### 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 1A. 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:

ALL STREETS AND RIGHTS OF WAY AND ACCESS TRACT 2 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. <u>UTILITY EASEMENTS (U.E.):</u>

THE UTILITY EASEMENTS (U.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS 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. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, 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.

#### 3. DRAINAGE EASEMENTS (D.E.):

THE DRAINAGE EASEMENTS (D.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 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 (L.M.E):

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 EASEMENTS (L.E.):

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 EASEMENT (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

IN	WIT	NESS	WHER	REOF	SP	IRIT	OF	SE	BASTIAN	, L	LC,	Α	FLORI	DA	LIMITED	LIABII	LITY	COMPANY	HAS	CAU:
TH	IESE	PRES	ENTS	TO	BE :	SIGNE	ED 1	BY	<b>ROBERT</b>	J.	VO <sup>-</sup>	TAW,	IT'S	MΑ	NAGER	THIS _				DAY,
									0004											

BY:		
ROBERT J. VOTAW, MANAGER		
WITNESS:	WITNESS:	
PRINT NAMF:	PRINT NAME:	

#### ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA

#### COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME. BY MEANS OF DEPHYSICAL PRESENCE OR ONLINE NOTARIZATION. THIS ROBERT J. VOTAW, AS MANAGER OF SPIRIT OF SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

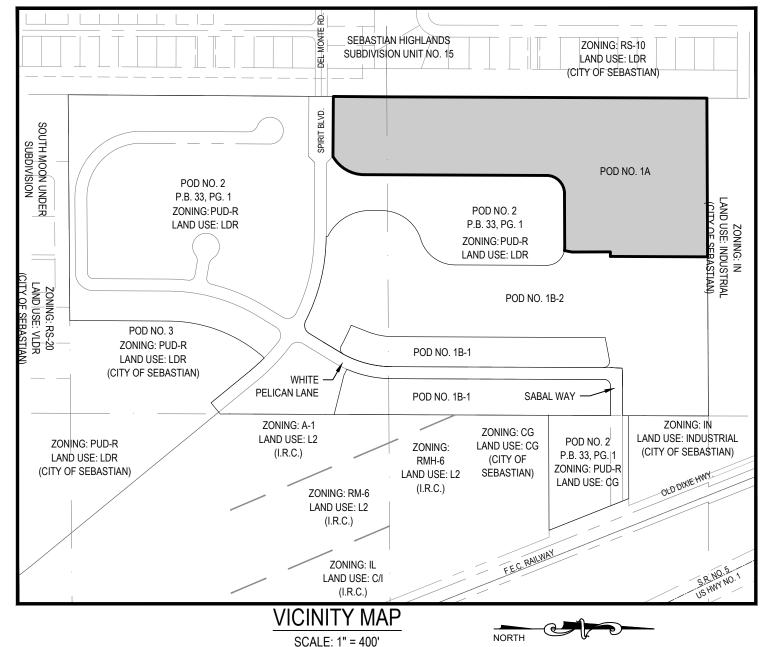
WHO EXECUTED SAME ON BEHALF OF AND WITH AUTHORITY OF SAID LIMITED LIABILITY COMPANY. HE IS □ PERSONALLY KNOWN OR □ PRODUCED IDENTIFICATION IN THE FORM OF

NOTARIAL SEAL:	NOTARY PUBLIC
	PRINTED NAME:
	COMMISSION NO:

# SPIRIT OF SEBASTIAN PUD - POD 1A

### RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) 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 RIGHT-OF-WAY, ACCESS TRACT 1, DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS, LANDSCAPE EASEMENTS, AND SIDEWALK EASEMENTS.

NT NAME:
NESS:
NT NAME:

#### ACKNOWLEDGMENT OF ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF DEPHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF KAREN MECHLING, AS 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. SHE IS - PERSONALLY KNOWN OR - PRODUCED IDENTIFICATION IN THE FORM

OTARIAL SEAL:	NOTARY PUBLIC
	PRINTED NAME:  COMMISSION NO:  MY COMMISSION EXPIRES:

#### ACCEPTANCE OF UTILITY EASEMENTS (U.E.) BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON THIS THE UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

SUSAN ADAMS,	CHAIRMAN				SUSAN J.	PRADO,	DEPUTY	COUNTY	ATTORNEY
ATTEST: RYAN	L. BUTLER,	CLERK (	F COURT	AND	COMPTROLLER	OF INDIA	AN RIVER	COUNTY	, FLORIDA





SEBASTIAN

#### CERTIFICATE OF TITLE:

, CHRISTOPHER H. MARINE, ESQ. AN ATTORNEY LICENSED TO PRACTICE IN THE STATE OF FLORIDA. CERTIFY THAT, AS OF THIS DAY OF 2024, 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:

- 1. MORTAGE IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED JULY 14, 2021, AND RECORDED IN OFFICIAL RECORD BOOK 3444, PAGE 561.
- 2. 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.
- MORTGAGE IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1018.
- 4. ASSIGNMENT OF LEASES, RENTS, AND PROFITS DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1044.

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 JULY 31, 2024, 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 1A SUBDIVISION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, FOR THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF DEPHYSICAL PRESENCE OR 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:

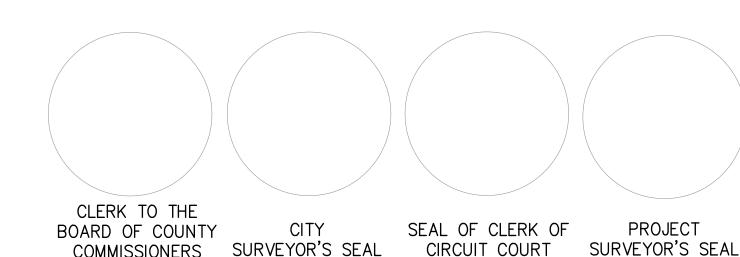
THIS IS TO CERTIFY, THAT ON THIS [ THE FOREGOING PLAT WAS APPROVED BY THE ACCEPTED.	DAY OF					
ED DODD, MAYOR	KAREN MILLER, P.E., CITY ENGINEER					
JEANETTE WILLIAMS, M.M.C., CITY CLERK	JENNIFER COCKCROFT, CITY ATTORNEY					

OFDTIFICATION	<b>Λ</b> Γ	ADDDOVAL	DV	COLINITY	ADMINISTRATOR.
<u>CERTIFICATION</u>	<u>UF</u>	APPRUVAL	<u> </u>	CUUNIT	<b>ADMINISTRATOR:</b>

DI:					
JOHN A.	TITKANICH,	JR.,	COUNTY	ADMINISTRATOR	

COMMISSIONERS

EXAMINED AND APPROVED AS TO UTILITY EASEMENTS



PLAT BOOK:
PAGE:
CLERK'S FILE NUMBER (CFN):

#### CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT STATE OF FLORIDA COUNTY OF INDIAN RIVER

I RYAN L. BUTLER, 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 1 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 AND RECORDED IN PLAT BOOK , CLERK'S FILE NUMBER (CFN) IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER. CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY. FLORIDA

BY:		
D1		
DEDITY 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 OFFICIAL RECORD BOOK 3444, PAGE 0561, THE 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, MORTGAGE IN FAVOR OF ITHINK FINANCIAL CREDIT UNION DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1018, AND ASSIGNMENT OF LEASES, RENTS, AND PROFITS DATED OCTOBER 24, 2024, AND RECORDED IN OFFICIAL RECORD BOOK 3733, PAGE 1044, IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA (COLLECTIVELY THE "MORTGAGE"), WHICH MORTGAGE ENCUMBERS THE PROPERTY. DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

THINK FINANCIAL CREDIT UNION	
BY:	
ANTHONY FURINO, ASSISTANT VICE PRESIDENT	
WITNESS:	WITNESS:

PRINT NAME:

#### ACKNOWLEDGMENT OF ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA

WITNESS MY HAND AND OFFICIAL SEAL THIS

COUNTY OF INDIAN RIVER

ONLINE NOTARIZATION, THIS DAY OF 2024 BY ANTHONY FURINO, AS ASSISTANT VICE PRESIDENT OF ITHINK FINANCIAL CREDIT UNION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED AS SUCH OFFICER OF SAID BANK, WITH FULL AUTHORITY TO DO SO. SHE IS  $\square$  PERSONALLY KNOWN OR  $\square$  PRODUCED IDENTIFICATION IN THE FORM

NOTARIAL SEAL:	NOTARY PUBLIC			
	PRINTED NAME:  COMMISSION NO:  MY COMMISSION EXPIRES:			

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: NOVEMBER 4, 2024

#### 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 SHEET 1 OF 6 PROJECT # 17-42E

# SPIRIT OF SEBASTIAN PUD - POD 1A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) 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 3629, PAGE 536 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK:
PAGE:
CLERK'S FILE NUMBER (CFN):

#### DESCRIPTION OF POD 1A OF SPIRIT OF SEBASTIAN:

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST. INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 7, MARKED BY 1 INCH DIAMETER IRON PIPE, RUN NORTH 00° 14' 10" EAST (BEARING BASIS), ALONG THE WEST LINE OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF SAID SECTION 7, A DISTANCE OF 1333.23 FEET TO THE NORTH LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4), THENCE RUN NORTH 89° 43' 34" EAST, ALONG SAID NORTH LINE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4), A DISTANCE OF 661.31 FEET TO THE PROPOSED WEST LINE OF SPIRIT OF SEBASTIAN PUD POD 1B-2, A FUTURE DEVELOPMENT;

THENCE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID PROPOSED WEST LINE OF SPIRIT OF SEBASTIAN PUD POD 1B-2, A FUTURE DEVELOPMENT:

- (1) SOUTH 00°14'10" WEST, PARALLEL WITH AND NORMAL TO THE WEST LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE—QUARTER (1/4) OF THE NORTHEAST ONE—QUARTER (1/4), A DISTANCE OF 405.02 FEET TO THE NORTH LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE—QUARTER (1/4) OF THE NORTHEAST ONE—QUARTER (1/4) OF SECTION 7;
- (2) THENCE RUN SOUTH 89° 43' 34" WEST, PARALLEL WITH AND NORMAL TO THE AFORESAID NORTH LINE OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE—QUARTER (1/4) OF THE NORTHEAST ONE—QUARTER (1/4), A DISTANCE OF 19.11 FEET TO A POINT 0.84 FEET WEST OF THE EAST LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE—QUARTER (1/4) OF THE NORTHEAST ONE—QUARTER (1/4) OF SECTION 7;
- (3) THENCE RUN SOUTH 00° 16' 26" EAST A DISTANCE OF 159.67 FEET;
- (4) THENCE RUN SOUTH 10° 37' 06" WEST A DISTANCE OF 32.26 FEET TO THE NORTH LINE OF STORMWATER TRACT 1, AS SHOWN ON SPIRIT OF SEBASTIAN PUD POD 2, RECORDED IN PLAT BOOK 33, PAGE 1, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A NON—TANGENT CURVE:

THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTH AND WEST LINES OF SAID STORMWATER TRACT 1:

- (1) WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 10° 53' 32", SUBTENDED BY A CHORD BEARING OF NORTH 84° 49' 40" WEST, A CHORD DISTANCE OF 14.24 FEET, AND AN ARC DISTANCE OF 14.26 FEET TO A POINT OF TANGENCY:
- (2) THENCE RUN SOUTH 88° 43' 34" WEST A DISTANCE OF 224.47 FEET TO A POINT OF CURVATURE;
- (3) THENCE RUN SOUTHWESTERLY ALONG A 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 SOUTH 44° 58' 52" WEST, A CHORD DISTANCE OF 105.59 FEET, AND AN ARC DISTANCE OF 117.14 FEET TO A POINT OF TANGENCY:
- (4) THENCE RUN SOUTH 00° 14' 10" WEST, PARALLEL WITH AND NORMAL TO THE AFOREMENTIONED WEST LINE OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4), A DISTANCE OF 759.94 FEET TO A POINT OF CURVATURE;
- (5) THENCE RUN SOUTHWESTERLY ALONG A 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 SOUTH 30° 20' 22" WEST, A CHORD DISTANCE OF 150.47 FEET, AND AN ARC DISTANCE OF 157.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SPIRIT BOULEVARD, 102 FEET WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON AFOREMENTIONED SPIRIT OF SEBASTIAN PUD POD 2A, A NON—TANGENT LINE:

THENCE RUN NORTH 89° 37' 52" WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF SPIRIT BOULEVARD, A DISTANCE OF 250.05 FEET TO THE WEST LINE OF THE AFOREMENTIONED NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 7; THENCE RUN NORTH 00° 22' 08" EAST, ALONG SAID WEST LINE OF THE NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 7, A DISTANCE OF 222.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 701,220 SQUARE FEET OR 16.10 ACRES, MORE OR LESS.

#### NOTICE:

- 1. 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.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT APPROVAL AND CONSENT OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
- 4. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY THE SPIRIT OF SEBASTIAN PROPERTY OWNER'S ASSOCIATION, INC.
- 5. 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 12061C112J, COMMUNITY NUMBER 120119, PANEL 0112, SUFFIX 'J' MAP REVISED DATE JANUARY 26, 2023

NOTE: PORTIONS OF SOME LOTS WITHIN SPIRIT OF SEBASTIAN PUD — POD 2, POD 1A, AND FUTURE POD 1B—2 WERE INDICATED TO LIE WITHIN FLOOD ZONE "A", HOWEVER BASED UPON FEMA LETTER OF MAP AMENDMENT DOCUMENT (REMOVAL) CASE NO. 21—04—5367A, DATED OCTOBER 20, 2021, ALL LOTS WITHIN SPIRIT OF SEBASTIAN PUD — POD 2, POD 1A, AND FUTURE POD 1B—2 LIE WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

<u>FLOOD HAZARD WARNING:</u> THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT CITY OF SEBASTAIN TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY

#### GENERAL NOTES:

- 1. 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.
- 2. 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

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: NOVEMBER 4, 2024

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 1708 21st. STREET VERO BEACH, FLORIDA 32960

TEL.(772) 562-4191 FAX PROJECT # 17-42E

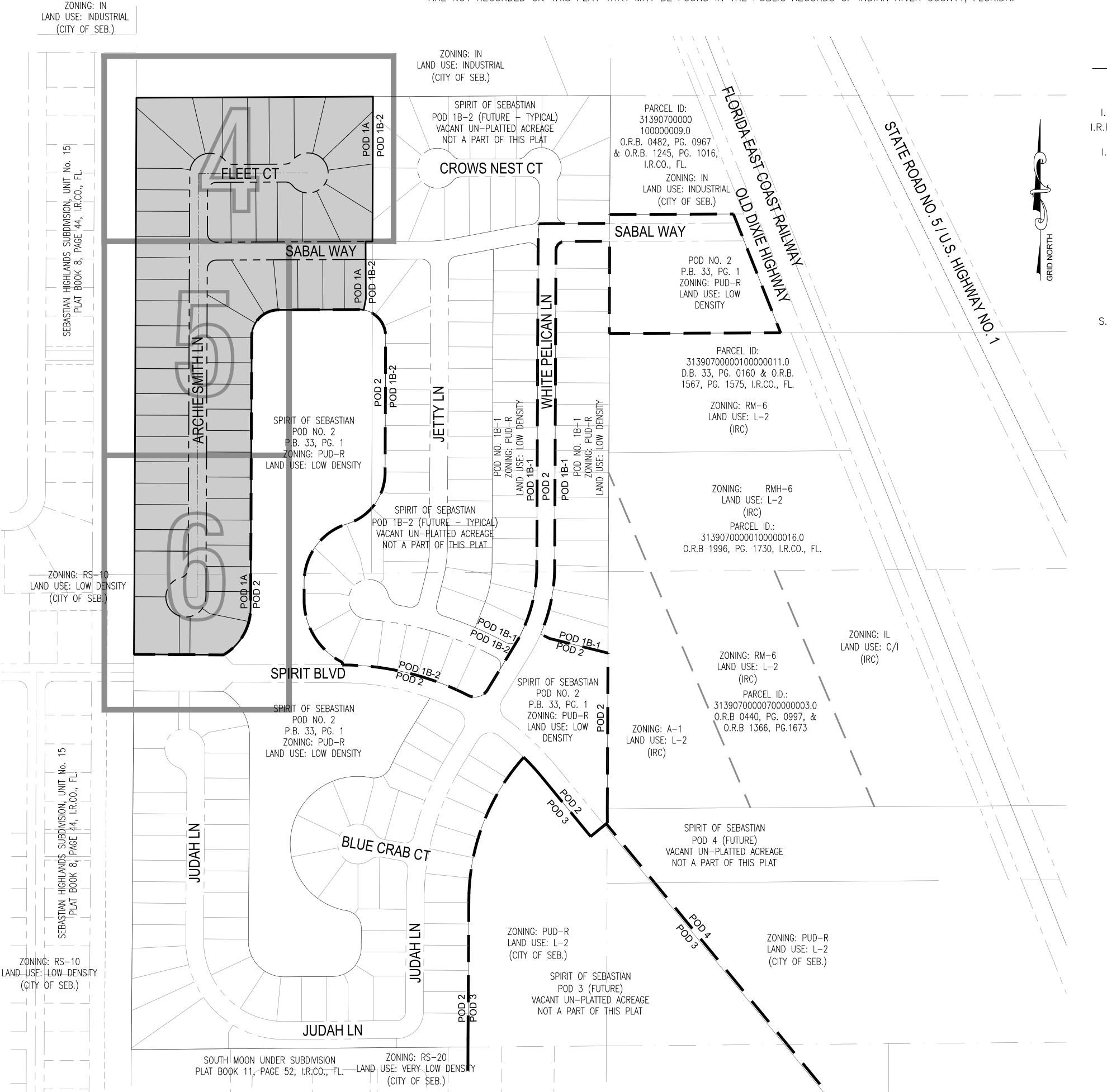
FAX.(772) 562-7180

SHEET 2 OF 6

# SPIRIT OF SEBASTIAN PUD - POD 1A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) 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.



LEGEND → BENCH MARK SYMBOL ASSOC. ASSOCIATES ID. IDENTIFICATION P.R.M. "PERMANENT REFERENCE MONUMENT" I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA DENOTES SET 4"X4"X24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM I.R.F.CO., SD. INDIAN RIVER FARMS DISK STAMPED "CARTER ASSOC. PRM COMPANY SUBDIVISION LB 205" (TYP.) I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT FD.P.R.M. "FOUND PERMANENT REFERENCE PG. PAGE MONUMENT" DENOTES FOUND 4"X4"X24" P.R.M. PERMANENT REFERENCE CONCRETE MONUMENT WITH 2" DIAMETER MONUMENT ALUMINUM DISK STAMPED "CARTER P.B. PLAT BOOK ASSOCIATES, INC. PRM LB 205" P.L.S. PROFESSIONAL LAND SURVEYOR FD.R.C. "FOUND REBAR AND CAP" DENOTES P.O.B. POINT OF BEGINNING FOUND CORNER (REBAR AND CAP, SIZE P.O.C. POINT OF COMMENCEMENT AND IDENTIFICATION AS NOTED) R.O.W. RIGHT-OF-WAY (P) RECORD PLAT DATA S.R.C. "SET REBAR AND CAP" DENOTES 1/2" S.R.C. SET REBAR AND CAP DIAMETER X 18" LONG REBAR WITH CAP S.F. SQUARE FEET STAMPED "CARTER ASSOC." (TYP.) S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA FD.P.C.P. "FOUND PERMANENT CONTROL POINT" SD. SUBDIVISION DENOTES 1/2" DIAMETER X 18" LONG T.B.M. TEMPORARY BENCH MARK REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" TWP. TOWNSHIP P.C.P. "PERMANENT CONTROL POINT" D.E. DRAINAGE EASEMENT DENOTES 1/2" DIAMETER X 18" LONG U.E. UTILITY EASEMENT REBAR WITH ALUMINUM CAP STAMPED S.E. SIDEWALK EASEMENT "PCP CARTER ASSOC. LB 205" (TYP.) L.M.A. LAKE MAINTENANCE AREA "FOUND CONCRETE MONUMENT" DENOTES L.M.E. LAKE MAINTENANCE EASEMENT FD.C.M. L.A.E. LIMITED ACCESS EASEMENT FOUND 4"X4"X24" CONCRETE MONUMENT L.E. LANDSCAPE EASEMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205" L.S.E. LIFT STATION EASEMENT PLAT BOUNDARY — LOT LINES ---- EASEMENT — — — LANDSCAPE BUFFER ------ CENTERLINE OF ROAD

——— — PLATTED R.O.W.

----- R.O.W NOT INCLUDED IN THIS PLAT

GRAPHIC SCALE

150

0 150 300 450

SCALE: (1 Inch = 150 Feet)

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: NOVEMBER 4, 2024

#### CARTER ASSOCIATES, INC.

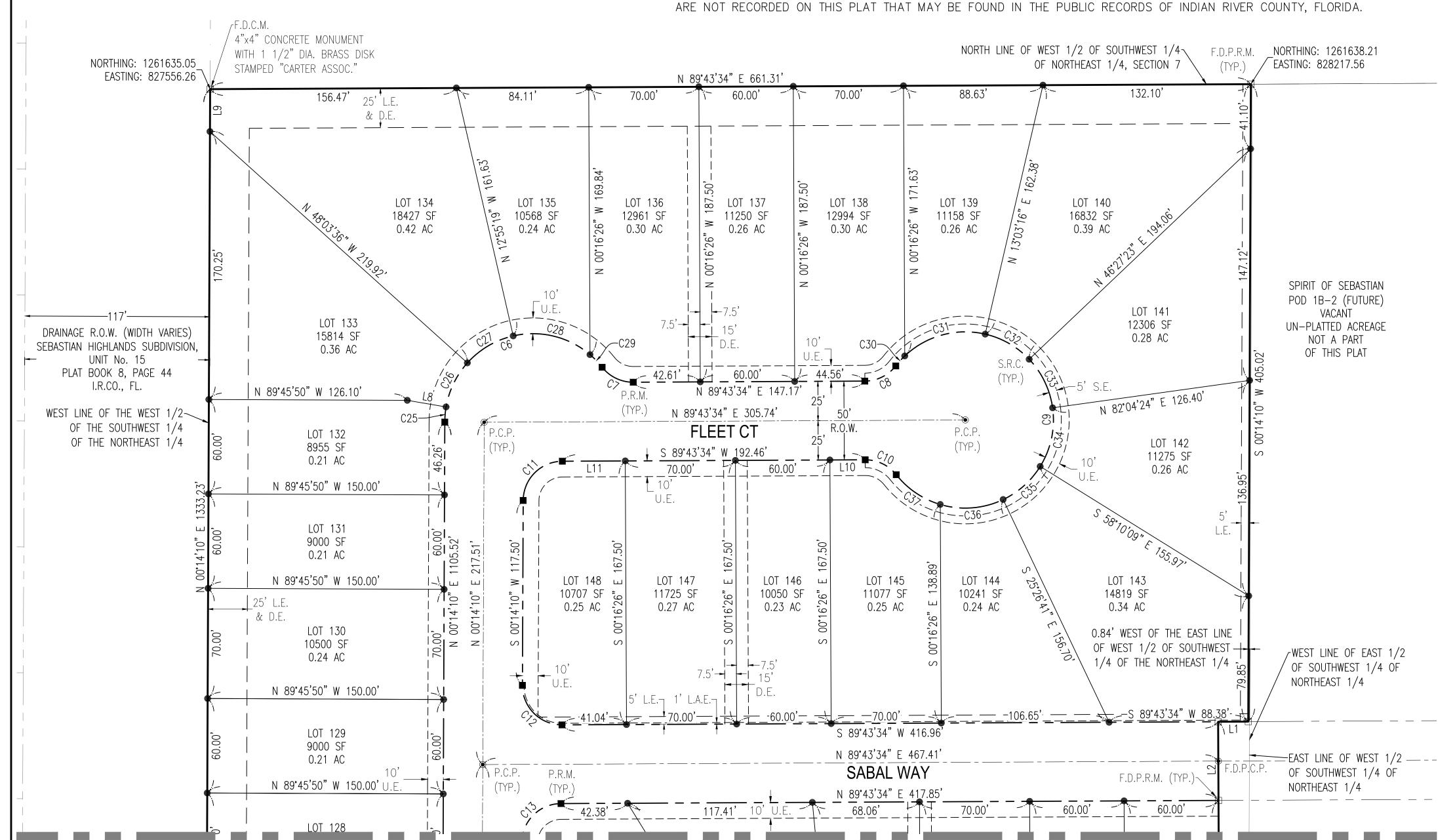
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 1708 21st. STREET VERO BEACH, FLORIDA 32960

TEL.(772) 562-4191 FAX.(772) 562-7180 PROJECT # 17-42E

SHEET 3 OF 6

## SPIRIT OF SEBASTIAN PUD - POD 1A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) 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



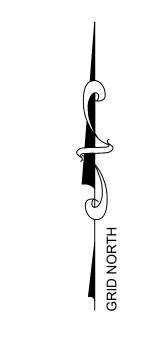
Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C6	138.74	56.00'	141°57'05"	N 70° 46′ 16″ E	105.88'	162.41
C7	22.70'	25.00'	052°01'15"	S 64° 15' 49" E	21.93'	12.20'
C8	22.64	25.00'	051°52'55"	N 63° 47' 06" E	21.87'	12.16'
C9	277.35	56.00'	283°45'50"	S 00° 16' 26" E	69.14'	43.94'
C10	22.64	25.00'	051°52'55"	N 64° 19' 59" W	21.87'	12.16'
C11	39.05	25.00'	089°29'24"	S 44° 58' 52" W	35.20'	24.78'
C12	39.49'	25.00'	090°30'36"	S 45° 01' 08" E	35.51'	25.22'
C13	39.05	25.00'	089°29'24"	S 44° 58' 52" W	35.20'	24.78'
C25	9.68'	56.00'	009*54'05"	S 04° 44′ 46″ W	9.67'	4.85'
C26	31.51	56.00'	032°14'36"	S 25° 49' 06" W	31.10'	16.19'
C27	34.34	56.00'	035°08'17"	S 59° 30′ 33″ W	33.81'	17.73'

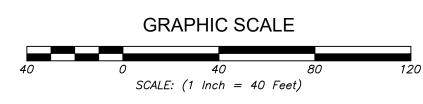
MATCH LINE SEE SHEET 5

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C28	52.06'	56.00'	053°15'52"	N 76° 17' 23" W	50.21'	28.08'
C29	11.15'	56.00'	011°24'16"	N 43° 57' 19" W	11.13'	5.59'
C30	8.55'	56.00'	008°44'55"	S 42° 13′ 06″ W	8.54	4.28'
C31	55.18'	56.00'	056°27'42"	S 74° 49' 25" W	52.98'	30.07
C32	32.65'	56.00'	033°24'07"	N 60° 14' 40" W	32.19'	16.80'
C33	34.81'	56.00'	035°37'01"	N 25° 44' 06" W	34.25'	17.99'
C34	38.86'	56.00'	039°45'26"	N 11° 57' 08" E	38.08'	20.25
C35	31.98'	56.00'	032°43'29"	N 48° 11' 35" E	31.55'	16.44
C36	41.02'	56.00'	041°58'24"	N 85° 32′ 31″ E	40.11'	21.48'
C37	34.29'	56.00'	035°04'45"	S 55° 55′ 54″ E	33.75'	17.70'

Line Table				
LINE #	LENGTH	DIRECTION		
L1	19.11	S 89° 43′ 34″ W		
L2	50.00	S 00° 16' 26" E		
L8	25.00	N 80° 18' 12" W		
L9	26.96	N 00° 14' 10" E		
L10	22.46	N 89° 43′ 34″ E		
L11	40.00	N 89° 43′ 34″ E		

MATCH LINE SEE SHEET 5





PLAT BOOK: PAGE:

CLERK'S FILE NUMBER (CFN):

S.F. SQUARE FEET

SD. SUBDIVISION

TWP. TOWNSHIP

S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA

T.B.M. TEMPORARY BENCH MARK

D.E. DRAINAGE EASEMENT

S.E. SIDEWALK EASEMENT

L.M.A. LAKE MAINTENANCE AREA

L.A.E. LIMITED ACCESS EASEMENT

L.E. LANDSCAPE EASEMENT

L.S.E. LIFT STATION EASEMENT

U.E. UTILITY EASEMENT

#### LEGEND

ID. I.R.CO., FL.	ASSOCIATES IDENTIFICATION INDIAN RIVER COUNTY, FLORIDA	<b>⊕</b> P.R.M. ■	BENCH MARK SYMBOL  "PERMANENT REFERENCE MONUMENT"  DENOTES SET 4"X4"X24" CONCRETE
I.R.F.CO., SD.	COMPANY SUBDIVISION INDIAN RIVER FARMS		MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
PG. P.R.M. P.B. P.L.S.	PAGE PERMANENT REFERENCE MONUMENT PLAT BOOK	FD.P.R.M.	"FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"X4"X24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
P.O.B. P.O.C. R.O.W.	POINT OF BEGINNING POINT OF COMMENCEMENT	FD.R.C.	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
(P) S.R.C.	RECORD PLAT DATA SET REBAR AND CAP	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP

STAMPED "CARTER ASSOC." (TYP.) FD.P.C.P. "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"

P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.) L.M.E. LAKE MAINTENANCE EASEMENT FD.C.M. "FOUND CONCRETE MONUMENT" DENOTES

FOUND 4"X4"X24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205" PLAT BOUNDARY

— LOT LINES ---- EASEMENT — — LANDSCAPE BUFFER — - — CENTERLINE OF ROAD ----- R.O.W NOT INCLUDED IN THIS PLAT

KEY SHEET

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: NOVEMBER 4, 2024

NORTH

#### CARTER ASSOCIATES, INC.

SCALE 1" = 600'

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

SHEET 4 OF 6

## SPIRIT OF SEBASTIAN PUD - POD 1A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) 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:	
CLERK'S FILE NUMBER (CFN):	

→ BENCH MARK SYMBOL

LB 205" (TYP.)

P.R.M. "PERMANENT REFERENCE MONUMENT"

■ DENOTES SET 4"X4"X24" CONCRETE

MONUMENT WITH 2" DIAMETER ALUMINUM

DISK STAMPED "CARTER ASSOC. PRM

MONUMENT" DENOTES FOUND 4"X4"X24"

FOUND CORNER (REBAR AND CAP, SIZE

DIAMETER X 18" LONG REBAR WITH CAP

ALUMINUM DISK STAMPED "CARTER

ASSOCIATES, INC. PRM LB 205"

AND IDENTIFICATION AS NOTED)

STAMPED "CARTER ASSOC." (TYP.)

DENOTES 1/2" DIAMETER X 18" LONG

"PCP CARTER ASSOC. LB 205"

REBAR WITH ALUMINUM CAP STAMPED

DENOTES 1/2" DIAMETER X 18" LONG

REBAR WITH ALUMINUM CAP STAMPED

"PCP CARTER ASSOC. LB 205" (TYP.)

"FOUND CONCRETE MONUMENT" DENOTES

FOUND 4"X4"X24" CONCRETE MONUMENT

WITH 1 1/2" DIAMETER BRASS DISK

STAMPED "CARTER ASSOC. LB 205"

PLAT BOUNDARY

---- R.O.W NOT INCLUDED IN THIS PLAT

— LOT LINES

----- CENTERLINE OF ROAD

— — — LANDSCAPE BUFFER

---- EASEMENT

——— — — PLATTED R.O.W.

CONCRETE MONUMENT WITH 2" DIAMETER

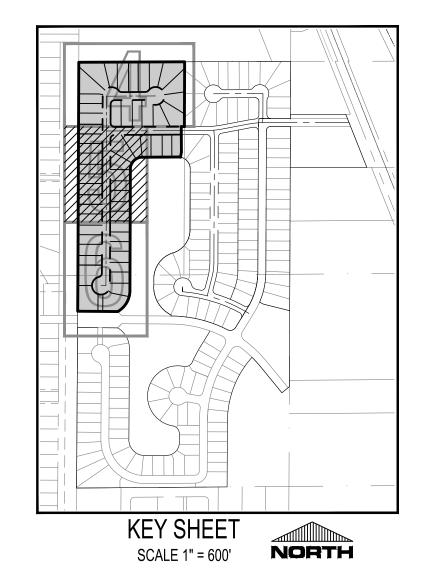
LEGEND

ASSOC. ASSOCIATES

I.R.F.CO., SD. INDIAN RIVER FARMS

ID. IDENTIFICATION

I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA



DRAINAGE R.O.W. (WIDTH VARIES)

SEBASTIAN HIGHLANDS SUBDIVISION.

UNIT No. 15

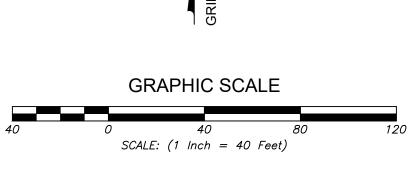
PLAT BOOK 8, PAGE 44

I.R.CO., FL.

WEST LINE OF THE WEST 1/2~

OF THE SOUTHWEST 1/4

OF THE NORTHEAST 1/4



N 89°45'50" W 150.00'

LOT 125

9000 SF

0.21 AC

LOT 124 9000 SF

0.21 AC

LOT 123

10500 SF

0.24 AC

N 89°45'50" W 150.00'

LOT 122

9000 SF 0.21 AC

N 89°45'50" W 150.00'

LOT 121

9000 SF

0.21 AC

LOT 120

10500 SF

0.24 AC

N 89°45'50" W 150.00'

N 89°45'50" W 150.00'

N 89°45'50" W 150.00'--

15' D.E. →

N 89°45'50" W 150.00' ∪.E.

COMPANY SUBDIVISION I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT FD.P.R.M. "FOUND PERMANENT REFERENCE PG. PAGE MATCH LINE SEE SHEET MATCH LINE SEE SHEET 4 P.R.M. PERMANENT REFERENCE MONUMENT N 89°43'34" E 467.41'  $\longrightarrow$ EAST LINE OF WEST 1/2  $\longrightarrow$ 0.21 AC P.B. PLAT BOOK SABAL WAY OF SOUTHWEST 1/4 OF F.D.P.R.M. (TYP. P.L.S. PROFESSIONAL LAND SURVEYOR N 89°45'50" W 150.00' ∪.E. NORTHEAST 1/4 N 89°43'34" E 417.85' FD.R.C. "FOUND REBAR AND CAP" DENOTES P.O.B. POINT OF BEGINNING 60.00 117.41 P.O.C. POINT OF COMMENCEMENT LOT 128 R.O.W. RIGHT-OF-WAY 9000 SF IP.R.M. ■ (P) RECORD PLAT DATA S.R.C. "SET REBAR AND CAP" DENOTES 1/2" | <u>|</u> | | 0.21 AC (TYP.)'S.R.C. SET REBAR AND CAP S.F. SQUARE FEET N 89°45'50" W 150.00' SPIRIT OF SEBASTIAN S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA FD.P.C.P. "FOUND PERMANENT CONTROL POINT" ≥ LOT 94 POD 1B-2 (FUTURE) 11527 SF SD. SUBDIVISION 8645 SF 8400 SF 8318 SF VACANT UN-PLATTED ACREAGE ".92 0.19 AC 0.19 AC LOT 127 0.20 AC 0.26 AC 0.22 AC T.B.M. TEMPORARY BENCH MARK NOT A PART OF THIS PLAT 15339 SF 9000 SF TWP. TOWNSHIP 181 0.35 AC 0.21 AC F.D.P.R.M D.E. DRAINAGE EASEMENT P.C.P. "PERMANENT CONTROL POINT" (TYP.) U.E. UTILITY EASEMENT N 89°45'50" W 150.00' S.E. SIDEWALK EASEMENT L.M.A. LAKE MAINTENANCE AREA WEST LINE OF EAST 1/2 L.M.E. LAKE MAINTENANCE EASEMENT FD.C.M. OF SOUTHWEST 1/4 OF LOT 126 NORTHEAST 1/4 L.A.E. LIMITED ACCESS EASEMENT 10500 SF L.E. LANDSCAPE EASEMENT 0.24 AC 10' L.M.A. → BOUNDARY CORNER FALLS IN LAKE, F.D.R.C. R.Q.W. L.S.E. LIFT STATION EASEMENT LOT 100

1/2" DIAMETER X 18" LONG REBAR

(10.00' OFFSET NORTH)

EAST LINE OF WEST 1/2

OF SOUTHWEST 1/4 OF

NORTHEAST 1/4

WITH CAP STAMPED "WIT. COR LB 205"

Curve Table LENGTH RADIUS CHORD BEARING 010°53'32" N 84° 49' 40" W 14.26' 75.00' 089°30'08" | S 44° 59' 14" W 117.16' | 75.00' 39.05' | 25.00' | 089°29'24" | S 44° 58' 52" W 75.00' | 000°42'07" | S 89° 23' 15" W 40.12' | 75.00' | 030°39'07" | S 73° 42' 38" W 36.40' | 75.00' | 027°48'21" | S 44° 28' 54" W 39.72' | 75.00' | 030°20'33" | S 15° 24' 26" W

Line Table					
LINE #	LENGTH	DIRECTION			
L2	50.00	S 00° 16′ 26″ E			
L3	32.26	S 10° 37' 06" W			
L5	3.16	S 00° 14' 10" W			

PROJECT # 17-42E

DATE: NOVEMBER 4, 2024

CHORD DIST. TANGENT

7.15

74.35

24.78

0.46

20.55

18.56

20.34

14.24

105.60'

35.20'

0.92

36.04

39.26

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 1708 21st. STREET

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728

VERO BEACH, FLORIDA 32960 TEL.(772) 562-4191 FAX.(772) 562-7180

SHEET 5 OF 6

_	MATCH LINE SEE SHEET 6	

SPIRIT OF SEBASTIAN PUD POD 2

STORMWATER TRACT 1

6.71 AC

P.B. 33, PG. 1+

NOT A PART

OF THIS PLAT

NORTH LINE OF SPIRIT OF

SEBASTIAN PUD - POD 2

-WEST LINE OF SPIRIT OF

STORMWATER TRACT 1

7.5' 2 10' L.M.A.

5' L.M.E.<del>→</del>

SEBASTIAN PUD - POD 2

STORMWATER TRACT 1

10613 SF

0.24 AC

N 89°45'50" W 125.00'

LOT 101

8750 SF 0.20 AC

—N 89°45'50" W 125.00'—∤

LOT 102

7500 SF

0.17 AC

N 89°45'50" W 125.00'

LOT 103

8750 SF 0.20 AC

N 89°45'50" W 125.00'

LOT 104

7500 SF

0.17 AC

N 89°45'50" W 125.00'

LOT 105 7500 SF

0.17 AC

N 89°45'50" W 125.00'

LOT 106

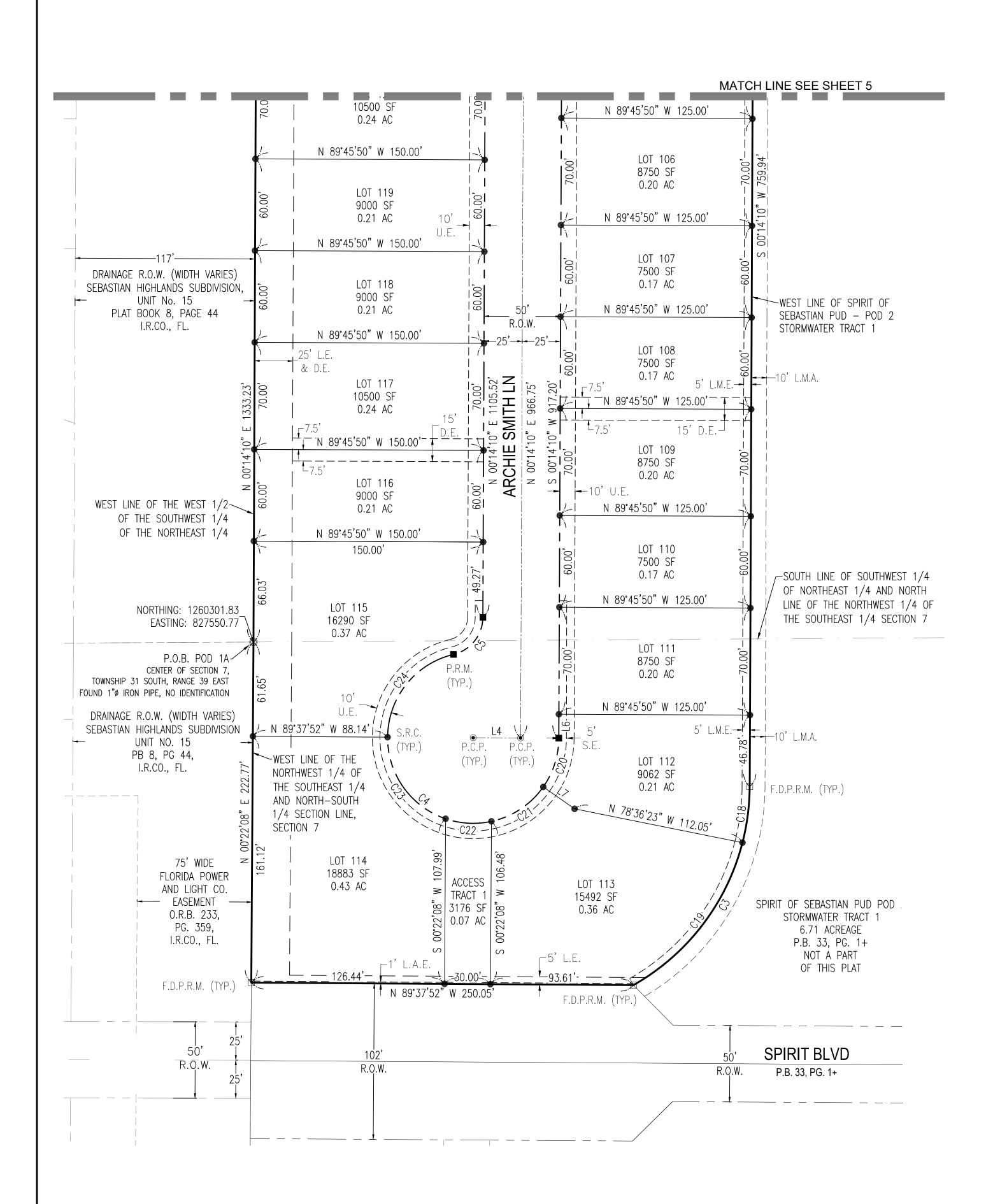
→ 10' U.E.

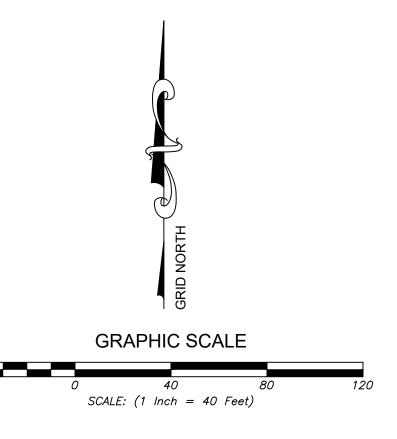
(TYP.)

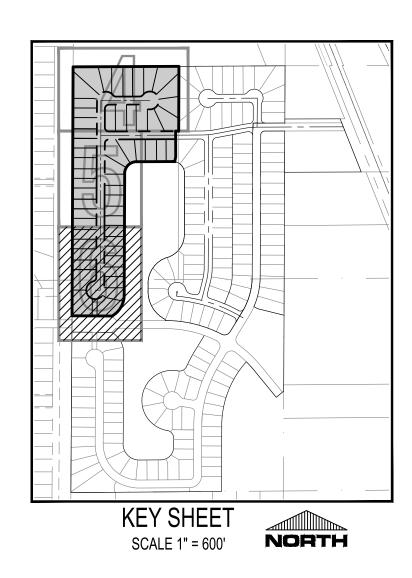
## SPIRIT OF SEBASTIAN PUD - POD 1A RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) 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:	
CLERK'S FILE NUMBER (CFN):	







	LEGEND					
ID.	ASSOCIATES IDENTIFICATION INDIAN RIVER COUNTY, FLORIDA	<b>⊕</b> P.R.M.	BENCH MARK SYMBOL  "PERMANENT REFERENCE MONUMENT"  DENOTES SET 4"X4"X24" CONCRETE			
.R.F.CO., SD.		-	MONUMENT WITH 2" DIAMETER ALUMINU DISK STAMPED "CARTER ASSOC. PRM			
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	FDPRM	LB 205" (TYP.) "FOUND PERMANENT REFERENCE			
	PAGE PERMANENT REFERENCE		MONUMENT" DENOTES FOUND 4"X4"X24			
	MONUMENT PLAT BOOK		CONCRETE MONUMENT WITH 2" DIAMETE ALUMINUM DISK STAMPED "CARTER			
P.L.S.	PROFESSIONAL LAND SURVEYOR		ASSOCIATES, INC. PRM LB 205"			
	POINT OF BEGINNING POINT OF COMMENCEMENT	FD.R.C. ◎	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE			
	RIGHT-OF-WAY		AND IDENTIFICATION AS NOTED)			
(P) S.R.C.	RECORD PLAT DATA SET REBAR AND CAP	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CA			
S.F.	SQUARE FEET ST. LUCIE COUNTY, FLORIDA		STAMPED "CARTER ASSOC." (TYP.)			
SD.	SUBDIVISION	FD.P.C.P.	DENOTES 1/2" DIAMETER X 18" LONG			
	TEMPORARY BENCH MARK TOWNSHIP		REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"			
D.E.		P.C.P.	"PERMANENT CONTROL POINT"			
S.E.	UTILITY EASEMENT SIDEWALK EASEMENT		DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED			
	LAKE MAINTENANCE AREA LAKE MAINTENANCE EASEMENT	FD.C.M.	"PCP CARTER ASSOC. LB 205" (TYP.) "FOUND CONCRETE MONUMENT" DENOTE			
L.A.E.	LIMITED ACCESS EASEMENT	· ·	FOUND 4"X4"X24" CONCRETE MONUMEN			
L.E. L.S.E.	LANDSCAPE EASEMENT LIFT STATION EASEMENT		WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"			
			—— PLAT BOUNDARY ——— LOT LINES			
		- — — — -	EASEMENT LANDSCAPE BUFFER			
	<del>_</del> .	 	CENTERLINE OF ROAD PLATTED R.O.W.			
			TEATILD N.O.W.			

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C3	157.62	150.00'	060°12'23"	S 30° 20' 22" W	150.47	86.96
C4	250.63	56.00'	256°26'02"	N 51° 32' 49" W	88.00'	71.12
C5	33.35'	25.00'	076°26'02"	N 38° 27' 11" E	30.93'	19.69'
C18	37.11'	150.00'	014°10'26"	S 07° 19' 23" W	37.01'	18.65'
C19	120.51	150.00'	046°01'57"	S 37° 25' 35" W	117.30'	63.72
C20	34.02'	56.00'	034°48'34"	N 17° 38' 27" E	33.50'	17.55
C21	41.68'	56.00'	042°38'38"	N 56° 22' 03" E	40.72'	21.86
C22	30.41	56.00'	031°06'50"	S 86° 45' 13" E	30.04'	15.59'
C23	69.95	56.00'	071°33'57"	S 35° 24' 50" E	65.49'	40.36
C24	74.58	56.00'	076°18'03"	S 38° 31′ 10″ W	69.19'	43.99'

Line lable						
LINE #	LENGTH	DIRECTION				
L4	31.00	S 89° 45' 50" E				
L6	15.58	N 00° 14' 10" E				
L7	25.00	N 54° 57' 16" W				

---- R.O.W NOT INCLUDED IN THIS PLAT

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728 DATE: NOVEMBER 4, 2024

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PROJECT # 17-42E

SHEET 6 OF 6