VENETIAN GROVE - PHASE 1

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 11, 12, 13 AND 14, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, AT PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

312025004342O
RECORDED IN THE PUBLIC RECORDS OF
RYAN L. BUTLER, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK: 34 PG: 40 Page 1 of 12 9/3/2025 10:14 AM

PLAT BOOK: 34
PAGE: 40
CLERK'S FILE NUMBER (CFN): 312025004342O

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF BREVARD

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3801, PAGE 978 FOR VENETIAN GROVE COMMUNITY ASSOCIATION, INC. AND OFFICIAL RECORD BOOK 3801, PAGE 1117 FOR VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC., PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, THAT D. R. HORTON INC, A DELAWARE CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS VENETIAN GROVE – PHASE 1, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) STREETS AND RIGHTS-OF-WAY (TRACT RW):
ALL STREETS AND RIGHTS-OF-WAY, TRACT RW AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO VENETIAN GROVE COMMUNITY ASSOCIATION, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VENETIAN GROVE COMMUNITY ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO 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 OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) OPEN SPACE TRACTS (TRACT E THROUGH TRACT J):
OPEN SPACE TRACTS "TRACT E" THROUGH "TRACT J", INCLUSIVE AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO VENETIAN GROVE COMMUNITY ASSOCIATION, INC., FOR OPEN SPACE, DRAINAGE, LANDSCAPING, IRRIGATION, RECREATION AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY. OPEN SPACE TRACTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A SINGLE DRIVEWAY FOR INGRESS/EGRESS ENTERING FROM THE RIGHT OF WAY THAT THE FRONT OF THE STRUCTURE FACES, AS APPROVED BY THE COUNTY.

3) STORMWATER MANAGEMENT TRACTS "S.M.T.-1" THROUGH "S.M.T.-4" AND LAKE MAINTENANCE ACCESS EASEMENTS:
THE STORMWATER MANAGEMENT TRACTS "S.M.T.-1", "S.M.T.-2", "S.M.T.-3" & "S.M.T.-4" AND THE 15 FOOT WIDE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC., INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE STORM WATER TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT AND EASEMENT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

4) RECREATION TRACTS (REC-1, REC-2, REC-3, REC-4 AND REC-5):
THE RECREATION TRACTS "REC-1", "REC-2", "REC-3", "REC-4" AND "REC-5" AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO VENETIAN GROVE COMMUNITY ASSOCIATION, INC., FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VENETIAN GROVE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

5) LANDSCAPE BUFFER TRACTS ("TRACT A", "TRACT B", "TRACT C", AND "TRACT D"):
THE LANDSCAPE BUFFER TRACTS "TRACT A", "TRACT B", "TRACT C" AND "TRACT D" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO VENETIAN GROVE COMMUNITY ASSOCIATION, INC., FOR OPEN SPACE, DRAINAGE, LANDSCAPING, IRRIGATION, AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VENETIAN GROVE COMMUNITY ASSOCIATION, INC.

6) FUTURE DEVELOPMENT TRACT ("TRACT X"):
FUTURE DEVELOPMENT TRACT "TRACT X" AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO D.R. HORTON, INC., THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE AND TAX OBLIGATION OF D.R. HORTON, INC., THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

7) UTILITY EASEMENTS (U.E.) AND LIFT STATION EASEMENT:
THE UTILITY EASEMENTS (U.E.) AND LIFT STATION EASEMENT AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO 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 BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

8) DRAINAGE EASEMENTS (D.E.):
THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VENETIAN GROVE COMMUNITY ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED ACCESS, THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER THIS 21st DAY OF August, 2025.

BY: _____
SCOTT L. LEE
EAST COAST DIVISION VICE PRESIDENT, D.R. HORTON, INC.

WITNESS: _____
PRINTED NAME: Wyatt Rudd
WITNESS: _____
PRINTED NAME: Ricardo Corona

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21st DAY OF August, 2025. BY SCOTT L. LEE, THE EAST COAST DIVISION VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF SAID ENTITY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, WITH FULL AUTHORITY TO DO SO, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS ☑ PERSONALLY KNOWN TO ME OR ☐ PRODUCED IDENTIFICATION IN THE FORM OF _____

NOTARY PUBLIC: State of FL
PRINT NAME: Jessica Simmons
COMMISSION NUMBER: HH 278198
MY COMMISSION EXPIRES: 10-14-26
NOTARY SEAL

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: 08/27/24

ACCEPTANCE OF DEDICATIONS (VENETIAN GROVE COMMUNITY ASSOCIATION, INC.):

VENETIAN GROVE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS "TRACT RW", OPEN SPACE TRACTS "TRACT E" TROUGH "TRACT J", RECREATION TRACTS "REC-1", "REC-2", "REC-3", "REC-4" AND "REC-5", LANDSCAPE BUFFER TRACTS "TRACT A", "TRACT B", "TRACT C" AND "TRACT D".

VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: SONJA PEDRETTI, PRESIDENT

WITNESS: _____
PRINTED NAME: Wyatt Rudd
WITNESS: _____
PRINTED NAME: Ricardo Corona

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21st DAY OF 2025, BY SONJA PEDRETI, THE PRESIDENT OF VENETIAN GROVE COMMUNITY ASSOCIATION, INC. WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE/SHE IS ☑ PERSONALLY KNOWN OR ☐ PRESENTED _____ FORM OF IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: State of FL
PRINT NAME: Jessica Simmons
COMMISSION NUMBER: HH 278198
MY COMMISSION EXPIRES: 10-14-26
NOTARY SEAL

ACCEPTANCE OF DEDICATIONS (VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC.):

VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STORMWATER MANAGEMENT TRACTS "S.M.T.-1", "S.M.T.-2", "S.M.T.-3" AND "S.M.T.-4", DRAINAGE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN ON THIS PLAT.

VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: SONJA PEDRETTI, PRESIDENT

WITNESS: _____
PRINTED NAME: Wyatt Rudd
WITNESS: _____
PRINTED NAME: Ricardo Corona

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF BREVARD

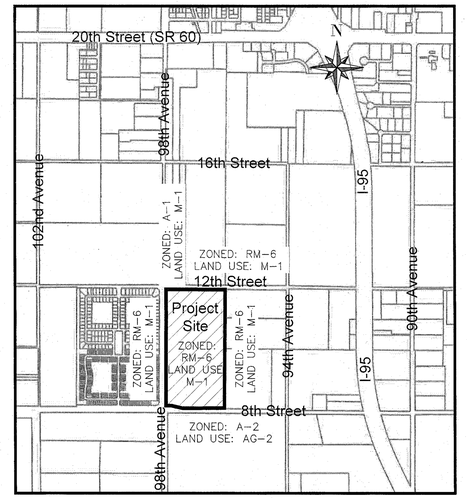
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 21st DAY OF 2025, BY SONJA PEDRETI, THE PRESIDENT OF VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC. WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE/SHE IS ☑ PERSONALLY KNOWN OR ☐ PRESENTED _____ FORM OF IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: State of FL
PRINT NAME: Jessica Simmons
COMMISSION NUMBER: HH 278198
MY COMMISSION EXPIRES: 10-14-26
NOTARY SEAL

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACTS 11, 12, 13 AND 14, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, AT PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 13; THENCE NORTH 00°18'46" EAST ALONG THE WEST LINE OF SAID TRACT 13 A DISTANCE OF 118.00 FEET; THENCE SOUTH 89°31'41" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 13 A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL "A" DESCRIBED IN OFFICIAL RECORD BOOK 3608, PAGE 1468 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL OF LAND; THENCE NORTH 00°18'46" EAST ALONG SAID EAST LINE A DISTANCE OF 2485.14 FEET TO A POINT, SAID POINT BEING 60.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH LINE OF SAID TRACT 12, SAID POINT ALSO BEING THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN EXHIBIT "B" OF SAID OFFICIAL RECORD BOOK 3608, PAGE 1468; THENCE SOUTH 89°24'11" EAST ALONG SAID SOUTH LINE AND PARALLEL WITH THE NORTH LINES OF SAID TRACTS 12 AND 11 A DISTANCE OF 1303.47 FEET TO A POINT, SAID POINT BEING 35.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE WEST LINE OF SAID TRACT 11; THENCE SOUTH 00°17'18" WEST AND PARALLEL WITH THE WEST LINES OF SAID TRACTS 11 AND 14 A DISTANCE OF 2540.30 FEET TO A POINT, SAID POINT BEING 60.00 NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID TRACT 14, SAID POINT ALSO BEING AN INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3623, PAGE 163 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°31'41" WEST ALONG SAID NORTH LINE A DISTANCE OF 943.38 FEET; THENCE CONTINUE ALONG SAID PARCEL NORTH 76°38'48" WEST A DISTANCE OF 260.17 FEET TO A POINT, SAID POINT BEING 118 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 38 EAST; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°31'41" WEST AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 10 A DISTANCE OF 107.70 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SAID CERTAIN PARCEL "A" DESCRIBED IN OFFICIAL RECORD BOOK 3608, PAGE 1468 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 75.7758 ACRES MORE OR LESS.

LOCATION MAP (NOT TO SCALE)



CERTIFICATE OF TITLE

I, ALEXIA NESMITH, A MEMBER OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AS OF MAY 8, 2025, THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY D.R. HORTON, INC., A DELAWARE CORPORATION, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192 FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES, LIENS, OR EASEMENTS ON THE HEREON DESCRIBED PROPERTY EXCEPT AS IDENTIFIED BELOW:

1. EASEMENTS AS SHOWN ON PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, AT PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. (NOT PLOTTABLE)
2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 674, PAGE 673, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THIS EASEMENT HAS BEEN TERMINATED IN OFFICIAL RECORDS BOOK 3643, PAGE 299, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
3. RIGHT OF WAY AGREEMENT AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 28, PAGE 102, AS SUPPLEMENTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 404, AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 188, PAGES 443 AND 444, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____ 08/21/25
ALEXIA NESMITH
FLORIDA BAR NO. 1058709
DATE:

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED FLORIDA LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON JULY 17, 2024, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 913, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: _____ DATED: 8/22/25
DAVID TAYLOR, PSM
FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER

MASTELLER, MOLER & TAYLOR, INC.
CERTIFICATE OF AUTHORIZATION #4644
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

SURVEYOR — COUNTY SURVEYOR — CLERK OF THE CIRCUIT COURT

VENETIAN GROVE - PHASE 1

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 11, 12, 13 AND 14, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, AT PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 34

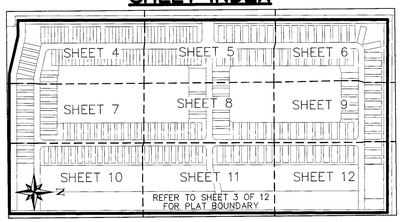
PAGE: 41

CLERK'S FILE NUMBER (CFN): 3120250043420

LEGEND

- ● SET 1/2" IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- ◉ SET NAIL AND WASHER STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- ◎ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

SHEET INDEX



ABBREVIATIONS

CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG.	PAGE
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RAD	RADIAL
RP	RADIUS POINT
R/W	RIGHT OF WAY
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
00-01S-02E	SECTION-TOWNSHIP-RANGE

COUNTY SURVEYOR CERTIFICATION:

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

DATE: 8.28.25

DAVID W. SCHRYVER, PSM
INDIAN RIVER COUNTY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4864

CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATIVE OFFICER:

THIS IS TO CERTIFY, THAT ON 8/28/25 THE FOREGOING PLAT WAS ADMINISTRATIVELY APPROVED BY INDIAN RIVER COUNTY, FLORIDA.

BY: _____ DATE: 8/28/25

JOHN A. TITKANICH, JR.
COUNTY ADMINISTRATOR AS ADMINISTRATIVE OFFICER

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY: _____

SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, VENETIAN GROVE – PHASE 1, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 3rd DAY OF September, 2025, AND RECORDED IN PLAT BOOK 34 AT PAGE 40 AS FILE NUMBER 3120250043420 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING A ONE-HUNDRED YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

GENERAL NOTES:

1. *THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE 'A', PER FLOOD INSURANCE RATE MAPS 12061C0350 H, DATED DECEMBER 4, 2012.*
2. *THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). HORIZONTAL VALUES WERE VERIFIED FROM NATIONAL GEODETIC SURVEY CONTROL MONUMENTS L647 AND K647.*
3. *THE BEARING BASE FOR THIS SURVEY IS GRID NORTH ALONG THE WEST LINE OF SECTION 10-T33S-R38E WHICH BEARS S00°18'46"W. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.*
4. *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.*
5. *THE ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS NATIONAL GEODETIC SURVEY MONUMENT T431, ELEVATION 23.43'.*

NOTICES:

1. *NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.*
2. *NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.*
3. *NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.*
4. *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.*
5. *NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS 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 CONCURRENCY CERTIFICATE.*
6. *NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.*

TRACT TABLE

TRACTS	USE	ACREAGE	DEDICATED TO & PERPETUALLY MAINTAINED
TRACT E – TRACT J	OPEN SPACE	26.2	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
A	LANDSCAPE BUFFER	0.72	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
B	LANDSCAPE BUFFER	0.67	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
C	LANDSCAPE BUFFER	0.68	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
D	LANDSCAPE BUFFER	1.48	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
REC-1	RECREATION	0.42	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
REC-2	RECREATION	0.68	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
REC-3	RECREATION	3.85	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
REC-4	RECREATION	4.67	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
REC-5	RECREATION	0.84	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
S.M.T.-1	STORMWATER MANAGEMENT	6.59	VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC.
S.M.T.-2	STORMWATER MANAGEMENT	7.87	VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC.
S.M.T.-3	STORMWATER MANAGEMENT	2.69	VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC.
S.M.T.-4	STORMWATER MANAGEMENT	3.41	VENETIAN GROVE 1 NEIGHBORHOOD ASSOCIATION, INC.
RW	PRIVATE R/W	7.59	VENETIAN GROVE COMMUNITY ASSOCIATION, INC.
X	FUTURE DEVELOPMENT	1.39	D.R. HORTON, INC.

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PLAT BOOK: 34

PAGE: 42

CLERK'S FILE NUMBER (CFN): 3120250043420

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N

POINT OF COMMENCEMENT
SW CORNER OF TRACT 13,
SECTION 10-T33S-R39E
INDIAN RIVER FARMS COMPANY

POINT OF BEGINNING

98TH AVENUE

WEST LINE OF TRACT 13

WEST LINE OF SECTION 10-33S-38E

WEST LINE OF TRACT 12

S89°31'41"E 60.00'

N89°31'41"W 107.70'

S00°18'46"W (BEARING BASIS)

N00°18'46"E 2485.14'

30' TO INDIAN RIVER COUNTY O.R.B. 3608, PG. 1468

60' CANAL AND ROAD RESERVATION PER INDIAN RIVER FARMS COMPANY PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY

30.00'

90.00'

N: 1193394.66'
E: 868772.10'
ELEVATION=24.81'

N: 1195207.73'
E: 868778.12'
ELEVATION=26.87'

8TH STREET

SOUTH LINE OF TRACT 13

N76°35'48"W 260.17'

N89°31'41"W 943.36'

12TH STREET

60' TO INDIAN RIVER COUNTY O.R.B. 3608, PG. 1468

S89°24'17"E 1303.47'

NORTH LINE OF TRACT 12

TRACT 5, SECTION 10-T33S-R38E
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY
(NOW INDIAN RIVER COUNTY)

VENETIAN SQUARE

VENETIAN MANOR

VENETIAN TERRACE

30' TO INDIAN RIVER COUNTY O.R.B. 3550, PG. 1437

60' CANAL AND ROAD RESERVATION PER INDIAN RIVER FARMS COMPANY PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY D.B. 74, PG. 257

60' CANAL AND ROAD RESERVATION PER INDIAN RIVER FARMS COMPANY PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY

SECTION 15-T33S-R38E
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY
(NOW INDIAN RIVER COUNTY)

SOUTH LINE OF SECTION 10-33S-38E

60' ADDITIONAL PARCEL TO FLORIDA POWER & LIGHT O.R.B. 1561, PG. 445

EAST LINE OF TRACT 13

EAST LINE OF TRACT 12

EAST LINE OF TRACT 12
WEST LINE OF TRACT 11

S00°17'18"W 2540.30'

WEST LINE OF TRACT 14

WEST LINE OF TRACT 11

35.00'

110' PER R/W AGREEMENT TO FLORIDA POWER & LIGHT O.R.B. 60, PG. 464

15' FLORIDA POWER & LIGHT EASEMENT O.R.B. 674, PG. 673

110' PER R/W AGREEMENT TO FLORIDA POWER & LIGHT O.R.B. 60, PG. 464

R/W DEDICATION PER O.R.B. 3623, PAGE 163

WEST 1/2 OF TRACT 14, SECTION 10-T33S-R38E
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY
(NOW INDIAN RIVER COUNTY)

SOUTH 1/2 OF TRACT 11, SECTION 10-T33S-R38E
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY
(NOW INDIAN RIVER COUNTY)

NORTH 1/2 OF TRACT 11, SECTION 10-T33S-R38E
INDIAN RIVER FARMS COMPANY
PLAT BOOK 2, PAGE 25
ST. LUCIE COUNTY
(NOW INDIAN RIVER COUNTY)

60' TO INDIAN RIVER COUNTY O.R.B. 3608, PG. 1468

NORTH LINE OF TRACT 11

30' TO INDIAN RIVER COUNTY O.R.B. 3550, PG. 1437

30' TO INDIAN RIVER COUNTY O.R.B. 3608, PG. 1468

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PAGE: 43

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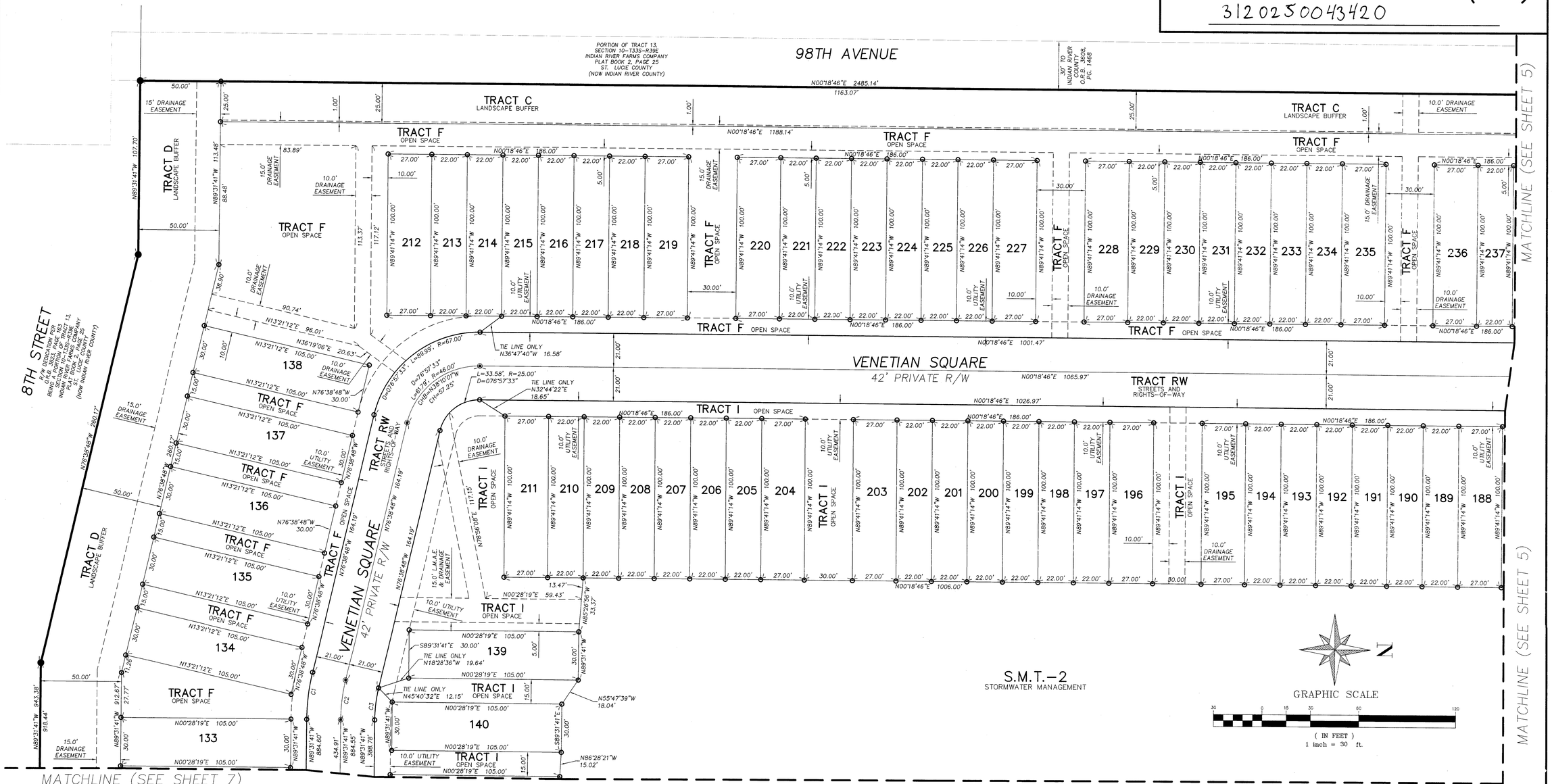
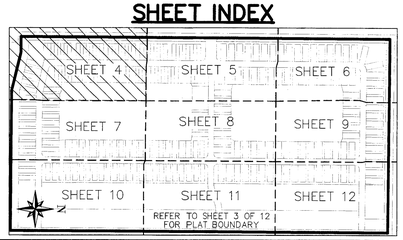


Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	29.45'	131.00'	012°52'53"	N83°05'14"W	29.39'
C2	24.73'	110.00'	012°52'53"	N83°05'14"W	24.68'
C3	20.01'	89.00'	012°52'53"	N83°05'14"W	19.97'

SHEET INDEX



ABBREVIATIONS

CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
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SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
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00-01S-02E	SECTION-TOWNSHIP-RANGE

LEGEND

- ● SET 1/2" IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
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PAGE: 44

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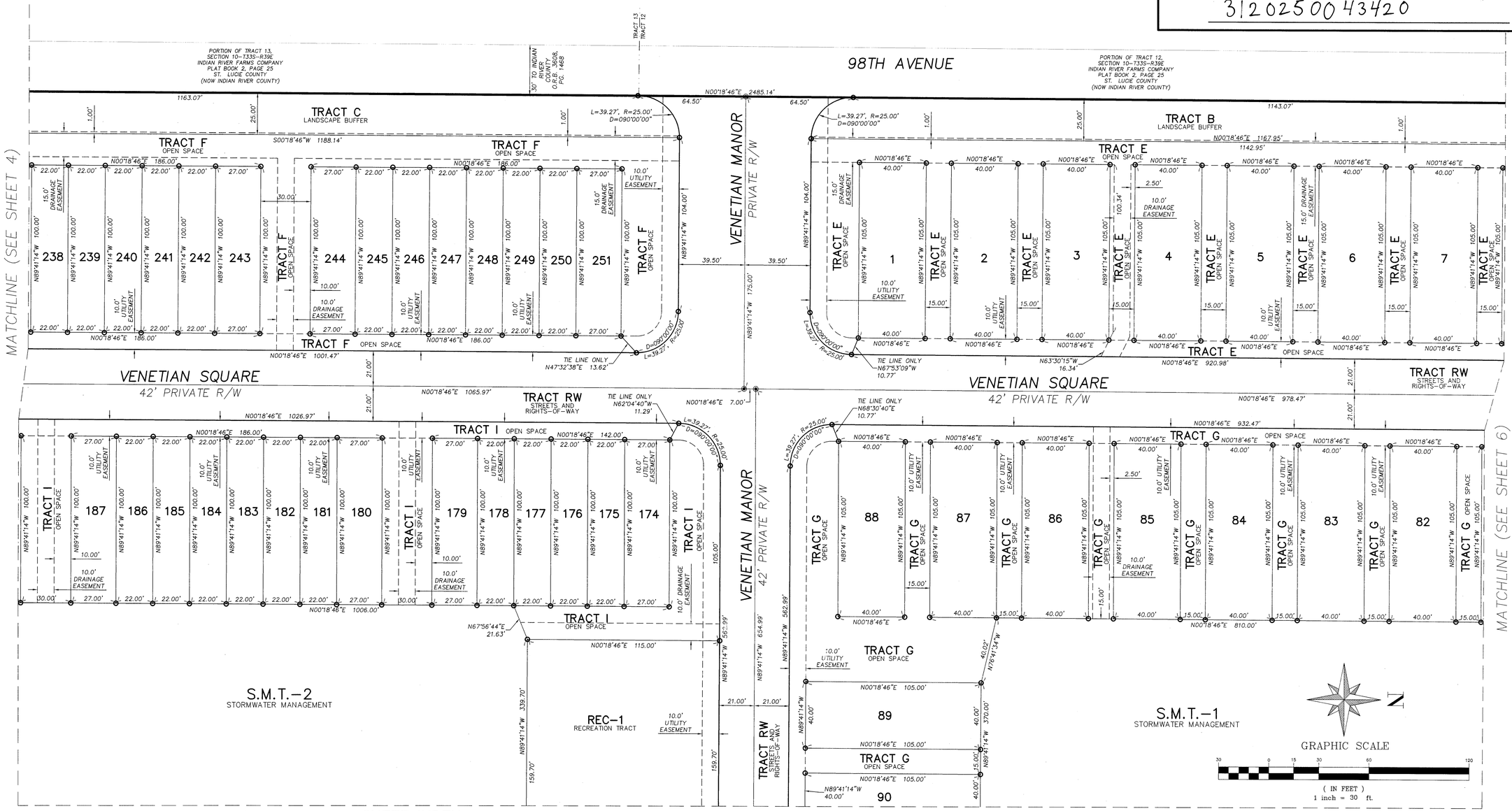

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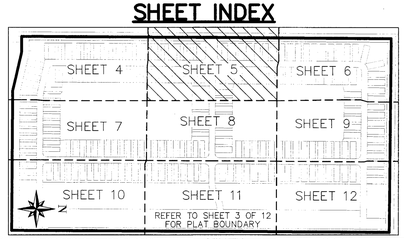

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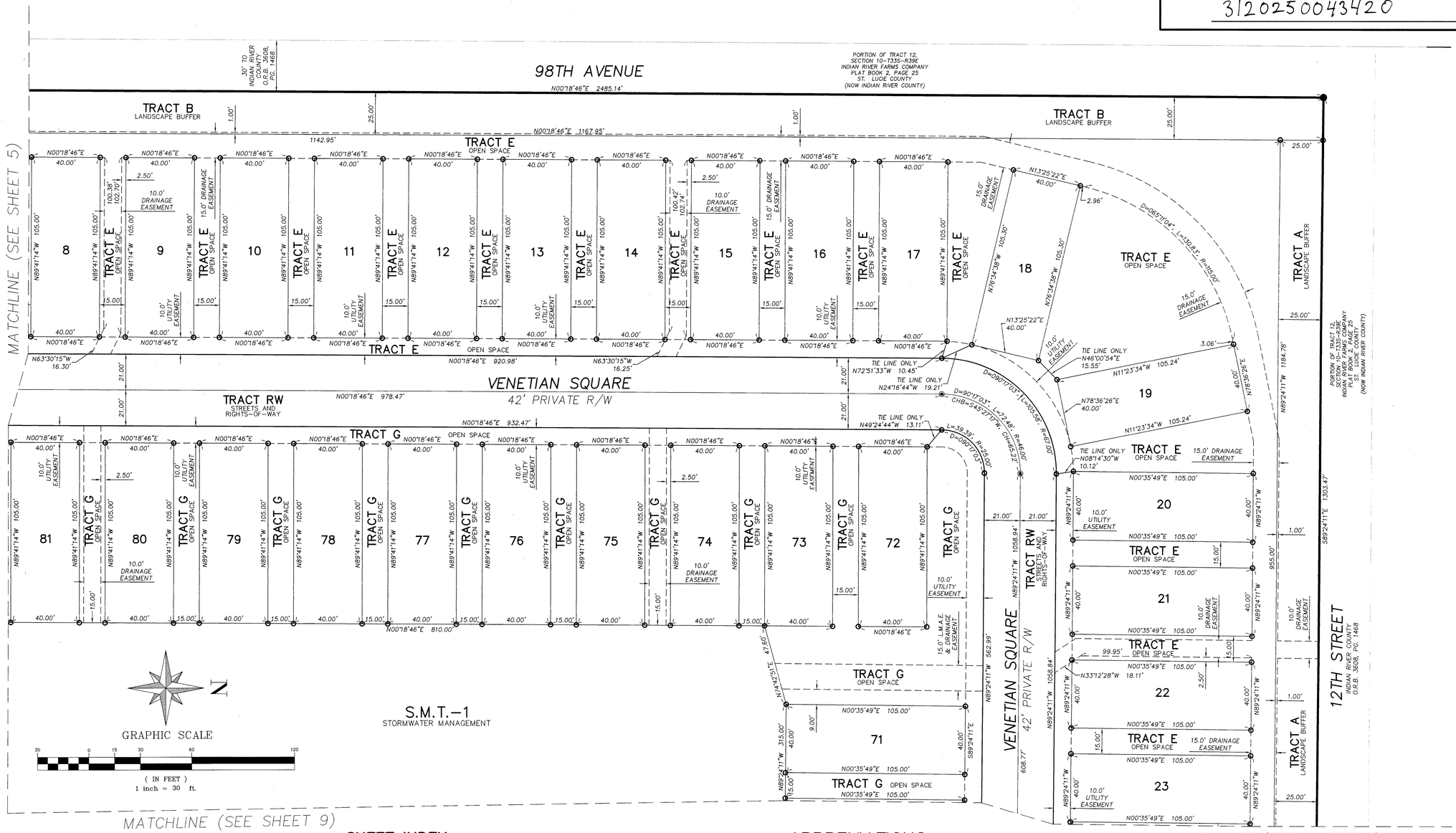

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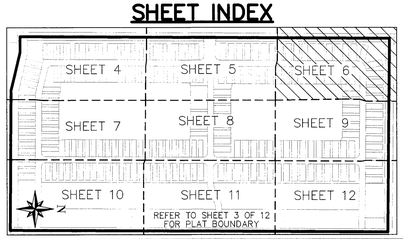

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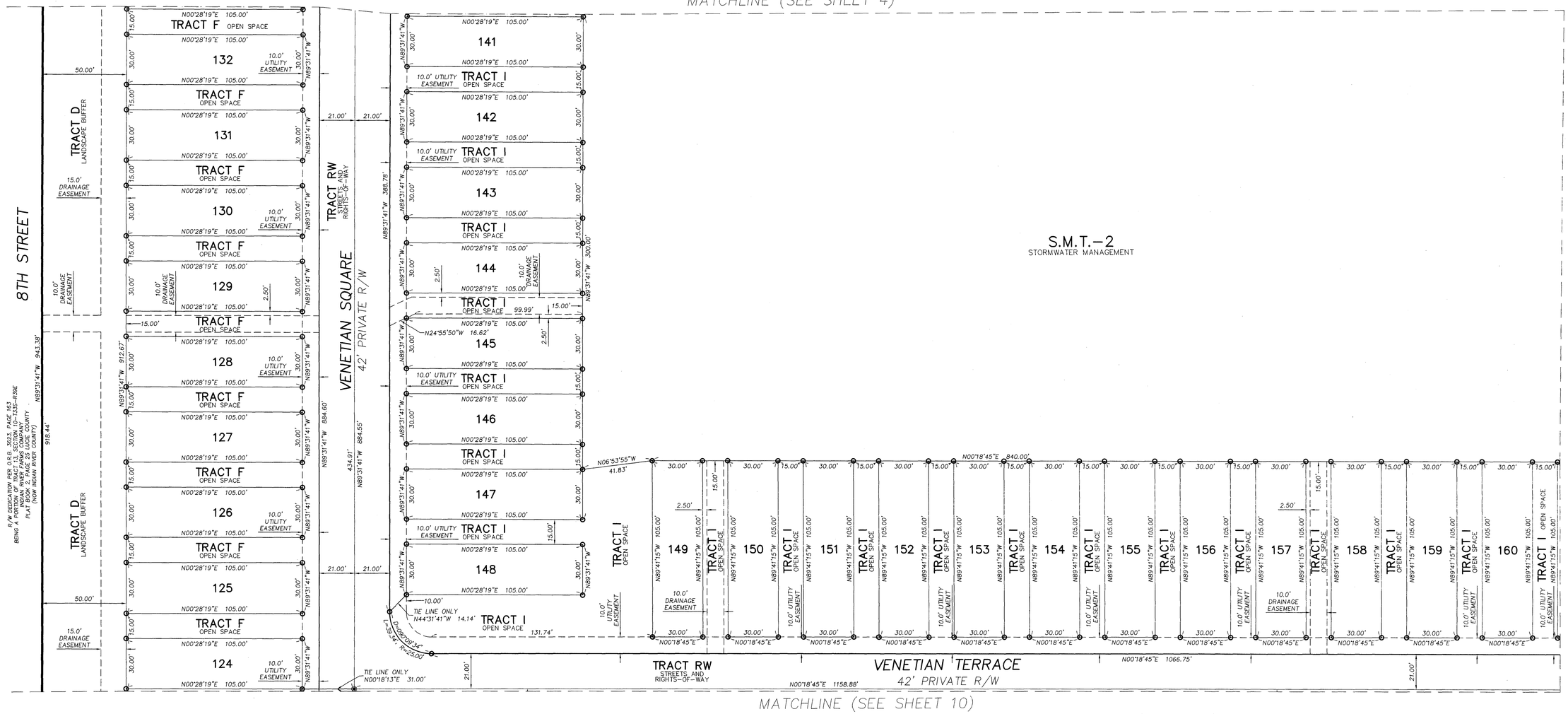


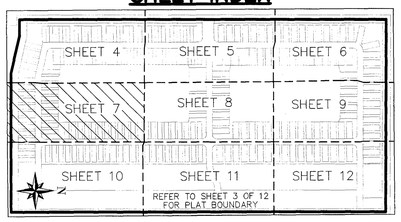
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

SHEET INDEX



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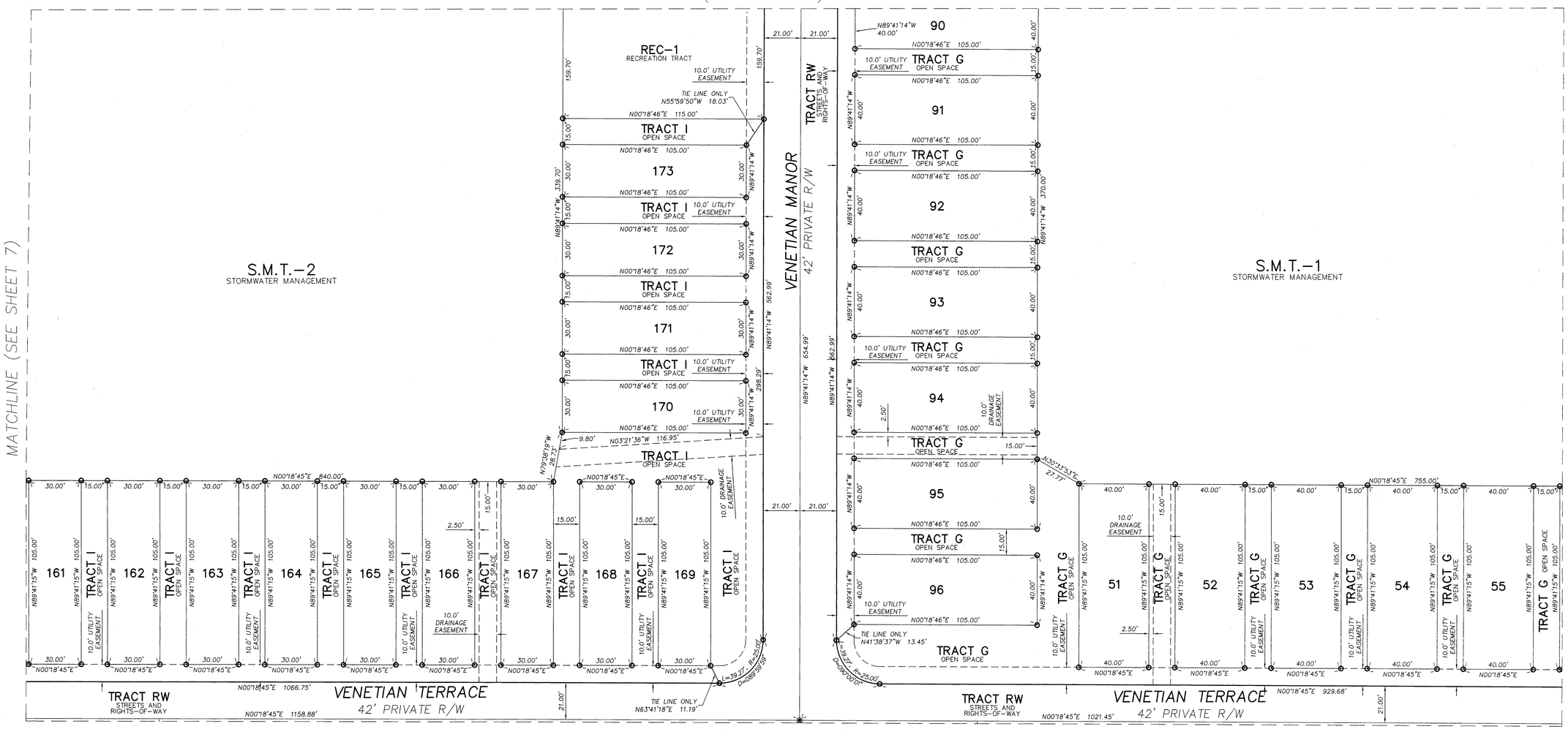

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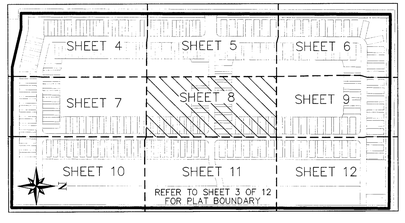

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U.E.	UTILITY EASEMENT
00-01S-02E	SECTION-TOWNSHIP-RANGE

LEGEND

- ● SET 1/2" IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- ◉ SET NAIL AND WASHER STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- ◎ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
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LICENSE BUSINESS NUMBER 4644

DATE OF ORIGINAL PREPARATION: 08/27/24

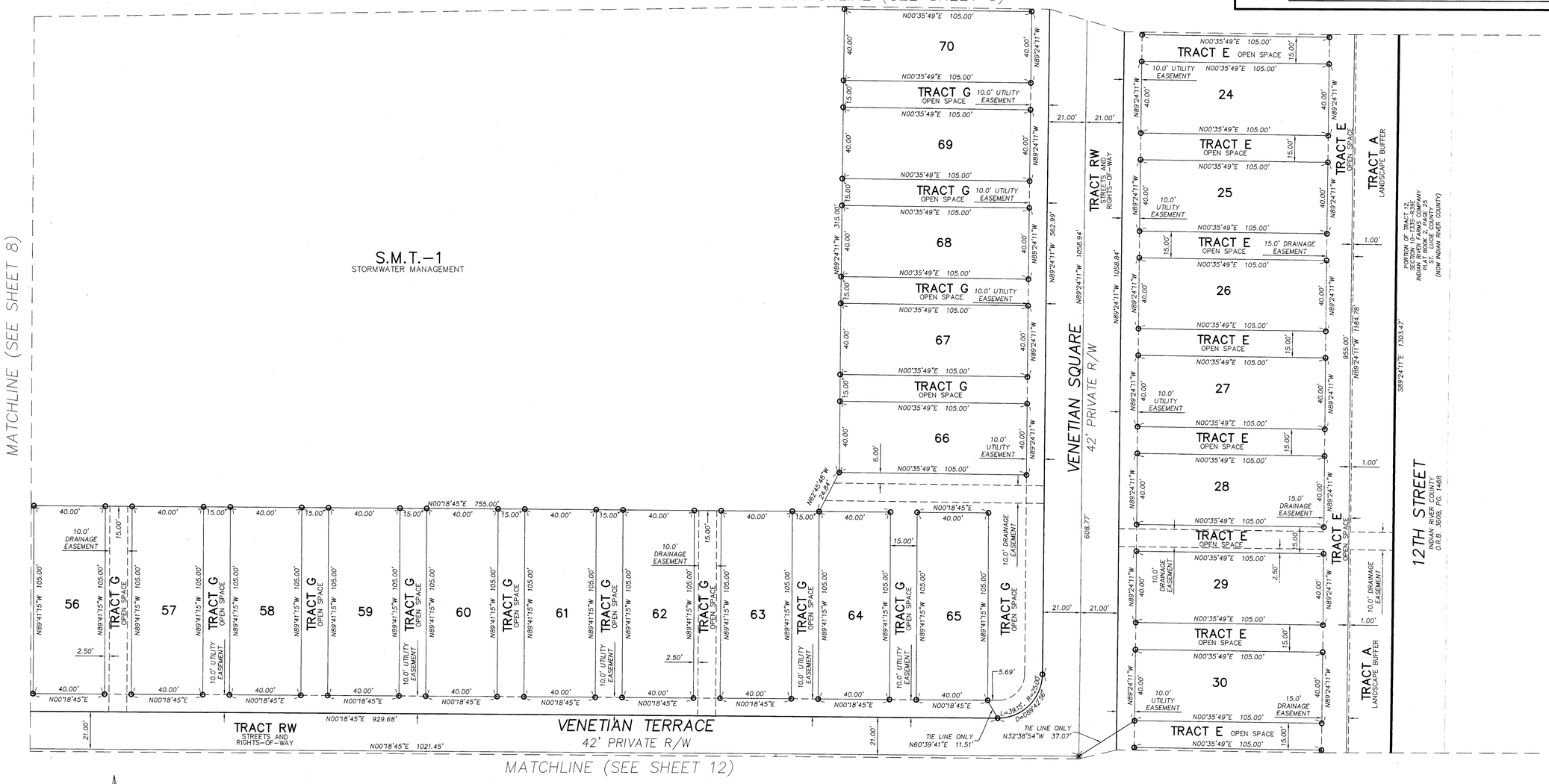
VENETIAN GROVE - PHASE 1

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF TRACTS 11, 12, 13 AND 14, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, AT PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 34

PAGE: 48

CLERK'S FILE NUMBER (CFN): 3120250043420

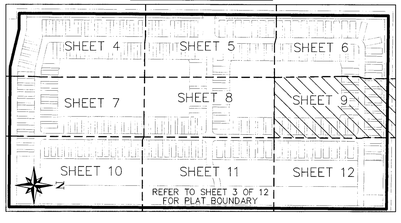


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SHEET INDEX



ABBREVIATIONS

CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG.	PAGE
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RAD	RADIAL
RP	RADIUS POINT
R/W	RIGHT OF WAY
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
00-01S-02E	SECTION-TOWNSHIP-RANGE

LEGEND

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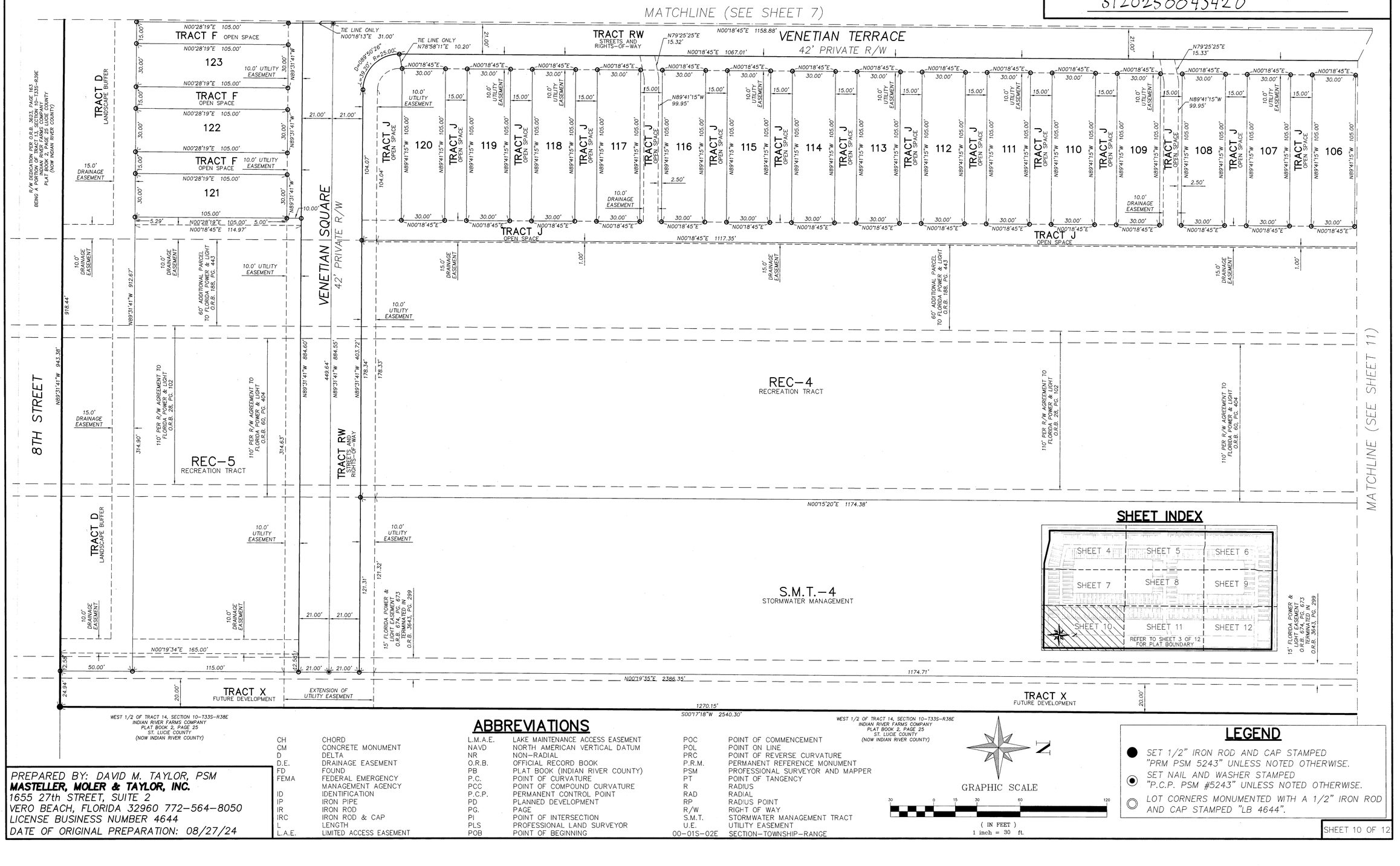

ABBREVIATIONS

CH	CHORD	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
CM	CONCRETE MONUMENT	NAVD	NORTH AMERICAN VERTICAL DATUM	POL	POINT ON LINE
D	DELTA	NR	NON-RADIAL	PRC	POINT OF REVERSE CURVATURE
D.E.	DRAINAGE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
FD	FOUND	PB	PLAT BOOK (INDIAN RIVER COUNTY)	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE	PT	POINT OF TANGENCY
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ID	IDENTIFICATION	P.C.P.	PERMANENT CONTROL POINT	RAD	RADIAL
IP	IRON PIPE	PD	PLANNED DEVELOPMENT	RP	RADIUS POINT
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L	LENGTH	PLS	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT	POB	POINT OF BEGINNING	00-01S-02E	SECTION-TOWNSHIP-RANGE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

LEGEND

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PAGE: 50

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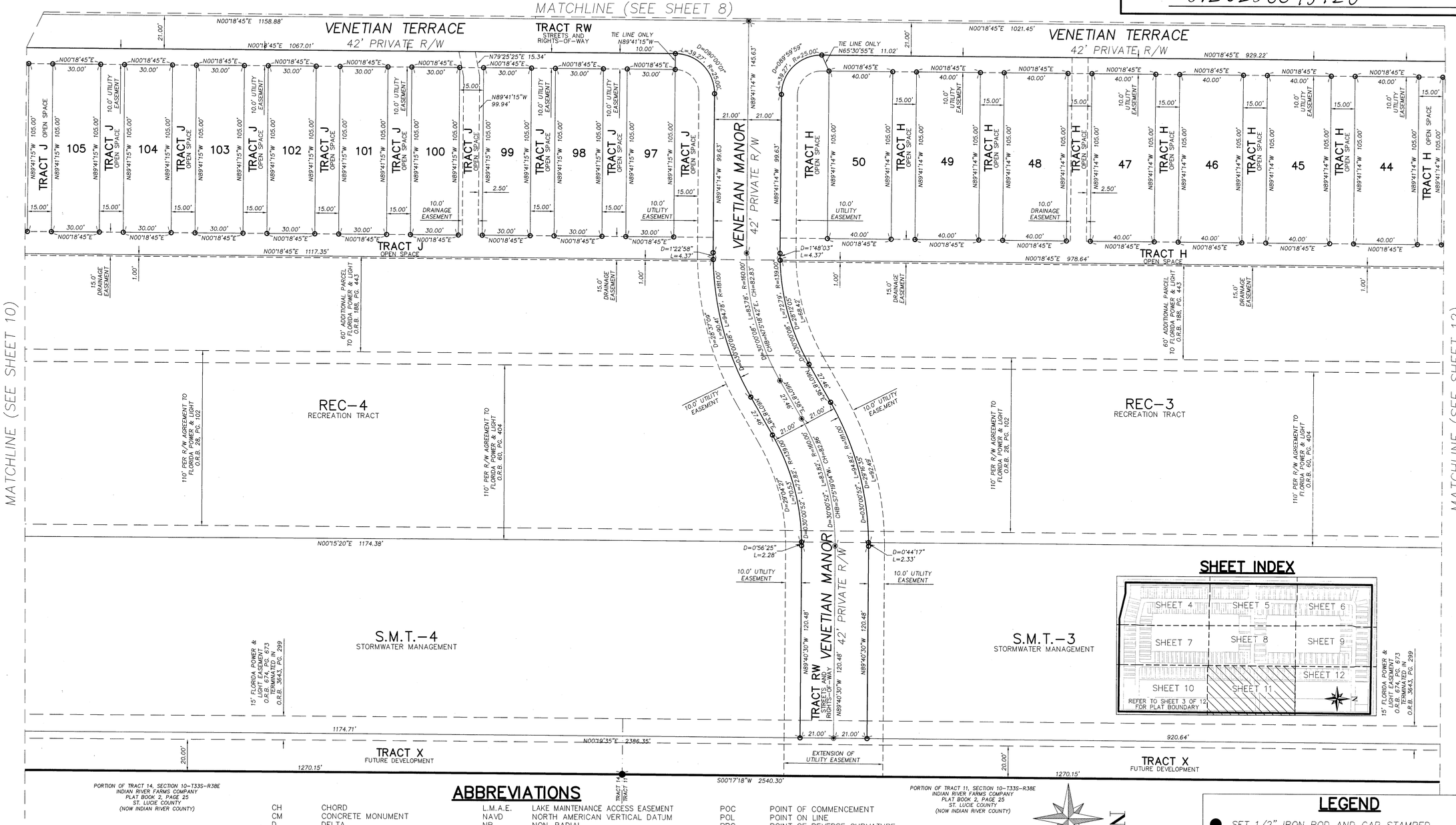

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D.E.	DRAINAGE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
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L.A.E.	LIMITED ACCESS EASEMENT	POB	POINT OF BEGINNING	00-01S-02E	SECTION-TOWNSHIP-RANGE

PORTION OF TRACT 14, SECTION 10-T33S-R38E INDIAN RIVER FARMS COMPANY PLAT BOOK 2, PAGE 25 ST. LUCIE COUNTY (NOW INDIAN RIVER COUNTY)

PORTION OF TRACT 11, SECTION 10-T33S-R38E INDIAN RIVER FARMS COMPANY PLAT BOOK 2, PAGE 25 ST. LUCIE COUNTY (NOW INDIAN RIVER COUNTY)

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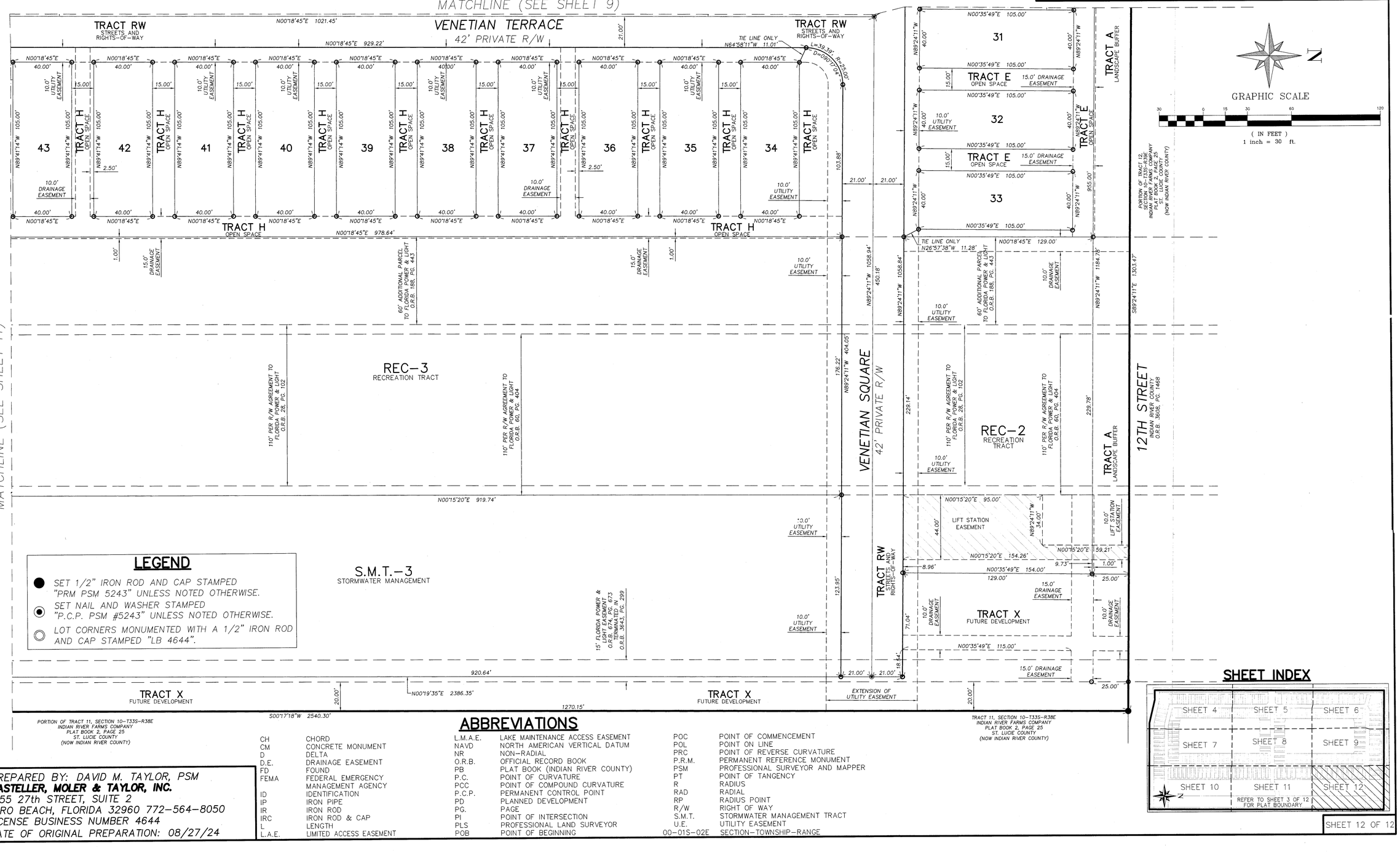

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