

**CERTIFICATE OF DEDICATION**  
COUNTY OF INDIAN RIVER

STATE OF FLORIDA  
KNOW ALL MEN BY THESE PRESENTS, THAT HEALTH SYSTEMS OF INDIAN RIVER, INC., A FLORIDA NOT FOR PROFIT, SEBASTIAN MEDICAL SUITES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO RBC BANK (USA), FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION, BEING IN THE MUNICIPAL BOUNDARIES OF THE CITY OF SEBASTIAN, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1) **ACCESS EASEMENTS**  
THE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THESE EASEMENTS ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF THIS SUBDIVISION, FOR THE CONSTRUCTION AND MAINTENANCE OF PAVED DRIVEWAYS FOR INGRESS AND EGRESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC., WITHOUT RECOURSE TO THE CITY OF SEBASTIAN OR ANY OTHER PUBLIC AGENCY. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL, DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE DRIVEWAYS AND EASEMENTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE CITY OF SEBASTIAN, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH DRIVEWAYS.

2) **UTILITY EASEMENTS**  
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA 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 CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FROM THE UTILITY EASEMENTS SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN.

3) **DRAINAGE EASEMENTS**  
THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THESE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW. THE CITY OF SEBASTIAN HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION AND ENFORCEMENT OF THE MAINTENANCE AND FUNCTION OF THE STORMWATER SYSTEM.

4) **ACCESS, DRAINAGE AND UTILITY EASEMENTS**  
THE ACCESS, DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR THE FOLLOWING PURPOSES: DRAINAGE EASEMENTS FOR DRAINAGE AND STORMWATER MANAGEMENT FACILITIES; ACCESS EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF A PAVED DRIVEWAY FOR INGRESS AND EGRESS; AND THE UTILITY EASEMENT IS ALSO DEDICATED TO THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, AND IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AND SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. ALL UTILITIES SHALL BE IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. UTILITY AND DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN.

5) **STORMWATER MANAGEMENT EASEMENTS**  
THE STORMWATER MANAGEMENT EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW. THE CITY OF SEBASTIAN HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION AND ENFORCEMENT OF THE MAINTENANCE AND FUNCTION OF THE STORMWATER SYSTEM.

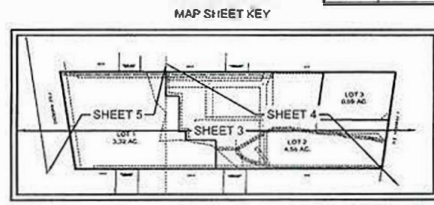
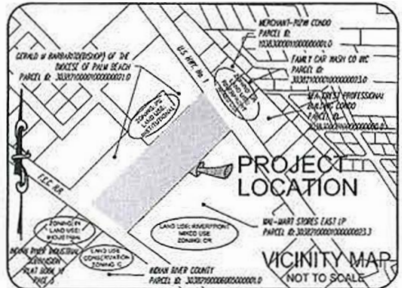
6) **INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS**  
THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. FOR THE FOLLOWING PURPOSES: INGRESS, EGRESS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PAVED DRIVEWAY FOR INGRESS AND EGRESS; DRAINAGE EASEMENTS FOR DRAINAGE AND STORMWATER MANAGEMENT FACILITIES; AND THE UTILITY EASEMENTS ARE ALSO DEDICATED TO THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, AND IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AND SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. ALL UTILITIES SHALL BE IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. UTILITY AND DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN.

# SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179.

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1	COVER SHEET
2	COVER, CONTINUED
3	OVERALL PLAT BOUNDARY
4	PLAT DETAIL, EAST
5	PLAT DETAIL, WEST

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_



LEGAL DESCRIPTION  
SEE SHEET 2.  
CERTIFICATE OF APPROVAL BY THE CITY COUNCIL  
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA, AND THAT THE UTILITY EASEMENTS AS SHOWN HEREON HAVE BEEN ACCEPTED AND ACKNOWLEDGED.  
MAYOR \_\_\_\_\_ JIM HILL  
CONSULTING CITY ENGINEER \_\_\_\_\_ AARON BOYLES, P.E.  
CITY CLERK \_\_\_\_\_ JEANETTE WILLIAMS, OMC  
INTERIM CITY ATTORNEY \_\_\_\_\_ CYNTHIA HALL

**ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION**  
STATE OF FLORIDA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY DONALD C. PROCTOR, SR., MANAGER OF P&S IV, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, SOLE MEMBER OF SEBASTIAN MEDICAL SUITES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.  
NOTARY PUBLIC: \_\_\_\_\_  
COMMISSION #: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SEAL: \_\_\_\_\_

IN WITNESS WHEREOF, SEBASTIAN MEDICAL SUITES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
SEBASTIAN MEDICAL SUITES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY  
P&S IV, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY  
SOLE MEMBER  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
BY: \_\_\_\_\_ DONALD C. PROCTOR, SR., ITS MANAGER

**ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION**  
COUNTY OF INDIAN RIVER  
STATE OF FLORIDA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY JEFFREY L. SUSL AS PRESIDENT OF HEALTH SYSTEMS OF INDIAN RIVER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.  
NOTARY PUBLIC: \_\_\_\_\_  
COMMISSION #: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SEAL: \_\_\_\_\_

IN WITNESS WHEREOF, HEALTH SYSTEMS OF INDIAN RIVER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
HEALTH SYSTEMS OF INDIAN RIVER, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
BY: \_\_\_\_\_ JEFFREY L. SUSL, PRESIDENT

**ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION**  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY ANDREW HOYT, AS VICE PRESIDENT, REGIONAL PROPERTY MANAGER OF PNC BANK A NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO RBC BANK (USA), WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.  
NOTARY PUBLIC: \_\_\_\_\_  
COMMISSION #: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
SEAL: \_\_\_\_\_

IN WITNESS WHEREOF, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO RBC BANK (USA), HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REGIONAL PROPERTY MANAGER, WITH FULL AUTHORITY FROM ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
PNC BANK, A NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO RBC BANK (USA)  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
BY: \_\_\_\_\_ ANDREW HOYT, VICE PRESIDENT REGIONAL PROPERTY MANAGER

**SURVEYOR'S CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON \_\_\_\_\_ 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 COMPLES 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 SURVEYED; THAT PERMANENT REFERENCE MONUMENTS AND P.C.P.S. HAVE BEEN SET, LOT CORNERS WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF RECORDATION OF THIS PLAT AND AN AFFIDAVIT RECORDED WHEN SET AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND THAT SAID LAND IS LOCATED WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY OF SEBASTIAN, FLORIDA, YES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FCCC THIRD ORDER CLASS 1 STANDARDS.  
DATE \_\_\_\_\_  
CHARLES H. BLANCHARD, PSM LAND SURVEYOR  
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6905

**CITY SURVEYOR'S CERTIFICATE**  
THIS PLAT OF SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, AND ARTICLE XIX OF CHAPTER IV OF THE CITY OF SEBASTIAN LAND DEVELOPMENT CODE, AND THAT SAID LAND IS LOCATED IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

ACCEPTANCE OF UTILITY EASEMENTS BY INDIAN RIVER COUNTY  
THIS IS TO CERTIFY THAT ON JANUARY 9, 2018, THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, ACCEPTED THE DEDICATION OF THE UTILITY EASEMENTS CONTAINED ON THIS PLAT.  
DATE \_\_\_\_\_  
DAVID M. JONES P.L.S. 2009  
ACCEPTANCE OF UTILITY EASEMENTS BY INDIAN RIVER COUNTY  
DATE \_\_\_\_\_  
PETER D. O'BRYAN, CHAIRMAN  
ATTEN: JEFFREY R. SMITH, CLERK OF COURT AND COMPTROLLER  
DEPUTY CLERK \_\_\_\_\_

PREPARED BY:	NO.	DATE	REVISION	BY
BLANCHARD, PSM 150	1	12/17/17		M.C.
MERIDIAN LAND SURVEYORS 6905	2			
DATE OF PREPARATION:				
MARCH 2018				

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. DBIA  
**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960, FLORIDA  
PHONE: 787-794-1511, FAX: 787-794-1096  
EMAIL: LB6905@BELLSOUTH.NET

SHEET 1 of 5

SEAL \_\_\_\_\_ CLERK OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA  
SEAL \_\_\_\_\_ CITY OF SEBASTIAN  
SEAL \_\_\_\_\_ CITY OF SEBASTIAN SURVEYOR AND MAPPER  
SEAL \_\_\_\_\_ CHARLES H. BLANCHARD, P.S.M.  
SEAL \_\_\_\_\_ CLERK OF THE CIRCUIT COURT

# SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_

**ACCEPTANCE OF DEDICATIONS**

SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OF DRAINAGE EASEMENTS; ACCESS, DRAINAGE AND UTILITY EASEMENTS; STORMWATER MANAGEMENT EASEMENT; AND INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT; AND PAVED DRIVEWAYS CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS ASSOCIATION, INC.

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
JEFFREY L. SUSI, PRESIDENT  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS**

COUNTY OF INDIAN RIVER  
STATE OF FLORIDA  
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 SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION, AND THAT IT COMPLETS WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION # \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_ BY COMMISSION EXPIRES: \_\_\_\_\_  
SEAL: \_\_\_\_\_

**CLERK'S CERTIFICATION**

COUNTY OF INDIAN RIVER  
STATE OF FLORIDA  
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 SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION, AND THAT IT COMPLETS WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

**CERTIFICATE OF TITLE**

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APARENT RECORD TITLE IS HELD BY HEALTH SYSTEMS OF INDIAN RIVER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, SEBASTIAN MEDICAL SUITES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO FIB BANK (USA). ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THE FOLLOWING MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE:  
MORTGAGE IN FAVOR OF PNC BANK, NATIONAL ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 2044  
MORTGAGE IN FAVOR OF PNC BANK, NATIONAL ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 2207, PAGE 2004  
DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2135, PAGE 359 (EXHIBIT C)  
STORMWATER MANAGEMENT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2135, PAGE 356 (EXHIBIT C)  
INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2098, PAGE 1178 (EXHIBIT C)  
UTILITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2238, PAGE 2026  
UTILITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2238, PAGE 2023  
DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2381, PAGE 1098  
UTILITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 837, PAGE 1485  
ALL REFERENCES TO OFFICIAL RECORD BOOKS AND PAGES ARE TO THE OFFICIAL RECORDS OF INDIAN RIVER COUNTY, FLORIDA.  
BY: \_\_\_\_\_  
WILLIAM J. STEWART, ESQ., FLORIDA BARN, D15039

**LEGAL DESCRIPTION - PROVIDED**

A PARCEL OF LAND LYING IN THAT PART OF LOTS 22 AND 23, AND THAT PART OF BLOCKS 55, 56, 57, AND 58, AND PARTS OF ABANDONED RIGHTS OF WAY OF SPRUCE STREET, BREWARD AVENUE, CHESAULT STREET AND WAUREGAN AVENUE, AS SHOWN ON PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THAT PORTION OF LOT 22 LYING WEST OF U.S. HIGHWAY N. 1 RUN SOUTH 36°40'44" EAST, 214.65 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, CONTINUE SOUTH 36°40'44" EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 344.88 FEET THENCE RUN SOUTH 45°23'38" WEST, 1081.50 FEET TO THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN NORTH 53°28'55" WEST, 397.89 FEET TO THE EAST RIGHT OF WAY; THENCE NORTH 45°28'15" EAST, 425.48 FEET TO THE CENTERLINE OF ABANDONED WAUREGAN AVENUE; THENCE NORTH 45°28'15" EAST, 558.02 FEET TO THE POINT OF BEGINNING. SAID LANDS NOW SITUATE IN INDIAN RIVER COUNTY, FLORIDA.

**LEGAL DESCRIPTION - BY SURVEYOR**

A PARCEL OF LAND LYING IN THAT PART OF LOTS 22 AND 23, AND THAT PART OF BLOCKS 55, 56, 57, AND 58, AND PARTS OF ABANDONED RIGHTS OF WAY OF SPRUCE STREET, BREWARD AVENUE, CHESAULT STREET AND WAUREGAN AVENUE, AS SHOWN ON PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THAT PORTION OF LOT 22 LYING WEST OF U.S. HIGHWAY N. 1 RUN SOUTH 36°40'44" EAST, 214.65 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, CONTINUE SOUTH 36°40'44" EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 344.88 FEET THENCE RUN SOUTH 45°23'38" WEST, 1081.50 FEET TO THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN NORTH 53°28'55" WEST, 397.89 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 45°28'15" EAST, 1103.81 FEET TO THE POINT OF BEGINNING. SAID LANDS NOW SITUATE IN INDIAN RIVER COUNTY, FLORIDA.

**MORTGAGEE'S CONSENT**

COUNTY OF INDIAN RIVER  
STATE OF FLORIDA  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PART OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE, LIENS OR OTHER ENCUMBRANCES RECORDED IN OFFICIAL RECORDS BOOK 2808, PAGE 2044, AND OFFICIAL RECORDS BOOK 2207, PAGE 2004, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, STATE OF FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. THE UNDERSIGNED DOES HEREBY JOIN IN AND CONSENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION (COLLECTIVELY REFERRED TO AS "DECLARATIONS") AND AGREES THAT ITS MORTGAGE, LIENS OR OTHER ENCUMBRANCES AS REFERENCED HEREIN ABOVE SHALL BE SUBORDINATED TO THE DECLARATIONS.  
IN WITNESS WHEREOF, PNC BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS REGIONAL PROPERTY MANAGER HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO FIB BANK (USA)

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
ANDREW HOYT, VICE PRESIDENT  
REGIONAL PROPERTY MANAGER

**ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT**

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY ANDREW HOYT, VICE PRESIDENT, REGIONAL PROPERTY MANAGER OF PNC BANK, A NATIONAL ASSOCIATION ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
COMMISSION NO: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
SEAL: \_\_\_\_\_

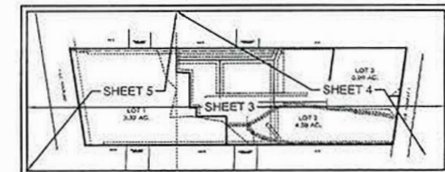
**NOTICE:**

NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN UTILITY EASEMENTS WITHOUT CITY APPROVAL AND THE CONSENT OF THE SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS ASSOCIATION, INC.  
ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S).  
THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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 OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT PLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXIST: CATTLEY GUAVA, COJONAO GUAVA, L'DOAT, ROSE APPLE, SURIHAW CHERRY, ORANGE BOX ORANGE, AND O RANGE JASMINE.  
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2081, PAGE 1256, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN ZONE "C", AS PER FLOOD INSURANCE RATE MAP 12061C0103 H, DATED DECEMBER 4, 2012.
2. THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 6011, HAD BOUNDARY ADJUSTMENT OF 1990 AND ARE BASED ON INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENT GPS 150 AND GPS 26 R.
3. TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS I STANDARDS.
4. THE BENCHMARKS SHOWN HEREON ARE BASED ON NGS MONUMENT C001 (ELEVATION 21.94' NAVD 1983) AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED P1M LB 9905.
6. LOT CORNER MARKERS AS SHOWN ARE PROPOSED TO BE SET IN CONFORMANCE WITH CHAPTER 177.091(8), FLORIDA STATUTES, CORNER MARKERS SET BY MERIDIAN LAND SURVEYORS ARE 3/8" IRON ROD WITH O RANGE CAP STAMPED H585S LB6905.

**MAP SHEET KEY**



PREPARED BY: CHARLES H. BLANCHARD, PSAMS755  
MERIDIAN LAND SURVEYORS 6905  
DATE OF PREPARATION: MARCH 2017

NO.	DATE	REVISION	BY
1	12/17/17	PER CITY AND COUNTY REVIEW	M.C.
2			

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D.B.A.  
**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD., SUITE 201  
VERO BEACH, FL 32960 LB6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: LB6905@BELL-SOUTH.NET

**SHEET**  
2 of 5

# SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179.

PLAT BOOK

PAGE

DOCKET NO.

**ABBREVIATIONS:**

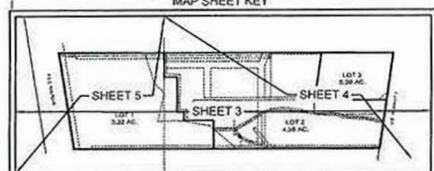
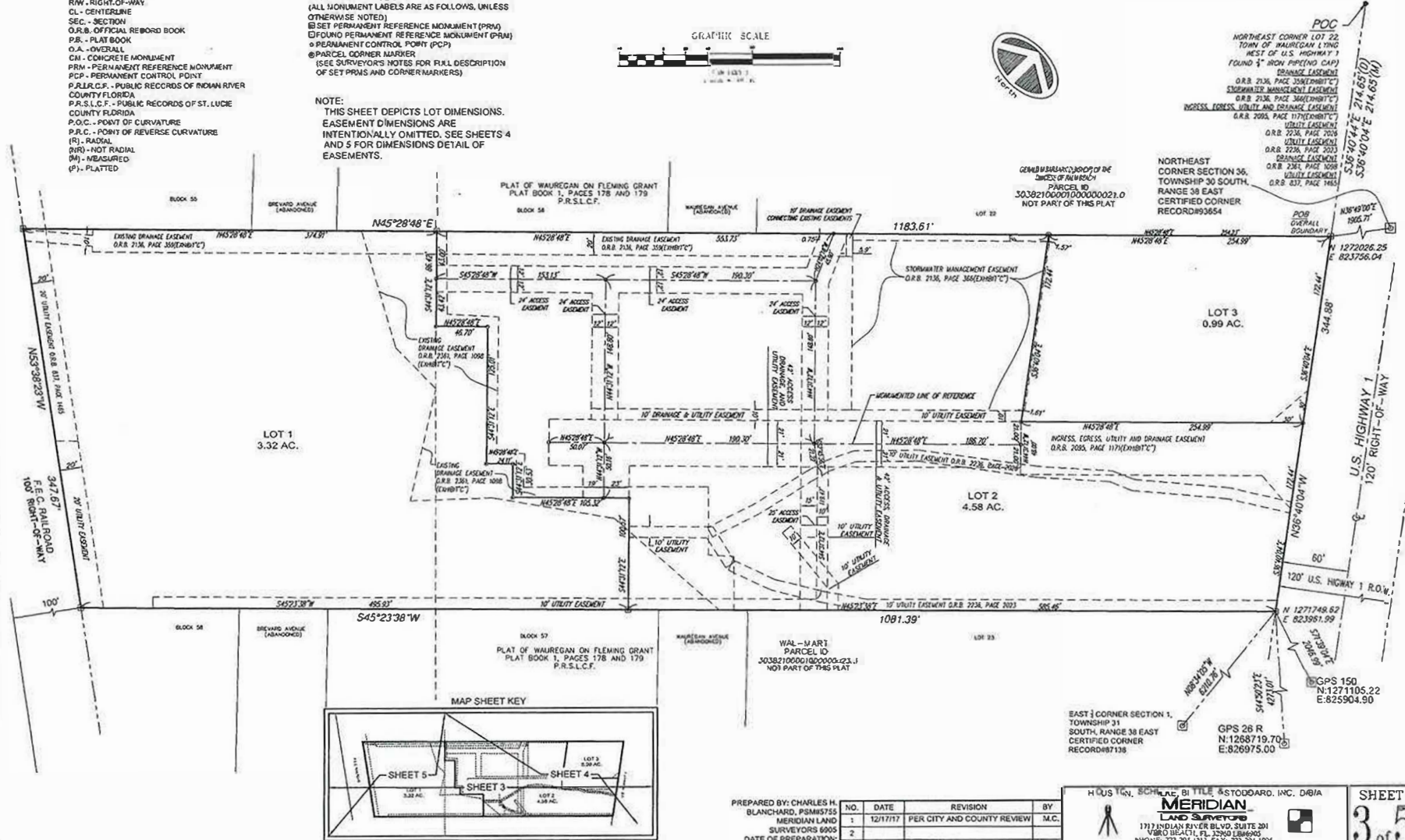
- CA - CENTRAL ANGLE OF CURVE
- R - RADIUS OF CURVE
- L - LENGTH OF CURVE
- CH - CHORD OF CURVE, DIRECTION AND LENGTH
- RW - RIGHT-OF-WAY
- CL - CENTERLINE
- SEC. - SECTION
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- O.A. - OVERALL
- CM - CONCRETE MONUMENT
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
- P.R.S.L.C.F. - PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA
- P.O.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- (R) - RADIAL
- (NR) - NOT RADIAL
- (M) - MEASURED
- (P) - PLATTED

**MONUMENT LEGEND**

- (ALL MONUMENT LABELS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED)
- ◻ SET PERMANENT REFERENCE MONUMENT (PRM)
- ◻ FOUND PERMANENT REFERENCE MONUMENT (PRM)
- PERMANENT CONTROL POINT (PCP)
- ⊙ PARCEL CORNER MARKER (SEE SURVEYOR'S NOTES FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)

**NOTE:**

THIS SHEET DEPICTS LOT DIMENSIONS. EASEMENT DIMENSIONS ARE INTENTIONALLY OMITTED. SEE SHEETS 4 AND 5 FOR DIMENSIONS DETAIL OF EASEMENTS.



POC  
NORTHEAST CORNER LOT 22, TOWNSHIP 30 SOUTH, RANGE 38 EAST, CERTIFIED CORNER. RECORD#93654  
FOUND 1" IRON PIPE (NO CAP)  
DRAINAGE EASEMENT  
O.R.B. 2136, PAGE 366(EXHIBIT C)  
STORMWATER MANAGEMENT EASEMENT  
O.R.B. 2136, PAGE 366(EXHIBIT C)  
INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT  
O.R.B. 2055, PAGE 1176(EXHIBIT C)  
UTILITY EASEMENT  
O.R.B. 2236, PAGE 2033  
UTILITY EASEMENT  
O.R.B. 2236, PAGE 2033  
INGRESS EASEMENT  
O.R.B. 2261, PAGE 1058  
UTILITY EASEMENT  
O.R.B. 837, PAGE 1163

GENERAL BULKHEAD DOOR OF THE BRIDGE OF FLEMING GRANT  
PARCEL ID 30382100001000000022.0  
NOT PART OF THIS PLAT

NORTHEAST CORNER SECTION 36, TOWNSHIP 30 SOUTH, RANGE 38 EAST, CERTIFIED CORNER. RECORD#93654  
POB OVERALL BOUNDARY  
N 12°20'26.25" E 823756.04'  
N 12°40'00" E 214.65'(O)  
S 86°40'04" E 214.65'(O)

GPS 150  
N: 1271105.22  
E: 825904.90  
GPS 26 R  
N: 1268719.70  
E: 826975.00  
EAST CORNER SECTION 1, TOWNSHIP 31 SOUTH, RANGE 38 EAST, CERTIFIED CORNER. RECORD#87138

PREPARED BY: CHARLES H. BLANCHARD, PSM#5753  
MERIDIAN LAND SURVEYORS 6004  
DATE OF PREPARATION: MARCH 2017

NO.	DATE	REVISION	BY
1	12/17/17	PER CITY AND COUNTY REVIEW	M.C.
2			

HOUSING, SCHLAC, BI-TILE & STODDARD, INC. DBIA  
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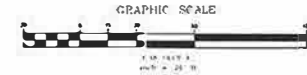
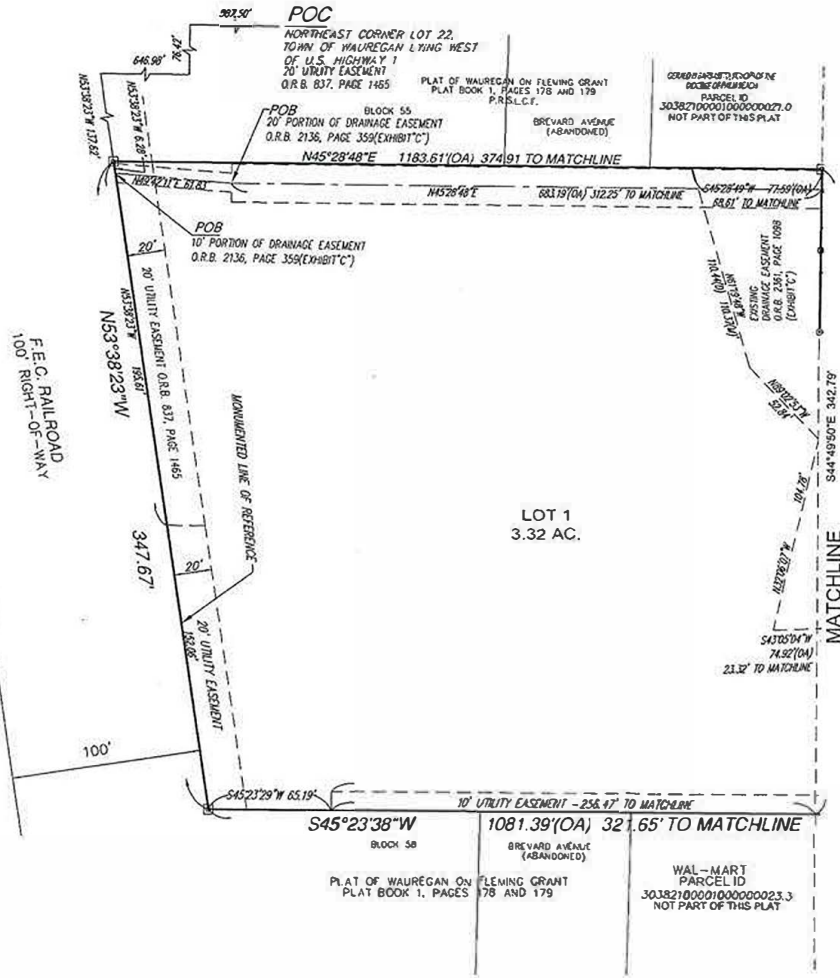
SHEET  
3 of 5



# SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179.

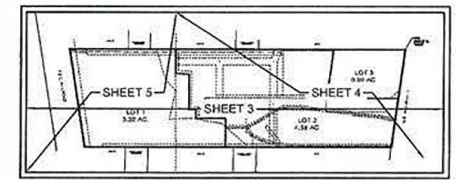
PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_



**MONUMENT LEGEND**  
MONUMENTS ARE WHAT ARE DESCRIBED BELOW UNLESS OTHERWISE NOTED  
PRM - PERMANENT REFERENCE MONUMENT (PRM)  
CPRM - CORNER PERMANENT REFERENCE MONUMENT (CPRM)  
PCP - PERMANENT CONTROL POINT (PCP)  
PCM - PARCEL CORNER MARKER (PCM)  
PFM - FOUND PARCEL CORNER MARKER (PFM)  
(SEE SURVEYOR'S NOTES FOR FULL DESCRIPTION OF SET POINTS AND CORNER MARKERS)

**ABBREVIATIONS:**  
CA - CENTRAL ANGLE OF CURVE  
R - RADIUS OF CURVE  
L - LENGTH OF CURVE  
O/L - CHORD OF CURVE, DIRECTION AND LENGTH  
R/W - RIGHT-OF-WAY  
CL - CENTERLINE  
SEC - SECTION  
O.R.B. - ORIGINAL RECORD BOOK  
P.B. - PLAT BOOK  
O.A. - OVERALL  
PRM - PERMANENT REFERENCE MONUMENT  
PCP - PERMANENT CONTROL POINT  
POC - POINT OF COMMENCEMENT  
POB - POINT OF BEGINNING  
P.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA  
I.R.F.C.W.D. - INDIAN RIVER FARMERS WATER CONTROL DISTRICT  
(R) - RADIAL  
(NR) - NOT RADIAL  
(M) - MEASURED  
(P) - PLATED

MAP SHEET KEY



## EASEMENT GEOMETRY SHEET

PREPARED BY: CHARLES H. BLANCHARD, PSMIS355  
MERIDIAN LAND SURVEYORS 6906  
DATE OF PREPARATION: MARCH 2017

NO.	DATE	REVISION	BY
1	1/7/2017	PER CITY AND COUNTY RECORDS	
2			

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SHEET  
**5 of 5**