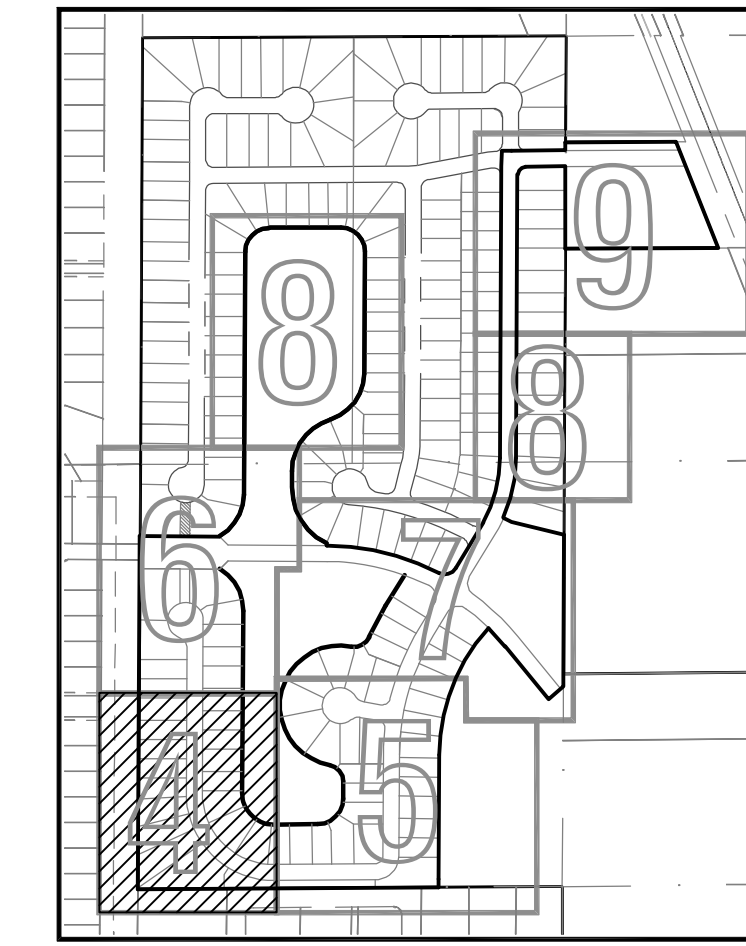
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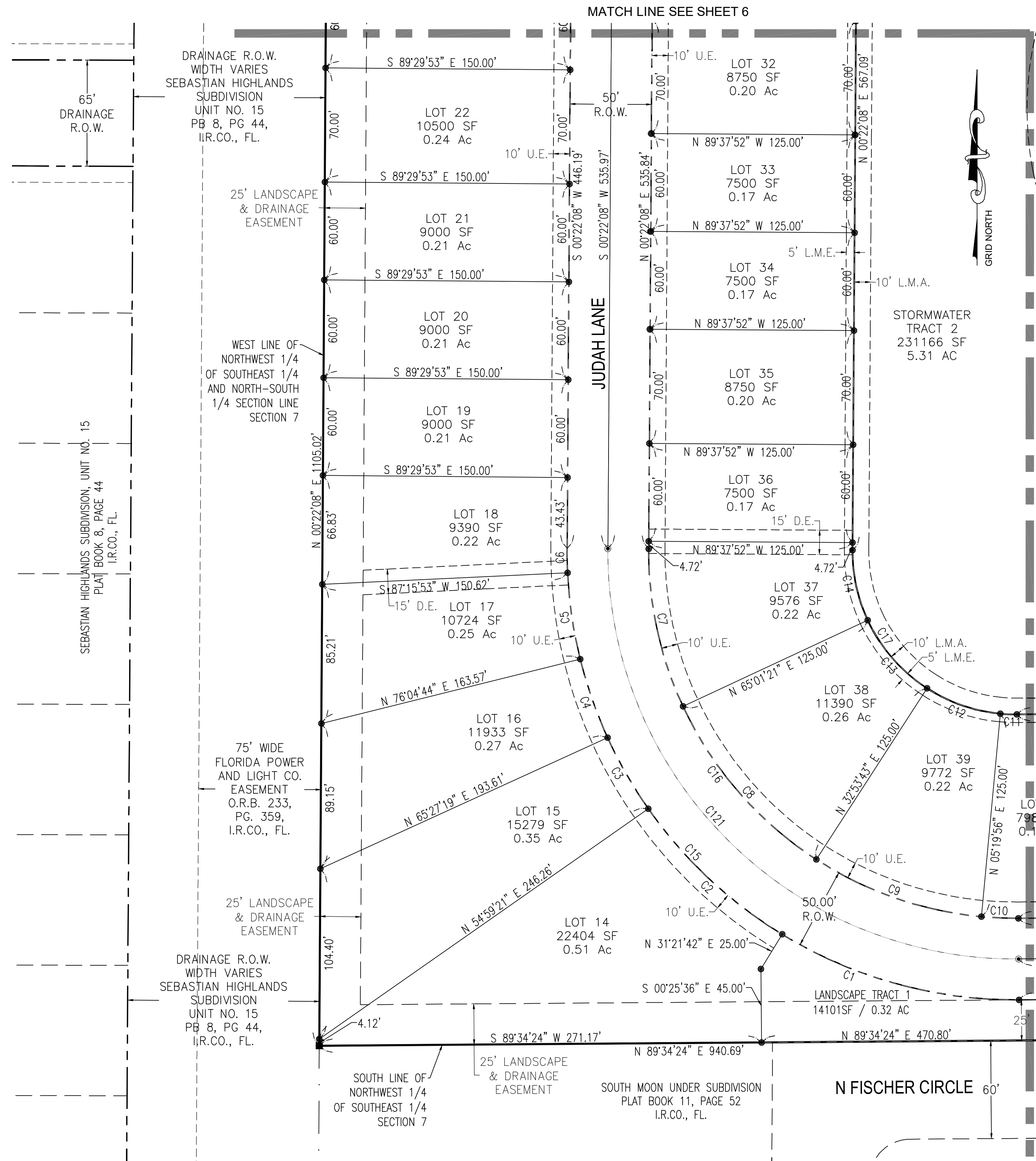
CLERK'S FILE NUMBER _____

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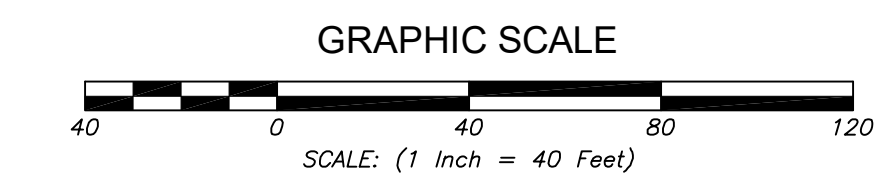
ASSOC. ID.	ASSOCIATES IDENTIFICATION		BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	F.D.C.M.	FOUND CONCRETE MONUMENT (4"x4") AS NOTED
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	F.D.R.C.	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	P.C.P.	"PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
PG.	PAGE	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.R.M.	PERMANENT REFERENCE MONUMENT	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR		
P.O.B.	POINT OF BEGINNING		
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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		



KEY SHEET
SCALE 1" = 600'



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	152.57'	275.00'	031°47'18"	S 74° 31' 57" E	150.62'	78.31'
C2	113.40'	275.00'	023°37'39"	S 46° 49' 29" E	112.60'	57.52'
C3	50.23'	275.00'	010°27'58"	S 29° 46' 40" E	50.16'	25.19'
C4	50.99'	275.00'	010°37'25"	S 19° 13' 59" E	50.92'	25.57'
C5	53.69'	275.00'	011°11'10"	S 08° 19' 42" E	53.60'	26.93'
C6	14.90'	275.00'	003°06'15"	S 01° 10' 59" E	14.90'	7.45'
C7	99.54'	225.00'	025°20'47"	S 12° 18' 15" E	98.73'	50.60'
C8	126.16'	225.00'	032°07'38"	S 41° 02' 28" E	124.52'	64.79'
C9	108.24'	225.00'	027°33'48"	S 70° 53' 10" E	107.20'	55.19'
C10	22.61'	225.00'	005°45'32"	S 87° 32' 50" E	22.61'	11.32'
C11	10.05'	100.00'	005°45'32"	S 87° 32' 50" E	10.05'	5.03'
C12	48.11'	100.00'	027°33'48"	S 70° 53' 10" E	47.64'	24.53'
C13	56.07'	100.00'	032°07'38"	S 41° 02' 28" E	55.34'	28.79'
C14	44.24'	100.00'	025°20'47"	S 12° 18' 15" E	43.88'	22.49'
C15	435.79'	275.00'	090°47'44"	S 45° 01' 44" E	391.60'	278.85'
C16	356.55'	225.00'	090°47'44"	S 45° 01' 44" E	320.40'	228.15'
C17	158.47'	100.00'	090°47'44"	S 45° 01' 44" E	142.40'	101.40'
C121	396.17'	250.00'	090°47'44"	S 45° 01' 44" E	356.00'	253.50'



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 2, 2022
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
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A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
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PLAT BOOK: _____

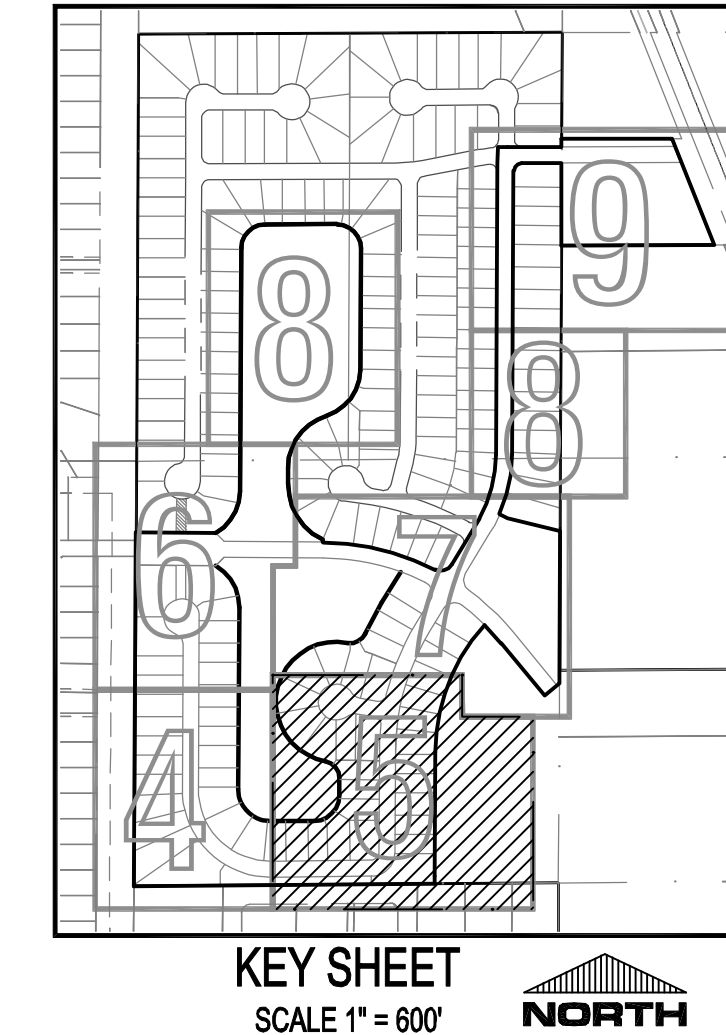
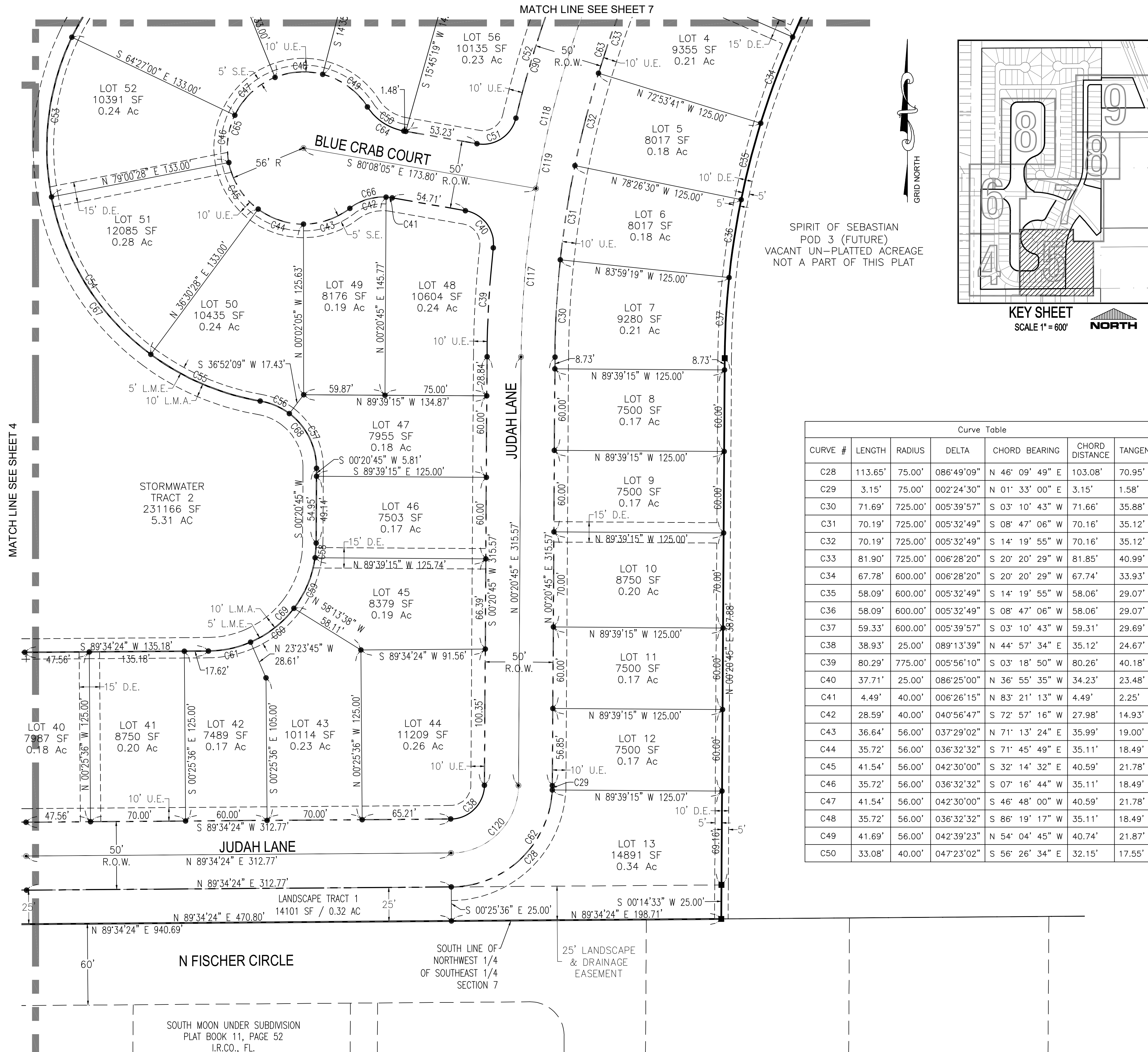
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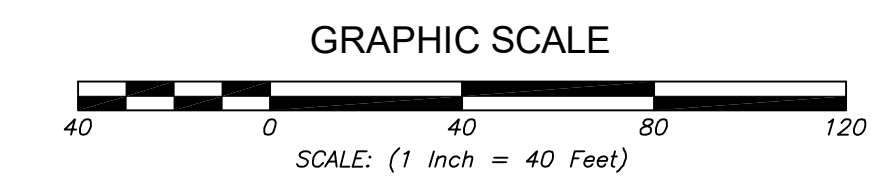
LEGEND

ASSOC. ID. I.R.CO., FL. I.R.F.CO., SD. I.R.F.W.C.D. PG. P.R.M. P.B. P.L.S. P.O.B. P.O.C. R.O.W. (P) S.R.C. S.F. S.L.CO., FL. SD. T.B.M. TWP. U.E. U.E. L.M.A. L.M.E. L.A.E. L.E. L.S.E.	ASSOCIATES IDENTIFICATION INDIAN RIVER COUNTY, FLORIDA INDIAN RIVER FARMS COMPANY SUBDIVISION INDIAN RIVER FARMS WATER CONTROL DISTRICT PAGE PERMANENT REFERENCE MONUMENT PLAT BOOK PROFESSIONAL LAND SURVEYOR POINT OF BEGINNING POINT OF COMMENCEMENT RIGHT-OF-WAY RECORD PLAT DATA SET REBAR AND CAP SQUARE FEET ST. LUCIE COUNTY, FLORIDA SUBDIVISION TEMPORARY BENCH MARK TOWNSHIP DRAINAGE EASEMENT UTILITY EASEMENT SIDEWALK EASEMENT LAKE MAINTENANCE AREA LAKE MAINTENANCE EASEMENT LIMITED ACCESS EASEMENT LANDSCAPE EASEMENT LIFT STATION EASEMENT	BENCH MARK SYMBOL FOUND CONCRETE MONUMENT (4"x4") AS NOTED "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205") "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
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Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C28	113.65'	75.00'	086°49'09"	N 46° 09' 49" E	103.08'	70.95'
C29	3.15'	75.00'	002°24'30"	N 01° 33' 00" E	3.15'	1.58'
C30	71.69'	725.00'	005°39'57"	S 03° 10' 43" W	71.66'	35.88'
C31	70.19'	725.00'	005°32'49"	S 08° 47' 06" W	70.16'	35.12'
C32	70.19'	725.00'	005°32'49"	S 14° 19' 55" W	70.16'	35.12'
C33	81.90'	725.00'	006°28'20"	S 20° 20' 29" W	81.85'	40.99'
C34	67.78'	600.00'	006°28'20"	S 20° 20' 29" W	67.74'	33.93'
C35	58.09'	600.00'	005°32'49"	S 14° 19' 55" W	58.06'	29.07'
C36	58.09'	600.00'	005°32'49"	S 08° 47' 06" W	58.06'	29.07'
C37	59.33'	600.00'	005°39'57"	S 03° 10' 43" W	59.31'	29.69'
C38	38.93'	25.00'	089°13'39"	N 44° 57' 34" E	35.12'	24.67'
C39	80.29'	775.00'	005°56'10"	S 03° 18' 50" W	80.26'	40.18'
C40	37.71'	25.00'	086°25'00"	N 36° 55' 35" W	34.23'	23.48'
C41	4.49'	40.00'	006°26'15"	N 83° 21' 13" W	4.49'	2.25'
C42	28.59'	40.00'	040°56'47"	S 72° 57' 16" W	27.98'	14.93'
C43	36.64'	56.00'	037°29'02"	N 71° 13' 24" E	35.99'	19.00'
C44	35.72'	56.00'	036°32'32"	S 71° 45' 49" E	35.11'	18.49'
C45	41.54'	56.00'	042°30'00"	S 32° 14' 32" E	40.59'	21.78'
C46	35.72'	56.00'	036°32'32"	S 07° 16' 44" W	35.11'	18.49'
C47	41.54'	56.00'	042°30'00"	S 46° 48' 00" W	40.59'	21.78'
C48	35.72'	56.00'	036°32'32"	S 86° 19' 17" W	35.11'	18.49'
C49	41.69'	56.00'	042°39'23"	N 54° 04' 45" W	40.74'	21.87'
C50	33.08'	40.00'	047°23'02"	S 56° 26' 34" E	32.15'	17.55'

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C51	37.71'	25.00'	086°25'00"	N 56° 39' 25" E	34.23'	23.48'
C52	104.37'	775.00'	007°42'57"	S 17° 18' 23" W	104.29'	52.26'
C53	120.54'	189.00'	036°32'32"	S 07° 16' 44" W	118.51'	62.40'
C54	140.19'	189.00'	042°30'00"	S 32° 14' 32" E	137.00'	73.50'
C55	88.37'	189.00'	026°47'19"	S 66° 53' 12" E	87.56'	45.01'
C56	23.69'	50.00'	027°09'00"	N 66° 42' 21" W	23.47'	12.07'
C57	46.67'	50.00'	053°28'36"	N 26° 23' 33" W	44.99'	25.19'
C58	10.89'	80.00'	007°48'02"	N 04° 14' 46" E	10.88'	5.45'
C59	40.81'	80.00'	029°13'44"	N 22° 45' 39" E	40.37'	20.86'
C60	40.81'	80.00'	029°13'44"	N 51° 59' 23" E	40.37'	20.86'
C61	32.07'	80.00'	022°58'09"	N 78° 05' 19" E	31.86'	16.25'
C62	116.80'	75.00'	089°13'39"	N 44° 57' 34" E	105.35'	74.00'
C63	393.57'	725.00'	031°06'12"	S 15° 53' 51" W	388.75'	201.76'
C64	33.08'	40.00'	047°23'02"	S 56° 26' 34" E	32.15'	17.55'
C65	268.55'	56.00'	274°46'04"	S 09° 51' 55" W	75.83'	51.52'
C66	33.08'	40.00'	047°23'02"	S 76° 10' 24" W	32.15'	17.55'
C67	597.68'	189.00'	181°11'12"	S 10° 18' 45" W	377.98'	18,249.31'
C68	70.36'	50.00'	080°37'36"	N 39° 58' 03" W	64.70'	42.42'
C69	124.59'	80.00'	089°13'39"	N 44° 57' 34" E	112.37'	78.93'
C117	124.61'	750.00'	009°31'10"	S 05° 06' 20" W	124.46'	62.45'
C118	282.53'	750.00'	021°35'02"	S 20° 39' 26" W	280.86'	142.96'
C119	407.14'	750.00'	031°06'12"	S 15° 53' 51" W	402.16'	208.72'
C120	77.87'	50.00'	089°13'39"	N 44° 57' 34" E	70.23'	49.33'



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 2, 2022
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

REVISION: PER CITY OF SEBASTIAN LETTER DATED 1/21/2023. C.J.R. 3/13/2023
REVISION: PER ATTORNEY COMMENT LETTER DATED 9/22/2022. D.J.M. 9/26/2022

SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

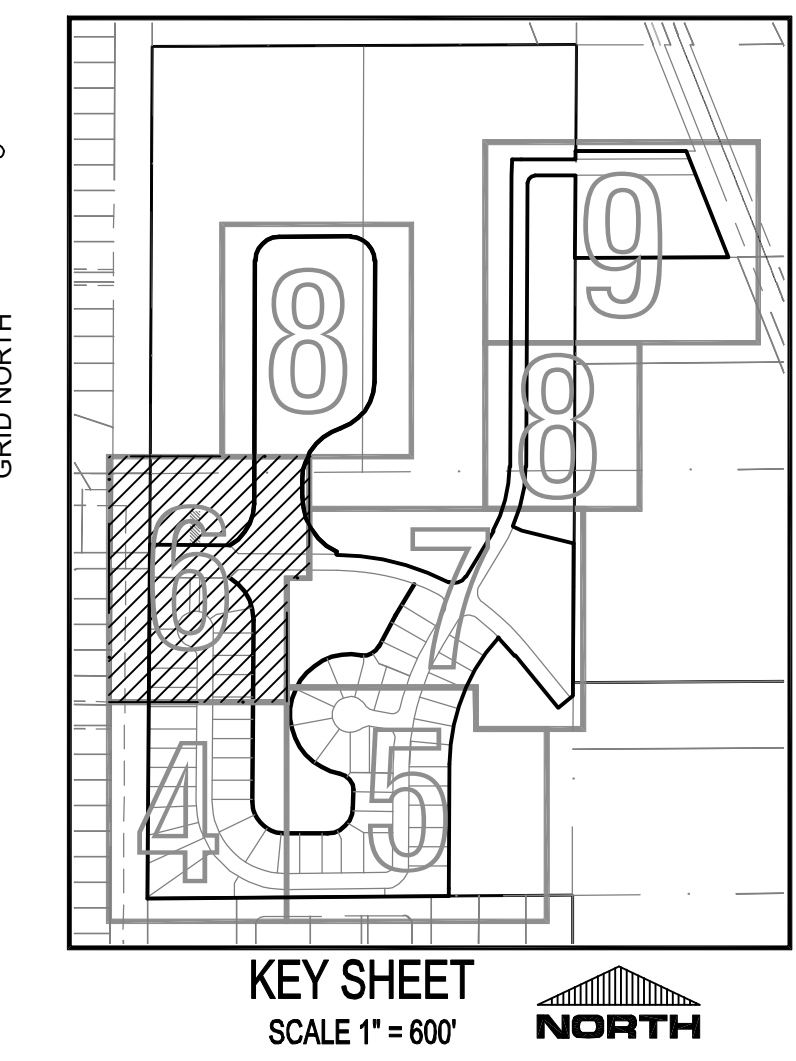
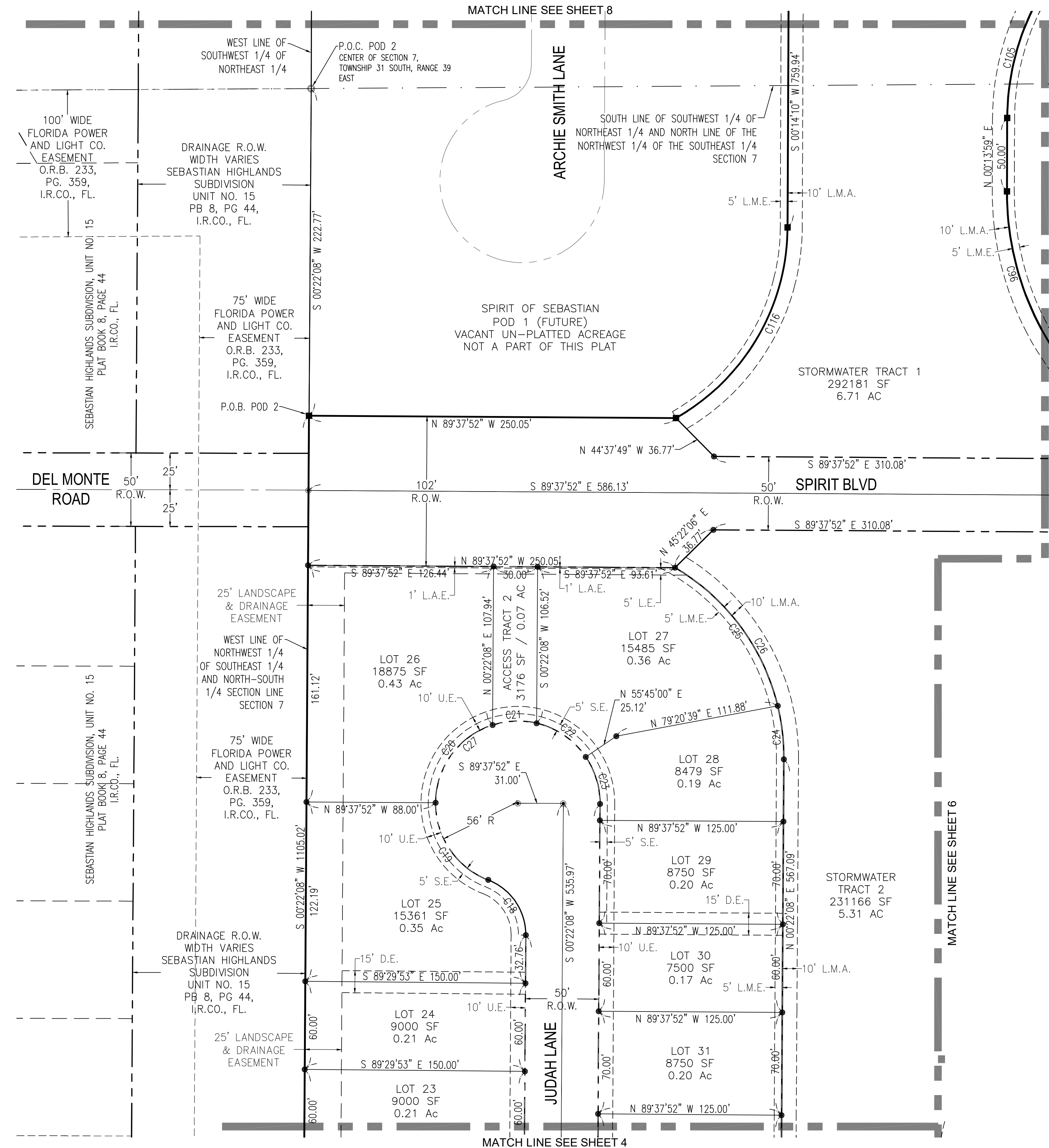
A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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: _____

CFN: _____

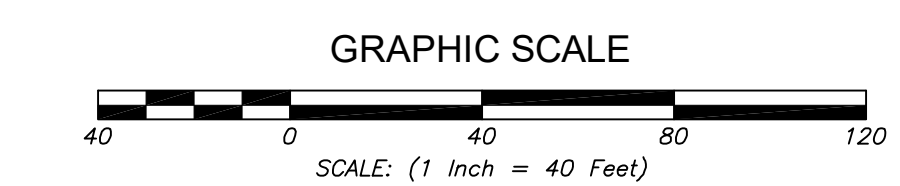
CLERK'S FILE NUMBER _____



LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	⊕	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	F.D.C.M.	FOUND CONCRETE MONUMENT (4"x4") AS NOTED
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	F.D.R.C.	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	P.C.P.	"PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM DISK STAMPED "PCP CARTER ASSOC. LB 205"
PG.	PAGE	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.R.M.	PERMANENT REFERENCE MONUMENT	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR		
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		

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C18	48.35'	40.00'	069°15'27"	N 34° 15' 35" W	45.46'	27.62'
C19	67.69'	56.00'	069°15'27"	S 34° 15' 35" E	63.64'	38.67'
C20	70.10'	56.00'	071°43'14"	S 36° 13' 45" W	65.61'	40.48'
C21	30.41'	56.00'	031°06'35"	S 87° 38' 39" W	30.03'	15.59'
C22	41.59'	56.00'	042°33'04"	N 55° 31' 31" W	40.64'	21.81'
C23	33.97'	56.00'	034°45'07"	N 16° 52' 26" W	33.45'	17.52'
C24	36.71'	149.89'	014°02'00"	N 06° 34' 35" W	36.62'	18.45'
C25	120.45'	149.89'	046°02'25"	N 36° 36' 47" W	117.23'	63.69'
C26	157.16'	149.89'	060°04'25"	N 29° 35' 47" W	150.06'	86.67'
C27	243.75'	56.00'	249°23'26"	S 55° 48' 24" W	92.09'	80.89'
C96	216.72'	196.00'	063°21'11"	S 31° 26' 37" E	205.85'	120.94'
C105	215.76'	170.00'	072°43'03"	S 36° 35' 30" W	201.57'	125.15'
C116	157.62'	150.00'	060°12'23"	N 30° 20' 22" E	150.47'	86.96'



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 2, 2022
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
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VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 17-42E

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REVISED: PER ATTORNEY COMMENT LETTER DATED 9/22/2022. D.J.M. 9/26/2022

SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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.

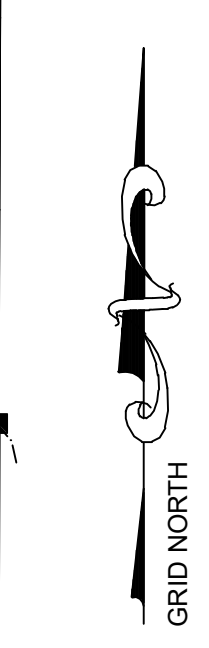
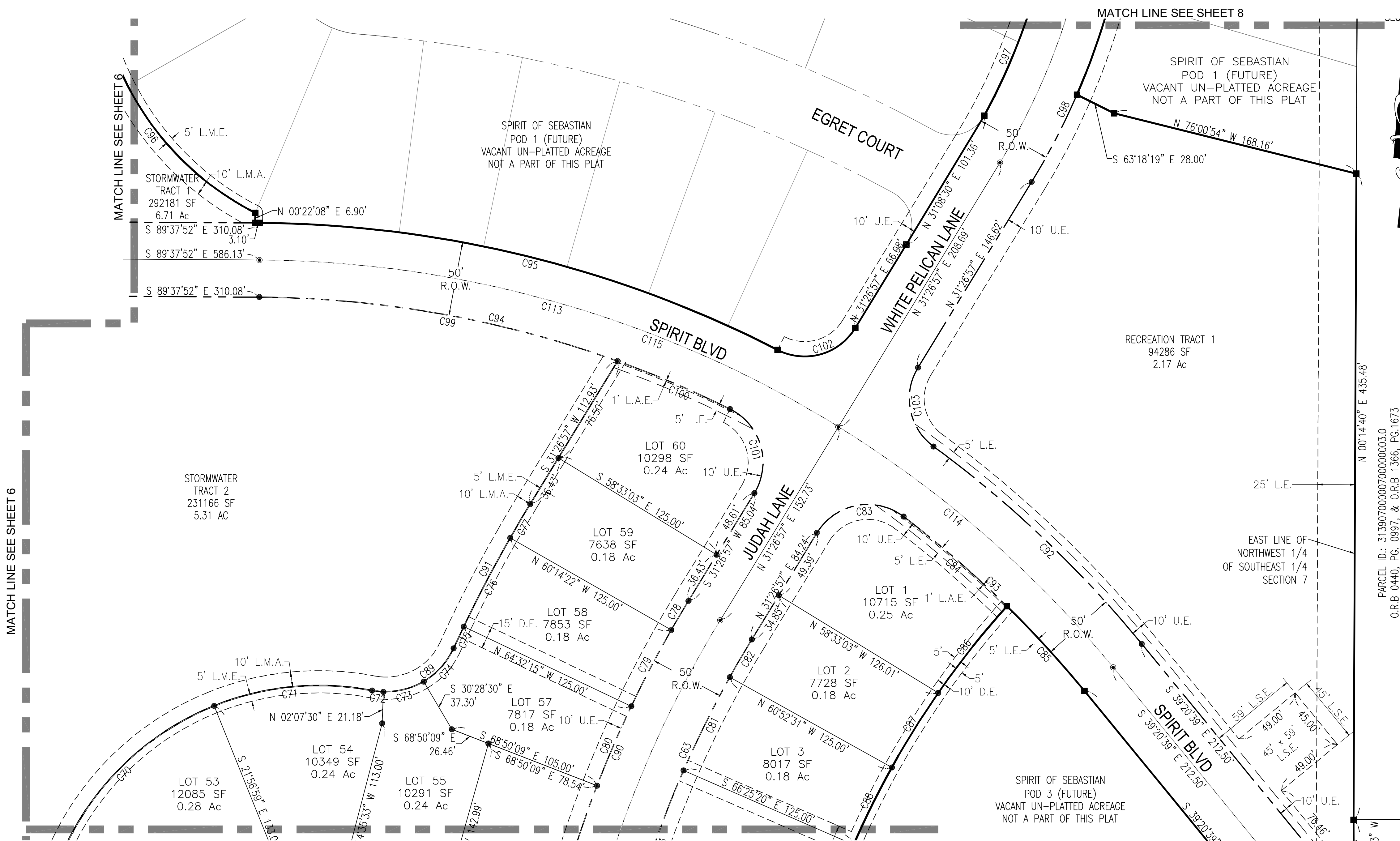
PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER _____

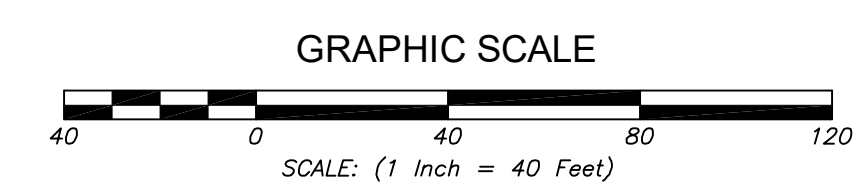
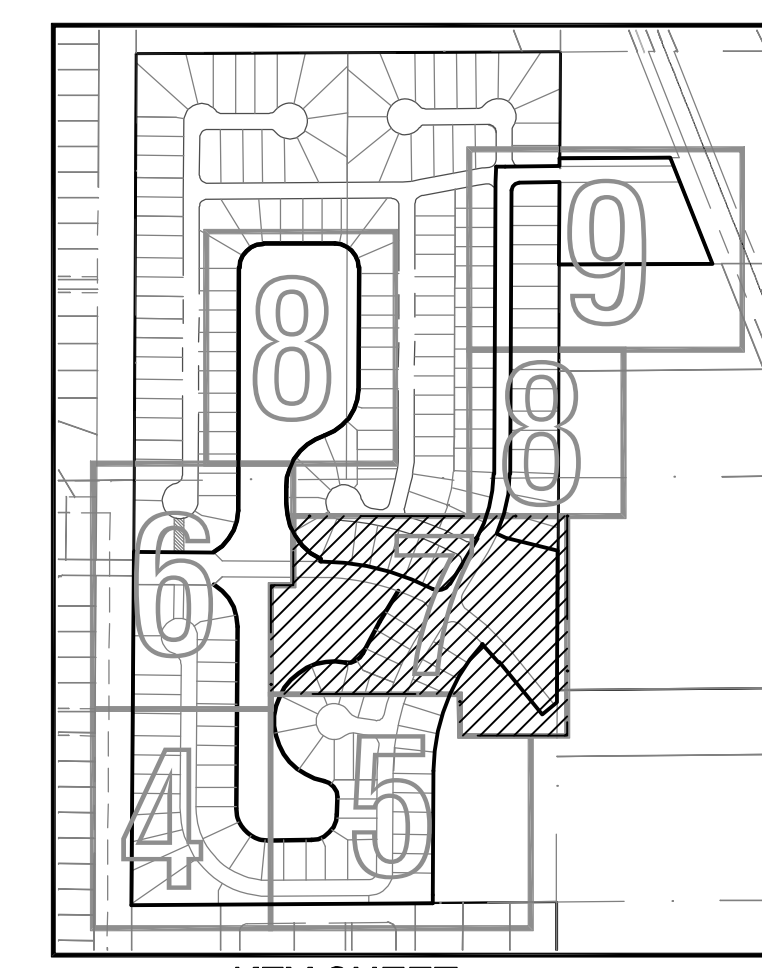
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C70	140.19'	189.00'	042°30'00"	S 46° 48' 00" W	137.00'	73.50'
C71	108.38'	189.00'	032°51'20"	S 84° 28' 41" W	106.90'	55.73'
C72	7.66'	50.00'	008°46'51"	S 83° 29' 05" E	7.66'	3.84'
C73	28.45'	50.00'	032°36'00"	N 75° 49' 30" E	28.07'	14.62'
C74	30.62'	50.00'	035°05'29"	N 41° 58' 46" E	30.15'	15.81'
C75	16.16'	900.00'	001°01'44"	S 24° 56' 53" W	16.16'	8.08'
C76	67.52'	900.00'	004°17'53"	S 27° 36' 42" W	67.50'	33.77'
C77	26.52'	900.00'	001°41'18"	S 30° 36' 18" W	26.52'	13.26'
C78	22.84'	775.00'	001°41'18"	S 30° 36' 18" W	22.84'	11.42'
C79	58.14'	775.00'	004°17'53"	S 27° 36' 42" W	58.13'	29.08'
C80	58.14'	775.00'	004°17'53"	S 23° 18' 48" W	58.12'	29.08'
C81	70.19'	725.00'	005°32'49"	S 26° 21' 04" W	70.16'	35.12'
C82	29.41'	725.00'	002°19'28"	S 30° 17' 13" W	29.41'	14.71'
C83	66.88'	40.00'	095°47'54"	S 79° 20' 54" W	59.36'	44.27'
C84	92.24'	725.00'	007°17'22"	N 49° 06' 28" W	92.18'	46.18'
C85	77.43'	725.00'	006°07'08"	N 42° 24' 13" W	77.39'	38.75'
C86	43.56'	600.00'	004°09'35"	S 36° 51' 32" W	43.55'	21.79'
C87	59.21'	600.00'	005°39'16"	S 31° 57' 07" W	59.19'	29.63'
C88	58.09'	600.00'	005°32'49"	S 26° 21' 04" W	58.06'	29.07'
C89	66.73'	50.00'	076°28'20"	N 62° 40' 11" E	61.89'	39.40'
C90	243.48'	775.00'	018°00'02"	S 22° 26' 56" W	242.48'	122.75'
C91	110.20'	900.00'	007°00'55"	S 27° 56' 29" W	110.13'	55.17'
C92	193.91'	775.00'	014°20'08"	N 46° 30' 44" W	193.40'	97.46'
C93	169.66'	725.00'	013°24'30"	N 46° 02' 54" W	169.28'	85.22'
C94	328.85'	725.00'	025°59'18"	N 76° 38' 13" W	326.03'	167.30'
C95	362.53'	775.00'	026°48'07"	N 76° 13' 48" W	359.24'	184.65'
C96	216.72'	196.00'	063°21'11"	S 31° 26' 37" E	205.85'	120.94'
C97	210.05'	425.00'	028°19'03"	N 14° 23' 30" E	207.92'	107.22'
C98	258.79'	475.00'	031°12'58"	N 15° 50' 28" E	255.60'	132.69'
C99	246.48'	725.00'	019°28'44"	N 79° 53' 30" W	245.29'	124.44'
C100	82.37'	725.00'	006°30'33"	N 66° 53' 51" W	82.32'	41.23'
C101	66.39'	40.00'	095°05'31"	N 16° 05' 49" W	59.03'	43.72'
C102	59.85'	40.00'	085°43'19"	N 74° 18' 36" E	54.42'	37.12'
C103	59.43'	40.00'	085°07'44"	S 11° 06' 56" E	54.11'	36.74'
C104	258.79'	475.00'	031°12'58"	N 15° 50' 28" E	255.60'	132.69'
C113	411.04'	750.00'	031°12'58"	N 73° 55' 49" W	405.92'	210.82'
C114	247.21'	750.00'	018°53'08"	N 48° 47' 13" W	246.09'	124.74'
C115	658.25'	750.00'	050°17'12"	N 64° 29' 16" W	637.33'	352.02'



PARCEL ID: 3139070000700000003.0
O.R.B. 0440, PG. 0397, & C.R.B. 1366, PG. 1673
I.R.CO., FL.

LEGEND

- | | | | | | | | |
|----------------|---|--------|---------------------------|---|--|--------|--|
| ASSOC. ID. | ASSOCIATES IDENTIFICATION | (P) | RECORD PLAT DATA | ⊕ | BENCH MARK SYMBOL | P.R.M. | "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205") |
| I.R.F.CO., FL. | INDIAN RIVER COUNTY, FLORIDA | S.R.C. | SET REBAR AND CAP | ■ | FOUND CONCRETE MONUMENT (4"x4") AS NOTED | ■ | "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.) |
| I.R.F.CO., SD. | INDIAN RIVER FARMS COMPANY SUBDIVISION | S.F. | SQUARE FEET | □ | "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) | ● | |
| I.R.F.W.C.D. | INDIAN RIVER FARMS WATER CONTROL DISTRICT | PG. | PAGE | ○ | F.D.R.C. | | |
| P.R.M. | PERMANENT REFERENCE MONUMENT | SD. | SUBDIVISION | ⊙ | "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) | | |
| P.B. | PLAT BOOK | T.B.M. | TEMPORARY BENCH MARK | | P.C.P. | | |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | TWP. | TOWNSHIP | | | | |
| P.O.B. | POINT OF BEGINNING | D.E. | DRAINAGE EASEMENT | | | | |
| P.O.C. | POINT OF COMMENCEMENT | U.E. | UTILITY EASEMENT | | | | |
| R.O.W. | RIGHT-OF-WAY | S.E. | SIDEWALK EASEMENT | | | | |
| S.L.CO., FL. | ST. LUCIE COUNTY, FLORIDA | 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.
DATE: SEPTEMBER 2, 2022
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
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SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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: _____

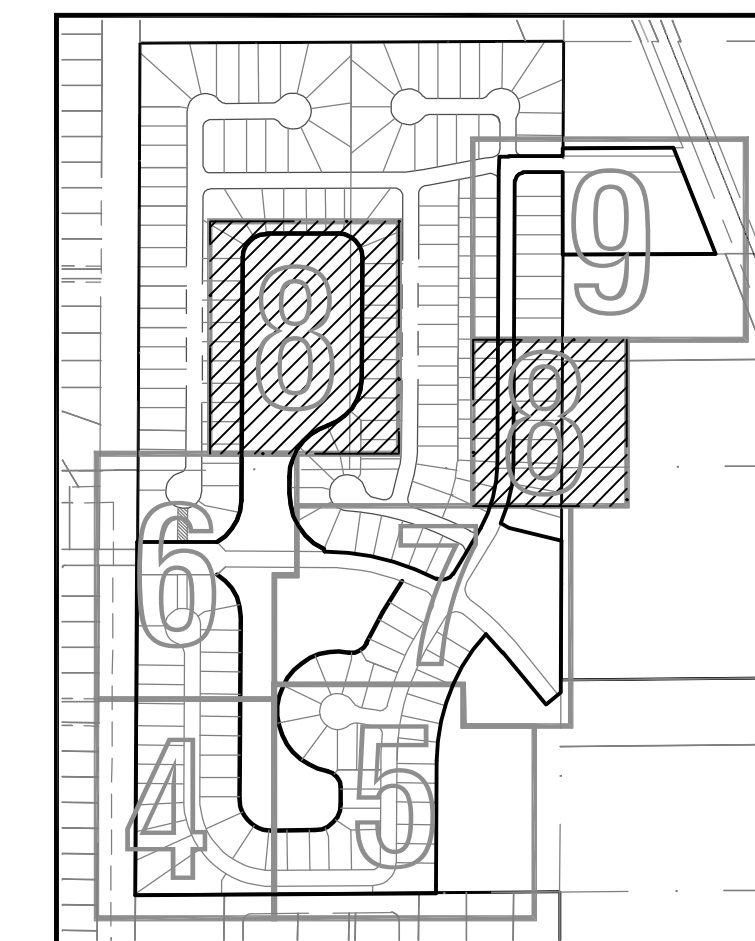
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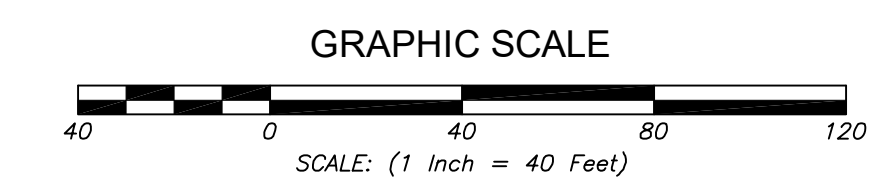
CLERK'S FILE NUMBER _____

LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	⊕	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	□	F.D.C.M. FOUND CONCRETE MONUMENT (4"x4") AS NOTED
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	○	F.D.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	●	P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
PG.	PAGE	■	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.R.M.	PERMANENT REFERENCE MONUMENT	●	S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR		
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		

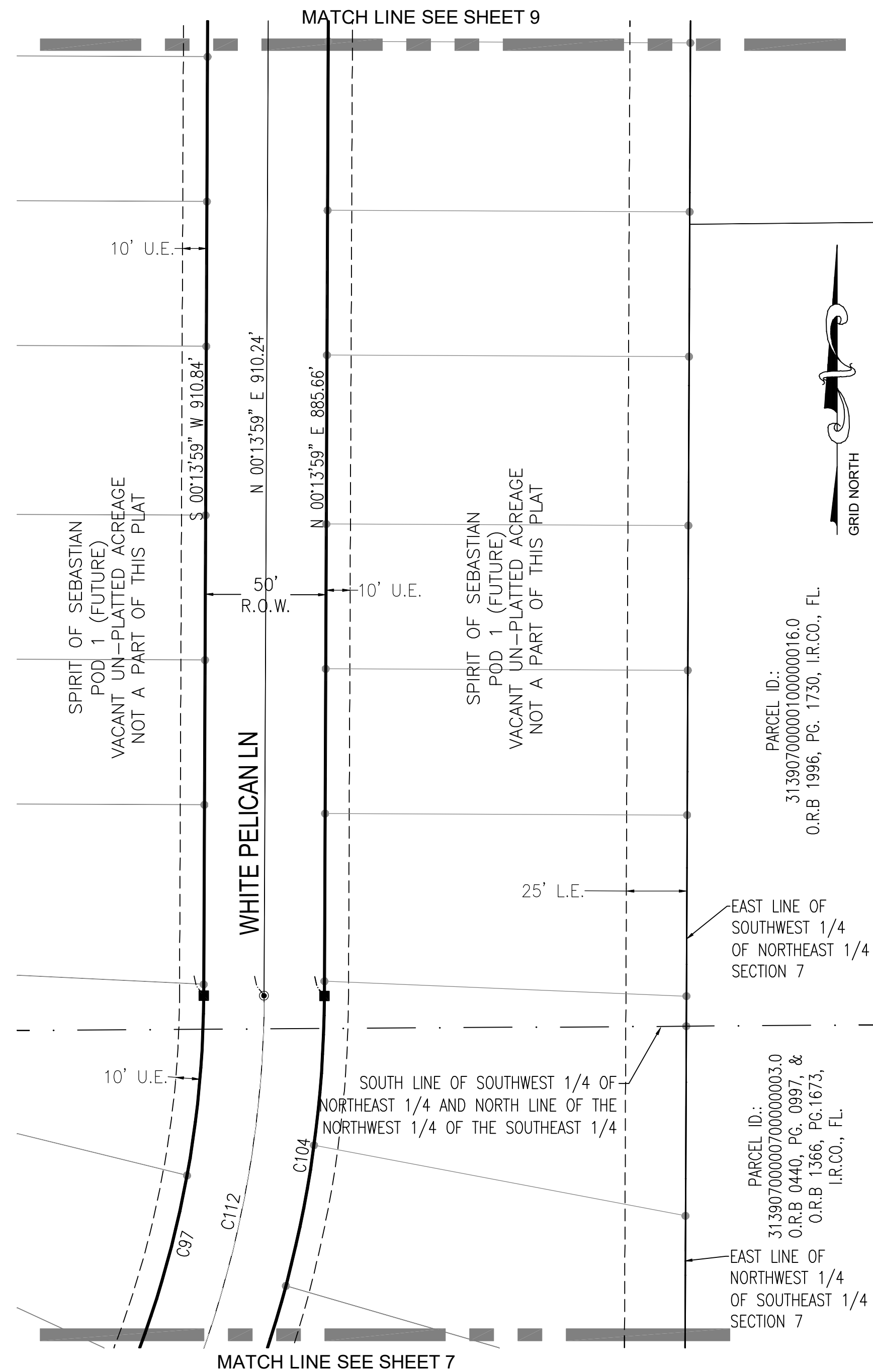
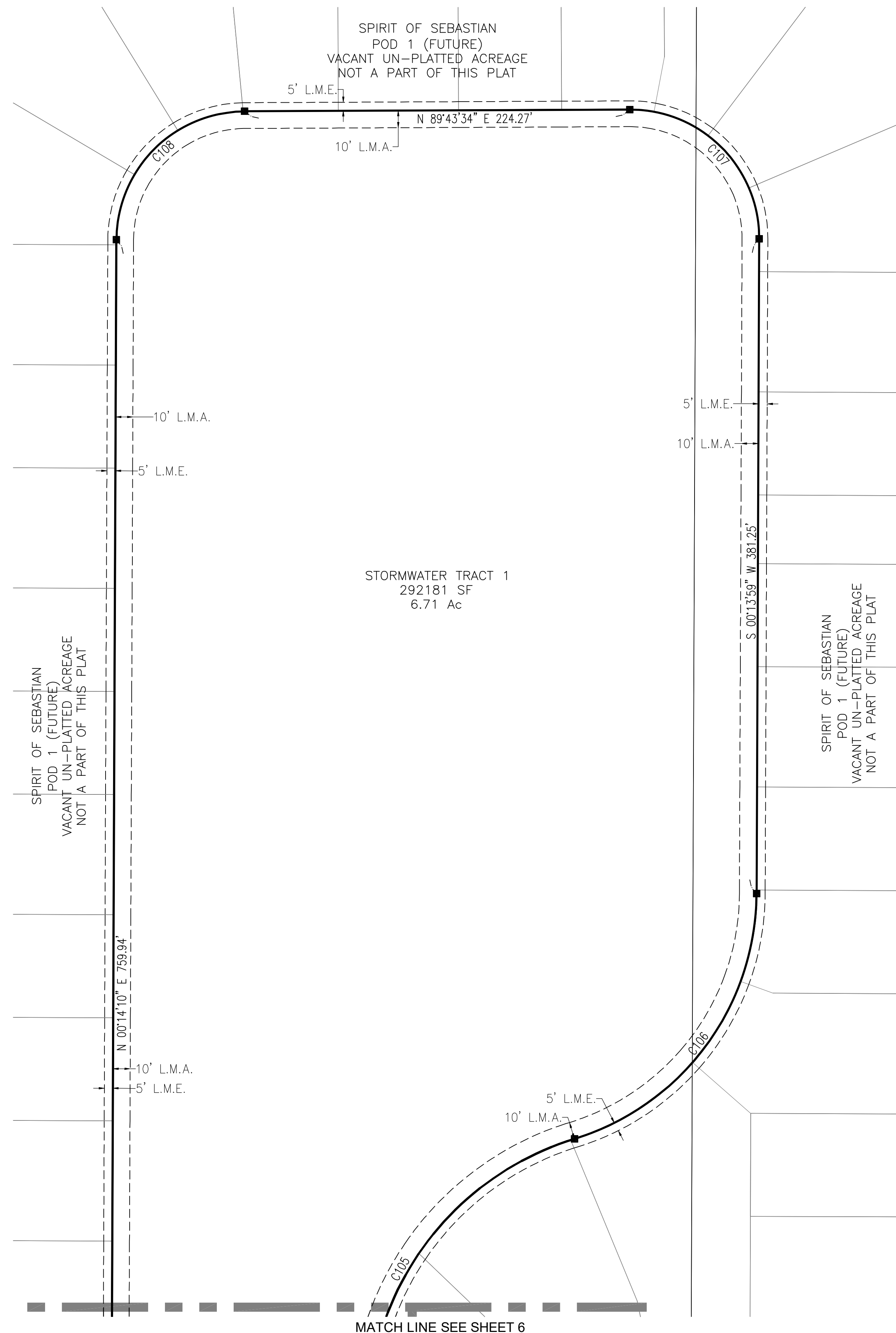


KEY SHEET
SCALE 1" = 600' NORTH



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 2, 2022
CARTER ASSOCIATES, INC.
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Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C105	215.76'	170.00'	072°43'03"	S 36° 35' 30" W	201.57'	125.15'
C106	190.37'	150.00'	072°43'03"	N 36° 35' 30" E	177.85'	110.42'
C107	118.47'	75.00'	090°30'25"	N 45° 01' 14" W	106.53'	75.67'
C108	117.14'	75.00'	089°29'24"	S 44° 58' 52" W	105.59'	74.34'
C112	245.17'	450.00'	031°12'58"	N 15° 50' 28" E	242.15'	125.71'

SPIRIT OF SEBASTIAN PUD - POD 2

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), LYING WESTERLY OF THE RIGHT OF WAY OF OLD DIXIE HIGHWAY, 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: _____

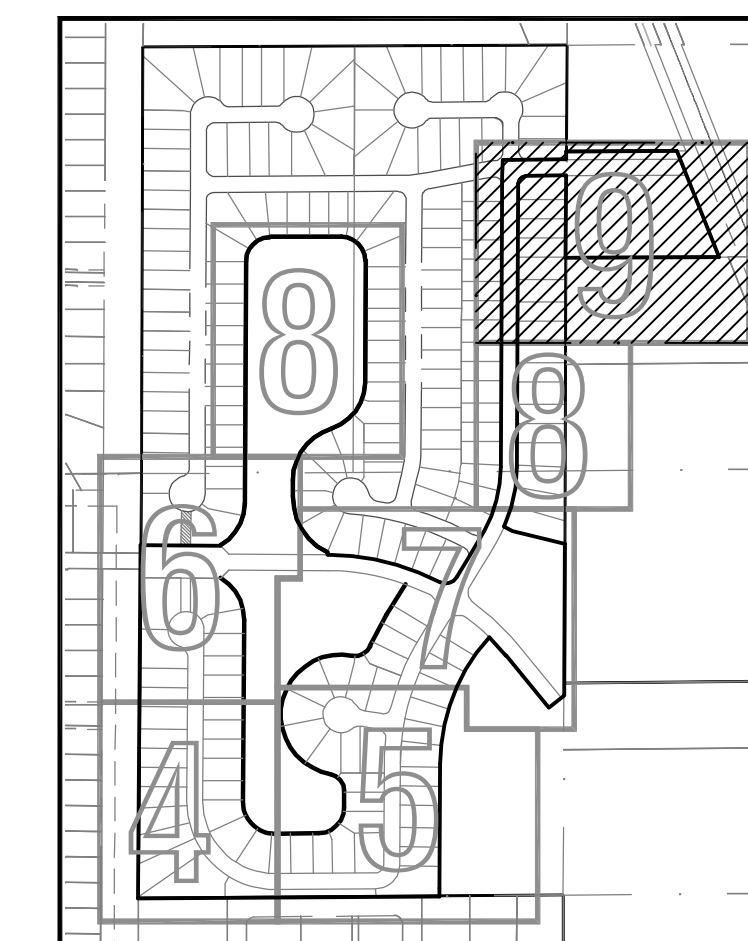
PAGE: _____

CFN: _____

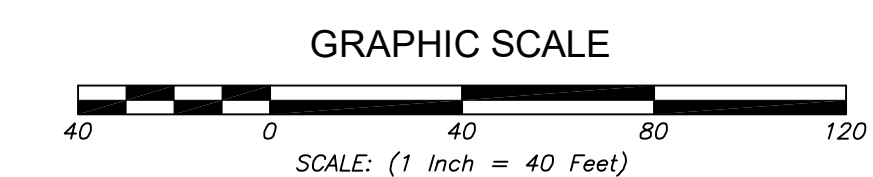
CLERK'S FILE NUMBER _____

LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	⊕	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	□	F.D.C.M. FOUND CONCRETE MONUMENT (4"x4") AS NOTED
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	○	F.D.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	●	P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
PG.	PAGE	■	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.R.M.	PERMANENT REFERENCE MONUMENT	●	S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR		
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		



KEY SHEET
SCALE 1" = 600' NORTH



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TANGENT
C109	39.08'	25.00'	089°34'28"	N 45° 01' 13" E	35.22'	24.82'
C110	5.29'	500.00'	000°36'21"	S 89° 30' 16" W	5.29'	2.64'
C111	29.00'	525.00'	003°09'53"	S 88° 13' 30" W	29.00'	14.50'

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 2, 2022
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

REVISION: PER CITY OF SEBASTIAN LETTER DATED 1/21/2023. C.J.R. 3/13/2023
REVISION: PER ATTORNEY COMMENT LETTER DATED 9/22/2022. D.J.M. 9/26/2022