## HARMONY RESERVE P.D. - PHASE 2 ABBREVIATIONS: PLAT BOOK CA. - CENTRAL ANGLE OF CURVE R. - RADIUS OF CURVE BEING A REPLAT OF A PORTION OF TRACT R. HARMONY RESERVE P.D. - PHASE 1A, AS FILED IN PLAT BOOK 28, L. - LENGTH OF CURVE PAGES 6-12, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN PORTIONS OF TRACTS 2 AND 7, CH. - CHORD OF CURVE, DIRECTION AND LENGTH PAGE SECTION 32, TOWNSHIP 32 SOUTH, RANGE 39 EAST. R/W - RIGHT-OF-WAY CL – CENTERLINE SEC - SECTION DOCKET NO. MONUMENT LEGEND P.B. – PLAT BOOK O.A. - OVERALL EASEMENT LEGEND: MONUMENTS ARE WHAT ARE DESCRIBED BELOW PRM - PERMANENT REFERENCE MONUMENT UNLESS OTHERWISE NOTED D.E. - DRAINAGE EASEMENT PCP - PERMANENT CONTROL POINT ■ SET PERMANENT REFERENCE MONUMENT (PRM) U.E. — UTILITY EASEMENT P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN GRAPHIC SCALE ☐ FOUND PERMANENT REFERENCE MONUMENT (PRM) RIVER COUNTY FLORIDA • PERMANENT CONTROL POINT (PCP) CURVE LABEL LEGEND: I.R.F.C.W.D. — INDIAN RIVER FARMS WATER PARCEL CORNER MARKER CONTROL DISTRICT PC - POINT OF CURVATURE **⊠FOUND: PARCEL CORNER MARKER** (R) - RADIAL PT - POINT OF TANGENCY (SEE SURVEYOR'S NOTES FOR FULL 1 inch = 60 ft.(NR) - NOT RADIAL PCC - POINT OF COMPOUND CURVATURE DESCRIPTION OF SET PRMS AND CORNER (M) - MEASURED PRC - POINT OF RECURVATURE MARKERS) (P) - PLATTED SANCTUARY P.D. UNDEVELOPED PROPERTY 15 21 22 PLAT BOOK 15, PAGE 23 SW CORNER OF TRACT R -WEST LINE OF TRACT R NO0'20'27"E BENCHMARK TRACT A-1 1616.41 SET 4"x4" CONC. MONUMENT NATIVE UPLAND SET-ASIDE PRM LB#6905 CONSERVATION EASEMENT ELEV. = 20.91' NAVD 1988 133B 124B 125B 129B 131B 132B 134B 122B 128B 130B 107B 108B 109B 110B 111B 112B 113B 114B 115B 116B 117B 118B 119B 120B 121B 123B 126B 127B L=6.89' R=99.00' △=3°59′19″ CH=S03'50'07"E CH LENGTH=6.89' WILD BANYAN WAY WILD BANYAN WAY (42' RIGHT OF WAY) (42' RIGHT OF WAY) WILD BANYAN WAY (42' RIGHT OF WAY) 149B *-S05°49'47"E* 172B 173B 174B 175B 176B 177B 178B 179B 1 104B 102B 101B 100B 143B 144B 146B 147B 148B 141B 142B 145B 103B 15.61 S00°25'24"E 170B *S00°04′53″W* 150B 17.69' ¬ *6.79* ′ 65.00° <sub>厂</sub>S89°39<sup>'</sup>'33"E SOO 04'53"W -N89°39'33"W ICEWOOD LA "RIGHT OF W *-500°20'27"W* ~N89<sup>\*</sup>39'33"W \_TRACT R-2 169B \N89°34'36"E 105B 1.58 129.44' 50.12' 106B LANDSCAPE 2.49' S00°25′24″E¬ 156.91 ~589°34′36″W *–589°34'36"W* 2.37' *-S89°55'07"E* N89°34′36″E−\ 168B 71.91' 64.38' 10.66 *85.00* ' S89°55'07"E-151B N89°34'36"E NOO'25'24"W-167B 65.24 --N00°25°24"W SE 2 64.00° 2.93' 3.00' S00°25'24"E-S00°25′24″E¬ S89'34'36"W— 2.30' S00°00'29"W 98B 50.00' 152B *3.84* <sup>′</sup> 140.21' N00°25′24″W — N89°34'36"E — 165B 3.90' -*N89\*34'36"E* TRACT T-1 64.00° *50.00*′ 50.00' ~N00°25′24″W **STORMWATER** 500°25°24″E−\ TRACT G 164B **MANAGEMENT** *3.90*' HARMONY RESERVE P.D. - PHASE 1A - S00°25′24″E S89°34'36"W-PLAT BOOK 28, PAGES 6-12 \_*N00°25'24"W* 137B N89°34'36"E -3.00' 65.00° P.R.I.R.C.F 163B *3.00*′ --*N89°34'36"E* TRACT R-1 *64.00*′ S89°34'36"W-\ S89°34'36"W-HARMONY RESERVE *65.00*′ *─N00°25′24"W* S00°25'24"E-*65.00* ' P.D. - PHASE 1B *50.00*° 162B 3.00' \_NO0°25°24"W - S00°25′24″E *3.79* <sup>′</sup> PLAT BOOK 28, NO0°25'24"W 589°34'36"W-154B 2.95' PAGES 38-45 P.R.I.R.C.F. S00°25′24″E¬\ N89°34'36"E-50.00' 3.58' 161B <sup>-</sup> N89°34'36"E 3.00' *64.00*° *50.00*° 155B S00°25'24"E~ S89°34'36"W -160B <sub>r</sub> SW CORNER S00°25'24"E N89°34'36"E *3.03*' 50.00' OF TRACT X S89°34'36"W S00'25'24"E 124.00' 159B 65.00° BOUNDARY OF-S00°25°24"E 124.00' N89°34'36"E-NW CORNER . TRACT G HARMONY RESERVE 128.01 OF TRACT X S00°25'24"E 64.00' L=132.60' L=122.08'-DRIVE 158B 256.00° L=85.66° (RIGHT OF WAY VARIES) R=4021.00' R=4021.00' - N02°04'09"E △=1°53′22″ R=3979.00' — N89°34'36"E $\Delta = 1^{\circ}44'22''$ S89°34'36"W -*S00°25'24"E* 3979.00' RADIAL 157B $\Delta = 1.14'01''$ CH=N88°34'50"W CH=N88°13'10"W 99.00' *5.96* ' 18.02 CH=S88°32'51"E CH LENGTH=122.08' — N00°32′59″E CH LENGTH=132.59' CH LENGTH=85.66' 4021.00' SW CORNER OF\_\_\_ 156B SPICEWOOD LANE RADIAL N. LINE OF-REMAINDER OF TRACT R TRACT G SOO\*33'06"W— *\_S00°50'09"W* L=39.69' (FUTURE DEVELOPMENT) -S00°25′24″E TRACT X 4021.00' RADIAL *42.00* ' HARMONY RESERVE P.D. - PHASE 1A R=25.00' HARMONY RESERVE P.D. — PHASE 1A HARMONY RESERVE P.D. — PHASE 1B 500°50'09"W-14 89.83 Δ=90**'**57**'**27"—— PLAT BOOK 28, PAGES 6-12 PLAT BOOK 28, PAGES 6-12 S. LINE OF PLAT BOOK 28, PAGES 38-45 NW CORNER *42.00*′ CHERRY PALM COURT P.R.I.R.C.F. CH=S45°03'20"W P.R.I.R.C.F. TRACT X P.R.I.R.C.F. OF CHERRY (42' RIGHT OF WAY) CH LENGTH=35.65' PALM COURT HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A SHEET **MERIDIAN** PREPARED BY: LAND SURVEYORS CHARLES H. BLANCHARD, PSM#5755 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL. 32960 LB#6905 MERIDIAN LAND SURVEYORS 6905 PHONE: 772-794-1213, FAX: 772-794-1096 DATE OF PREPARATION: JUNE 2017

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## HARMONY RESERVE P.D. - PHASE 2 PLAT BOOK BOOK 28, PAGES 6-12, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN PAGE PORTIONS OF TRACTS 2 AND 7, SECTION 32, TOWNSHIP 32 SOUTH, RANGE 39 EAST. DOCKET NO. GRAPHIC SCALE SEE SHEET 6 OF 7 FOR CONTINUATION OF PLAT TRACT R-2 124.03' LANDSCAPE TRACT 7.5' UTILITY SEE SHEET 6 OF 7 FOR EASEMENT CONTINUATION OF PLAT S89°34′36″W 122.29 N<u>89°34′36″E 168</u>.70′ LONG LEAF LANE (42' RIGHT OF WAY) N89°39′33″W 124.02' N86°59'25"W 183.71' 30.12' C19 TRACT N S89'55'07"E LANDSCAPE TRACT 114B 123.97' SHEET 5 N89'39'33"W TRACT G 124.02' HARMONY RESERVE P.D. - PHASE 1A 99B PLAT BOOK 28, PAGES 6-12 100B SHEET LAYOUT KEY MAPS 113B Curve Table S89\*55'07"E 124.01' CURVE LENGTH RADIUS CH. BEARING | CH. LENGTH N89'39'33"W 101B 124.02' | 265°09'54" | S47°30'07"W 59.00 86.88 59.90 59.00 N28°59'54"W 57.36 112B S89°55'07"E 59.00 67°04'02" S88°23'06"W 65.19 69.06 124.01 59°55'11" S24°53'30"W 58.93 59.00 N89°39'33"W **ABBREVIATIONS:** 124.01 64°26'22" S37°17'17"E 62.91 CA. - CENTRAL ANGLE OF CURVE R. - RADIUS OF CURVE 15°34'22" 15.99 59.00 C6 L. - LENGTH OF CURVE *EASEMENT* CH. - CHORD OF CURVE, DIRECTION AND LENGTH S42°29'49"E 32.48 24.00 111B R/W - RIGHT-OF-WAY CL - CENTERLINE S44°49'54"W S89°55'07"E 39.05 25.00 89°29'25" 35.20 SEC - SECTION 124.02' P.B. - PLAT BOOK 25.00 2°58'17" S1°34'20"W 1.30 1.30 O.A. - OVERALL N89°39'33"W TRACT G PRM - PERMANENT REFERENCE MONUMENT 86°31'08" 25.00 S46°19'02"W 34.27 103B HARMONY RESERVE P.D. – PHASE 1A| 124.01 PCP - PERMANENT CONTROL POINT PLAT BOOK 28, PAGES 6-12 21' P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER 3°25'58" S88°42'24"E 58.65 C11 58.66 979.00 P.R.I.R.C.F. COUNTY FLORIDA 110B I.R.F.C.W.D. - INDIAN RIVER FARMS WATER C12 2°44'52" N89°02'58"W 46.95 46.95 979.00 124.02' S89'55'07"E 134.68' CONTROL DISTRICT 7.5' UTILITY N87°19'58"W (R) - RADIAL C13 0°41'06" 11.71 11.71 979.00 EASEMENT (NR) - NOT RADIAL N89°39'33"W 3°25'59" N88°42'25"W 59.91 C14 1000.00 59.92 (M) - MEASURED 124.01' (P) - PLATTED 104B 3°25'58" N88°42'24"W 61.16 1021.00 MONUMENT LEGEND 1021.00 0°13'26" 3.99 N89°41'19"E 3.99 109B MONUMENTS ARE WHAT ARE DESCRIBED BELOW UNLESS OTHERWISE NOTED 3"12'33" C17 57.18 1021.00 S88°35'42"E 57.19 0 SET PERMANENT REFERENCE MONUMENT (PRM) 97.11' 4021.00 2°10'26" 152.55 C18 N88°04'38"W 152.56 N89°39'33"W FOUND PERMANENT REFERENCE MONUMENT (PRM) S89°55'07"E 162.35' 124.00' • PERMANENT CONTROL POINT (PCP) N87°07'57"W C19 19.96 4021.00 0°17'04" 19.96 PARCEL CORNER MARKER 105B 132.60 4021.00 1°53'22" S88°13'10"E 132.59 108B (SEE SURVEYOR'S NOTES FOR FULL DESCRIPTION OF SET PRMS AND CORNER C21 151.77 | 4000.00 151.76 S88°04'38"E MARKERS) S89'55'07"E 2°10'26" C22 150.97 3979.00 N88°04'38"W 150.96 N89°39'33"W 124.23' 7.5' UTILITY 124.00' N44'54'56"W 0°56'25" 65.30 | 3979.00 S87°27'38"E 65.30 EASEMENT EASEMENT LEGEND: 85.66 C24 1°14'01" S88°32'51"E D.E. - DRAINAGE EASEMENT 85.66 3979.00 107B U.E. - UTILITY EASEMENT 106B 90°30'17" S45°10'15"E 35.51 C25 39.49 25.00 CURVE LABEL LEGEND: 9 N1°23'55"E 46.94 C26 1021.00 2°38'04" 46.94 PC - POINT OF CURVATURE N89'39'33"W POINT OF BEGINNING SW CORNER OF TRACT G PT - POINT OF TANGENCY C27 101.61 1000.00 5°49'19" S2°59'44"W 101.57 *151.88*' PCC - POINT OF COMPOUND CURVATURE SET 4"x4" CONC. MONUMENT PRM LB#6905 ELEV. = 20.50' NAVD 1988 PRC - POINT OF RECURVATURE 2°42'01" C28 S1°25'53"W 979.00 46.14 TRACT M TRACT M NATIVE UPLAND SET-ASIDE CONSERVATION EASEMENT NATIVE UPLAND SET-ASIDE CONSERVATION EASEMENT 78.54 100.00 45°00'00" | S22°24'56"E 76.54 N89'59'32"F 366.06' ★ N89°59'32"F 58.66' HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A SHEET 33RD STREET **MERIDIAN**

PREPARED BY:

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MERIDIAN LAND SURVEYORS 6905 DATE OF PREPARATION: JUNE 2017

(80' RIGHT OF WAY)

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