



# 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) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF 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 THE NORTHEAST 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 OF 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.

**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:

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 177.091(8).

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  
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PROJECT # 17-42E

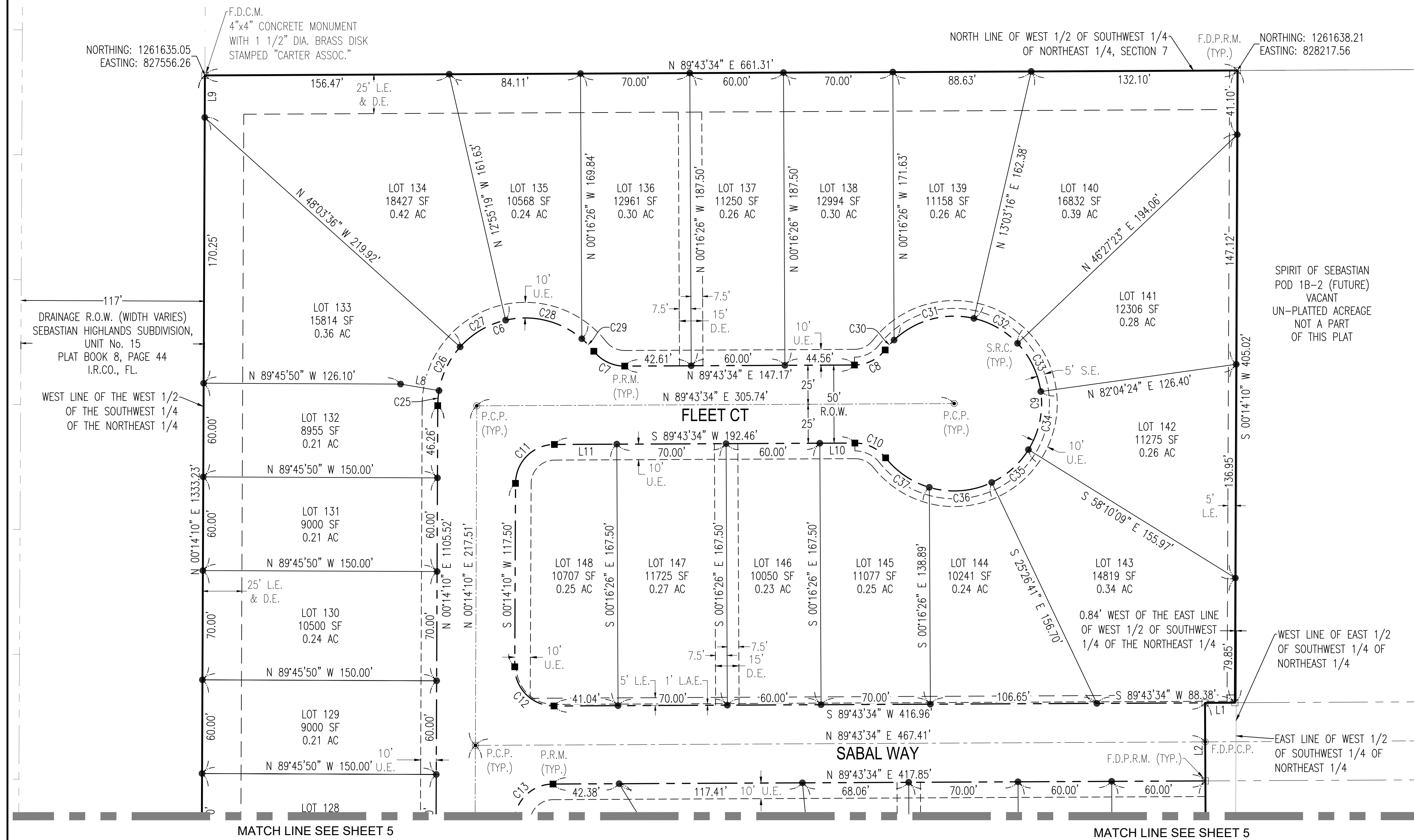


# SPIRIT OF SEBASTIAN PUD - POD 1A

## RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

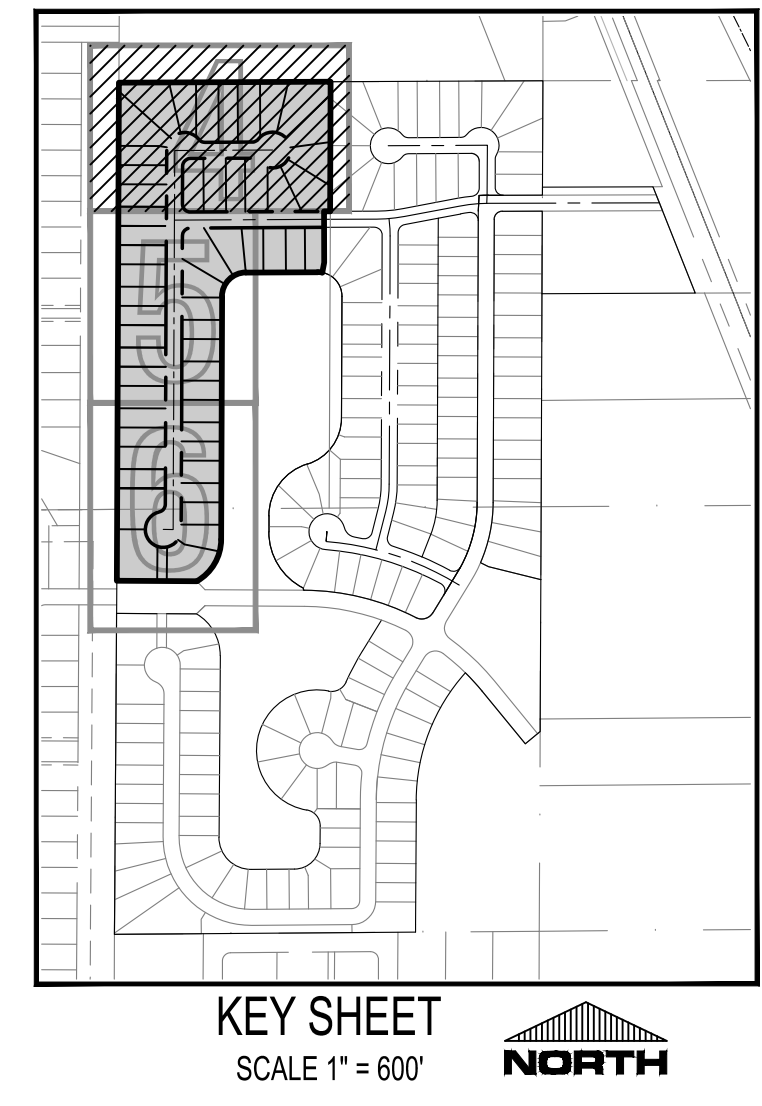
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ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA  
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PLAT BOOK: \_\_\_\_\_  
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### LEGEND

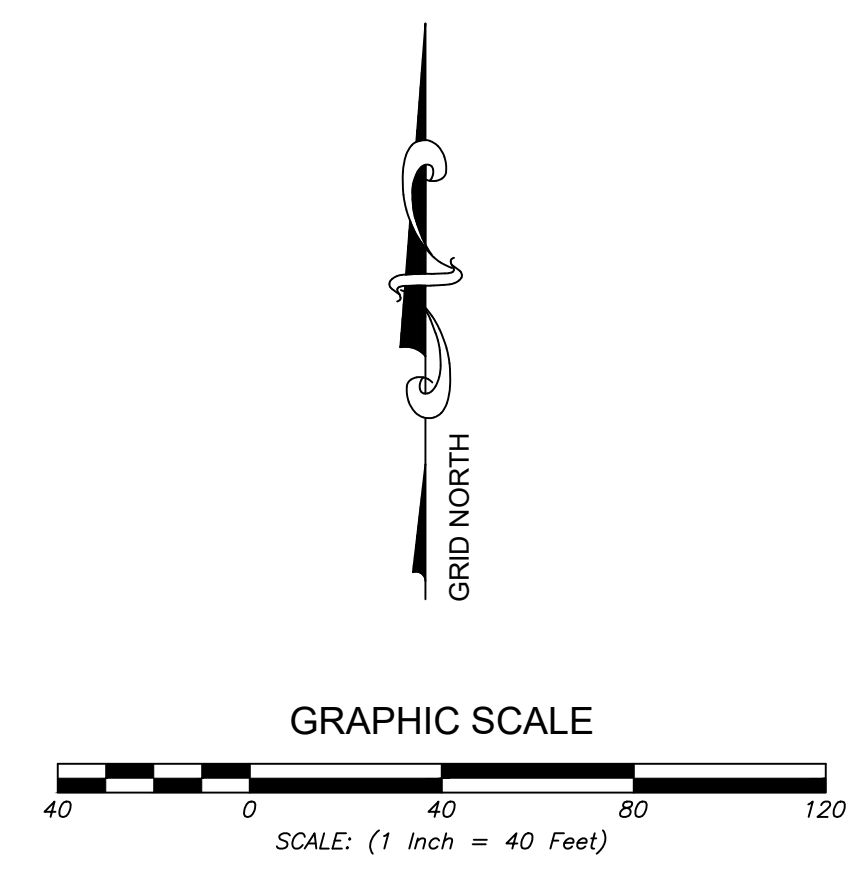
ASSOC. ID.	ASSOCIATES IDENTIFICATION	⊕	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	P.R.M.	"PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	■	"FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	□	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
PG.	PAGE	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.R.M.	PERMANENT REFERENCE MONUMENT	□	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
P.B.	PLAT BOOK	○	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.L.S.	PROFESSIONAL LAND SURVEYOR	FD.R.C.	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
P.O.B.	POINT OF BEGINNING	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.O.C.	POINT OF COMMENCEMENT	●	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
R.O.W.	RIGHT-OF-WAY	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)	RECORD PLAT DATA	○	"PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
S.R.C.	SET REBAR AND CAP	●	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
S.F.	SQUARE FEET	P.C.P.	"PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
SD.	SUBDIVISION	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"
T.B.M.	TEMPORARY BENCH MARK	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
TWP.	TOWNSHIP	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
D.E.	DRAINAGE EASEMENT	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
U.E.	UTILITY EASEMENT	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
S.E.	SIDEWALK EASEMENT	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
L.M.A.	LAKE MAINTENANCE AREA	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
L.M.E.	LAKE MAINTENANCE EASEMENT	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
L.A.E.	LIMITED ACCESS EASEMENT	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
L.E.	LANDSCAPE EASEMENT	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
L.S.E.	LIFT STATION EASEMENT	□	"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
		- - - -	PLATTED R.O.W.
		- - - -	R.O.W. NOT INCLUDED IN THIS PLAT



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'

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



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  
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VERO BEACH, FLORIDA 32960  
TEL.(772) 562-4191 FAX.(772) 562-7180  
PROJECT # 17-42E

# SPIRIT OF SEBASTIAN PUD - POD 1A

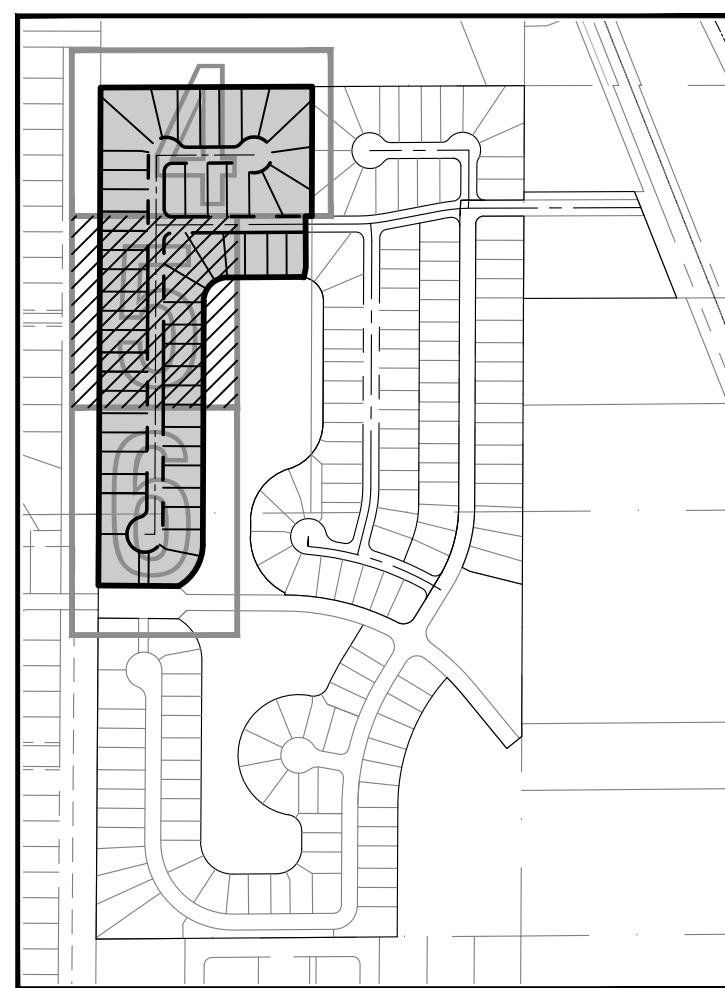
## RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

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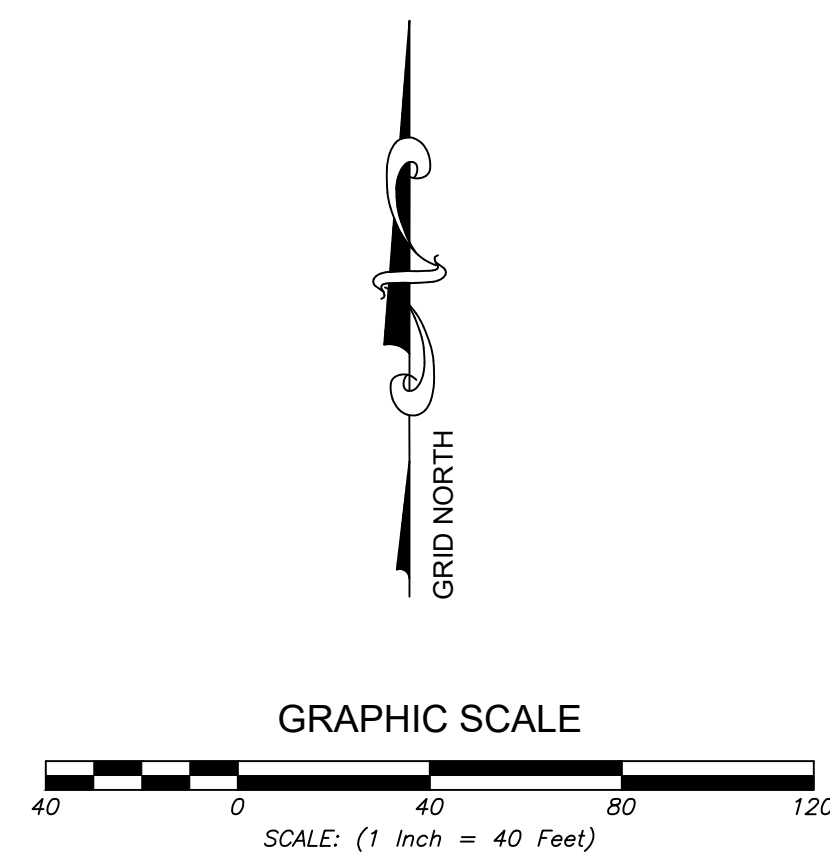
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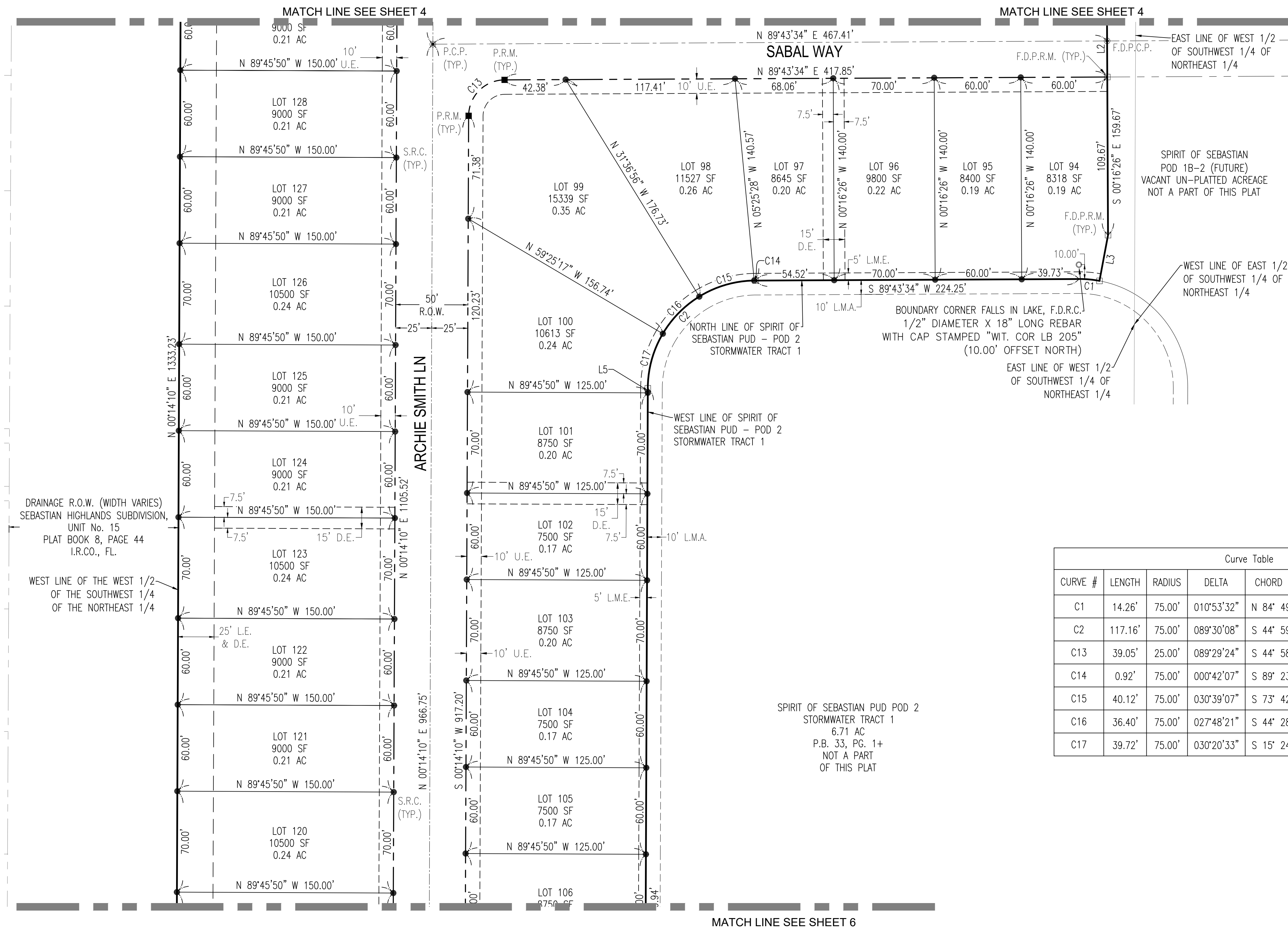


KEY SHEET  
SCALE 1" = 600'



### LEGEND

- |                |   |           |   |
|----------------|---|-----------|---|
| ASSOC. ID.     | ASSOCIATES IDENTIFICATION                 | ⊕         | BENCH MARK SYMBOL   |
| I.R.CO., FL.   | INDIAN RIVER COUNTY, FLORIDA              | P.R.M.    | "PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)         |
| I.R.F.CO., SD. | INDIAN RIVER FARMS COMPANY SUBDIVISION    | ■         | "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) |
| I.R.F.W.C.D.   | INDIAN RIVER FARMS WATER CONTROL DISTRICT | □         | "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) |
| PG.            | PAGE                                      | FD.P.R.M. | "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) |
| P.R.M.         | PERMANENT REFERENCE MONUMENT              | FD.R.C.   | "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)  |
| P.B.           | PLAT BOOK                                 | S.R.C.    | "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)  |
| P.L.S.         | PROFESSIONAL LAND SURVEYOR                | 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" (TYP.)                      |
| P.O.B.         | POINT OF BEGINNING                        | P.C.P.    | "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)                            |
| P.O.C.         | POINT OF COMMENCEMENT                     | 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" (TYP.)               |
| R.O.W.         | RIGHT-OF-WAY                              | ---       | PLAT BOUNDARY   |
| (P)            | RECORD PLAT DATA                          | ---       | LOT LINES   |
| S.F.           | SQUARE FEET                               | ---       | EASEMENT  |
| S.L.CO., FL.   | ST. LUCIE COUNTY, FLORIDA                 | ---       | LANDSCAPE BUFFER  |
| SD.            | SUBDIVISION                               | ---       | CENTERLINE OF ROAD  |
| T.B.M.         | TEMPORARY BENCH MARK                      | ---       | PLATTED R.O.W.  |
| TWP.           | TOWNSHIP                                  | ---       | R.O.W NOT INCLUDED IN THIS PLAT   |
| 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 #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C1	14.26'	75.00'	010°53'32"	N 84° 49' 40" W	14.24'	7.15'
C2	117.16'	75.00'	089°30'08"	S 44° 59' 14" W	105.60'	74.35'
C13	39.05'	25.00'	089°29'24"	S 44° 58' 52" W	35.20'	24.78'
C14	0.92'	75.00'	000°42'07"	S 89° 23' 15" W	0.92'	0.46'
C15	40.12'	75.00'	030°39'07"	S 73° 42' 38" W	39.65'	20.55'
C16	36.40'	75.00'	027°48'21"	S 44° 28' 54" W	36.04'	18.56'
C17	39.72'	75.00'	030°20'33"	S 15° 24' 26" W	39.26'	20.34'

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

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

# 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.

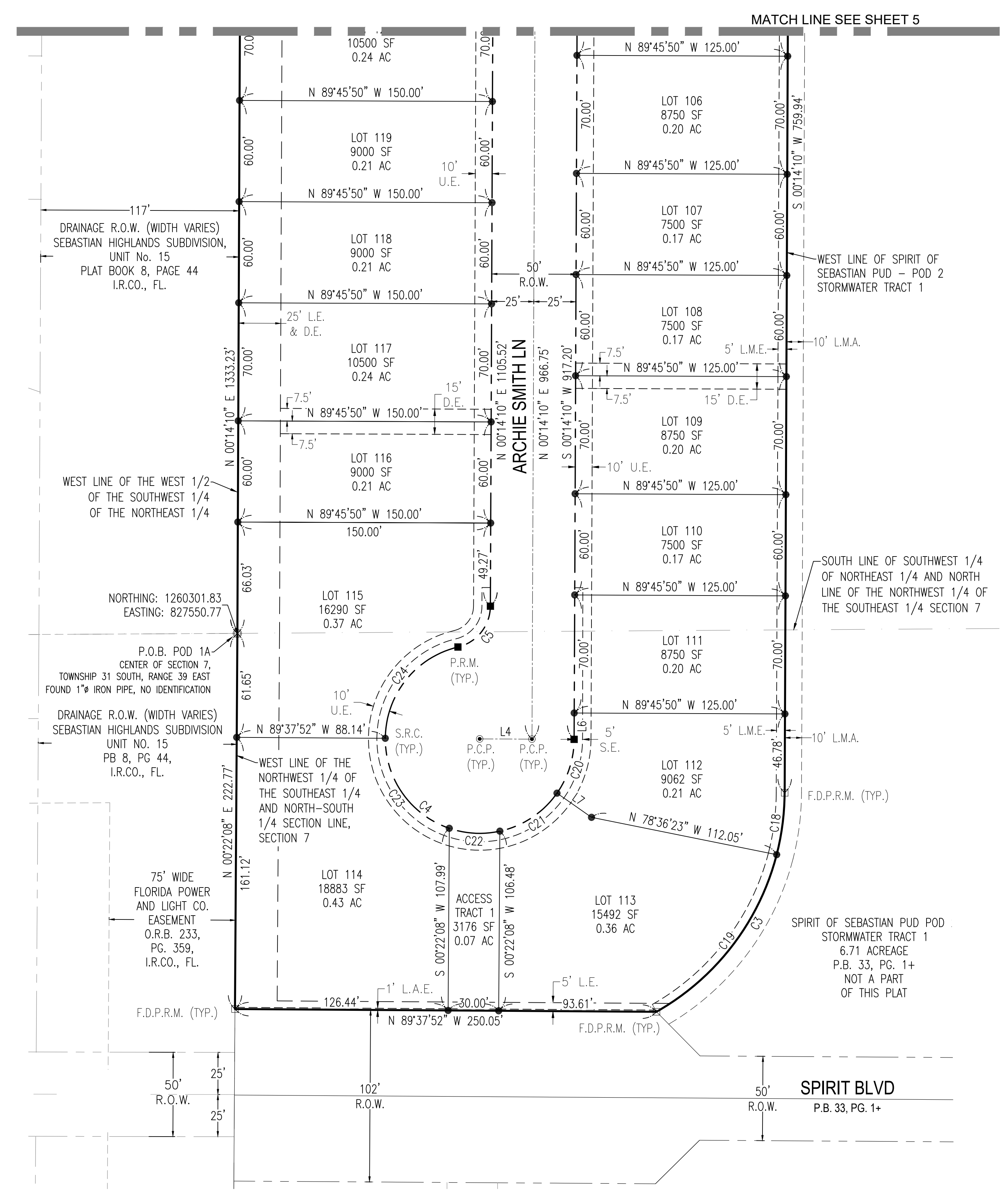
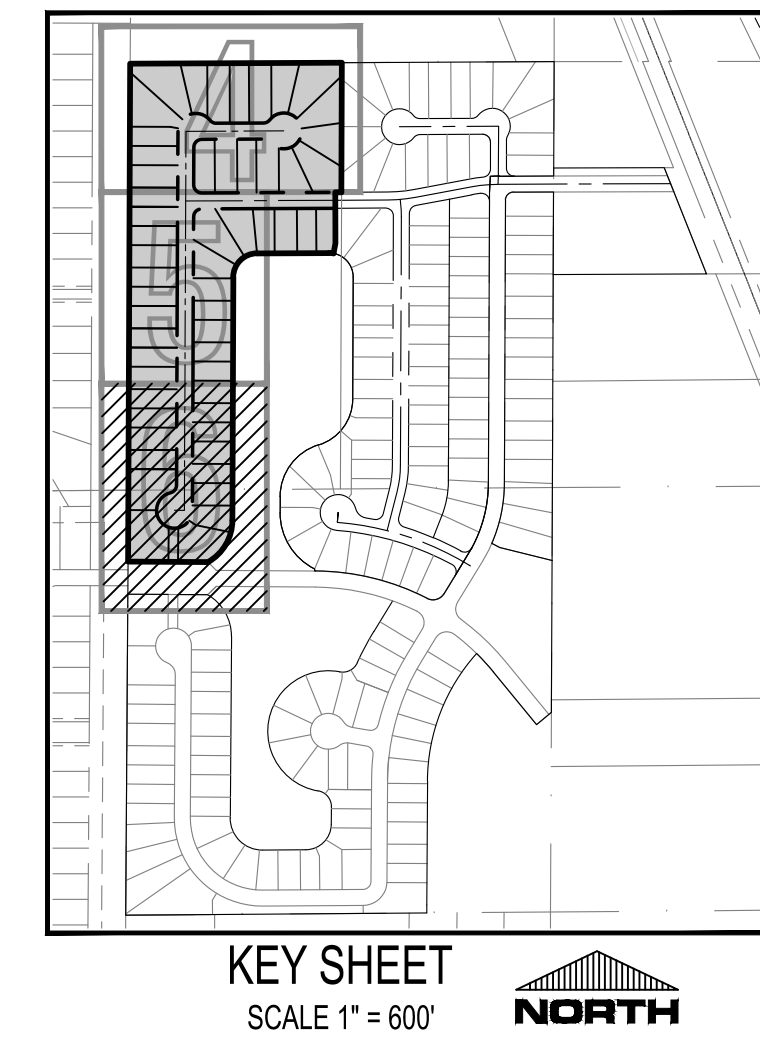
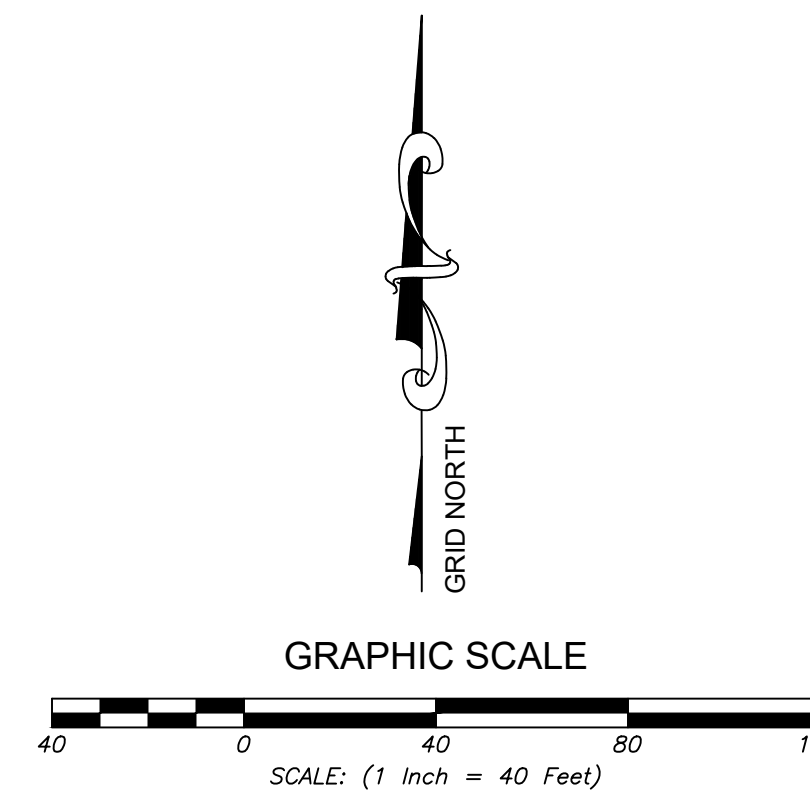
PLAT BOOK: \_\_\_\_\_

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

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

### LEGEND

<p>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. D.E. U.E. S.E. L.M.A. L.M.E. L.A.E. L.E. L.S.E.</p>	<p>ASSOCIATES IDENTIFICATION INDIAN RIVER COUNTY, FLORIDA INDIAN RIVER FARMS COMPANY SUBDIVISION INDIAN RIVER FARMS WATER CONTROL DISTRICT WATER 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</p>	<p>BENCH MARK SYMBOL "PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205" "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.) "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" "PERMANENT CONTROL POINT" 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"</p>	<p>PLAT BOUNDARY LOT LINES EASEMENT LANDSCAPE BUFFER CENTERLINE OF ROAD PLATTED R.O.W. R.O.W NOT INCLUDED IN THIS PLAT</p>
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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 Table		
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

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

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