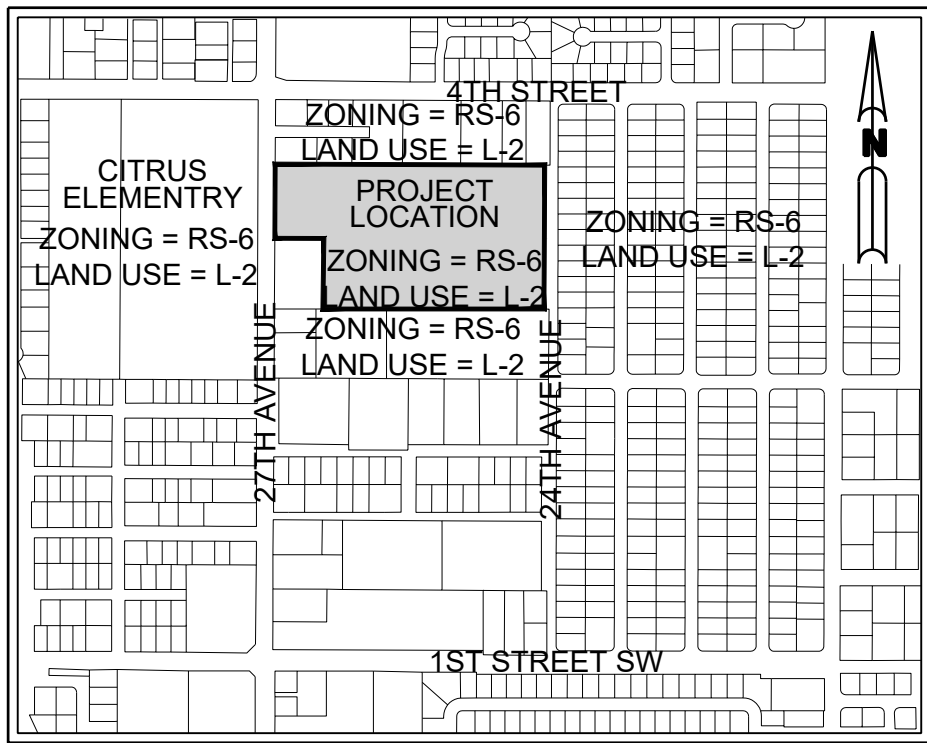


# RIVIERA LAKE SUBDIVISION

A PORTION OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

COVENANTS RESTRICTIONS, OR RESERVATION AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED UNDER OFFICIAL RECORDS BOOK \_\_\_\_, PAGE \_\_\_\_, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



LOCATION MAP  
N.T.S.

SEC. 14, TWP. 33S, RNG. 39E

## ACCEPTANCE OF DEDICATIONS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

RIVIERA LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OF STREETS AND RIGHT-OF-WAY, LANDSCAPE BUFFER TRACTS B-1, B-2, E-1 AND E-2, UPLAND PRESERVE TRACTS C-1 & C-2, STORMWATER MANAGEMENT LAKE TRACT A, DRAINAGE EASEMENTS (D.E.), RECREATION TRACT F, AND ACCESS TRACT G CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES FOR SAME. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

RIVIERA LAKE HOMEOWNERS ASSOCIATION, INC., FLORIDA NOT FOR PROFIT CORPORATION

BY: ANTHONY CRISCIONE SIGNATURE: \_\_\_\_\_

SIGNATORY TITLE: \_\_\_\_\_ ON BEHALF OF RIVIERA LAKE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION,

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY ANTHONY CRISCIONE, PRESIDENT OF RIVIERA LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION WHO EXECUTED SAME ON BEHALF OF SAID FLORIDA NOT FOR PROFIT CORPORATION. HE IS PERSONALLY KNOWN TO ME OR PRESENTED \_\_\_\_\_ FORM OF IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC NOTARIAL SEAL

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

COMMISSION EXPIRATION: \_\_\_\_\_

## MORTGAGEE'S CONSENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3513, PAGE 229 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ALCOVA ORIGATION LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THE PRESENT TO BE SIGNED BY ALCOVA CAPITAL MANAGEMENT GP LLC., THE GENERAL PARTNER OF ALCOVA CAPITAL MANAGEMENT, THE SOLE MEMBER OF ALCOVA ORIGATION LLC., BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_

MATTHEW GRODIN, MANAGING MEMBER OF ALCOVA CAPITAL MANAGEMENT GP LLC., A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF ALCOVA CAPITAL MANAGEMENT, LP, A DELAWARE LIMITED PARTNERSHIP AS THE SOLE MEMBER OF ALCOVA ORIGATION LLC., A DELAWARE LIMITED LIABILITY COMPANY  
PRINTED NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

ALCOVA CAPITAL MANAGEMENT LP

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

CFN \_\_\_\_\_  
CLERK'S FILE NUMBER

## ACKNOWLEDGEMENTS TO MORTGAGEE'S CONSENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY MATTHEW GRODIN, MANAGING MEMBER, ON BEHALF OF ALCOVA CAPITAL MANAGEMENT LP, WHO IS \_\_\_\_ PERSONALLY KNOWN OR \_\_\_\_ PRODUCED IDENTIFICATION IN THE FORM OF \_\_\_\_\_

NOTARY PUBLIC NOTARIAL SEAL

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

COMMISSION EXPIRATION: \_\_\_\_\_

## PARTIAL RELEASE OF MORTGAGE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY RELEASE QUIT-CLAIMS, EXONERATES AND DISCHARGES FROM THE LIEN AND OPERATION OF THE SECURITY DOCUMENTS OF LIFT STATION TRACT LS

IN WITNESS WHEREOF, ALCOVA ORIGATION LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THE PRESENT TO BE SIGNED BY ALCOVA CAPITAL MANAGEMENT GP LLC., THE GENERAL PARTNER OF ALCOVA CAPITAL MANAGEMENT, THE SOLE MEMBER OF ALCOVA ORIGATION LLC., BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
MATTHEW GRODIN, MANAGING MEMBER OF ALCOVA CAPITAL MANAGEMENT GP LLC., A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF ALCOVA CAPITAL MANAGEMENT, LP, A DELAWARE LIMITED PARTNERSHIP AS THE SOLE MEMBER OF ALCOVA ORIGATION LLC., A DELAWARE LIMITED LIABILITY COMPANY  
PRINTED NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

ALCOVA CAPITAL MANAGEMENT LP

## ACKNOWLEDGEMENTS TO MORTGAGEE'S PARTIAL RELEASE OF MORTGAGE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY MATTHEW GRODIN, MANAGING MEMBER, ON BEHALF OF ALCOVA CAPITAL MANAGEMENT LP, WHO IS \_\_\_\_ PERSONALLY KNOWN OR \_\_\_\_ PRODUCED IDENTIFICATION IN THE FORM OF \_\_\_\_\_

NOTARY PUBLIC NOTARIAL SEAL

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

COMMISSION EXPIRATION: \_\_\_\_\_

## CERTIFICATE OF TITLE

I, AVI S. TRYSON, ESQ., AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THE LANDS AS DESCRIBED AND SHOWN ON RIVIERA LAKE SUBDIVISION ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, VB 40 DEVELOPMENT GROUP, LLC; THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE AS FOLLOWS:

MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3513, PAGE 229  
ASSIGNMENT OF LEASES AND RENT RECORDED IN OFFICIAL RECORDS BOOK 3513, PAGE 261  
CODE VIOLATION(S) RECORDED IN OFFICIAL RECORDS BOOK 3634, PAGE 561  
CODE VIOLATION(S) RECORDED IN OFFICIAL RECORDS BOOK 3568, PAGE 2175  
CLAIM OF LIEN RECORDED IN INSTRUMENT NO. 20250015428  
EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 482, PAGE 992

SIGNATURE: \_\_\_\_\_ DATED: \_\_\_\_\_  
PRINTED NAME: AVI S. TRYSON, ESQ.  
FLORIDA BAR NUMBER: 38196

## CERTIFICATE OF DEDICATION

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS THAT VB 40 DEVELOPMENT GROUP LLC A FLORIDA LIMITED LIABILITY CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS RIVIERA LAKE SUBDIVISION, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) **STREETS AND RIGHTS-OF-WAY:** ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RIVIERA LAKE HOMEOWNERS ASSOCIATION INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, 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) **UTILITY EASEMENTS:** THE UTILITY EASEMENTS (U.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY 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 OR 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 AND EGRESS AS APPROVED BY THE COUNTY.

3) **LANDSCAPE BUFFER TRACTS B-1, B-2, E-1 & E-2:** THE LANDSCAPE BUFFER TRACTS B-1, B-2, E-1 & E-2, AS SHOWN, ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RIVIERA LAKE HOMEOWNERS ASSOCIATION INC.

4) **UPLAND PRESERVE TRACTS C-1 & C-2:** UPLAND PRESERVE TRACTS C-1 & C-2, AS SHOWN, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RIVIERA LAKE HOMEOWNERS ASSOCIATION INC. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA IS GRANTED A CONSERVATION EASEMENT VIA THE RECORDED EASEMENT LOCATED AT BOOK 3760 AND PAGE 374 IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA OVER THE UPLAND PRESERVE TRACTS DEPICTED ON THIS PLAT. ANY MAINTENANCE IN THE UPLAND PRESERVE TRACTS NEEDS TO BE PERFORMED IN ACCORDANCE WITH THE MAINTENANCE PLAN THAT WAS APPROVED BY THE INDIAN RIVER COUNTY ENVIRONMENTAL PLANNER

5) **STORMWATER MANAGEMENT LAKE TRACT A:** THE STORMWATER MANAGEMENT LAKE TRACT A, AS SHOWN IS DEDICATED IN PERPETUITY FOR STORMWATER MANAGEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RIVIERA LAKE HOMEOWNERS ASSOCIATION INC., FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW

6) **DRAINAGE EASEMENTS:** THE DRAINAGE EASEMENTS (D.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVIERA LAKE HOMEOWNERS ASSOCIATION INC. FOR CONSTRUCTION AND MAINTENANCE OF THE DRAINAGE FACILITIES

7) **LIMITED ACCESS EASEMENTS:** THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8) **RECREATION TRACT F:** THE RECREATION TRACT F, AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OF RIVIERA LAKE HOMEOWNERS ASSOCIATION INC.

9) **LIFT STATION TRACT LS:** THE LIFT STATION TRACT LS, AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY UTILITIES DEPARTMENT FOR THE PURPOSE OF LIFT STATION MANAGEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER COUNTY UTILITIES DEPARTMENT EXCEPT FOR THE MOWING OF GRASS AND/OR TENDING TO THE VEGETATION SURROUNDING THE LIFT STATION TRACT IF ANY.

11) **ACCESS TRACT G:** THE ACCESS TRACT G, AS SHOWN ON THIS PLAT IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RIVIERA LAKE HOMEOWNERS ASSOCIATION INC.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANGER OF VB 40 DEVELOPMENT GROUP, LLC, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

VB 40 DEVELOPMENT GROUP LLC WITNESS: \_\_\_\_\_

BY: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

PRINTED NAME: ANTHONY CRISCIONE WITNESS: \_\_\_\_\_

TITLE OF OFFICER: MANAGER PRINTED NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY ANTHONY CRISCIONE, MANAGER OF VB 40 DEVELOPMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN OR \_\_\_\_ PRODUCED IDENTIFICATION IN THE FORM OF \_\_\_\_\_

NOTARY PUBLIC NOTARIAL SEAL

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

COMMISSION EXPIRATION: \_\_\_\_\_

# RIVIERA LAKE SUBDIVISION

A PORTION OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.  
COVENANTS RESTRICTIONS, OR RESERVATION AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED UNDER OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
CFN \_\_\_\_\_  
CLERK'S FILE NUMBER \_\_\_\_\_

## LEGAL DESCRIPTION

LEGAL DESCRIPTION:  
PER O.R.B. 3428, PG. 2328

PARCEL 1:  
THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 264 FEET OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF SAID TRACT 12 AS DESCRIBED IN OFFICIAL RECORDS BOOK 220, PAGE 578, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; ALSO LESS AND EXCEPT THE EAST 25 FEET OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF SAID TRACT 12, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1566, PAGE 652, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:  
THE EAST ONE HALF OF THE SOUTH 10.5 ACRES OF THE NORTH 20.5 ACRES EXCLUDING THE WEST 40.00 FEET OF THE SOUTH 10.5 ACRES FOR ROAD RIGHT-OF-WAY OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO INDIAN RIVER COUNTY, FLORIDA BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3086, PAGE 804

PARCEL 3:  
THE WEST ONE HALF OF THE SOUTH 10.5 ACRES OF THE NORTH 20.5 ACRES EXCLUDING THE WEST 40.00 FEET OF THE SOUTH 10.5 ACRES FOR ROAD RIGHT-OF-WAY OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

## NOTICE:

1. THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
2. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER(S), 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(S) OR OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
3. FLOOD HAZARD WARNING - THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING 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.
4. FLOOD ZONE: THIS PLAT LIES WITHIN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0356H, EFFECTIVE DATE JANUARY 26TH, 2023.
5. 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.
6. 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 THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE, AND CHINESE BOX ORANGE.
7. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
8. ROUTINE MAINTENANCE (E.G. MOWING) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
9. WHENEVER STREETS OR PAVED SURFACES WHICH ARE PART OF THE COMMON AREAS ARE EXCAVATED OR OTHERWISE DISTURBED FOR UTILITY WORK OR OTHERWISE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SUCH COMMON AREAS.

## GENERAL NOTES

1. COORDINATE VALUES AND BEARING DATUM ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 (NAD83/11), AND ARE PROJECTED INTO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE 0901.
2. THE GPS RECEIVER TYPE: SP80 GNSS RECEIVER USES Z-BLADE PROCESSING TECHNOLOGY. SPECTRA PRECISION 240-CHANNEL 6G ASIC THAT FULLY USES ALL SIX GNSS SYSTEMS: GPS, GLONASS, BEIDOU, GALILEO, QZSS AND SBAS. THIS TECHNOLOGY MAINTAINS A PLUS OR MINUS VERTICAL ERROR OF NO MORE THEN 0.16 FEET AND A HORIZONTAL ERROR OF NO MORE 0.07 FEET.
3. SURVEY PRO GNSS SOFTWARE EXCEEDS THE MINIMUM ADJUSTED REQUIREMENTS FOR THIS SURVEY.

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA AND THE UTILITY EASEMENTS, LIMITED ACCESS EASEMENTS, AND LIFT STATION TRACT LS ARE ACCEPTED.

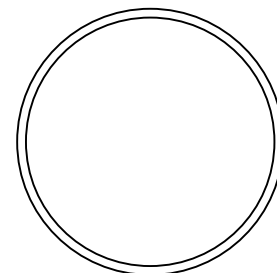
BY: \_\_\_\_\_  
JOSEPH E. FLESCHER  
CHAIRMAN

ATTEST: RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER BY:

\_\_\_\_\_  
DEPUTY CLERK  
(CLERK TO THE BOARD)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
SUSAN J. PRADO  
DEPUTY COUNTY ATTORNEY



CLERK TO  
THE BOARD OF  
COUNTY COMMISSIONERS

## CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOHN A. TITKANICH, JR  
COUNTY ADMINISTRATOR

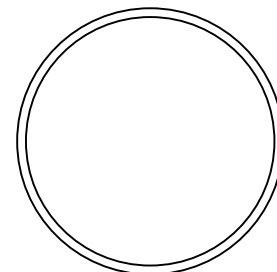
## CLERK'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RIVIERA LAKE SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT WAS FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, CLERK'S FILE NUMBER (CFN) \_\_\_\_\_, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK, INDIAN RIVER COUNTY, FLORIDA

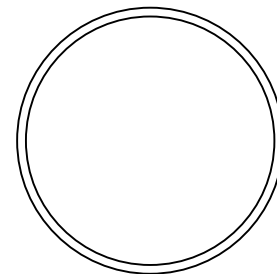


CLERK OF CIRCUIT  
COURT

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING RIVIERA LAKE SUBDIVISION ON \_\_\_\_\_; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CHAPTER 913, INDIAN RIVER COUNTY CODE; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS SHOWN HEREON IN ACCORDANCE WITH AND AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND PROPERTY CORNER MONUMENTS AS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE, INDIAN RIVER COUNTY CODE CHAPTER 913; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. SURVEY TIES TO FOUND GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FEDERAL GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS I STANDARDS AS AMENDED.

BY: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/2025  
WILLIAM E. HAYHURST, P.S.M.  
REGISTRATION NO. 4416  
KMA ENGINEERING AND SURVEYING, LLC

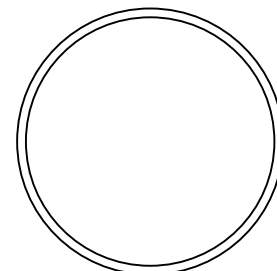


PROJECT SURVEYOR

## COUNTY SURVEYOR'S CERTIFICATE

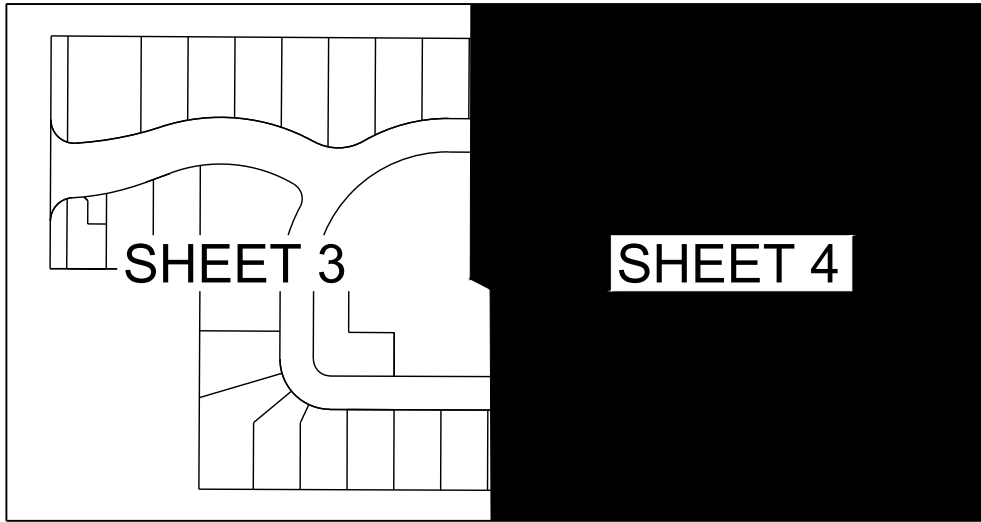
THIS PLAT OF RIVIERA LAKE SUBDIVISION, HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DAVID W. SCHRYVER, P.S.M.  
REGISTRATION NO. 4864  
INDIAN RIVER COUNTY SURVEYOR



COUNTY SURVEYOR





Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C1	35.00'	57.19'	93°37'09"	S46°30'53"E	51.04'
C2	75.00'	77.76'	59°24'15"	N89°31'14"E	74.32'
C3	250.00'	133.18'	30°31'25"	N75°04'49"E	131.62'
C4	75.00'	117.91'	90°04'33"	N44°44'35"W	106.14'
C5	25.00'	38.22'	87°35'15"	N15°32'18"W	34.60'
C6	35.00'	52.72'	86°18'40"	S43°27'02"W	47.88'
C7	225.00'	191.43'	48°44'53"	N65°58'05"E	185.71'
C8	50.00'	78.61'	90°04'33"	N44°44'35"W	70.76'
C9	225.00'	162.18'	41°17'57"	N20°56'40"E	158.69'
C10	25.00'	39.30'	90°04'33"	N44°44'35"W	35.38'
C11	200.00'	2.89'	0°49'39"	N0°42'32"E	2.89'
C12	35.00'	44.84'	73°23'54"	S36°24'15"E	41.83'
C13	35.00'	12.35'	20°13'15"	S83°12'50"E	12.29'
C14	500.00'	98.70'	11°18'38"	N81°01'14"E	98.54'
C15	500.00'	31.36'	3°35'36"	N73°34'07"E	31.35'
C16	285.00'	41.32'	8°18'23"	N75°55'30"E	41.28'
C17	285.00'	70.29'	14°07'49"	N87°08'36"E	70.11'
C18	285.00'	71.51'	14°22'35"	S78°36'11"E	71.32'
C19	285.00'	52.91'	10°38'16"	S66°05'46"E	52.84'
C20	75.00'	23.05'	17°36'41"	S69°34'59"E	22.96'
C21	75.00'	54.71'	41°47'34"	N80°42'54"E	53.50'
C22	250.00'	19.59'	4°29'27"	N62°03'50"E	19.59'
C23	250.00'	73.70'	16°53'26"	N72°45'17"E	73.43'
C24	250.00'	39.89'	9°08'32"	N85°46'16"E	39.85'
C25	75.00'	32.47'	24°48'22"	N77°22'40"W	32.22'
C26	75.00'	33.20'	25°21'59"	N52°17'30"W	32.93'
C27	75.00'	30.40'	23°13'21"	N27°59'50"W	30.19'
C28	75.00'	21.84'	16°40'51"	N8°02'44"W	21.76'
C29	250.00'	0.90'	0°12'22"	N0°23'53"E	0.90'
C30	250.00'	70.99'	16°16'08"	N8°38'08"E	70.75'
C31	250.00'	50.11'	11°29'07"	N22°30'46"E	50.03'
C32	215.00'	145.32'	38°43'36"	N78°41'43"W	142.57'
C33	215.00'	46.37'	12°21'22"	S75°45'48"W	46.28'
C34	380.00'	61.30'	9°14'31"	S74°12'22"W	61.23'
C35	380.00'	34.00'	5°07'33"	S81°23'24"W	33.98'
C36	380.00'	17.60'	2°39'12"	S85°16'47"W	17.60'
C37	35.00'	7.89'	12°54'46"	S80°08'59"W	7.87'
C38	35.00'	44.84'	73°23'54"	S36°59'39"W	41.83'

Parcel Line Table		
Line #	Length	Direction
L1	30.00	N89°46'51"W
L2	36.76	N0°13'09"E
L3	5.06	N44°46'51"W
L4	110.55	N0°17'42"E
L5	110.55	N0°17'42"E

# RIVIERA LAKE SUBDIVISION

A PORTION OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

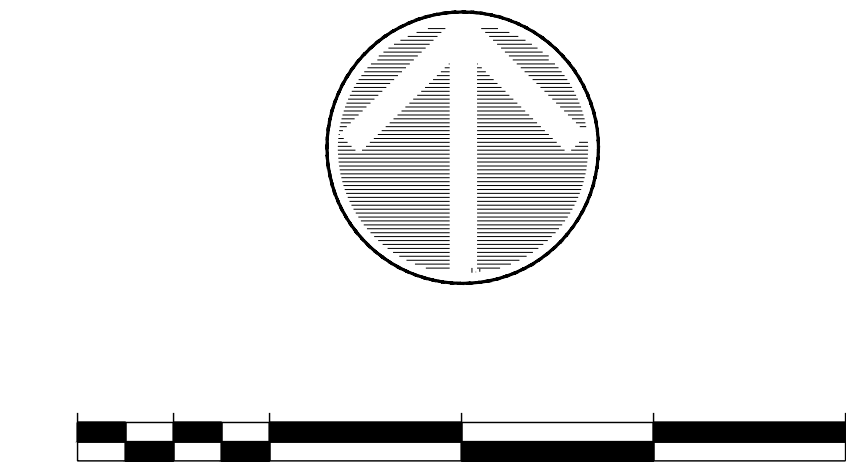
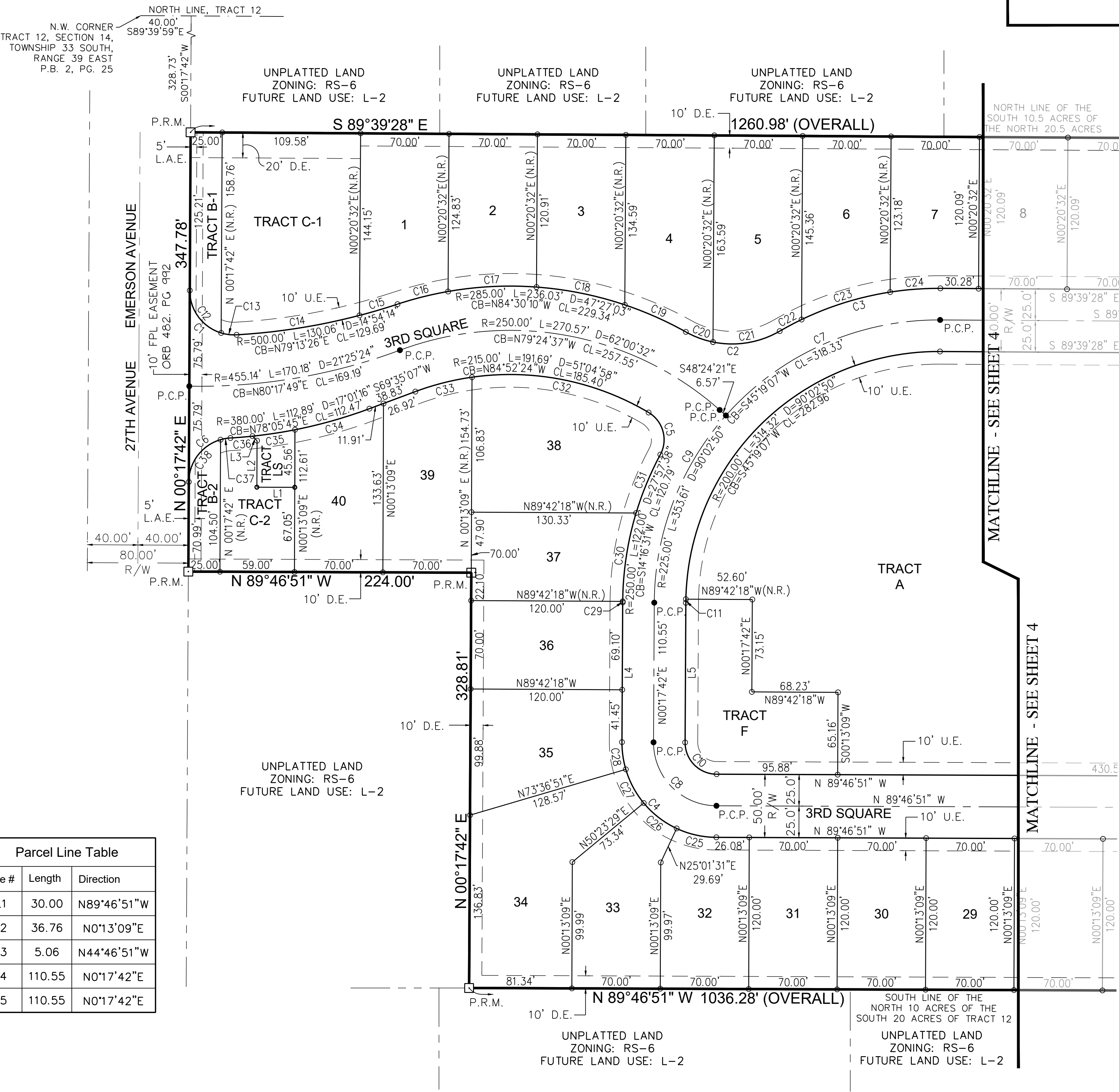
COVENANTS RESTRICTIONS, OR RESERVATION AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED UNDER OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

CFN \_\_\_\_\_

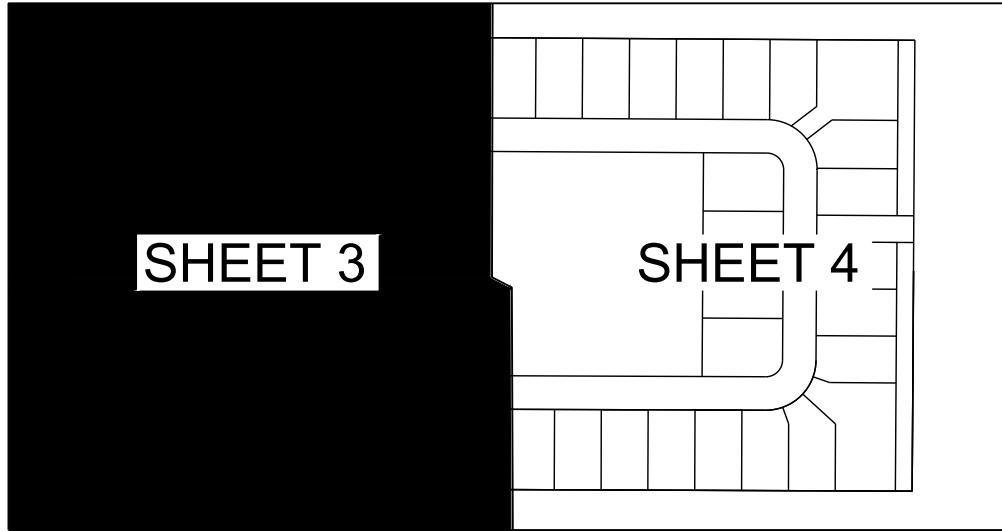
CLERK'S FILE NUMBER \_\_\_\_\_



- DELTA ANGLE  
ACREAGE  
ACCESS EASEMENT  
BEARING BASE  
BENCH MARK  
CHORD BEARING  
CHORD LENGTH  
CONCRETE MONUMENT  
COUNTY ROAD  
DEED  
DRAINAGE EASEMENT  
ELEVATION  
EASEMENT  
FOUND  
IRON PIPE  
IRON ROD  
MEASURED  
LIMITED ACCESS EASEMENT  
LAKE MAINTENANCE EASEMENT  
LAKE MAINTENANCE ACCESS EASEMENT  
MEASURED  
NORTH AMERICAN VERTICAL DATUM OF 1988  
NUMBER  
NOT RADIAL  
NOT TO SCALE  
OFFICIAL RECORDS BOOK  
OPEN SPACE TRACT  
PAGE  
PLAT BOOK  
PERMANENT CONTROL POINT  
POINT OF INTERSECTION  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
PERMANENT REFERENCE MONUMENT  
RADIUS  
RIGHT OF WAY  
SECTION  
SQUARE FEET  
STATE ROAD  
STREET  
TRACT  
TOWNSHIP  
UTILITY EASEMENT

NOTICE:

- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"
- - DENOTES MAGNETIC NAIL AND DISK STAMPED "PCP LB 8351"
- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA 8351"



SHEET INDEX

Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C39	75.00'	117.83'	90°00'44"	S44°39'06"E	106.08'
C40	75.00'	117.63'	89°51'53"	S45°17'12"W	105.94'
C41	50.00'	78.55'	90°00'44"	S44°39'06"E	70.72'
C42	50.00'	78.42'	89°51'53"	S45°17'12"W	70.63'
C43	25.00'	39.28'	90°00'44"	S44°39'06"E	35.36'
C44	25.00'	39.21'	89°51'53"	S45°17'12"W	35.31'
C45	75.00'	3.65'	2°47'07"	S88°15'55"E	3.65'
C46	75.00'	33.90'	25°53'56"	S73°55'24"E	33.61'
C47	75.00'	30.86'	23°34'41"	S49°11'05"E	30.65'
C48	75.00'	46.74'	35°42'35"	S19°32'27"E	45.99'
C49	75.00'	2.67'	2°02'25"	S0°39'57"E	2.67'
C50	75.00'	24.95'	19°03'42"	S9°53'07"W	24.84'
C51	75.00'	30.20'	23°04'26"	S30°57'11"W	30.00'
C52	75.00'	36.30'	27°43'48"	S56°21'18"W	35.95'
C53	75.00'	26.18'	19°59'57"	S80°13'10"W	26.05'

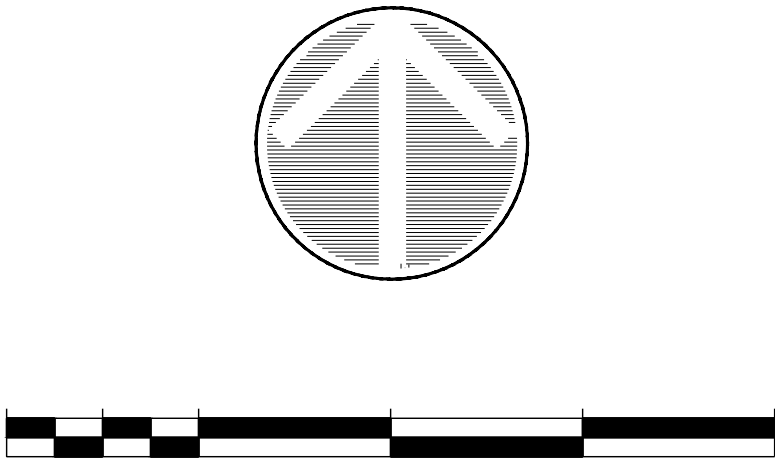
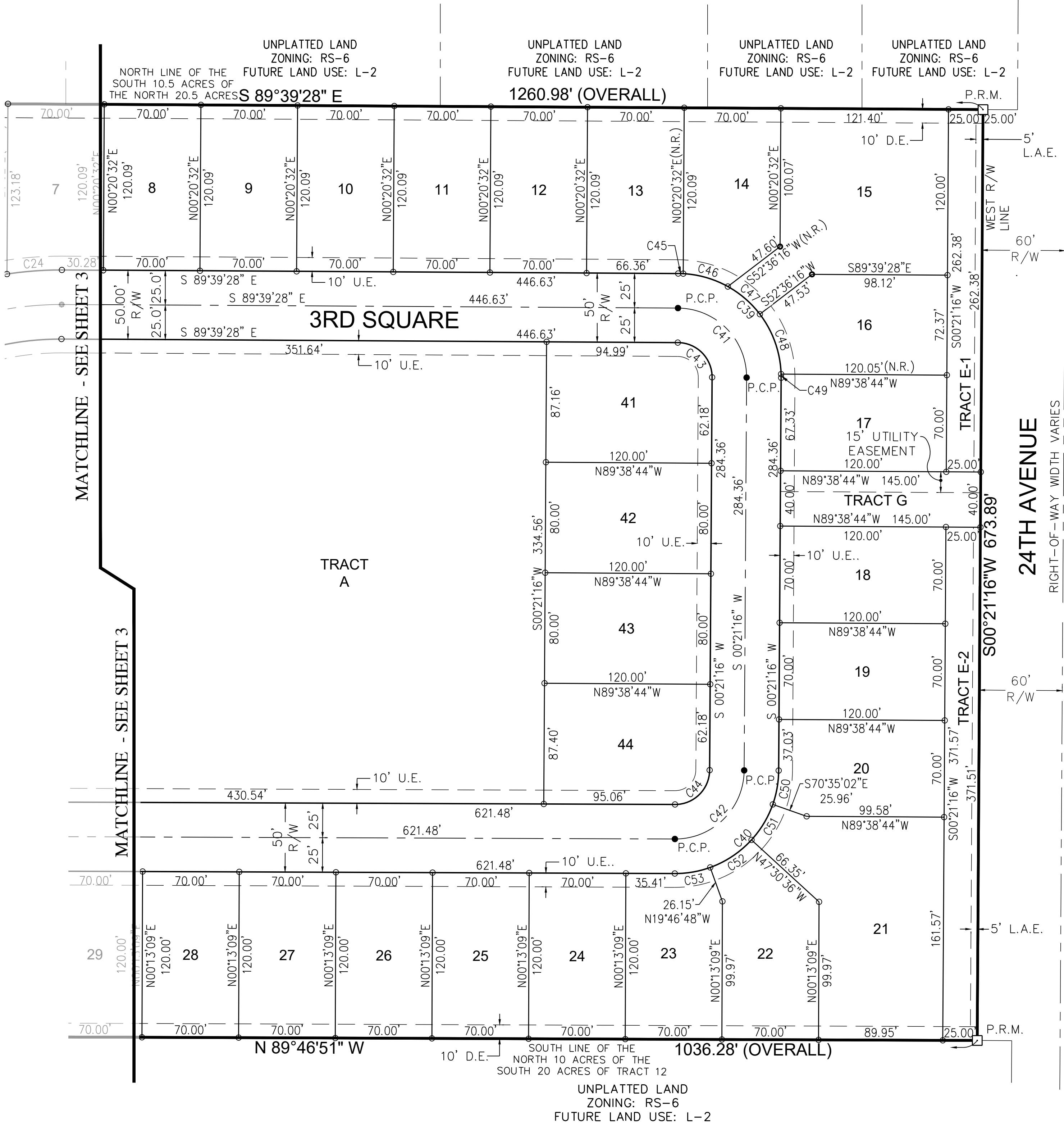
TRACT DESIGNATION & USE

TRACT	USE
TRACT A	STORMWATER MANAGEMENT LAKE
TRACT B-1	LANDSCAPE BUFFER
TRACT B-2	LANDSCAPE BUFFER
TRACT C-1	UPLAND PRESERVE
TRACT C-2	UPLAND PRESERVE
TRACT E-1	LANDSCAPE BUFFER
TRACT E-2	LANDSCAPE BUFFER
TRACT F	RECREATION
TRACT G	ACCESS
TRACT LS	LIFT STATION

RIVIERA LAKE SUBDIVISION

A PORTION OF TRACT 12, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

COVENANTS RESTRICTIONS, OR RESERVATION AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED UNDER OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



- DELTA ANGLE  
ACREAGE  
ACCESS EASEMENT  
BEARING BASE  
BENCH MARK  
CHORD BEARING  
CHORD LENGTH  
CONCRETE MONUMENT  
COUNTY ROAD  
DEED  
DRAINAGE EASEMENT  
ELEVATION  
EASEMENT  
FOUND  
IRON PIPE  
IRON ROD  
ARC LENGTH  
LIMITED ACCESS EASEMENT  
LAKE MAINTENANCE EASEMENT  
LAKE MAINTENANCE ACCESS EASEMENT  
MEASURED  
NAD 88  
NUMBER  
NOT RADIAL  
NOT TO SCALE  
OFFICIAL RECORDS BOOK  
OPEN SPACE TRACT  
PAGE  
PLAT BOOK  
PERMANENT CONTROL POINT  
POINT OF INTERSECTION  
POINT OF BEGINNING  
POINT OF COMMENCEMENT  
PERMANENT REFERENCE MONUMENT  
RADIUS  
RIGHT OF WAY  
SECTION  
SQUARE FEET  
STATE ROAD  
STREET  
TRACT  
TOWNSHIP  
UTILITY EASEMENT

NOTICE:

- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"
- - DENOTES MAGNETIC NAIL AND DISK STAMPED "PCP LB 8351"
- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA 8351"