

POINTE WEST EAST VILLAGE, PHASE 2B 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.

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CFN: _____

CLERK'S FILE NUMBER _____



- GENERAL NOTES**
- NOTICE:** BEARINGS ARE BASED ON THE GRID BEARING OF N89°53'32"E ALONG THE NORTH LINE OF PARCEL B, POINTE WEST EAST VILLAGE PHASE 1 PD.
 - NOTICE:** NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 - NOTICE:** 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.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER F.E.M.A. MAP #12061C0238 H, DATED 12-4-2012.
 - ALL PRM'S, PCP'S AND LOT CORNERS HAVE BEEN SET PER FLORIDA STATUTES.
 - NOTICE:** ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.
 - ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM, 1988 (N.A.V.D., 1988). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE IS INDIAN RIVER COUNTY BENCHMARK NUMBER 122022. SITE BENCHMARKS ARE SHOWN ON SHEET 2 OF 4.
 - ALL CURVILINEAR LOT LINES SHOWN HEREON ARE RADIAL TO THE CURVE, UNLESS NOTED.
 - NOTICE:** 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 SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, ORANGE JASMINE, CHINESE BOX ORANGE AND SURINAM CHERRY.
 - THE STATE PLANE COORDINATES AS SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983, 2011 ADJUSTMENT, AND WERE DEVELOPED USING A REAL TIME GLOBAL POSITIONING SYSTEM FROM THE INDIAN RIVER COUNTY DENSIFICATION PROJECT AS FOLLOWS:
GPS #47 N 1204261.25 E 824726.37
GPS #48 N 1202016.42 E 824719.94
 - 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.
 - 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

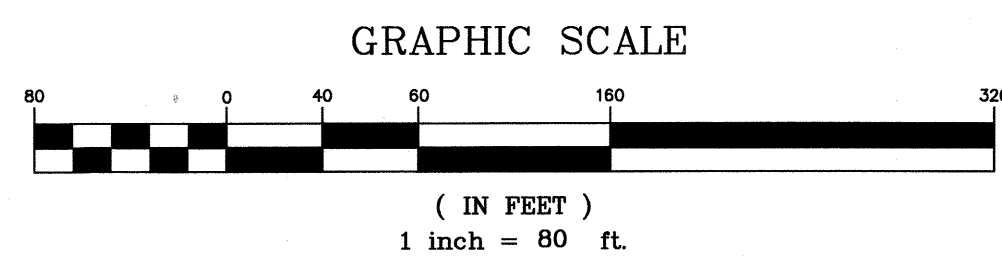
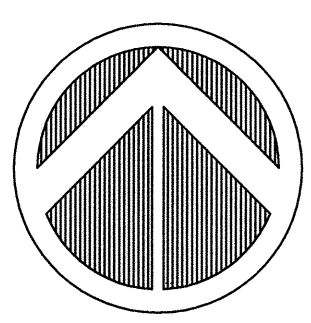
- P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 UNLESS NOTED OTHERWISE
- ⊙ P.C.P.=NAIL AND TAB STAMPED "PSM #5243" SET UNLESS NOTED.
- ⊙ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD, 18" LONG, AND CAP STAMPED "LB 4644".
- LOT CORNERS MONUMENTED WITH A 1" NAIL & TAB STAMPED "PSM 5243".

Line Table

LINE #	LENGTH	DIRECTION
L1	10.00'	N00° 06' 46"W
L2	60.00'	S89° 53' 32"W
L3	10.00'	S00° 06' 28"E
L4	10.00'	N00° 06' 46"W
L5	60.00'	S89° 53' 32"W
L6	10.00'	S00° 06' 46"E
L7	10.00'	N00° 06' 11"W
L8	60.00'	S89° 53' 32"W
L9	10.00'	S00° 06' 11"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C1	15.71'	10.00'	090°00'00"	N44°53'32"E	14.14'
C2	15.71'	10.00'	090°00'00"	S45°06'28"E	14.14'



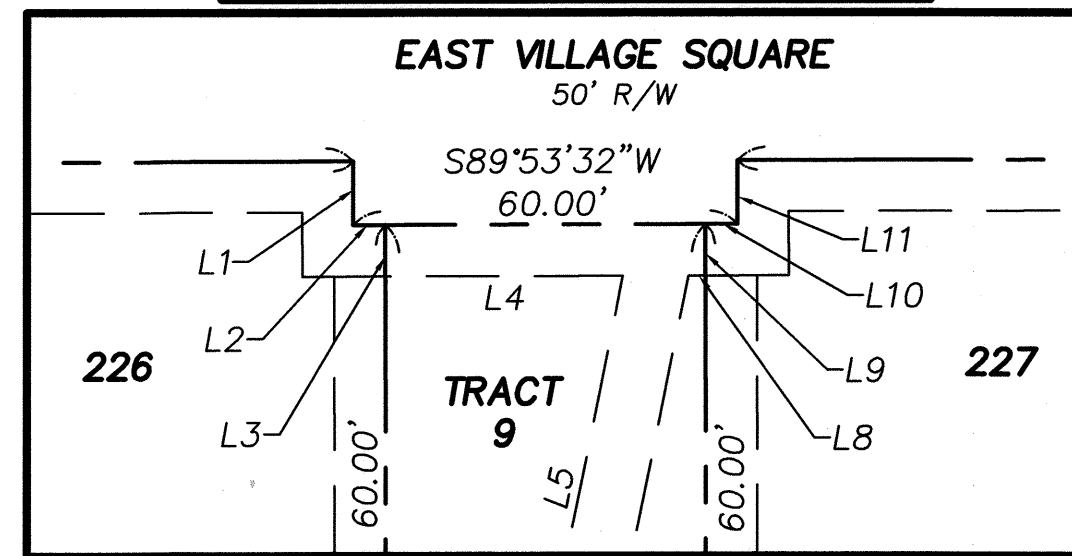
PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 9/26/18

POINTE WEST EAST VILLAGE, PHASE 2B PD

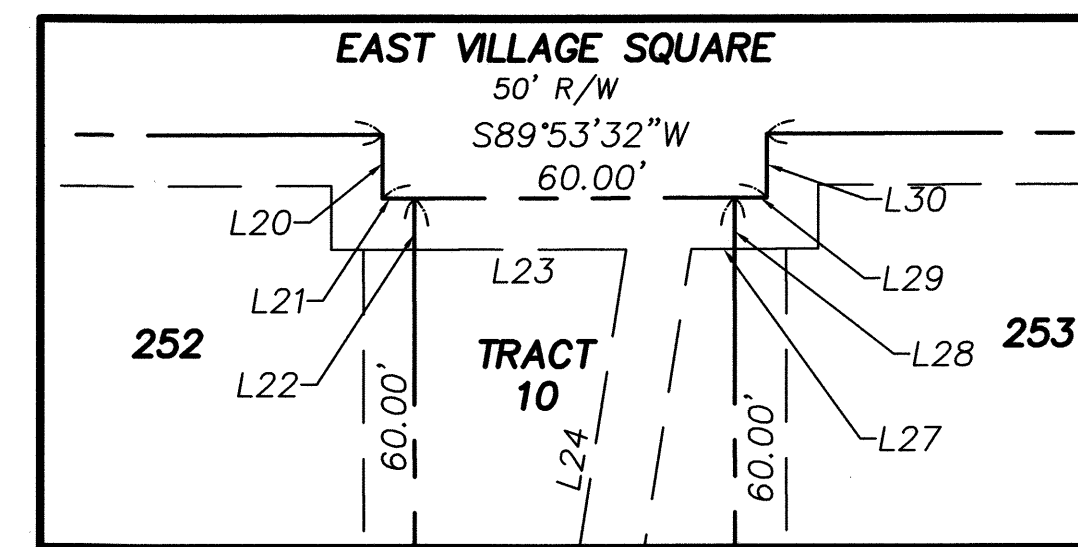
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 PAGE: _____
 CFN: _____
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DETAIL: TRACT 9 SCALE: 1"=30'



DETAIL: TRACT 10 SCALE: 1"=30'

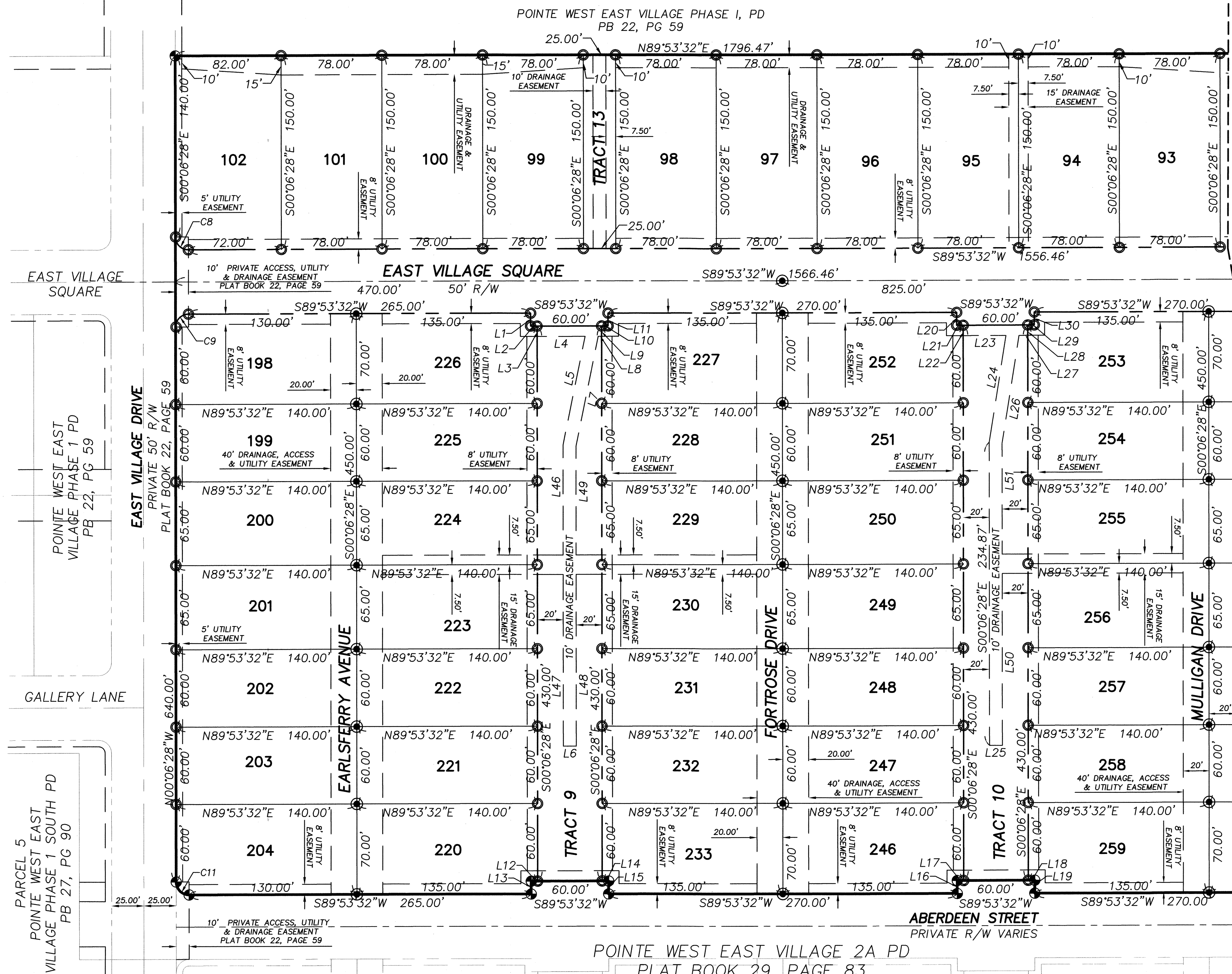
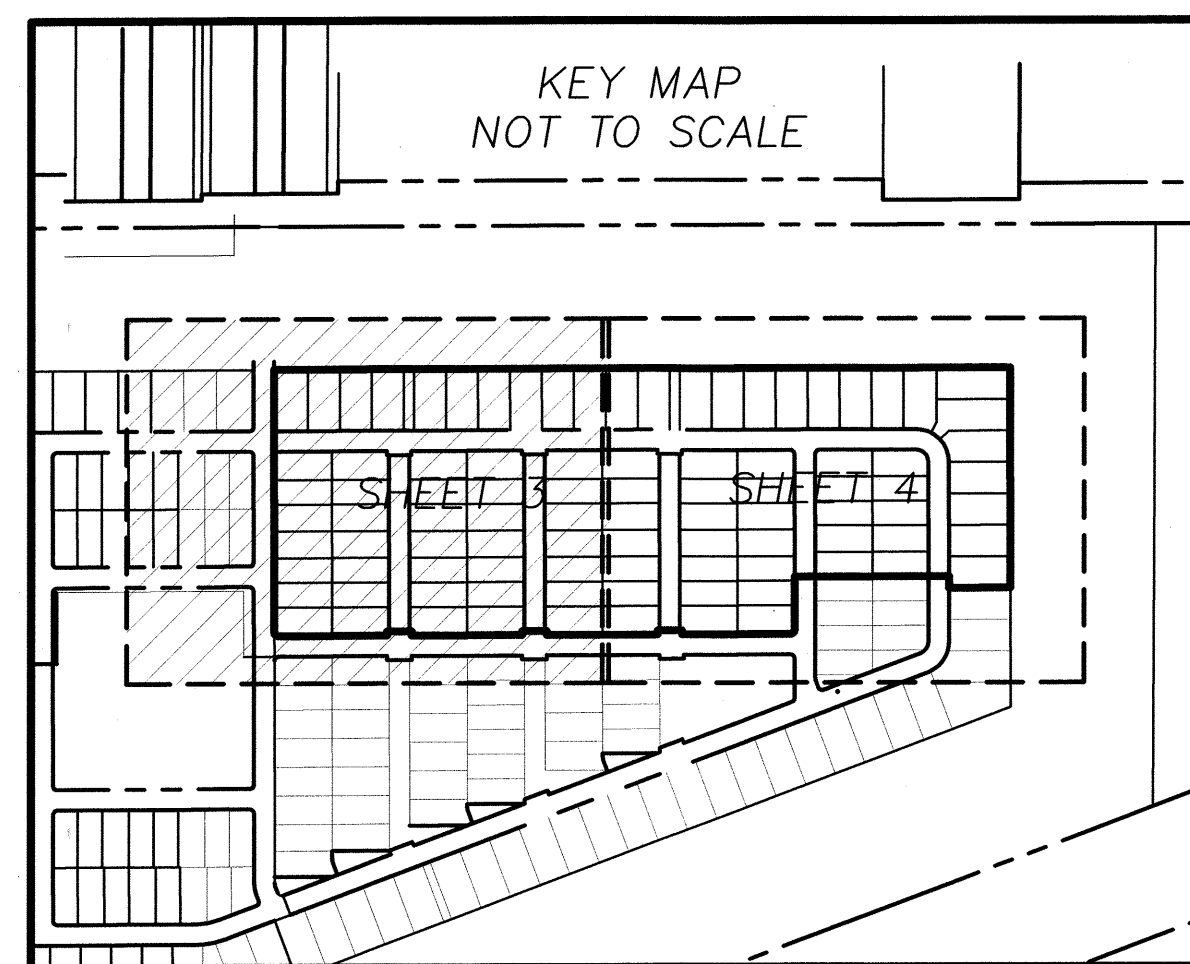


ABBREVIATIONS

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)
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

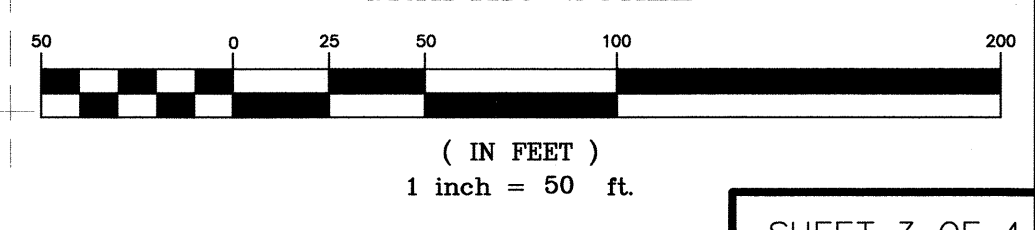
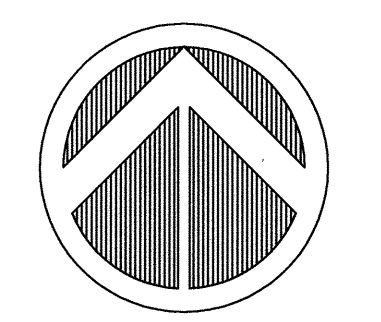
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- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD, 18" LONG, AND CAP STAMPED "LB 4644".
- LOT CORNERS MONUMENTED WITH A 1" NAIL & TAB STAMPED "PSM 5243".



Line Table		
LINE #	LENGTH	DIRECTION
L1	10.00'	S00°06'28"E
L2	5.00'	N89°53'32"E
L3	8.00'	S00°06'28"E
L4	37.09'	N89°53'32"E
L5	85.70'	S11°23'41"W
L6	10.00'	S89°53'32"W
L7	86.73'	S11°23'41"W
L8	2.10'	N89°53'32"E
L9	8.00'	N00°06'28"W
L10	5.00'	N89°53'32"E
L11	10.00'	S00°06'28"E
L12	5.00'	S89°53'32"W
L13	10.00'	S00°06'11"E
L14	5.00'	N89°53'32"E
L15	10.00'	N00°06'11"W
L16	10.00'	S00°06'46"E
L17	5.00'	S89°53'32"W
L18	5.00'	N89°53'32"E
L19	10.00'	S00°06'46"E
L20	10.00'	S00°06'28"E
L21	5.00'	S89°53'32"W
L22	8.00'	S00°06'54"E
L23	33.04'	S89°53'32"W
L24	83.65'	N08°51'44"E
L25	10.00'	S89°53'32"W
L26	84.45'	N08°51'44"E
L27	6.84'	S89°53'32"W
L28	8.00'	N00°08'54"W
L29	5.00'	S89°53'32"W
L30	10.00'	S00°07'01"E
L46	85.52'	N00°06'28"W
L47	133.00'	N00°06'28"W
L48	133.00'	N00°06'28"W
L49	84.51'	N00°06'28"W
L50	133.00'	S00°06'28"E
L51	86.09'	S00°06'28"E

Curve Table			
CURVE #	LENGTH	RADIUS	DELTA
C8	15.71'	10.00'	090°00'00"
C9	15.71'	10.00'	090°00'00"
C11	15.71'	10.00'	090°00'00"



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 DATE OF ORIGINAL PREPARATION: 9/26/18

MATCH LINE SEE SHEET 4

POINTE WEST EAST VILLAGE, PHASE 2B PD

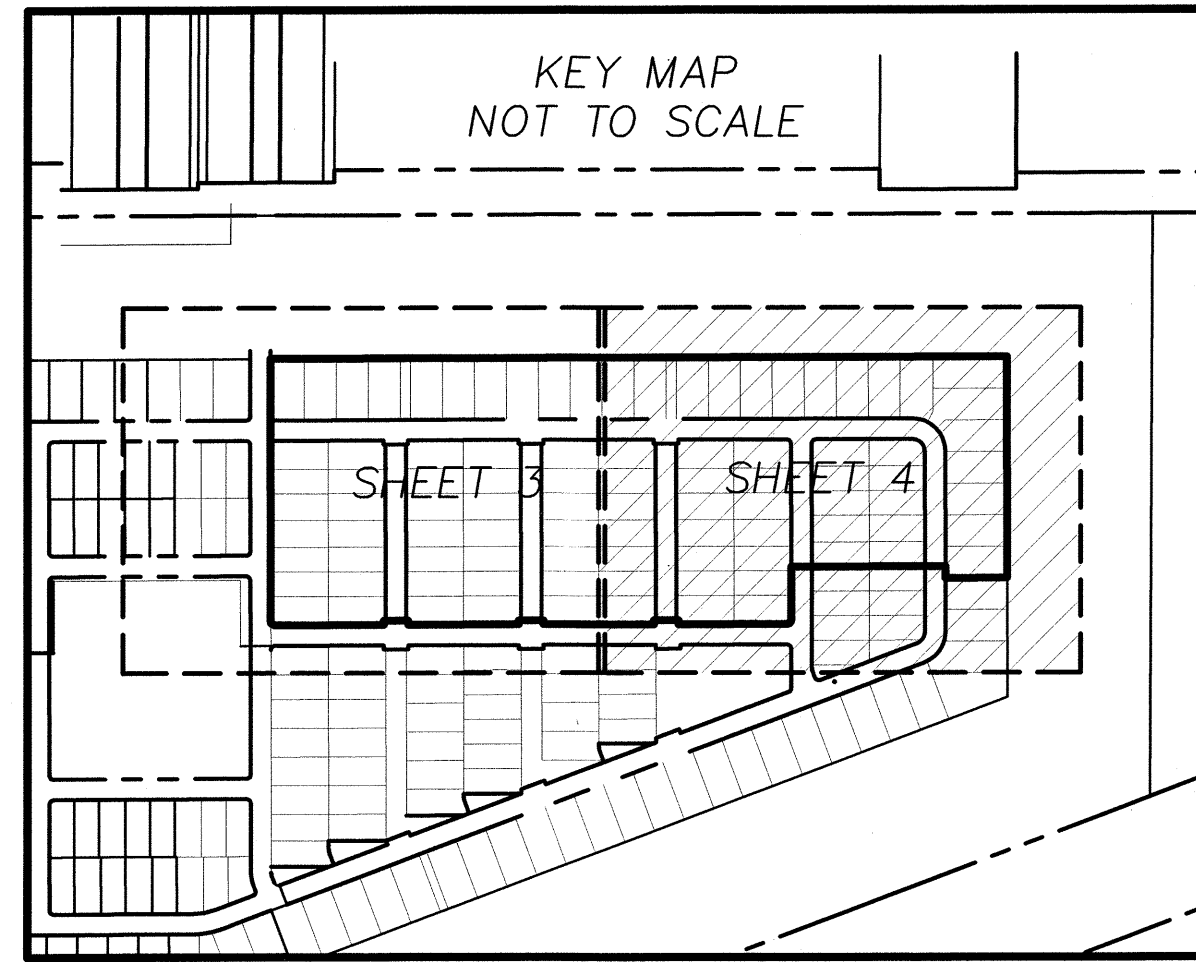
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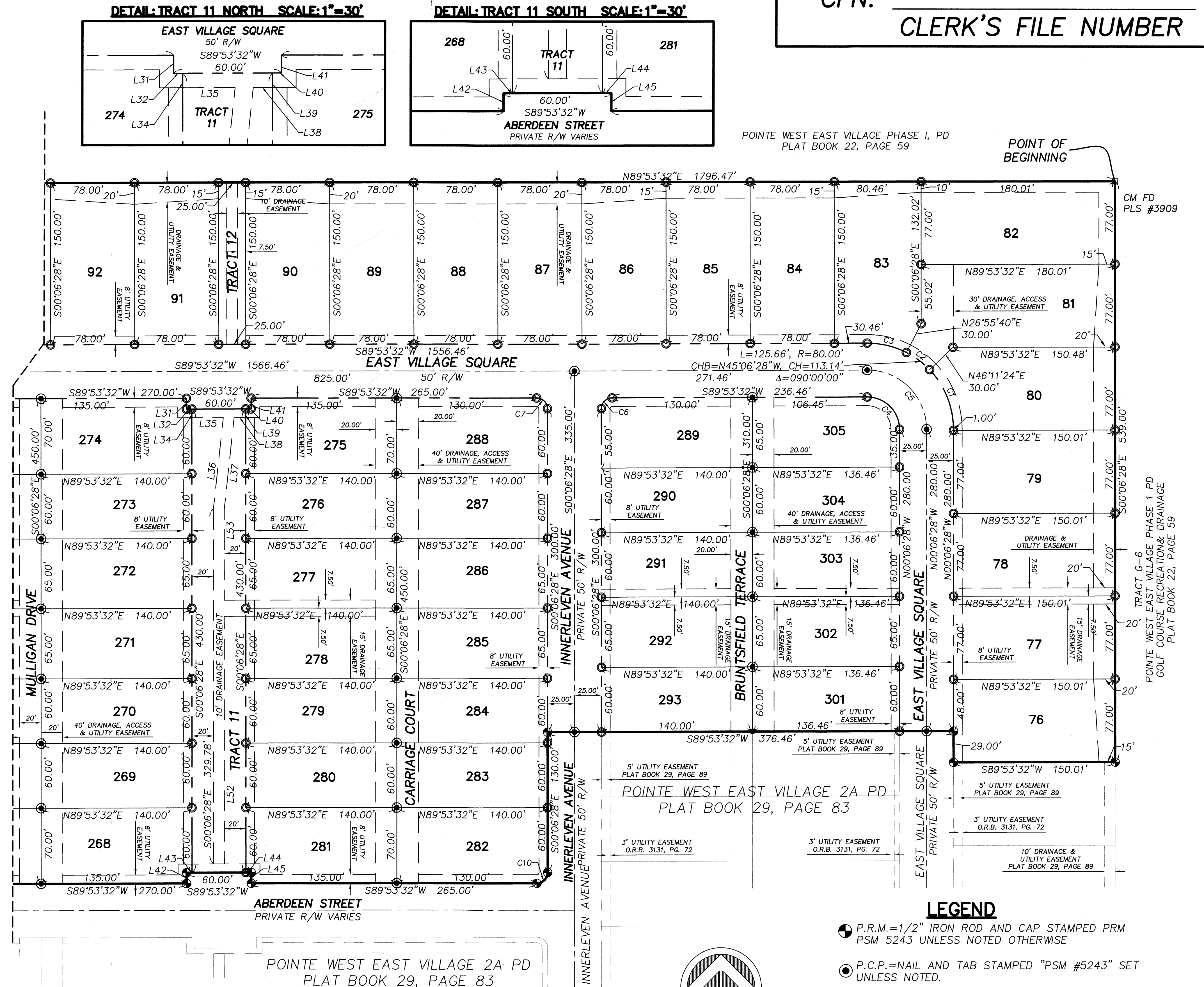
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BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
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LINE #	LENGTH	DIRECTION
L31	10.00'	N00° 06' 28"W
L32	5.00'	S89° 53' 32"W
L34	8.00'	S00° 06' 28"E
L35	29.12'	N89° 53' 32"E
L36	84.71'	S06° 04' 13"W
L37	85.25'	S06° 04' 13"W
L38	10.83'	N89° 53' 32"E
L39	8.00'	N00° 08' 54"W
L40	5.00'	N89° 53' 32"E
L41	10.00'	N00° 06' 28"W
L42	10.00'	S00° 06' 28"E
L43	5.00'	S89° 53' 32"W
L44	5.00'	N89° 53' 32"E
L45	10.00'	S00° 06' 46"E
L52	229.50'	S00° 06' 28"E

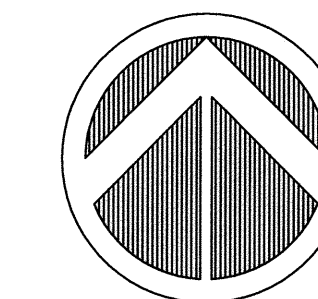
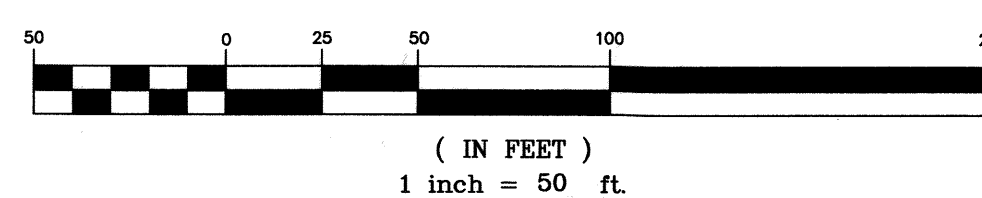
CURVE #	LENGTH	RADIUS	DELTA
C1	61.02'	80.00'	043°42'08"
C2	26.90'	80.00'	019°15'44"
C3	37.75'	80.00'	027°02'08"
C4	47.12'	30.00'	090°00'00"
C5	86.39'	55.00'	090°00'00"
C6	15.71'	10.00'	090°00'00"
C7	15.71'	10.00'	090°00'00"
C10	15.71'	10.00'	090°00'00"

MATCH LINE SEE SHEET 3



POINTE WEST EAST VILLAGE 2A PD
PLAT BOOK 29, PAGE 83

GRAPHIC SCALE



LEGEND

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