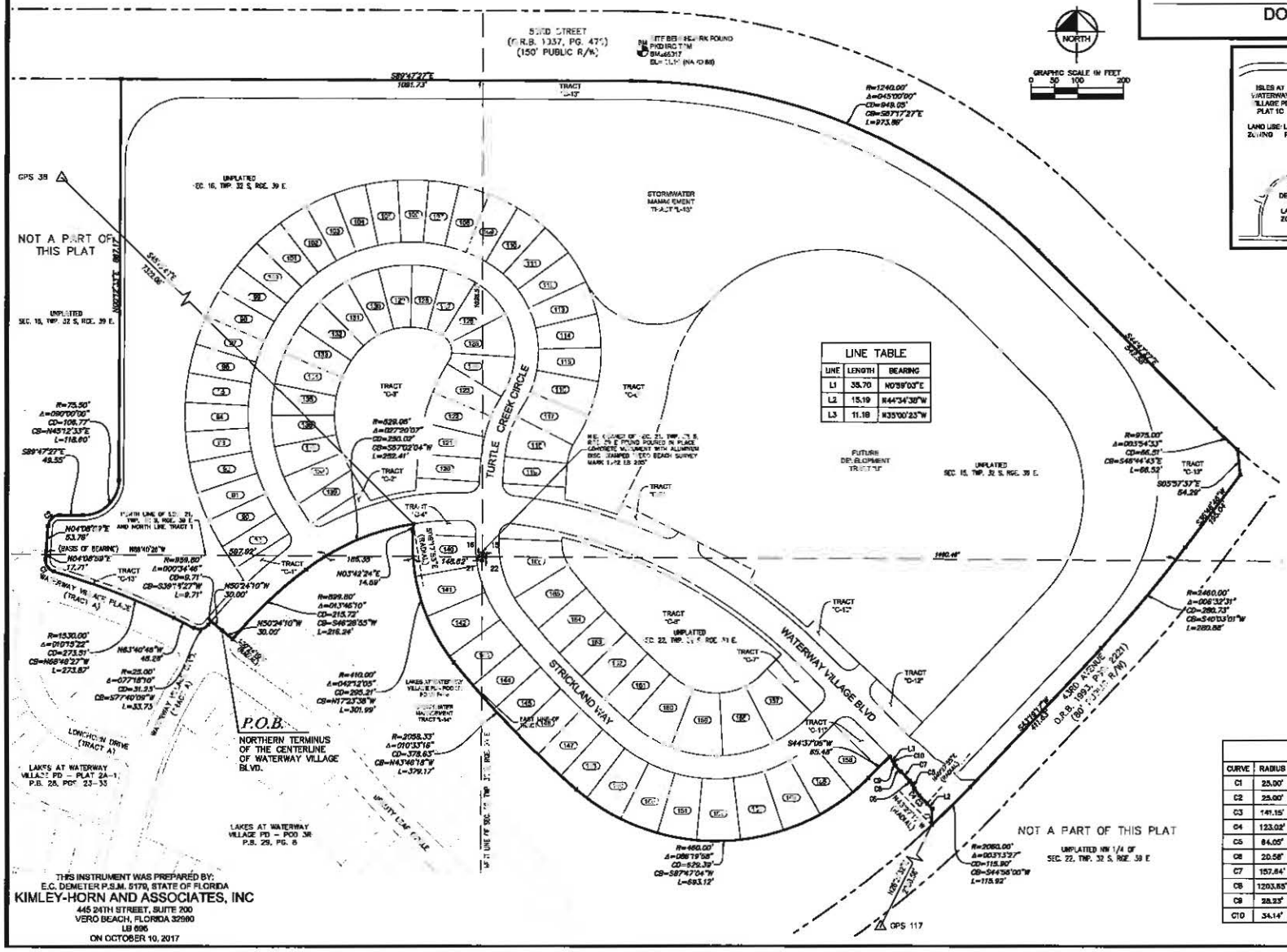
LAKES AT WATERWAY VILLAGE PD - PODS S, T

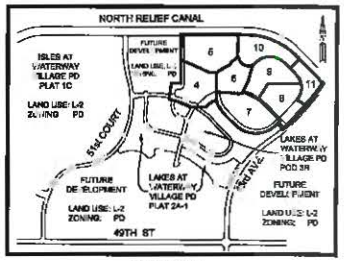
BEING A REPLAT OF A PORTION OF TRACT 1, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 16, TOWNSHIP 32, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NUMBER





KEY MAP
N.T.S.

LEGEND OF SYMBOLS

- PLAT BOUNDARY
- PARCEL LINE
- DRAINAGE EASEMENT LINE
- EASEMENT LINE
- ROAD CENTER LINE
- SECTION LINE
- MATCH LINE
- LOT NUMBER
- PRM, 4x4 CMD OR IRC STAMPED "PRM KHA LB 696" OR AS NOTED
- PCP, NAIL AND DISC STAMPED "PCP KHA LB 696"
- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISK
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
LB	LICENSED BUSINESS
N.R.	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCP	PERMANENT CONTROL POINT
PG.	PAGE
PI	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
RAD.	RADIAL
RGE	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
TWP	TOWNSHIP
IRC	IRON ROD WITH CAP
EL.	ELEVATION
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

THIS INSTRUMENT WAS PREPARED BY:
E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA
KIMLEY-HORN AND ASSOCIATES, INC
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
LB 696
ON OCTOBER 10, 2017

SHEET 3 OF 11

ATTACHMENT 3

LAKES AT WATERWAY VILLAGE PD - PODS S, T

BEING A REPLAT OF A PORTION OF TRACT 1, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 16, TOWNSHIP 32, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

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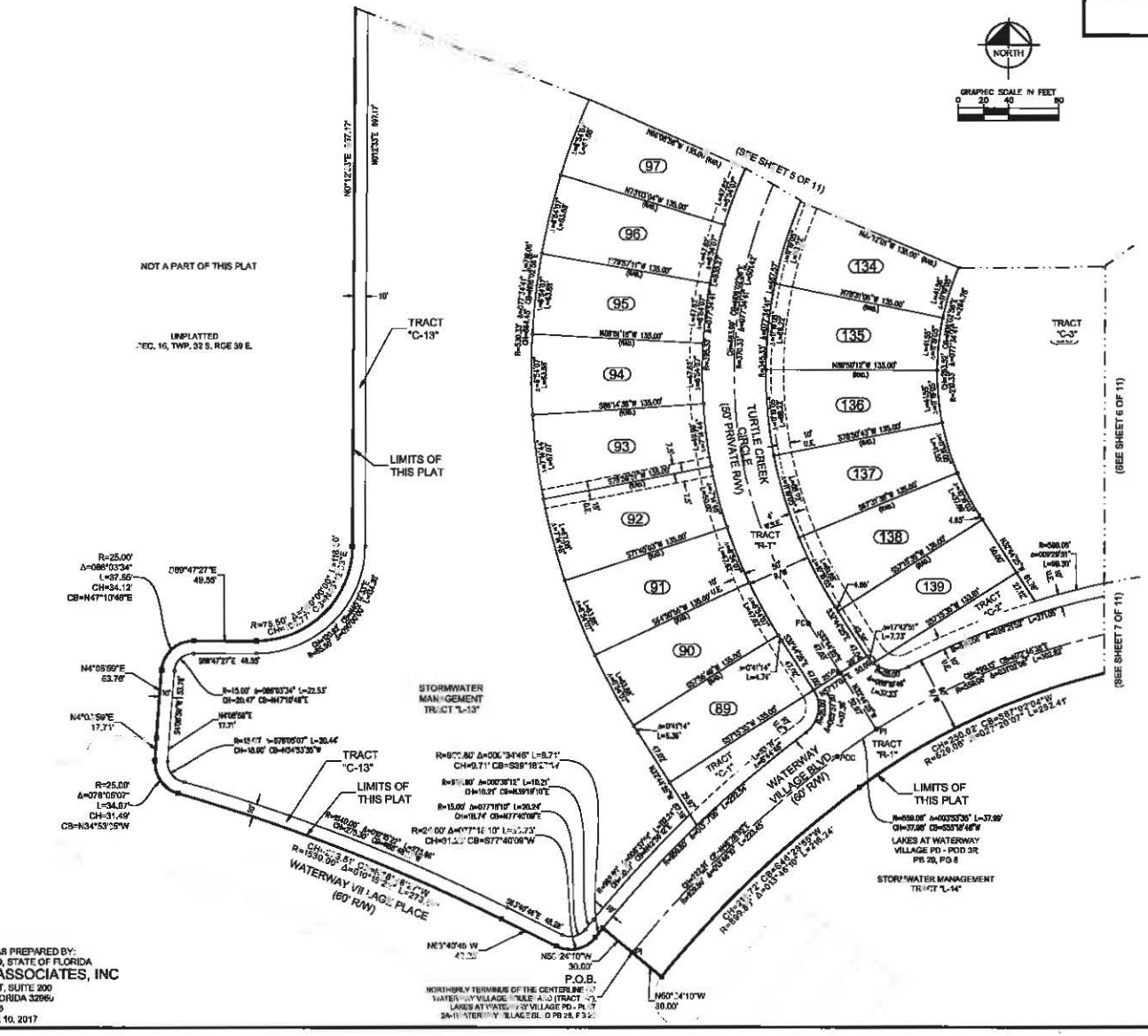

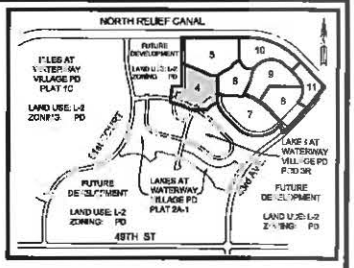

KEY MAP
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LEGEND OF SYMBOLS

- PLAT BOUNDARY
- PARCEL LINE
- DRAINAGE EASEMENT LINE
- EASEMENT LINE
- ROAD CENTER LINE
- SECTION LINE
- MATCH LINE
- (##) LOT NUMBER
- PRM, 4x4 CMD OR IRC STAMPED "PRM KHA LB 6676" OR AS NOTED
- PCP, NAIL AND DISC STAMPED "PCP KHA LB 6676"
- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISK
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
LB	LICENSED BUSINESS
N.R.	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
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RAD.	RADIAL
RGE	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
TWP	TOWNSHIP
IRC	IRON ROD WITH CAP
EL.	ELEVATION
N.A.V.D. 88	NORTH AMERICAN VERTICAL DATUM OF 1988
U.E.	UTILITY EASEMENT
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SHEET 4 OF 11

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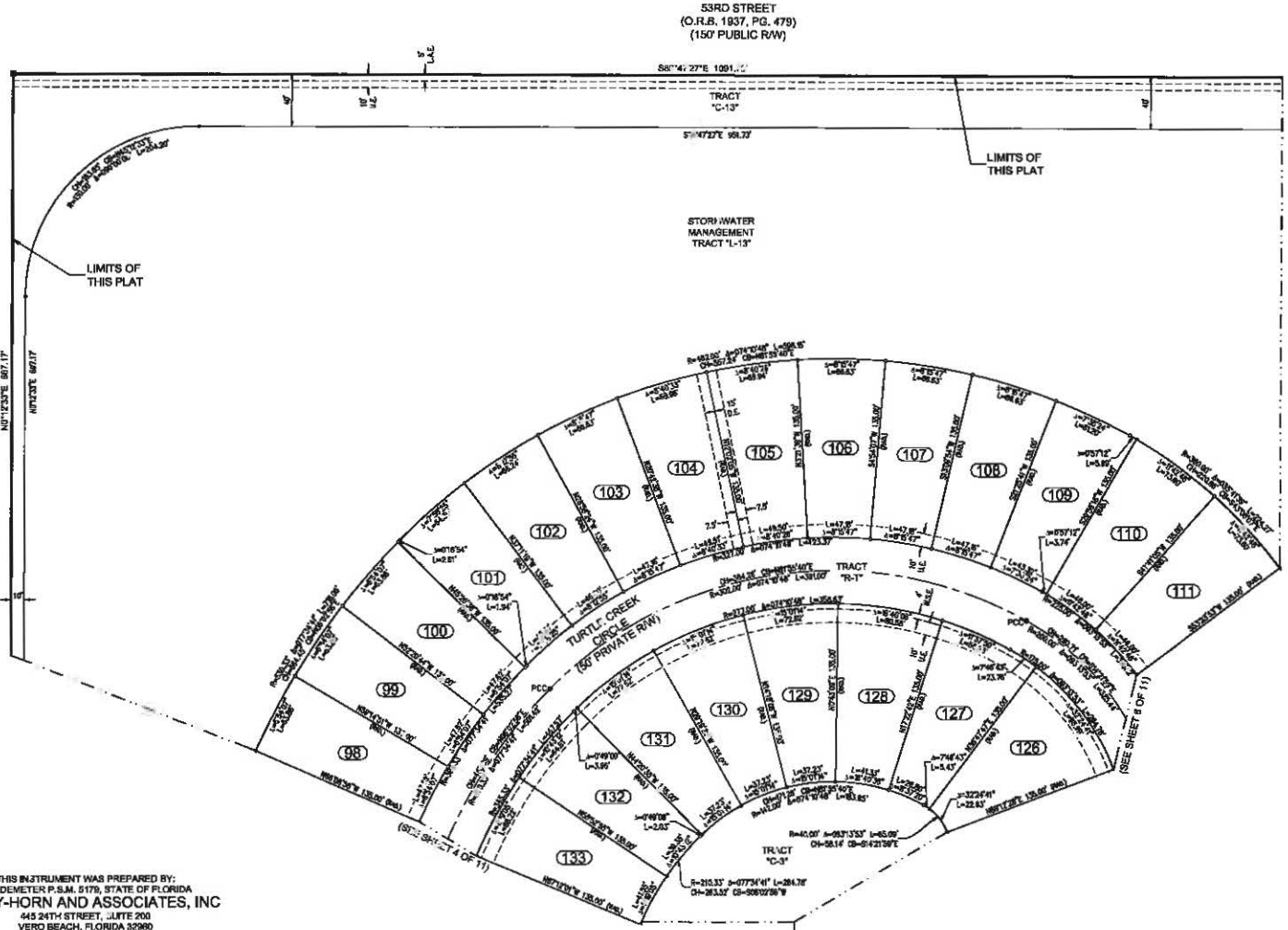

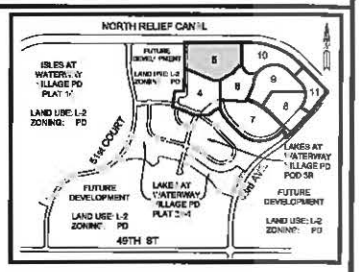

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- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
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D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
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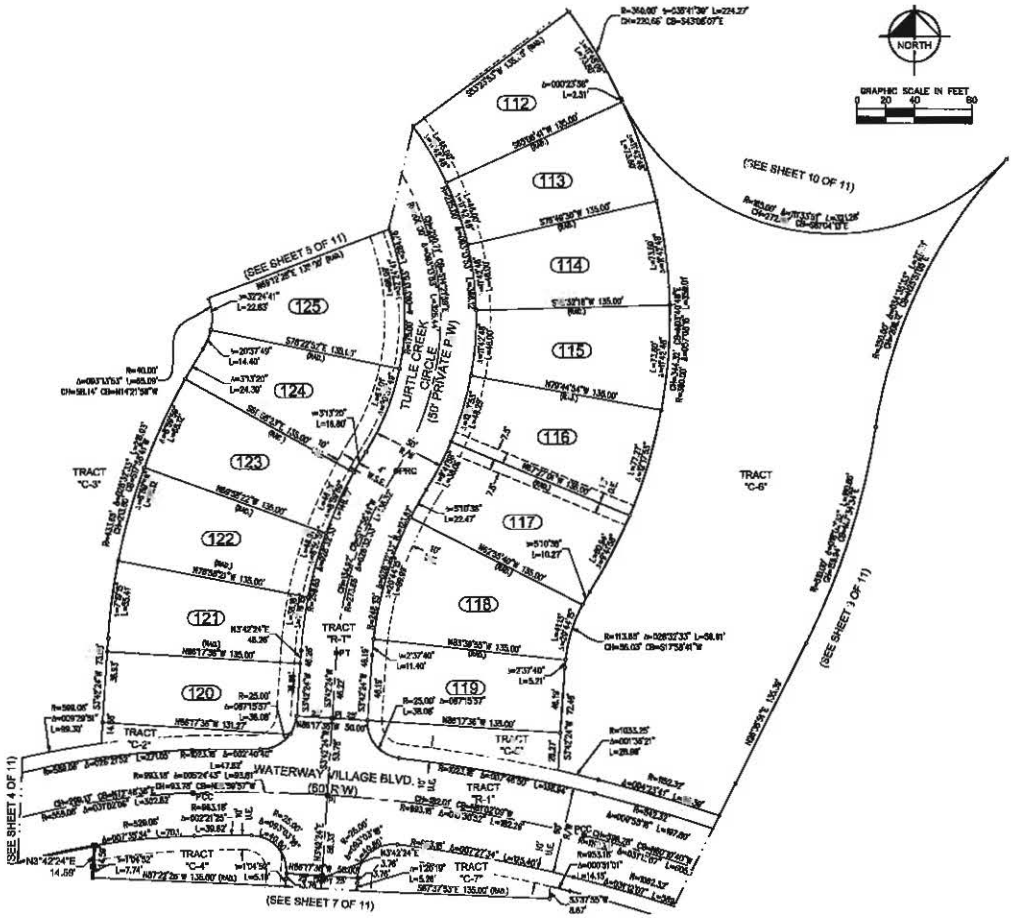

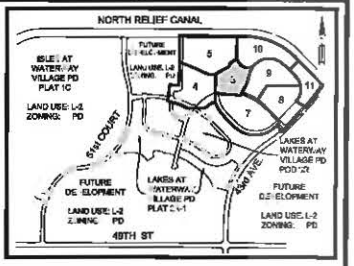

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ABBREVIATIONS

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NAVD 88'	NORTH AMERICAN VERTICAL DATUM OF 1988
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PLAT BOOK _____

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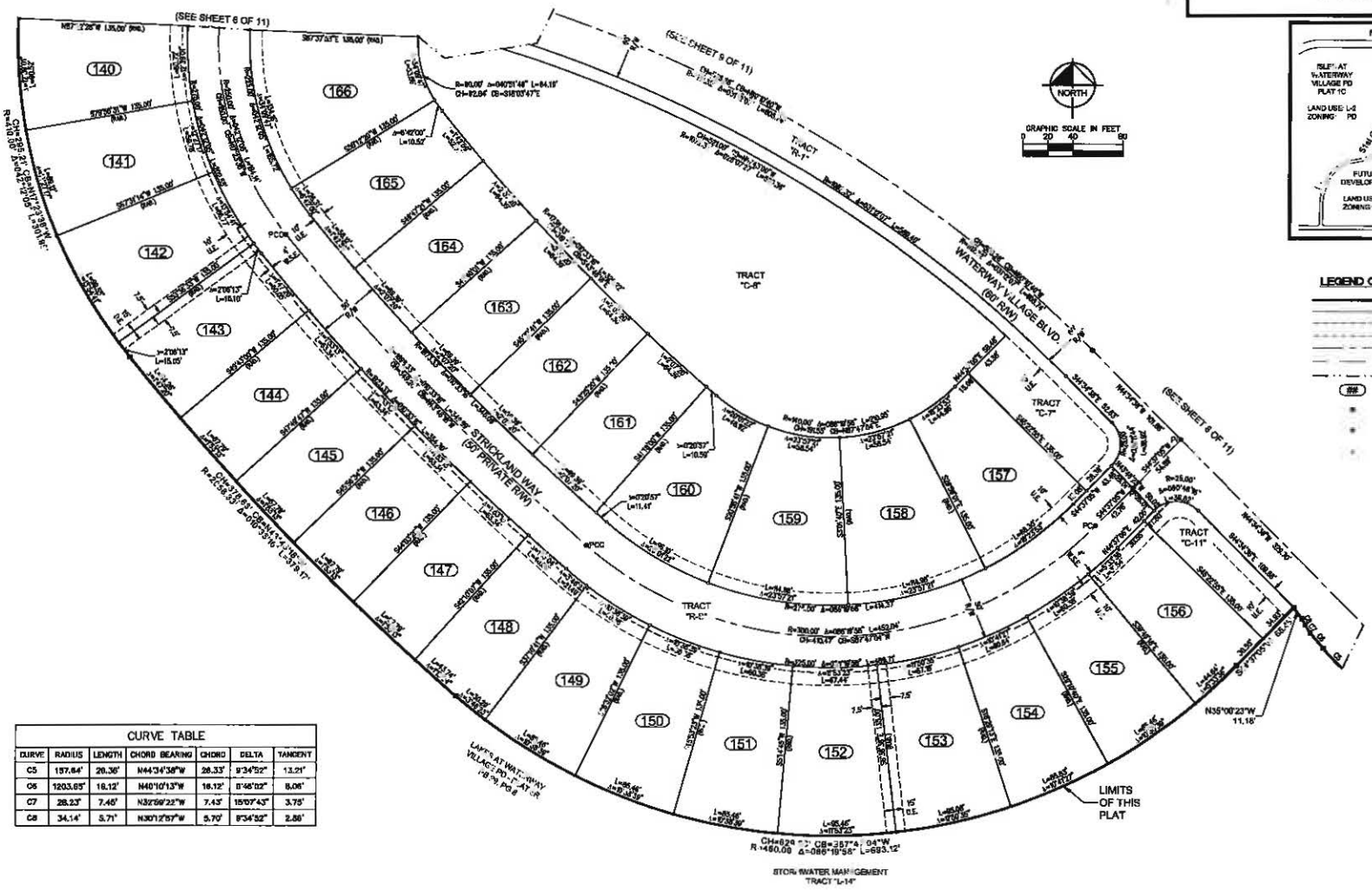

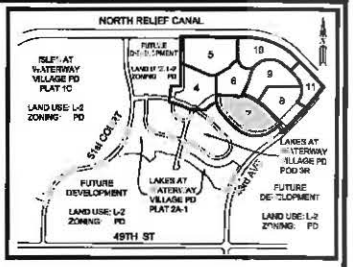

KEY MAP

LEGEND OF SYMBOLS

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- EASEMENT LINE
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- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
C.O.R	CERTIFIED COUNTY RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISC
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
LB	LICENSED BUSINESS
N.R.	NON-RADIAL
O.R.B	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCP	PERMANENT CONTROL POINT
PGL	PAGE
PI	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
RAD.	RADIAL
RGE	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
TWP	TOWNSHIP
IRC	IRON ROD WITH CAP
SL+	SURVEYOR
NAVD 88'	NORTH AMERICAN VERTICAL DATUM OF 1988
U.E.	UTILITY EASEMENT
W.&S.E.	WATER AND SEWER EASEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	157.64'	20.36'	N44°34'38"W	20.33'	9°34'52"	13.21'
C6	1203.65'	18.12'	N40°10'13"W	18.12'	0°46'02"	9.06'
C7	28.23'	7.46'	N32°59'22"W	7.43'	15°07'43"	3.75'
C8	34.14'	5.71'	N30°12'57"W	5.70'	9°34'52"	2.86'

THIS INSTRUMENT WAS PREPARED BY:
E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA
KIMLEY-HORN AND ASSOCIATES, INC
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SHEET 7 OF 11

ATTACHMENT 3

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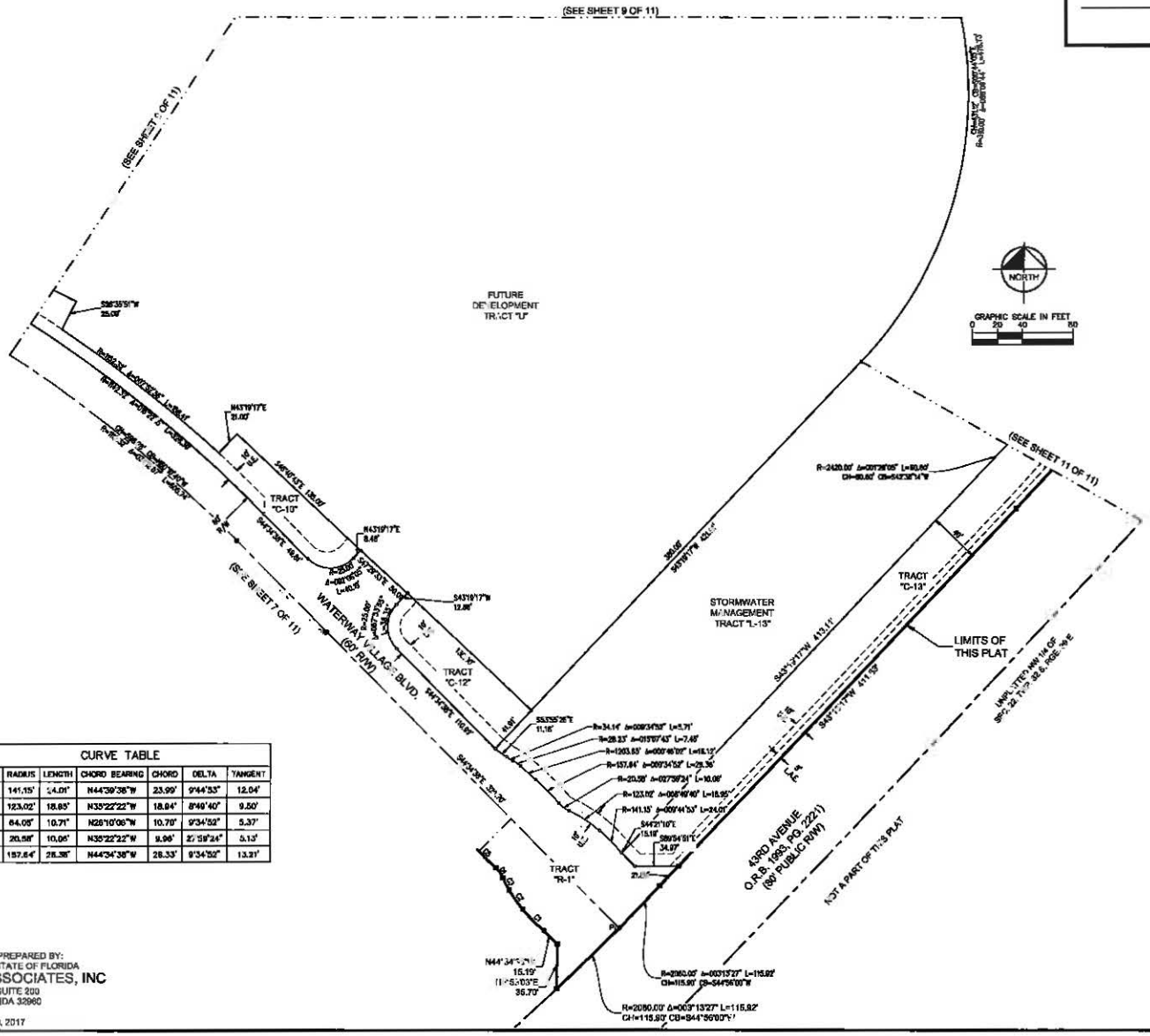

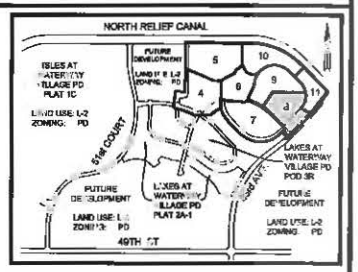

KEY MAP
N.T.S.

LEGEND OF SYMBOLS

- PLAT BOUNDARY
- PARCEL LINE
- DRAINAGE EASEMENT LINE
- EASEMENT LINE
- ROAD CENTER LINE
- SECTION LINE
- MATCH LINE
- ## LOT NUMBER
- PRM, 4x4 CMD OR IRON STAMPED "PRM KHA LB 6907 OR AS NOTED
- PCP, NAIL AND DISC STAMPED "PCP KHA LB 6907
- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CCR	CERTIFIED OWNER RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISK
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
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R	RADIUS
RAD.	RADIAL
RGE	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
TWP	TOWNSHIP
IRC	IRON ROD WITH CAP
ELEV	ELEVATION
NAVD 88'	NORTH AMERICAN VERTICAL DATUM OF 1988
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	141.15'	24.01'	N44°39'38"W	23.99'	9°44'53"	12.04'
C2	123.02'	18.85'	N35°22'22"W	18.84'	8°49'40"	9.50'
C3	64.06'	10.71'	N26°10'06"W	10.70'	9°34'52"	5.37'
C4	20.58'	10.06'	N35°22'22"W	9.96'	27°59'24"	5.13'
C5	157.64'	26.38'	N44°34'38"W	26.33'	9°34'52"	13.21'

THIS INSTRUMENT WAS PREPARED BY:
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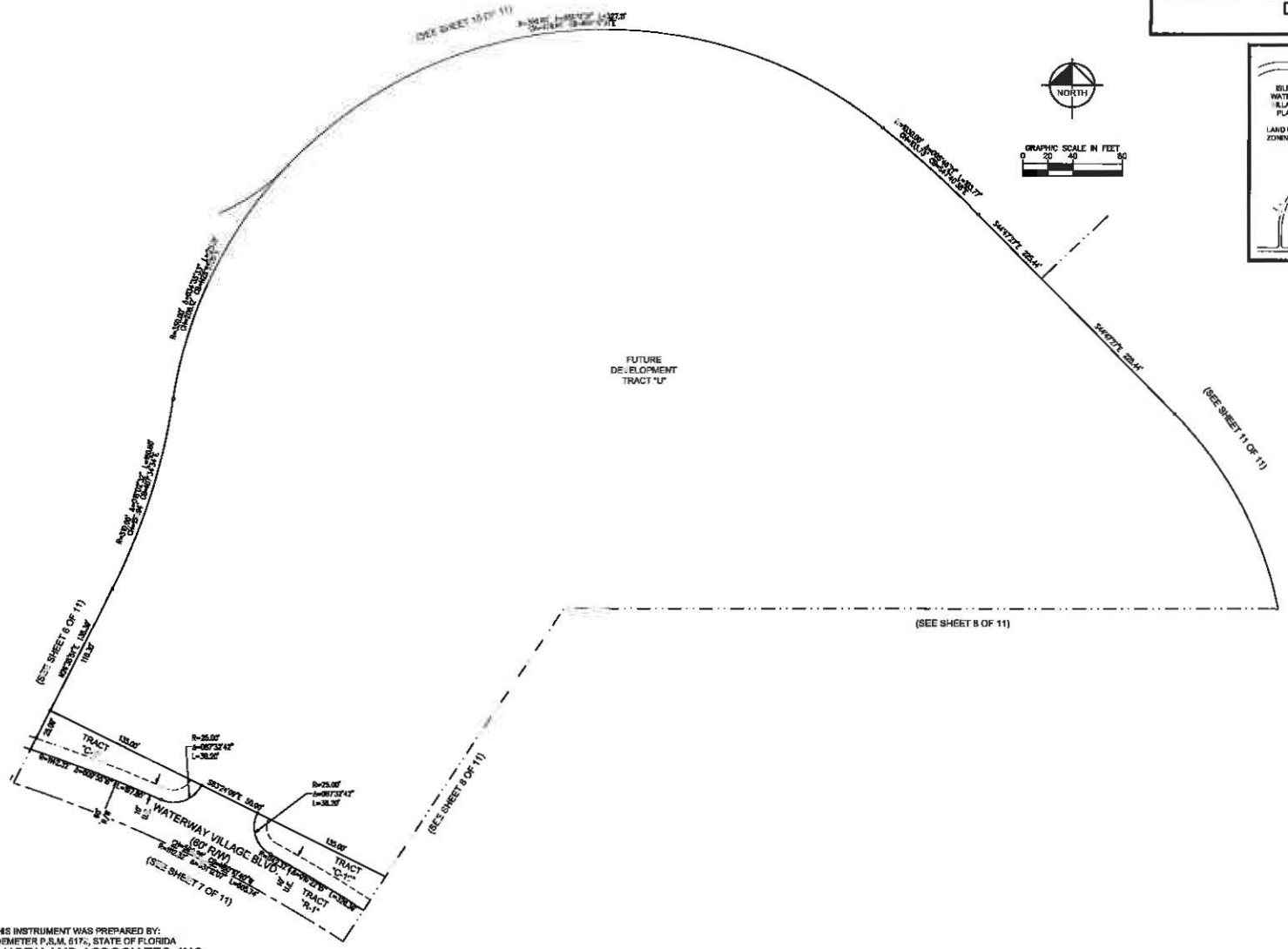

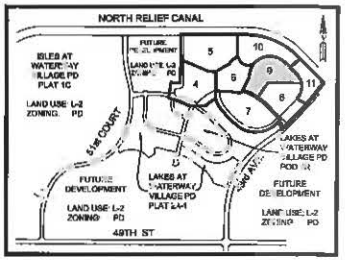

KEY MAP

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- PARCEL LINE
- DRAINAGE EASEMENT LINE
- EASEMENT LINE
- ROAD CENTER LINE
- SECTION LINE
- MATCH LINE
- LOT NUMBER
- PRM, 4x4 CMD OR IRD STAMPED "PRM KHA LB 896" OR AS NOTED
- POP, NAIL AND DISC STAMPED "POP KHA LB 896"
- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CHB	CHORD BEARING
CPR	CERTIFIED CORNER RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISK
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
LB	LICENSED BUSINESS
N.R.	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCP	PERMANENT CONTROL POINT
PG.	PAGE
PI	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RADIUS
RAD.	RADIAL
RGE	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
TWP	TOWNSHIP
IRC	IRON ROD WITH CAP
ELEV	ELEVATION
NAVD 88'	NORTH AMERICAN VERTICAL DATUM OF 1988
U.E.	UTILITY EASEMENT
W.E.E.	WATER AND SEWER EASEMENT

THIS INSTRUMENT WAS PREPARED BY:
E.C. DEMETER P.S.M. 6175, STATE OF FLORIDA
KIMLEY-HORN AND ASSOCIATES, INC
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
LB 896
ON OCTOBER 10, 2017

SHEET 9 OF 11

ATTACHMENT 3

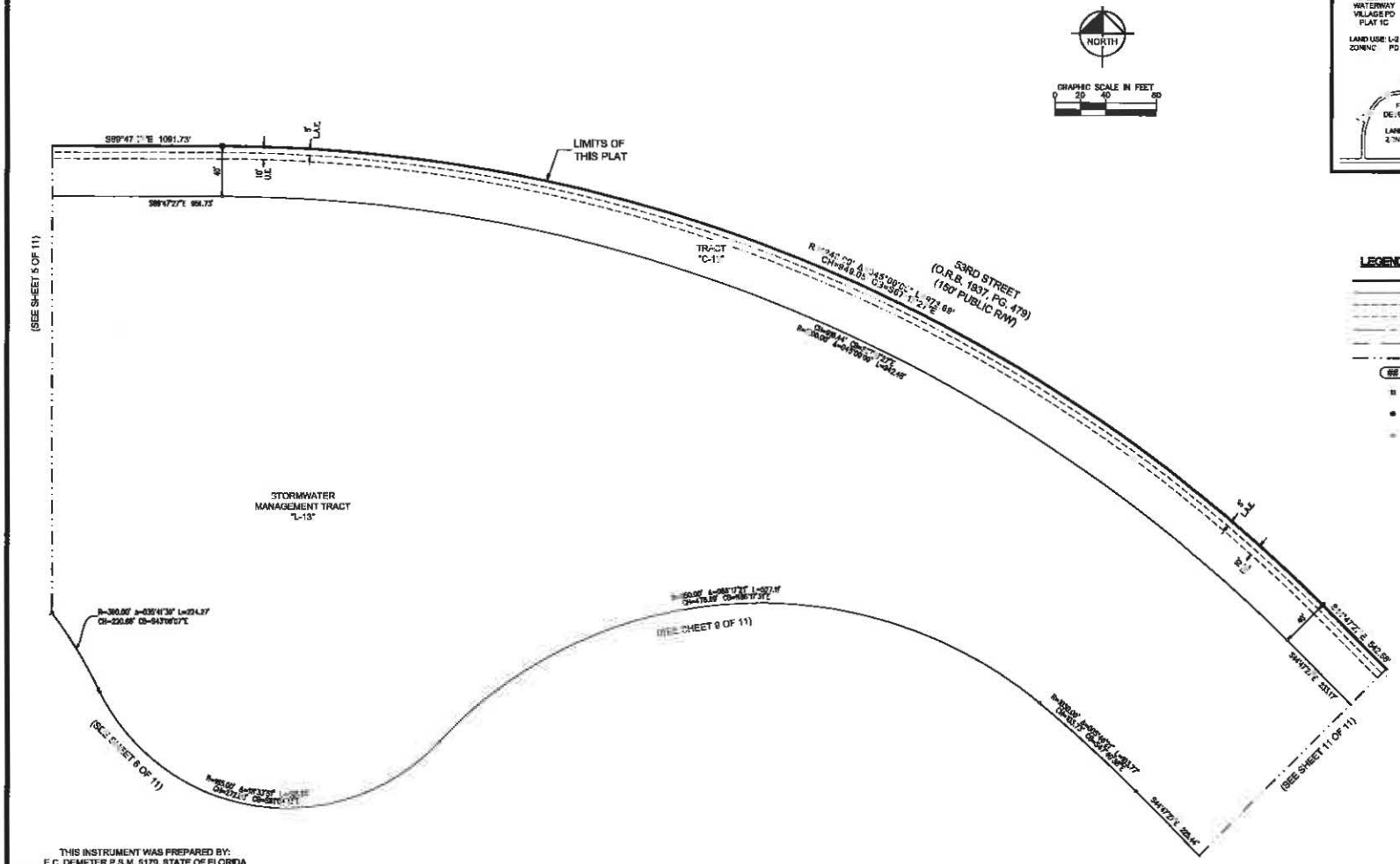
LAKES AT WATERWAY VILLAGE PD - PODS S, T

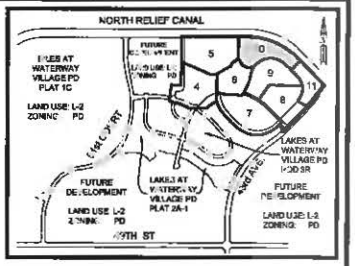
BEING A REPLAT OF A PORTION OF TRACT 1, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 15, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 16, TOWNSHIP 32, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NUMBER





KEY MAP
N.T.S.

LEGEND OF SYMBOLS

- PLAT BOUNDARY
- PARCEL LINE
- ORDINARY EASEMENT LINE
- EASEMENT LINE
- ROAD CENTER LINE
- SECTION LINE
- MATCH LINE
- ## LOT NUMBER
- PRM. 4x4 CMD OR IRC STAMPED "PRM IDHA LB 896" OR AS NOTED
- PCP, NAIL AND DISC STAMPED "PCP IDHA LB 896"
- LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
GB	GRID BEARING
CCR	CENTERED CORNER RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISK
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
LB	LICENSED BUSINESS
N.R.	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
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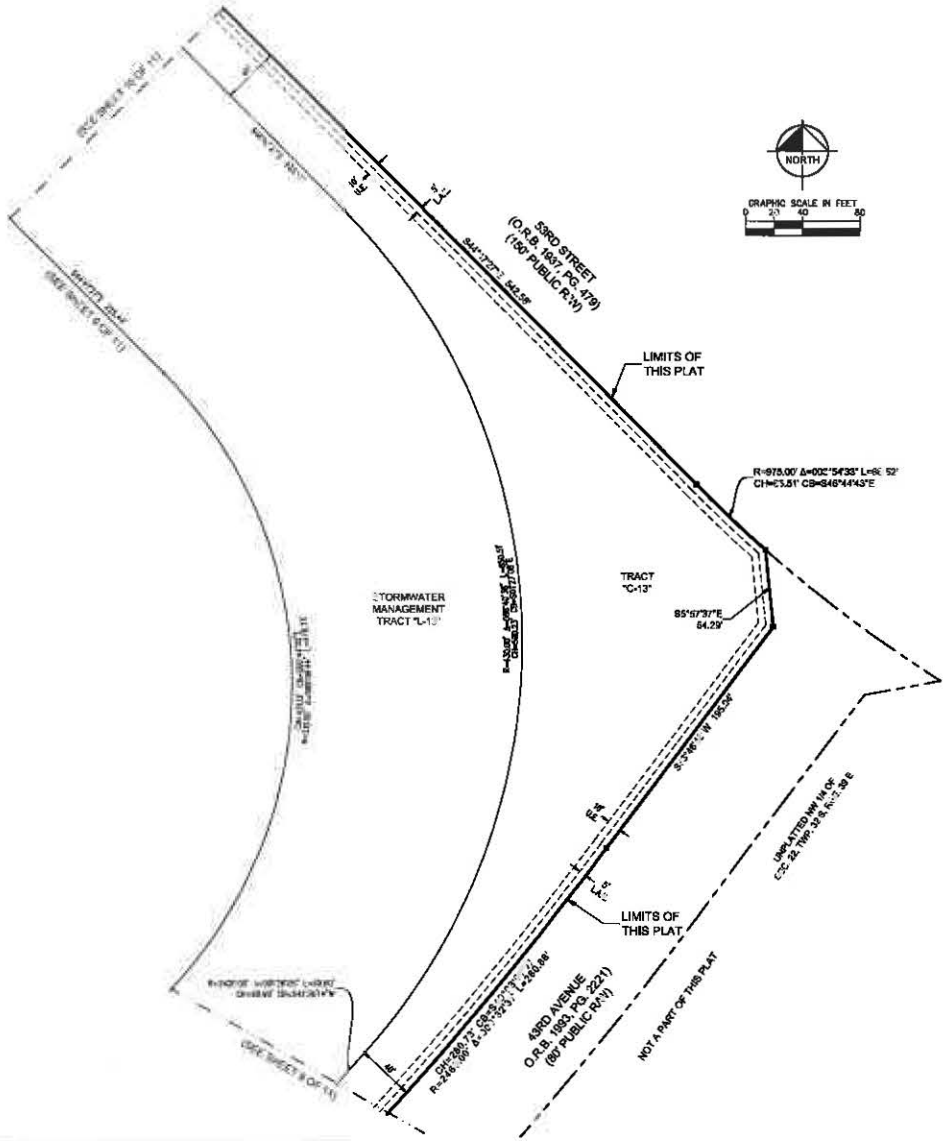

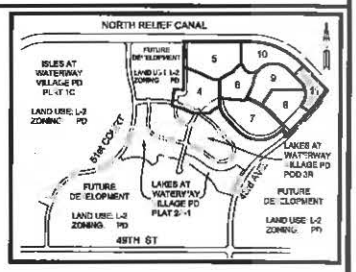

KEY MAP
N.T.S.

LEGEND OF SYMBOLS

- PLAT BOUNDARY
- PARCEL LINE
- DRAINAGE EASEMENT LINE
- EASEMENT LINE
- ROAD CENTER LINE
- SECTION LINE
- MATCH LINE
- (##) LOT NUMBER
- ■ PRM, 4x4 CMD OR IRC STAMPED "PRM KHA LB 896" OR AS NOTED
- ● PCP, NAIL AND DISK STAMPED "PCP KHA LB 896"
- ▪ LOT CORNER

ABBREVIATIONS

Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CD	CHORD DISTANCE
CMD	CONCRETE MONUMENT AND DISK
D.E.	DRAINAGE EASEMENT
L	ARC LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
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