

THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

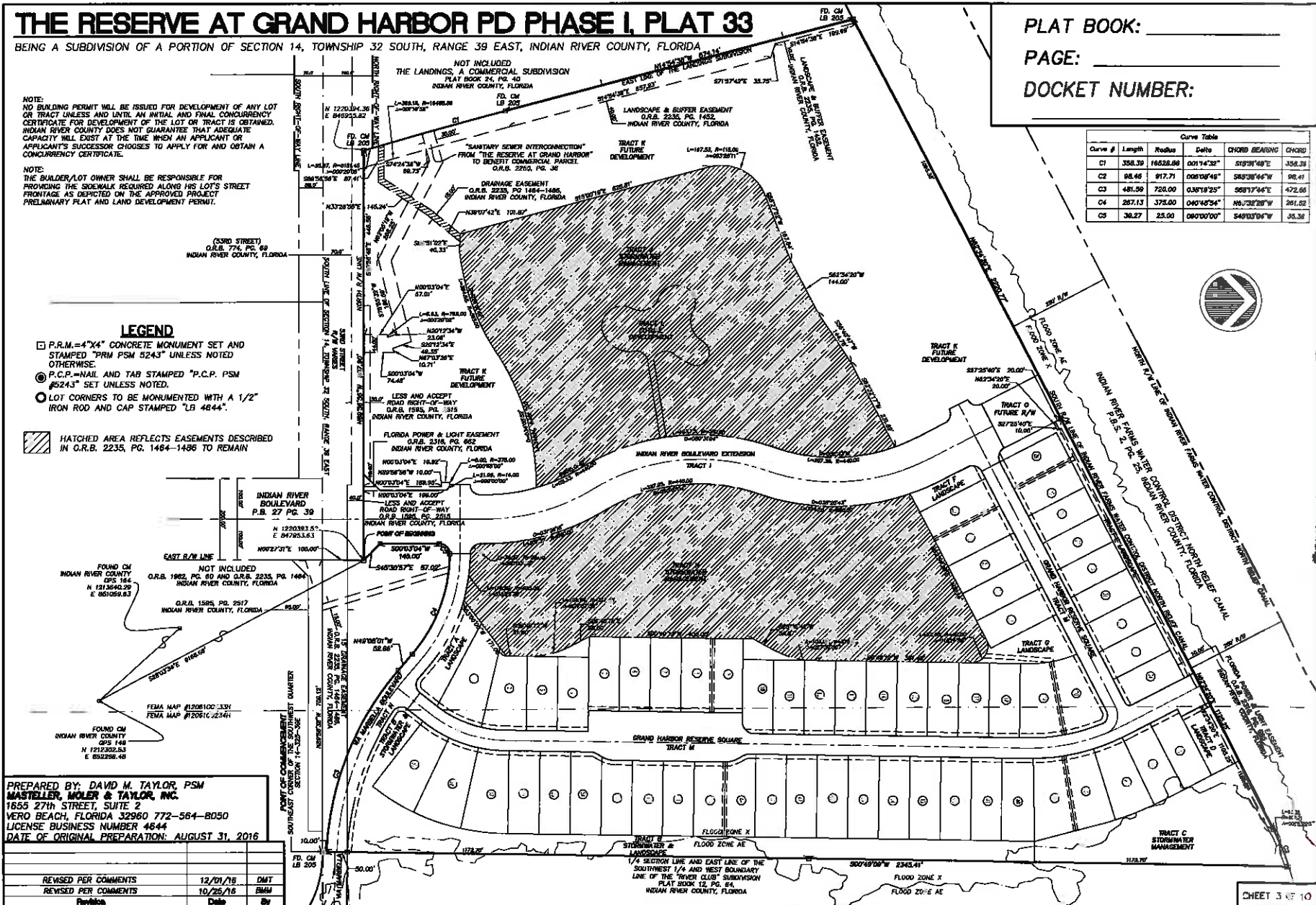
DOCKET NUMBER: _____

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENTNESS CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENTNESS CERTIFICATE.

NOTE:
THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

- ### LEGEND
- P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "FRM PSM 5243" UNLESS NOTED OTHERWISE.
 - P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM 5243" SET UNLESS NOTED.
 - LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4844".
 - HATCHED AREA REFLECTS EASEMENTS DESCRIBED IN O.R.B. 2235, PG. 1484-1486 TO REMAIN

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	358.39	18528.88	001°14'32"	S19°31'49"E	358.39
C2	88.48	917.71	008°02'46"	S83°38'46"W	98.41
C3	481.59	720.00	030°19'25"	S68°17'54"E	472.66
C4	287.13	375.00	040°45'54"	N61°32'28"W	261.52
C5	38.27	23.00	090°02'00"	S49°03'04"W	35.38



PREPARED BY: DAVID M. TAYLOR, PSM
 MASTELLER, MOLER & TAYLOR, INC.
 1855 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: AUGUST 31, 2016

Revised Per Comments	Date	By
REVISION PER COMMENTS	12/01/18	DMT
REVISION PER COMMENTS	10/25/15	BMW
Revision	Date	By



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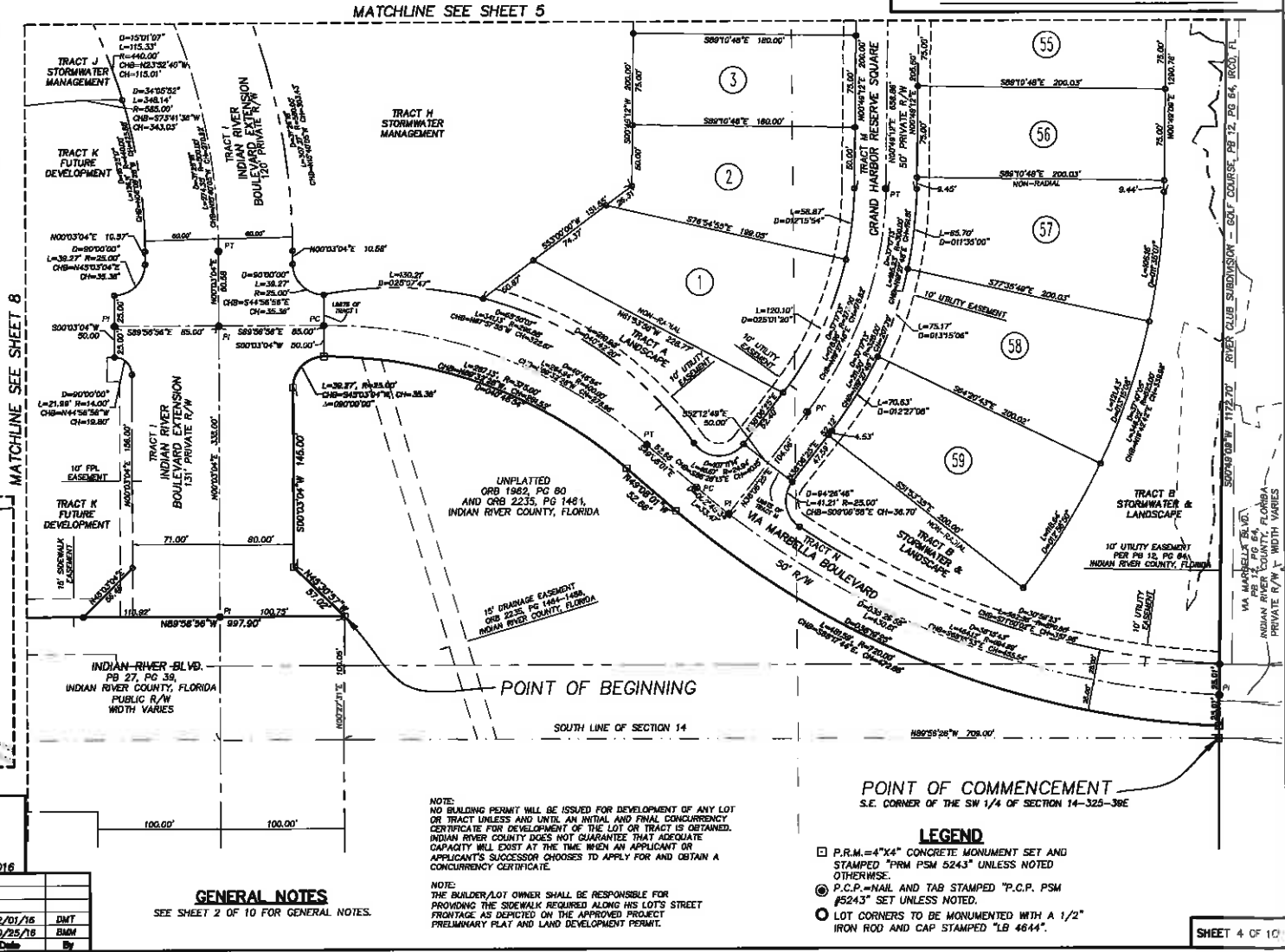
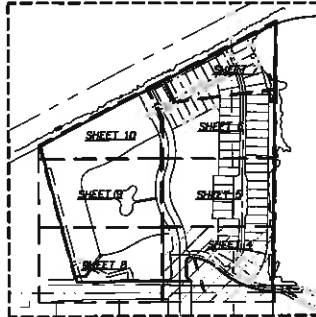
GRAPHIC SCALE



ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.R.F.W.C.D. INDIAN RIVER FARMAS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IP IRON PIPE
- ELEV ELEVATION
- P.L.S. SURVEYOR'S NUMBER
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PLB PLAT BOOK (ST. LUCIE COUNTY)
- PG PAGE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- P.D.B.E. P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- U.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PRC POINT OF REVERSE CURVE
- PL INDIAN RIVER COUNTY
- RCD

SHEET INDEX



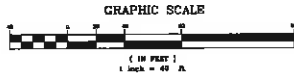
PREPARED BY: DAVID M. TAYLOR, PSM
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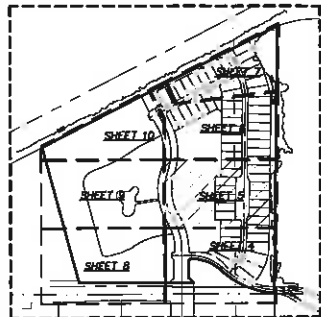
ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CI	CIROD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
LEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORIS	OFFICIAL RECORD BOOK
PB	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.O.B.E.	P.O. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
R/OO	INDIAN RIVER COUNTY

GENERAL NOTES

SEE SHEET 2 OF 10 FOR GENERAL NOTES.

SHEET INDEX



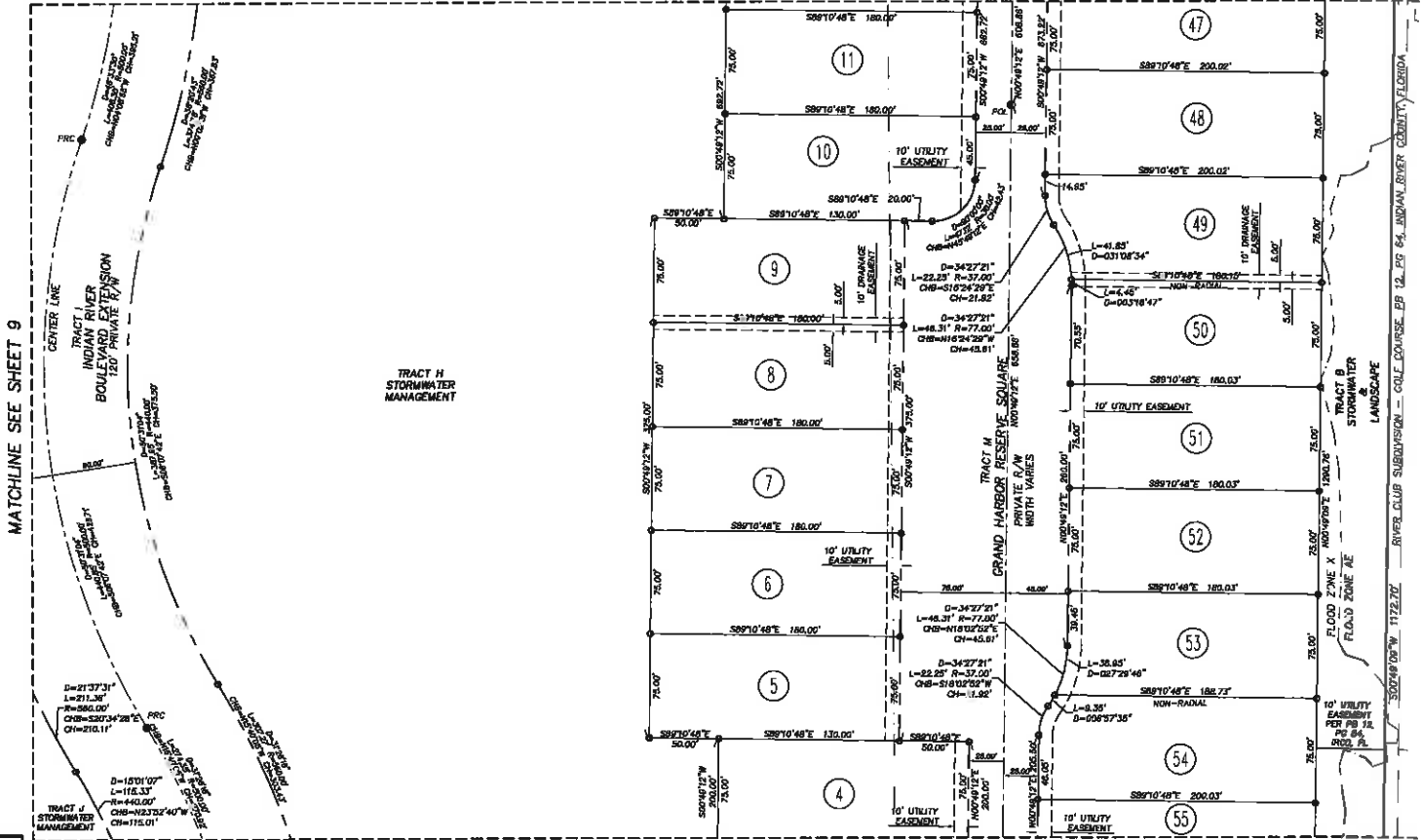
PREPARED BY: DAVID M. TAYLOR, PSM
 MASTELLER, MOLER & TAYLOR, INC.
 1855 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4844
 DATE OF ORIGINAL PREPARATION: AUGUST 31, 2016

Revised Per Comments	Date	DMT	BMM
	12/01/16		
	10/25/16		

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MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 4

LEGEND

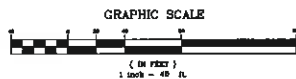
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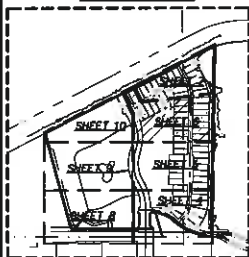
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GENERAL NOTES
 SEE SHEET 2 OF 10 FOR GENERAL NOTES.

SHEET INDEX



ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PLB PLAT BOOK (ST. LUCIE COUNTY)
- PS PAGE
- PC POINT OF CURVATURE
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- PP PERMANENT CONTROL POINT
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- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- P.D.B.E. P.D. BUFFER EASEMENT
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- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PL POINT OF REVERSE CURVE
- POL POINT ON LINE
- RCD INDIAN RIVER COUNTY

PREPARED BY: DAVID M. TAYLOR, PSM
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 1655 27th STREET, SUITE 2
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SHEET 6 OF 10

ATTACHMENT 3



THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

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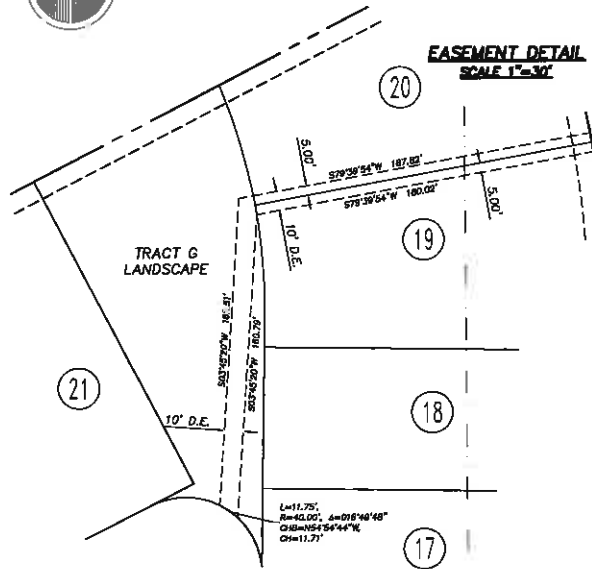
ABBREVIATIONS

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- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
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- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OPTICAL RECORD BOOK
- ORB PLAT BOOK (INDIAN RIVER COUNTY)
- PBS PLAT BOOK (ST. LUCIE COUNTY)
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- POC POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- R/W P.D.B.E. P.D. BUFFER EASEMENT
- D.E DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- P.R.C. POINT OF REVERSE CURVE
- USDA UNITED STATES DEPARTMENT OF AGRICULTURE
- RCD INDIAN RIVER COUNTY

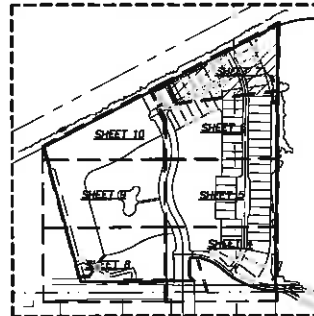
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EASEMENT DETAIL SCALE 1"=30'



SHEET INDEX



GENERAL NOTES

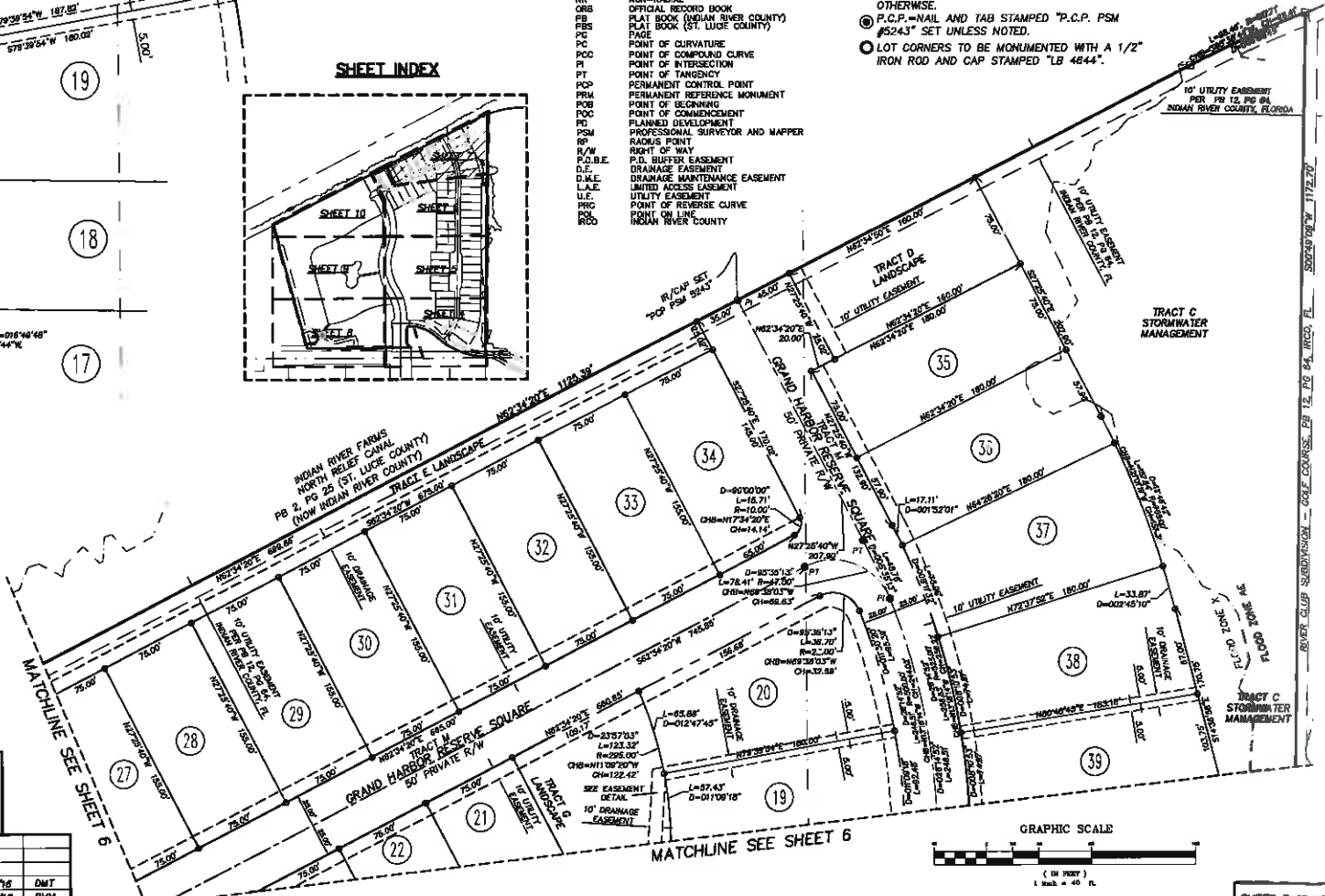
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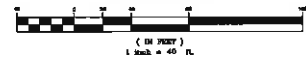
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PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1855 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32980 772-564-8050
 LICENSE BUSINESS NUMBER 4844
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GRAPHIC SCALE



SHEET 7 OF 10

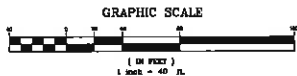
ATTACHMENT 3



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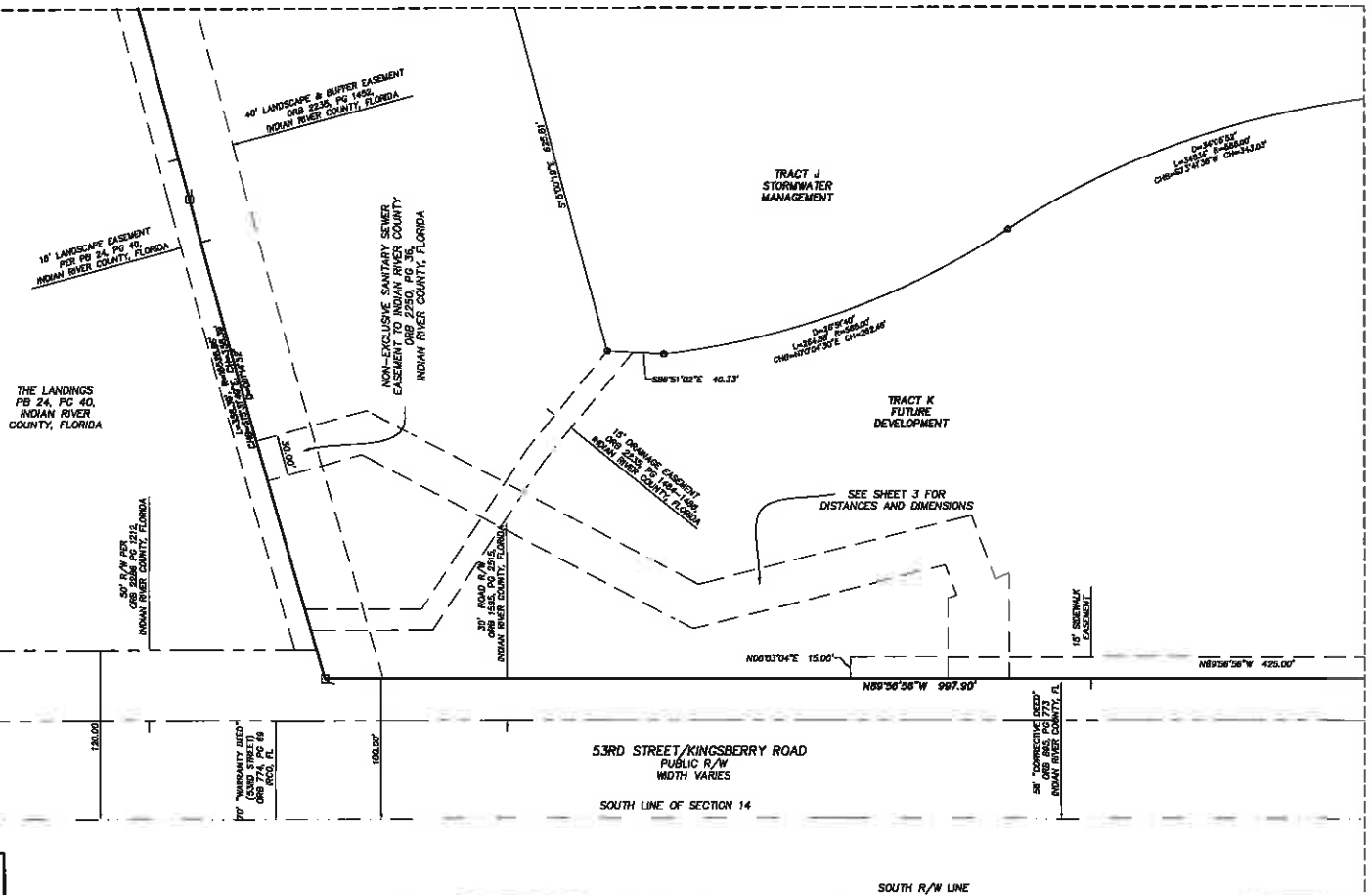
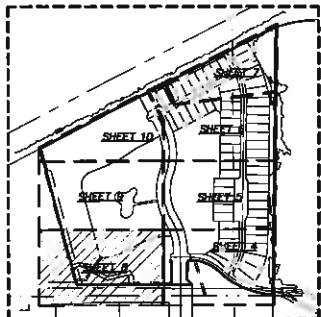
GENERAL NOTES
SEE SHEET 2 OF 10 FOR GENERAL NOTES.

MATCHLINE SEE SHEET 9

ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RIADIAL
ORB	OFFICIAL RECORD BOOK
PLB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
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PRM	PERMANENT REFERENCE MONUMENT
PSB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
UE	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
INDIAN RIVER COUNTY	INDIAN RIVER COUNTY
ICD	INDIAN RIVER COUNTY

SHEET INDEX



MATCHLINE SEE SHEET 4

ATTACHMENT 3

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLE & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32900 772-564-8050
LICENSE BUSINESS NUMBER 4844
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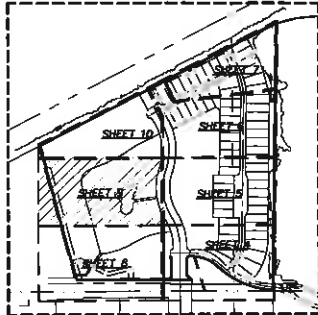
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- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-ROAD
- ORB OFFICIAL RECORD BOOK
- PEB PLAT BOOK (INDIAN RIVER COUNTY)
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- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PRC POINT OF REVERSE CURVE
- POL POINT ON LINE
- INDC INDIAN RIVER COUNTY

SHEET INDEX



THE LANDINGS
 PB 24, PG 40,
 INDIAN RIVER
 COUNTY, FLORIDA

15' LANDSCAPE EASEMENT
 PER PB 24, PG 40,
 INDIAN RIVER COUNTY, FLORIDA

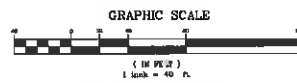
TRACT K
 FUTURE
 DEVELOPMENT

40' LANDSCAPE & BUFFER EASEMENT
 ORB 2235, PG 1452,
 INDIAN RIVER COUNTY, FLORIDA

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 8

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SHEET 9 OF 10

ATTACHMENT 3

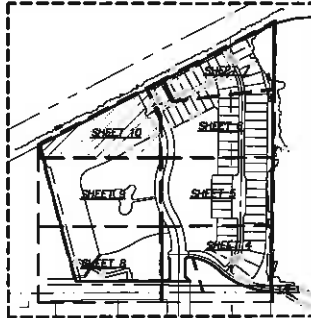


THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____
 PAGE: _____
 DOCKET NUMBER: _____

SHEET INDEX

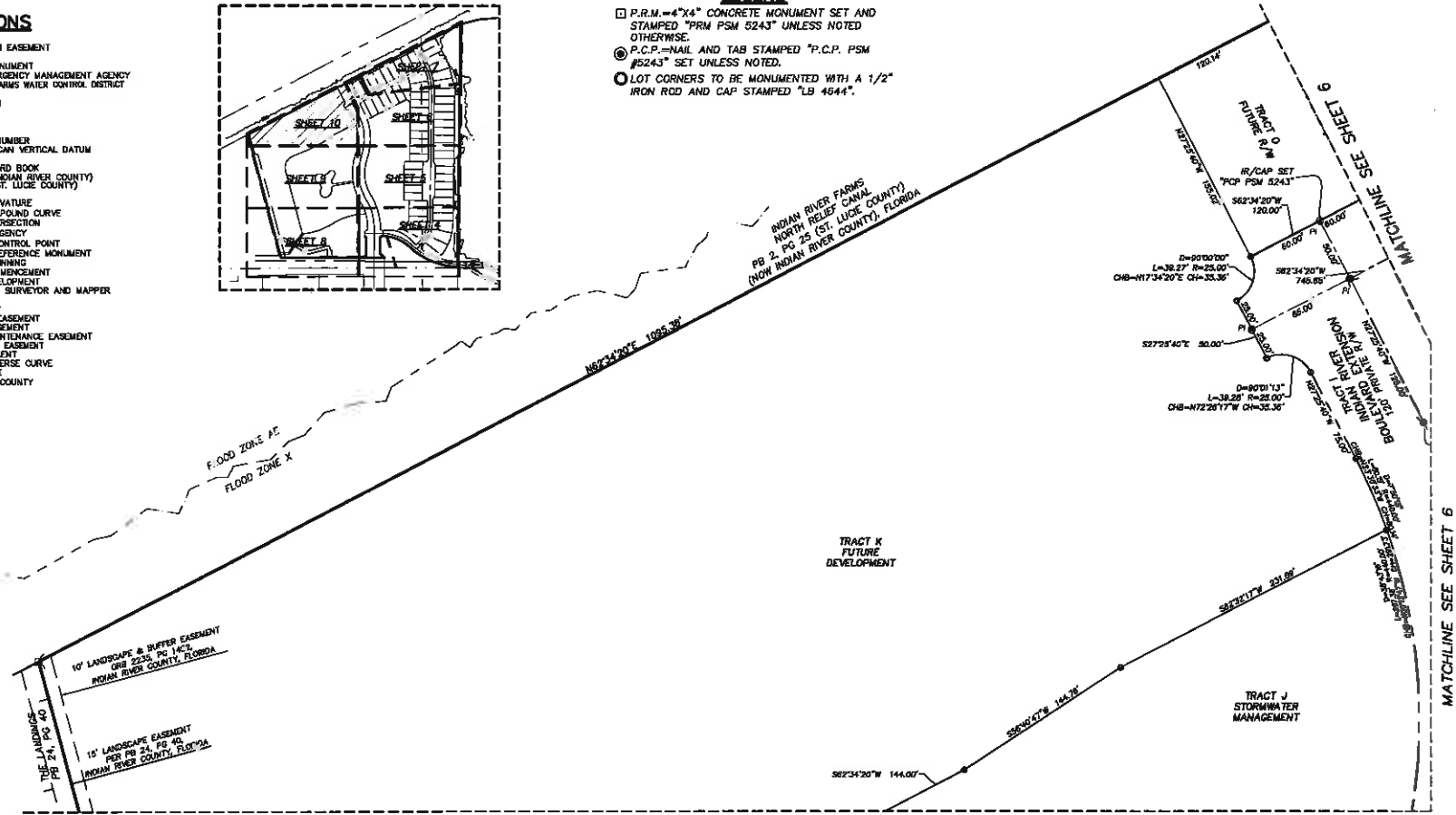


ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PBS PLAT BOOK (ST. LUCIE COUNTY)
- PC PAGE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- P.O.D.B.E. P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PRC POINT OF REVERSE CURVE
- POL POINT ON LINE
- RICD INDIAN RIVER COUNTY

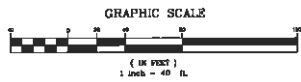
LEGEND

- P.R.M. = 4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- ⊙ P.C.P. = NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".



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 DATE OF ORIGINAL PREPARATION: AUGUST 31, 2016

Revised Per Comments	Date	By
REVISD PER COMMENTS	12/01/16	DMT
REVISD PER COMMENTS	10/25/16	BMM
Revised Per Comments	Date	By



MATCHLINE SEE SHEET 9

NOTE:
 NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE:
 THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

GENERAL NOTES
 SEE SHEET 2 OF 10 FOR GENERAL NOTES.