

CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE SIMPLE OWNER OF THE LAND DESCRIBED AND SET FORTH HEREIN, AS LUCAYA POINTE - PHASE 1, P.D., BEING IN INDIAN RIVER COUNTY, 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**
THE STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAN AS LUCAYA POINTE WAY, ARAWAK STREET AND MONTAGU AVENUE, HEREBY DECLARED TO BE PERPETUAL, HERMAN PRIVATA. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MORGUETO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SAID STREETS.
- 2) **UTILITY EASEMENTS**
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAN 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 RAINFALL TO HAVE A DRIVEWAY FOR IMPROVEMENTS AS APPROVED BY THE COUNTY.
- 3) **STORMWATER MANAGEMENT TRACTS**
THE STORMWATER MANAGEMENT TRACTS SHOWN AS TRACT 'A' ON THIS PLAN, IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. INDIAN RIVER COUNTY HAS THE RIGHT TO USE AND DRAIN INTO THE TRACT AND ALSO DRINKS THE RIGHT BUT NOT THE OBLIGATION TO PERFORM REGULAR MAINTENANCE ON THE TRACT. INDIAN RIVER COUNTY MORGUETO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THE TRACT FOR THE LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MORGUETO CONTROL, INFESTATIONS, AS ALLOWED BY LAW.
- 4) **DRAINAGE EASEMENTS**
THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAN, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 5) **DRAINAGE TRACTS**
DRAINAGE TRACT 'B', AS SHOWN ON THIS PLAN, IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 6) **LANDSCAPE EASEMENTS**
THE LANDSCAPE EASEMENTS AS SHOWN ON THIS PLAN, ARE DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.
- 7) **LANDSCAPE TRACTS 'C', 'D', 'E' AND 'F'**
LANDSCAPE TRACTS 'C', 'D', 'E' AND 'F', AS SHOWN ON THIS PLAN, IS DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.
- 8) **LIMITED ACCESS EASEMENTS**
THE LIMITED ACCESS EASEMENTS AS SHOWN ON THIS PLAN, ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 9) **SEWER EASEMENTS**
THE SEWER EASEMENTS AS SHOWN IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER LINES AND SEWERS.
- 10) **RECREATION AND DRAINAGE TRACTS 'G' AND 'H'**
RECREATION AND DRAINAGE TRACTS 'G' AND 'H' AS SHOWN ON THIS PLAN ARE DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION AND FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.
- 11) **LANDSCAPE AND DRAINAGE TRACTS 'I' AND 'J'**
LANDSCAPE AND DRAINAGE TRACTS 'I' AND 'J' AS SHOWN ON THIS PLAN ARE DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR LANDSCAPE BUFFERS AND DRAINAGE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.
- 12) **RECREATION TRACT 'K'**
RECREATION TRACT 'K' AS SHOWN ON THIS PLAN IS DEDICATED IN PERPETUITY TO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, GRBK GHO LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS _____ DAY OF 2022.

GRBK GHO LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 BY: _____
 WILLIAM H. HANDLER, MANAGER
 PRINTED NAME _____
 WITNESS _____
 PRINTED NAME _____

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER COUNTY

THE FOREGOING WAS ADOPTED AND APPROVED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE THIS _____ DAY OF 2022 BY WILLIAM H. HANDLER, AS MANAGER OF GRBK GHO LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS EITHER PERSONALLY KNOWN OR WHO PRODUCED _____ AS IDENTIFICATION.

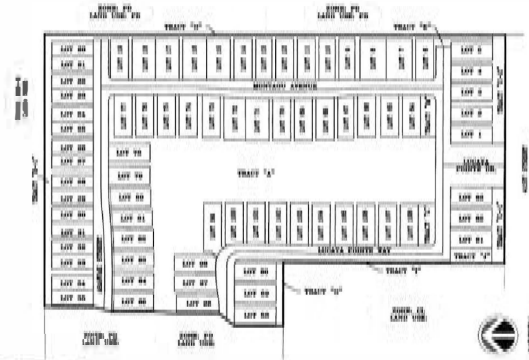
MY COMMISSION EXPIRES _____
 NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 COMMISSION # _____
 PRINTED NAME _____
 MY COMMISSION EXPIRES _____

LUCAYA POINTE - PHASE 1 P.D.

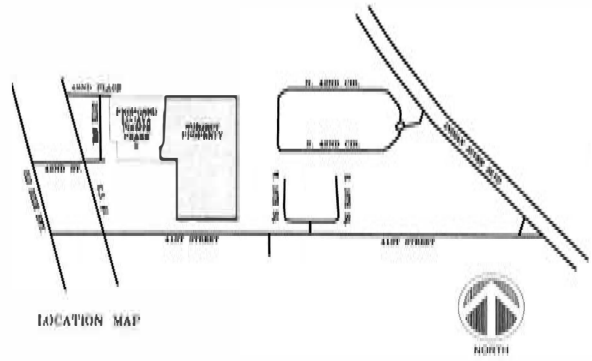
BEING A PORTION OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 40 EAST.

VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAN ARE FILED IN OFFICIAL RECORD BOOK _____ PAGE _____ PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



VICINITY MAP



LOCATION MAP

ACCEPTANCE OF DEDICATIONS

LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF STREETS AND RIGHTS OF WAY, STORMWATER MANAGEMENT TRACT 'A', DRAINAGE EASEMENTS, DRAINAGE TRACT 'B', LANDSCAPE EASEMENTS, LANDSCAPE TRACTS 'C', 'D', 'E', 'F' AND 'J', SEWER EASEMENTS, RECREATION AND DRAINAGE TRACTS 'G', 'H', LANDSCAPE AND DRAINAGE TRACTS 'I' AND 'J', AND RECREATION TRACT 'K', AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS _____
 PRINTED NAME _____
 WITNESS _____
 PRINTED NAME _____

BY: _____
 WILLIAM H. HANDLER, PRESIDENT

ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE THIS _____ DAY OF 2022 BY WILLIAM H. HANDLER, AS PRESIDENT OF GRBK GHO LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS EITHER PERSONALLY KNOWN OR WHO PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 COMMISSION # _____
 PRINTED NAME _____
 MY COMMISSION EXPIRES _____

SEAL OF THE BOARD OF COUNTY COMMISSIONERS
 SEAL OF THE COUNTY SURVEYOR AND MAPPER
 SEAL OF BILLY M. MOODY, P.E.M.
 SEAL OF THE CLERK OF THE CIRCUIT COURT

PLAT BOOK _____
 PAGE _____
 CFN _____
 CLERK'S FILE NO. _____

MORTGAGEE'S CONSENT

STATE OF TEXAS
 COUNTY OF COLLIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND ACQUIRES ITS MORTGAGE, WHICH WAS RECORDED ON APRIL 27, 2018, IN OFFICIAL RECORD BOOK 311, AT PAGE 2052, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS PRESIDENT BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF 2022.

JBLB BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY
 BY: _____
 RICHARD A. COSTELLO, PRESIDENT
 WITNESS _____
 PRINTED NAME _____
 WITNESS _____
 PRINTED NAME _____

ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

STATE OF TEXAS
 COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE NOTARIZATION THIS _____ DAY OF 2022 BY RICHARD A. COSTELLO, AS PRESIDENT OF JBLB BUILDER FINANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS EITHER PERSONALLY KNOWN OR WHO PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 COMMISSION # _____
 PRINTED NAME _____
 MY COMMISSION EXPIRES _____

NO.	DATE	REVISION	BY
5	03/22/22	COUNTY COMMENTS	N/A
4	03/10/22	COUNTY COMMENTS	N/A
3	10/10/21	COUNTY COMMENTS	N/A
2	11/15/21	COUNTY COMMENTS	N/A
1	06/21	COUNTY COMMENTS	N/A

THIS PLAN PREPARED BY:
 NATHAN LEZBIEWICZ
 LICENSED SURVEYOR
 BILLY M. MOODY, P.E.M. #5538
 MERIDIAN LAND SURVEYORS L88005
 DATE OF PREPARATION MAY 2021

MERIDIAN
 LAND SURVEYORS
 1711 INDIAN RIVER BLVD. SUITE 101
 PALM BEACH, FL 33480
 PHONE: 561.833.1111 FAX: 561.833.1100
 EMAIL: MERIDIAN@MERIDIAN.COM

SHEET 1 of 5

LUCAYA POINTE - PHASE 1 P.D.

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST,
VERO BEACH, 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 _____, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
CFN _____
CLERK'S FILE NO. _____

CERTIFICATE OF TITLE

THE LANDS AS DEDICATED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY GRICK OHO LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.10, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE ON SUCH LANDS, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 808 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FILED BY JUNE BUILDERS FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY _____ DATE _____
CHARLES W. BOGAR, II, RRSJ
FLORIDA BAR NUMBER 341943

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT ON AUGUST 21st, 2012, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT, THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED. THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS WILL BE PLACED AND THAT THE INDIVIDUAL LOT CORNERS AND PCPB'S WILL BE SET AS SHOWN THEREON UNDER MY DIRECTION AND SUPERVISION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 613 SUBCHAPTERS AND PLATS, OF THE INDIAN RIVER COUNTY CODE. AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA, THIS TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

DATE 8/21/12
BILLY M. MOODY, P.M. FLORIDA CERTIFICATE NO. 8339
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32909
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 8805

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF LUCAYA POINTE-PHASE 1 P.D., HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY _____ DATE _____
DAVID W. SCHRYVER, P.M. FLORIDA CERTIFICATE NO. 4894
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE FIVE(5)MIN PLAT WAS APPROVED AND THE UTILITY AND LIMITED ACCESS EASEMENTS(ARE ACCEPTED) BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

PETER D. O'BRYAN (CHAIRMAN OF THE BOARD)
ATTEST: JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY _____ DATE _____
DEPUTY CLERK
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY _____ DATE _____
WILLIAM K. OMBRAAL, DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

JASONE E. BROWN, COUNTY ADMINISTRATOR DATE _____

CLERK'S CERTIFICATION

I, JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LUCAYA POINTE-PHASE 1 P.D. 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 _____, 2012 AND RECORDED IN PLAT BOOK _____ PAGE _____, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

BY _____ DATE _____
JEFFREY R. SMITH
INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP 12061C0243 H DATED DECEMBER 4th, 2012.
- 2) THE BEARING BASE FOR THIS SURVEY IS: 89°48'50" E ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 26-32-38, AND SHOWN THEREON.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS INDIAN RIVER COUNTY METRIC SURVEY BENCHMARK (BM890101) HAVING AN ELEVATION OF 14.87 NAVD 1988.
- 4) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- 5) PERMANENT REFERENCE MONUMENTS PLACED IN 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND STRIKE DIB) STAMPED WITH THIS SURVEYOR'S NAME AND LICENSE NO.
- 6) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH NAILS DIB) STAMPED "TOP BENCH LB 8805".
- 7) LOT AND TRACT CORNER MARKERS SET ARE DIB) IRON ROD WITH CAP STAMPED "THIS LN 8805".

NOTICE:

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL. EASEMENT FOR THESE IMPROVEMENTS DEPICTED ON THE APPROVED PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 3) 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 BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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 EXIST: CATTLE GUAVA, COMMON GUAVA, LOGAN, ROSE APPLE, BURRMAN CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.
- 6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- 7) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SURVEYOR'S LINES AND LIMITS, THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENTLY CERTIFICATE FOR THE PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER/DESIGNEE ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS AGENCIES DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENTLY CERTIFICATE.
- 8) THE NARROW PORTIONS OF TRACT "A", "D-1", "D-2", "E", "E-1", AND "G" THAT EXTEND BETWEEN THE PLATTED LOTS ARE NOT FOR PUBLIC ACCESS BUT ARE FOR ACCESS AND MAINTENANCE PURPOSES BY THE ADJACENT LOT OWNERS) AND FOR ACCESS, CONSTRUCTION, AND MAINTENANCE OF LANDSCAPING AND DRAINAGE FACILITIES BY THE LUCAYA POINTE PROPERTY OWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION

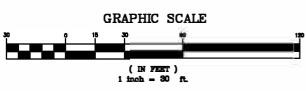
BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3270, PG. 1728, LOCATED IN SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH RANGE 40 EAST, THE SAME BEING THE CENTER 1/4 SECTION CORNER OF SAID SECTION, RUN 88°48'50" E A DISTANCE OF 1325.12 FEET TO A POINT, THENCE DEPARTING SAID 1/4 SECTION LINE, RUN N00°11'02" E A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A187 STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.
FROM SAID POINT OF BEGINNING, RUN N80°48'50" W ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN 80°48'50" E A DISTANCE OF 831.26 FEET TO A POINT, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°07'53" E A DISTANCE OF 811.31 FEET TO A POINT, THENCE RUN N89°50'49" W A DISTANCE OF 176.02 FEET TO A POINT, THENCE RUN N00°07'53" E A DISTANCE OF 138.73 FEET TO A POINT, THENCE RUN N38°00'04" E (A DISTANCE OF 84.05 FEET TO A POINT, THENCE RUN N00°07'53" E A DISTANCE OF 118.87 FEET TO A POINT, THENCE RUN N04°13'55" E A DISTANCE OF 83.00 FEET TO A POINT, THENCE RUN N00°00'00" W A DISTANCE OF 118.88 FEET TO A POINT, THENCE RUN N14°43'46" E A DISTANCE OF 52.39 FEET TO A POINT, THENCE RUN N89°00'39" W A DISTANCE OF 135.00 FEET TO A POINT, THENCE RUN N89°00'39" E A DISTANCE OF 751.89 FEET TO A POINT, THENCE RUN S00°02'29" W A DISTANCE OF 661.45 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF INDIAN RIVER COUNTY, F.L.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PG. 39, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN S00°00'48" W ALONG THE WEST LINE OF SAID INDIAN RIVER COUNTY, F.L.D., FOR A DISTANCE OF 612.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

NO.	DATE	REVISION	BY
8	03/22/02	COUNTY COMMENTS	NR
4	03/10/02	COUNTY COMMENTS	NR
3	1/31/02	COUNTY COMMENTS	NR
2	11/16/01	COUNTY COMMENTS	NR
1	8/27/01	COUNTY COMMENTS	NR
NO.	DATE	REVISION	BY

HOUSTON, SCHULKE, BITTLE & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201
VERO BEACH, FL 32909-1808
PHONE: 888-333-3330
FAX: 888-333-3331
EMAIL: MLS@MERIDIANLAND.COM

SHEET
2 of 5

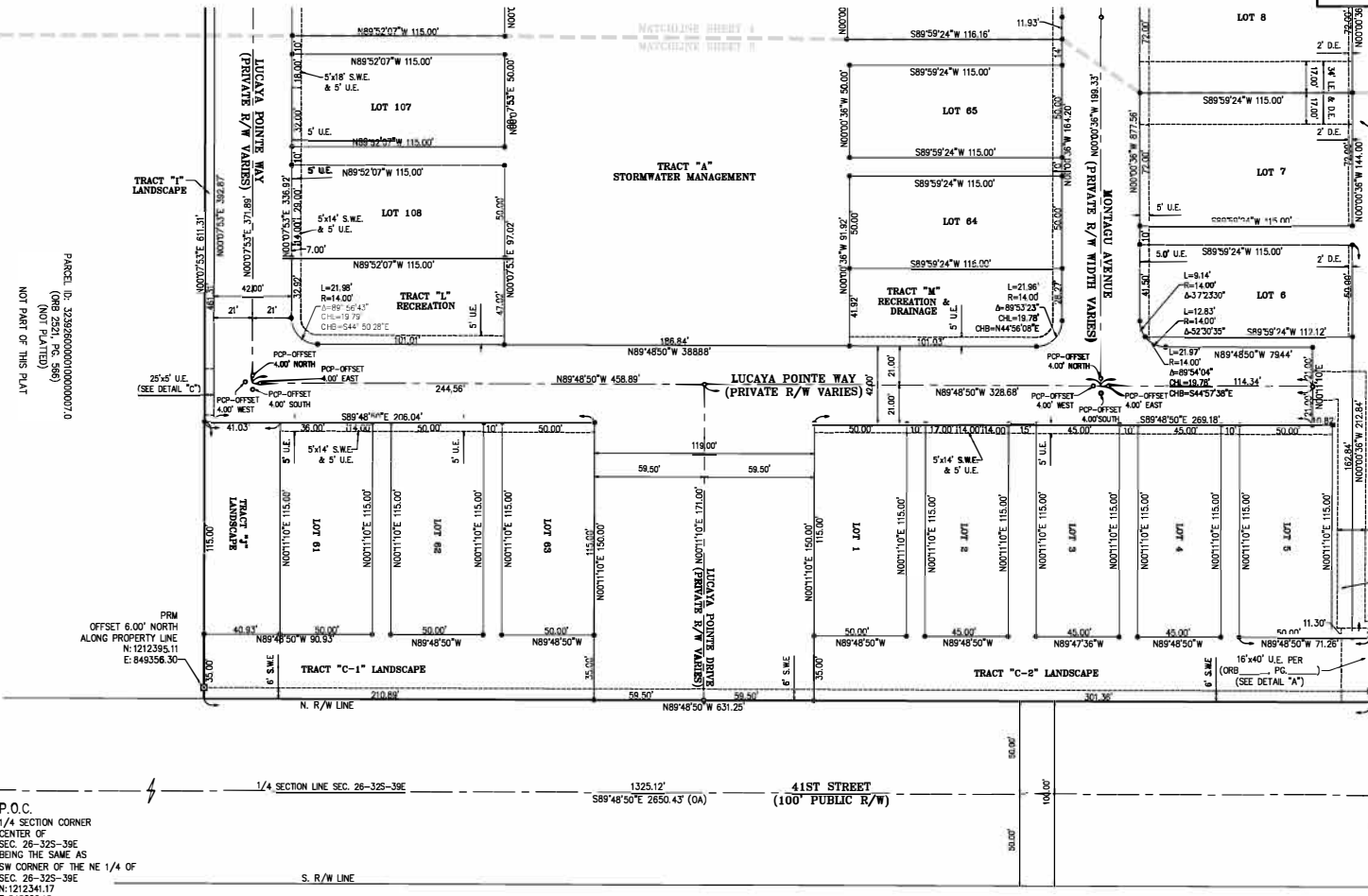


LUCAYA POINTE - PHASE 1 P.D.

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST.
VERO BEACH, 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 _____ PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

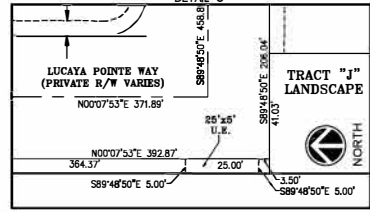
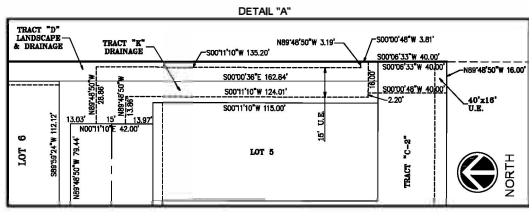
PLAT BOOK _____
PAGE _____
CFN _____
CLERK'S FILE NO. _____



- SYMBOL LEGEND**
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
 - LOT CORNER MARKER SET 5/8" IRC, LB#6905
 - PERMANENT CONTROL POINT SET (PCP) LB# 6905
- ABBREVIATIONS**
- R = RADIUS
 - RP = RADIUS POINT
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - CH = CHORD
 - PB = PLAT BOOK
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - (R) = RADIAL
 - (TYP.) = TYPICAL
 - L.B. = LAND SURVEYING BUSINESS
 - IRC = IRON ROD WITH CAP
 - D.&U.E. = DRAINAGE & UTILITY EASEMENT
 - S.W.E. = SIDEWALK EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - POB = POINT OF BEGINNING
 - PCP = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - FD. = FOUND
 - R/W = RIGHT OF WAY
 - NAVDB88 = NORTH AMERICAN VERTICAL DATUM 1988
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
- INDIAN RIVER COURTS
(PR 16, FC 39)
NOT PART OF THIS PLAT

P.O.C.
1/4 SECTION CORNER
OF
SEC. 26-32S-39E
BEING THE SAME AS
SW CORNER OF THE NE 1/4 OF
SEC. 26-32S-39E
N:121234.17
E:848662.18

E. 1/4 SECTION CORNER
SEC. 26-32S-39E
N:1212332.75
E:851312.68



NO.	DATE	REVISION	BY
5	03/22/22	COUNTY COMMENTS	BDR
4	03/10/22	COUNTY COMMENTS	NJL
3	1/7/22	COUNTY COMMENTS	NJL
2	11/15/21	COUNTY COMMENTS	NJL
1	8/2/21	COUNTY COMMENTS	NJL

THIS PLAT PREPARED BY:
NATHAN LEZNIEMCZ
LICENSED SURVEYOR:
BILLY M. MOODY, P.S.M.#6336
MERIDIAN LAND SURVEYORS LB#6905
DATE OF PREPARATION: MAY 2021

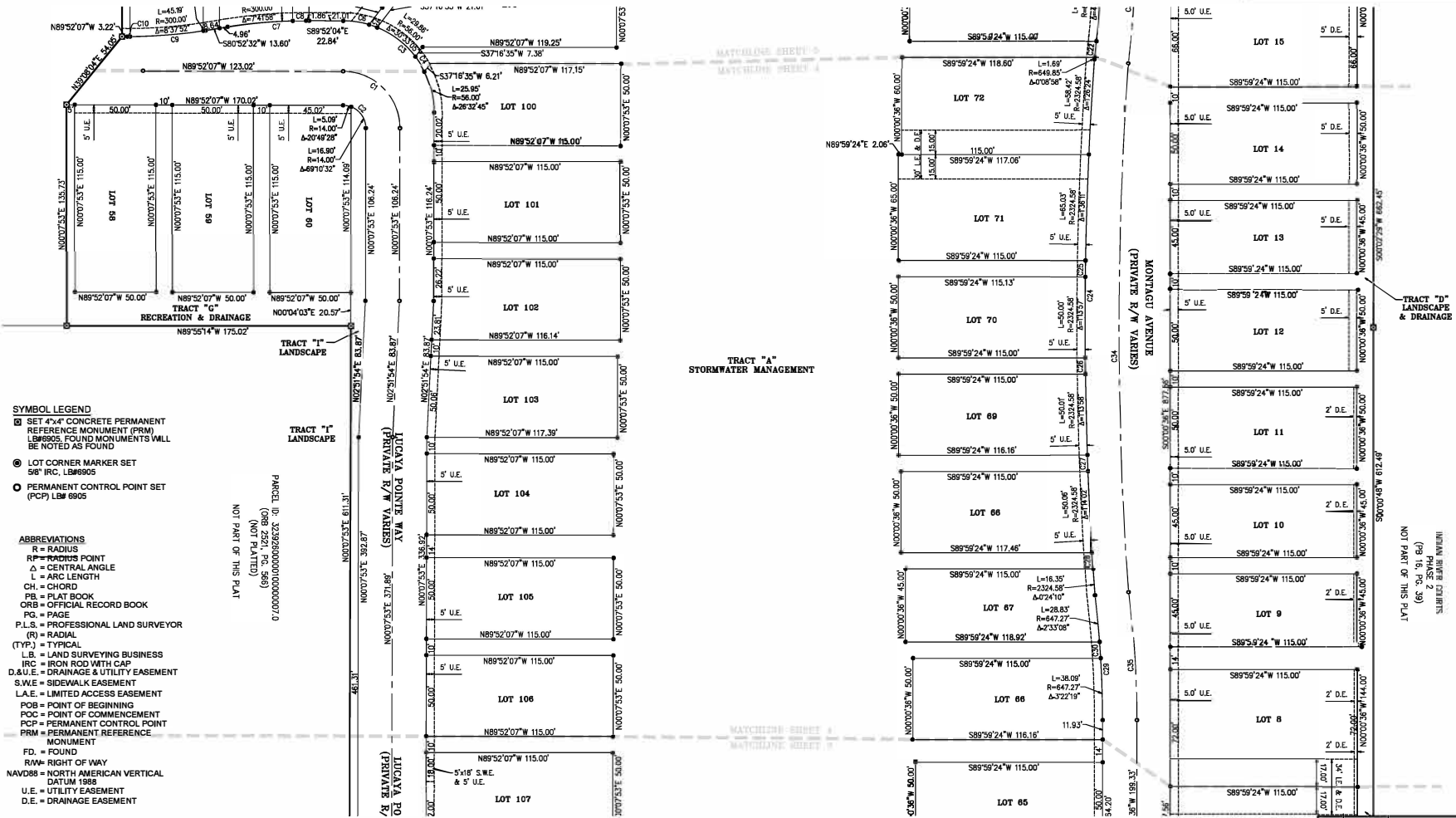
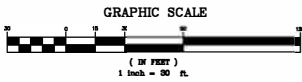
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD., SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE: 772-794-1211 FAX: 772-794-1096
EMAIL: MI369051@GMAIL.COM

LUCAYA POINTE - PHASE 1 P.D.

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST.
VERO BEACH, 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 _____ PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
CFN _____
CLERK'S FILE NO. _____



SYMBOL LEGEND

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM)
- 1/8" IRON ROD FOUND MONUMENTS WILL BE NOTED AS FOUND
- LOT CORNER MARKER SET 5/8" IRC, LB#8905
- PERMANENT CONTROL POINT SET (PCP) LB# 8905

ABBREVIATIONS

- R = RADIUS
- RP = RADIIUS POINT
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CH. = CHORD
- PR = PLAT BOOK
- ORB = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- (R) = RADIAL
- (TYP.) = TYPICAL
- L.B. = LAND SURVEYING BUSINESS
- IRC = IRON ROD WITH CAP
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- FD. = FOUND
- R/W= RIGHT OF WAY
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

PARCEL ID: 3239260000000000000070
(088 2924, PG. 368)
(NOT PLATED)
NOT PART OF THIS PLAT

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C1	54.98	35.00	90°00'00"	N44°52'07"W	49.50
C2	21.99	14.00	90°00'00"	N44°52'07"W	19.80
C3	87.99	56.00	90°00'00"	N44°52'07"W	79.20
C4	10.72	56.00	10°57'48"	N31°53'46"W	10.70
C5	5.26	56.00	5°22'40"	N70°37'05"W	5.25

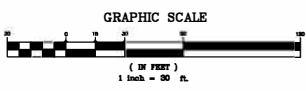
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C6	16.19	56.00	16°33'42"	N81°35'16"W	16.13
C7	48.46	300.00	9°15'21"	S85°30'13"W	48.41
C8	8.15	300.00	1°33'23"	S89°21'12"W	8.15
C9	48.46	300.00	9°15'21"	N85°30'13"E	48.41
C10	1.78	300.00	0°20'27"	N89°57'40"E	1.78

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C22	10.06	649.85	0°53'14"	N6°18'01"E	10.06
C24	329.90	2324.58	8°07'53"	S0°01'18"E	329.63
C25	329.90	2324.58	8°07'53"	S0°01'18"E	329.63
C28	329.90	2324.58	8°07'53"	S0°01'18"E	329.63
C27	10.01	2324.58	0°14'48"	S2°04'49"E	10.01

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C28	10.02	2324.58	0°14'49"	S3°33'39"E	10.02
C29	76.85	647.27	6°48'41"	N3°28'26"W	76.50
C30	10.02	647.27	0°53'14"	N3°53'02"W	10.02
C34	325.90	2303.59	8°06'21"	S0°01'18"E	325.63
C35	78.94	688.27	6°46'04"	N3°27'05"W	78.89

NO.	DATE	REVISION	BY
5	03/22/22	COUNTY COMMENTS	BDR
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3	1/31/22	COUNTY COMMENTS	NJL
2	11/15/21	COUNTY COMMENTS	NJL
1	8/2/21	COUNTY COMMENTS	NJL

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. DB/IA
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 EMAIL: ML-SURV@GMAIL.COM



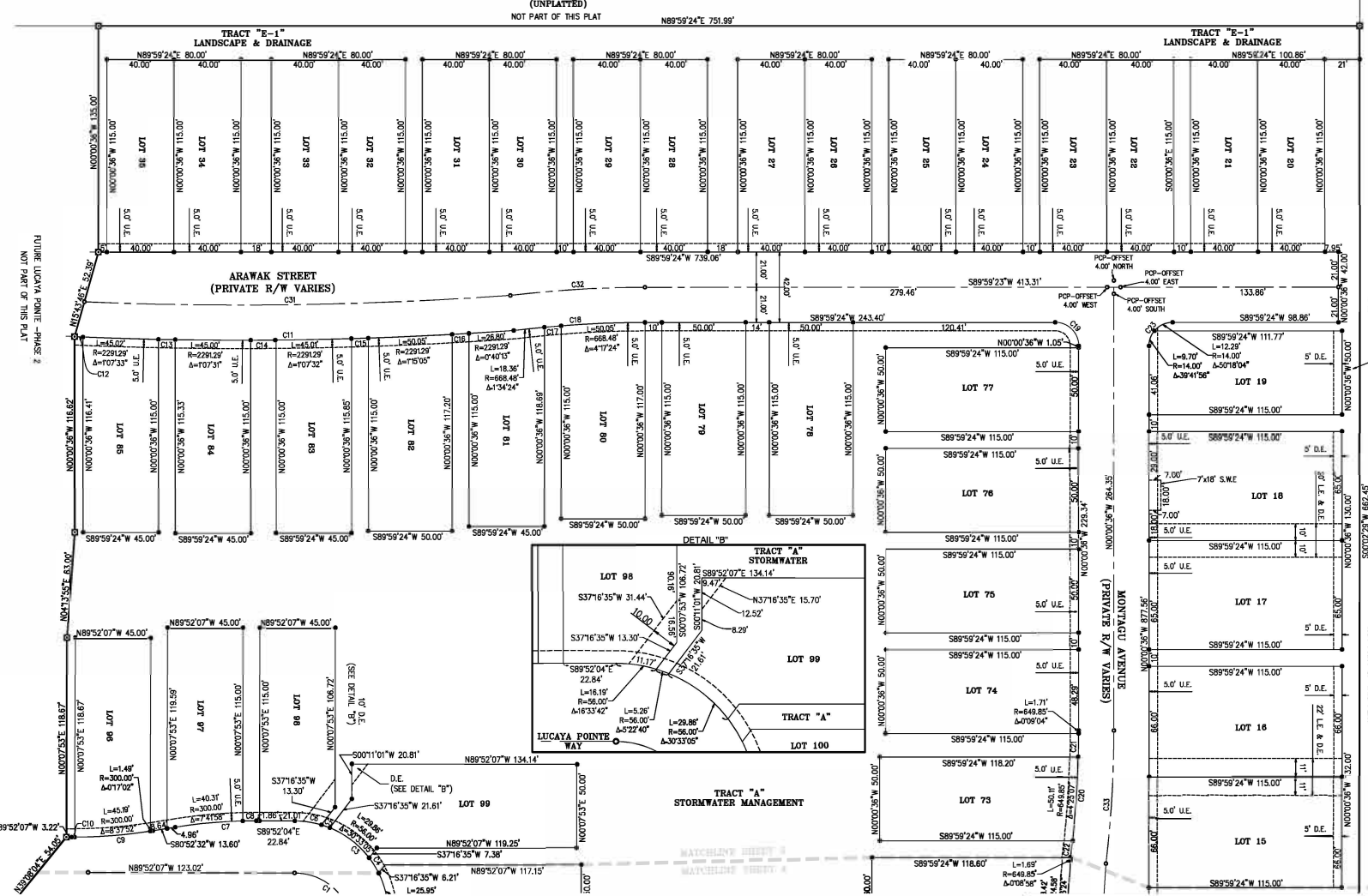
LUCAYA POINTE - PHASE 1 P.D.

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST.
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PLAT BOOK _____
PAGE _____
CFN _____
CLERK'S FILE NO. _____

PARCEL ID:
32392800000100000002.0
(CRB 3239, PG. 916)
(UNPLATTED)



Curve	Length	Radius	Ch. Bearing	Ch. Length
C16	10.00	2291.29	N89°59'12"E	10.00
C17	10.00	668.48	S85°07'25"W	10.00
C18	78.46	668.48	S85°07'25"W	78.41
C19	21.89	14.00	N89°00'00"E	19.80
C20	77.68	648.88	S89°23'32"E	77.54
C21	14.82	648.88	N89°23'32"E	14.80
C22	10.00	648.88	S89°23'32"E	10.00
C23	21.89	14.00	N89°00'00"E	19.80
C24	21.89	14.00	S89°00'00"E	19.80
C25	78.46	668.48	S85°07'25"W	78.51

Curve	Length	Radius	Ch. Bearing	Ch. Length
C8	48.46	300.00	N85°30'19"E	48.41
C9	1.78	300.00	N85°30'19"E	1.78
C10	26.81	2291.29	S89°23'32"E	26.77
C11	81.90	2291.29	N89°11'48"E	81.90
C12	5.00	5.00	S87°35'39"E	5.00
C13	10.00	2291.29	N89°23'32"E	10.00
C14	15.00	2291.29	S89°23'32"E	15.00
C15	10.01	2291.29	N89°13'09"E	10.01

Curve	Length	Radius	Ch. Bearing	Ch. Length
C1	54.88	35.00	N44°52'07"W	48.50
C3	87.86	56.00	N44°52'07"W	79.20
C4	10.72	56.00	N44°52'07"W	10.70
C5	5.36	56.00	S72°40'10"E	5.25
C6	16.19	56.00	N41°35'19"W	16.13
C7	48.46	300.00	S85°30'19"W	48.41
C8	8.15	300.00	S89°11'17"W	8.15

SYMBOL LEGEND
 [Symbol] SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM)
 [Symbol] L&S 6905, FOUND MONUMENTS WILL BE NOTED AS FOUND
 [Symbol] LOT CORNER MARKER SET 5/8" IRC, L&S 6905
 [Symbol] PERMANENT CONTROL POINT SET (PCP) L&S 6905

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No.	Date	County Comments	Revised	By
1	03/22/22	COUNTY COMMENTS		
2	03/10/22	COUNTY COMMENTS		
3	1/31/22	COUNTY COMMENTS		
4	11/15/21	COUNTY COMMENTS		
5	05/21	COUNTY COMMENTS		

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5 of 5