

POINTE WEST EAST VILLAGE, PHASE 2A PD

BEING A REPLAT OF A PORTION OF PARCEL B OF THE PLAT OF POINTE WEST EAST VILLAGE PHASE 1 PD AS RECORDED IN PLAT BOOK 22, PAGE 59, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

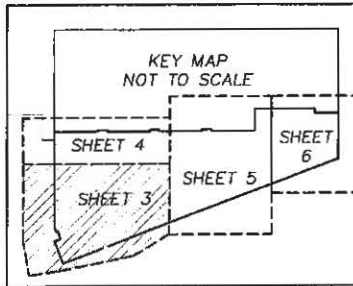
DOCKET NUMBER: _____

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL 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 ANY LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

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 FLOOD 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
OR3	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
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



MATCH LINE SEE SHEET 4



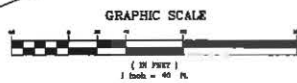
LINE #	LENGTH	DIRECTION
L4	15.10'	S9°01'06" E 28°E
L5	27.42'	S20°42'30"E
L6	0.89'	S20°42'28"E
L7	0.89'	S20°42'28"E
L8	11.21'	N00°08'31"W
L9	17.10'	N20°42'28"W
L10	4.53'	S63°06'46"E
L11	27.42'	S20°42'30"E
L12	10.89'	S20°08'28"E
L13	10.00'	S20°42'28"E
L14	11.83'	N89°20'58"E
L32	27.42'	S20°42'30"E

CURVE #	LEN. TH	RADIUS	DELTA	CHB	CHORD
C5	17.98'	50.00'	020°36'01"	810°24'29"E	17.88'
C6	15.71'	10.00'	090°00'00"	585°42'28"E	14.14'
C7	8.95'	25.00'	020°00'58"	810°42'28"E	8.84'
C8	17.98'	50.00'	020°36'01"	810°24'29"E	17.88'
C92	15.71'	30.00'	020°36'01"	516°24'29"E	10.73'

LEGEND

- P.R.M. = 1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 UNLESS NOTED OTHERWISE
- P.C.P. = NAIL AND TAB STAMPED "PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD, 18" LONG, AND CAP STAMPED "LB 4644".
- LOT CORNERS MONUMENTED WITH A 1" NAIL & TAB STAMPED "PSM 5243".

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 9-15-17



SHEET 3 OF 6

POINTE WEST EAST VILLAGE, PHASE 2A PD

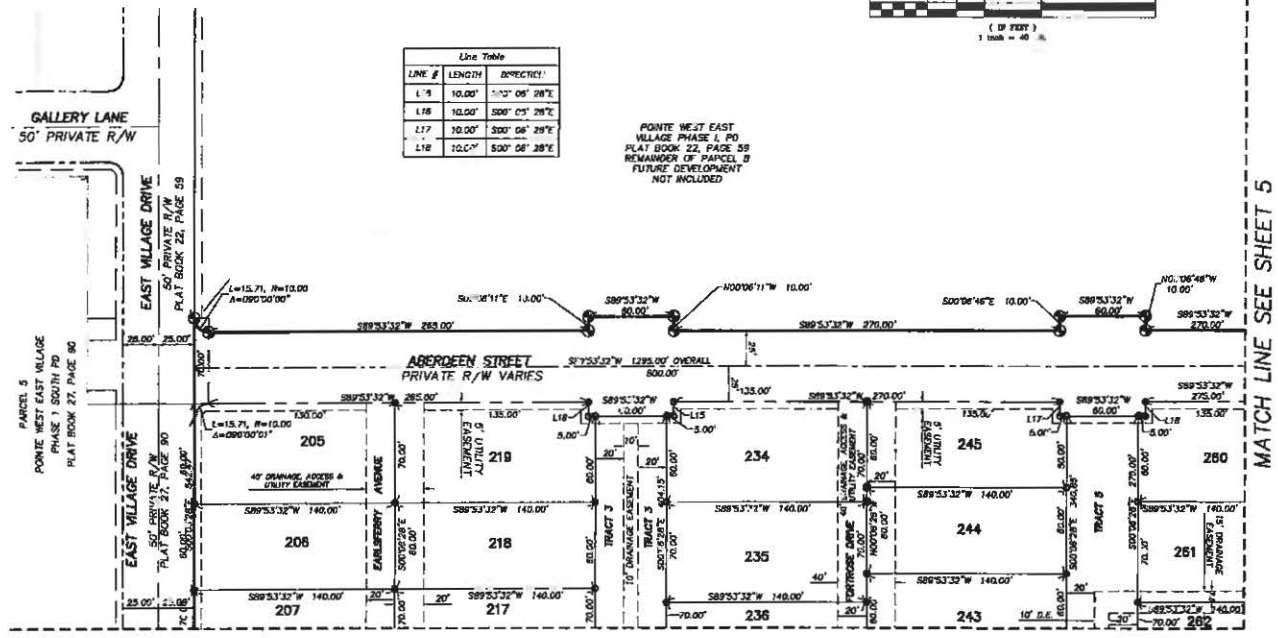
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PLAT BOOK: _____
 PAGE: _____
 DOCKET NUMBER: _____



LINE #	LENGTH	DIRECTION
L-4	10.00'	110° 08' 28"E
L-16	10.00'	500° 05' 28"E
L-17	10.00'	500° 06' 28"E
L-18	10.00'	500° 06' 28"E

POINTE WEST EAST VILLAGE PHASE 1 PD PLAT BOOK 22, PAGE 59 REMAINDER OF PARCEL B FUTURE DEVELOPMENT NOT INCLUDED

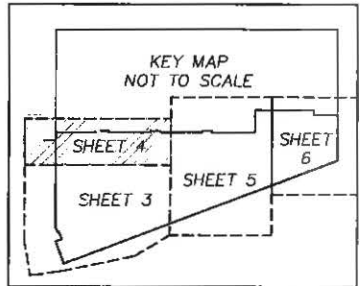


ABBREVIATIONS

- BH BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- CEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- IR.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FOUN FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORF OFFICIAL RECORD BOOK
- ORF PLAT BOOK (INDIAN RIVER COUNTY)
- RES 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

LEGEND

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MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

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