

BELLA VISTA ISLES

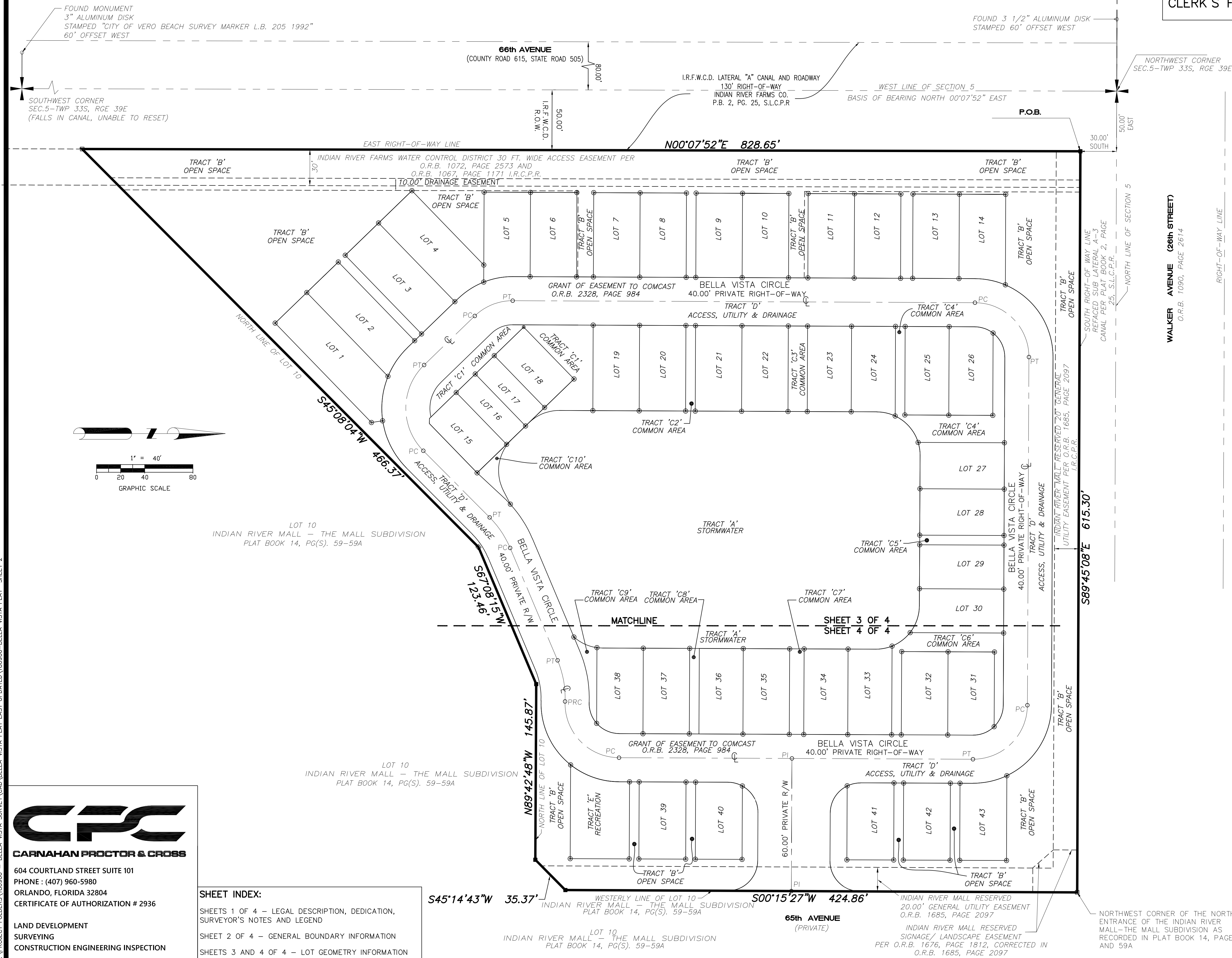
A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

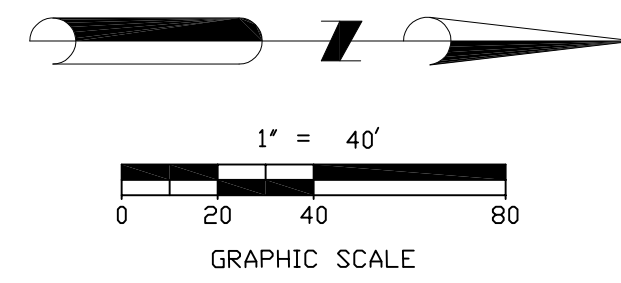
PAGE: _____

CLERK'S FILE NUMBER: _____



LEGEND:

- LS DENOTES LICENSED SURVEYOR
- CL DENOTES CENTERLINE
- PB DENOTES PLAT BOOK
- LLC DENOTES LIMITED LIABILITY COMPANY
- NTLS. DENOTES NOT TO SCALE
- E.S.E. DENOTES ENVIRONMENTAL SWALE EASEMENT
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- (P) DENOTES PLAT
- CM DENOTES CONCRETE MONUMENT
- P.O.B. DENOTES POINT OF BEGINNING
- S.L.C.P.R. DENOTES SAINT LUCIE COUNTY PUBLIC RECORDS
- I.R.F.W.C.D. DENOTES INDIAN RIVER FARMS WATER CONTROL DISTRICT
- R.O.W. DENOTES RIGHT OF WAY LINE
- I.R.C.P.R. DENOTES INDIAN RIVER COUNTY PUBLIC RECORDS
- D.B. DENOTES DEED BOOK
- SEC DENOTES SECTION
- TWP DENOTES TOWNSHIP
- RGE DENOTES RANGE
- I.R.C. DENOTES INDIAN RIVER COUNTY
- C# DENOTES CURVE NUMBER IN CURVE TABLE
- L# DENOTES LINE NUMBER IN LINE TABLE
- PC DENOTES POINT OF CURVATURE
- PG(S) DENOTES PAGES
- PT DENOTES POINT OF TANGENCY
- PI DENOTES POINT OF INTERSECTION
- PRC. DENOTES POINT OF REVERSE CURVATURE
- RP DENOTES RADIUS POINT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- C.R. DENOTES COUNTY ROAD
- CPC DENOTES CARNAHAN PROCTOR AND CROSS
- Δ DENOTES INTERIOR ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- CH DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING
- R/W DENOTES RIGHT-OF-WAY
- (N.R.) DENOTES NON RADIAL
- NAVD DENOTES NORTH AMERICAN VERTICAL DATUM
- PSM DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- CCR # DENOTES CERTIFIED CORNER RECORD NUMBER
- o DENOTES SET NAIL & DISK LB # 2936 (PCP)
- NTL DENOTES NON-TANGENT LINE
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- PCP DENOTES PERMANENT CONTROL POINT
- L.B. DENOTES LICENSED BUSINESS
- DENOTES SET 4"x4" CONCRETE MONUMENT LB # 2936 (PRM)
- DENOTES FOUND 4"x4" CONCRETE MONUMENT "CARTER", NO NUMBER
- ⊙ DENOTES SET 5/8" IRON ROD & CAP LB # 2936



SHEET INDEX:

SHEETS 1 OF 4 -	LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES AND LEGEND
SHEET 2 OF 4 -	GENERAL BOUNDARY INFORMATION
SHEETS 3 AND 4 OF 4 -	LOT GEOMETRY INFORMATION

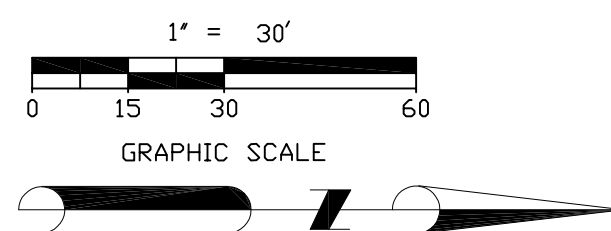
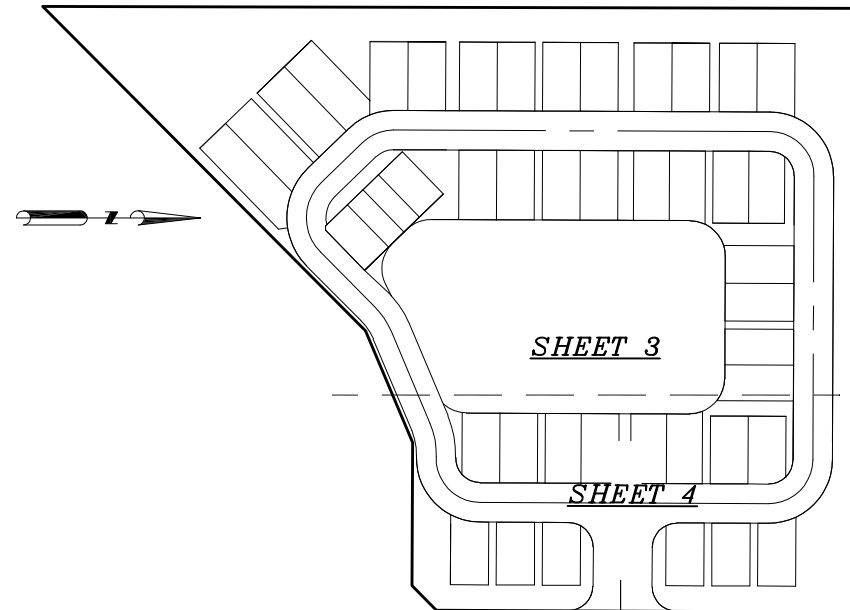
CARNAHAN PROCTOR & CROSS

604 COURTLAND STREET SUITE 101
 PHONE : (407) 960-5980
 ORLANDO, FLORIDA 32804
 CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT
 SURVEYING
 CONSTRUCTION ENGINEERING INSPECTION

P:\PROJECT FOLDERS\180906 - BELLA VISTA SURVEY\CAD\BELLA VISTA PLAT LAST UPDATED\180906-BELLA VISTA PLAT SHEET 2

SHEET LAYOUT KEY MAP



BELLA VISTA ISLES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY

SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

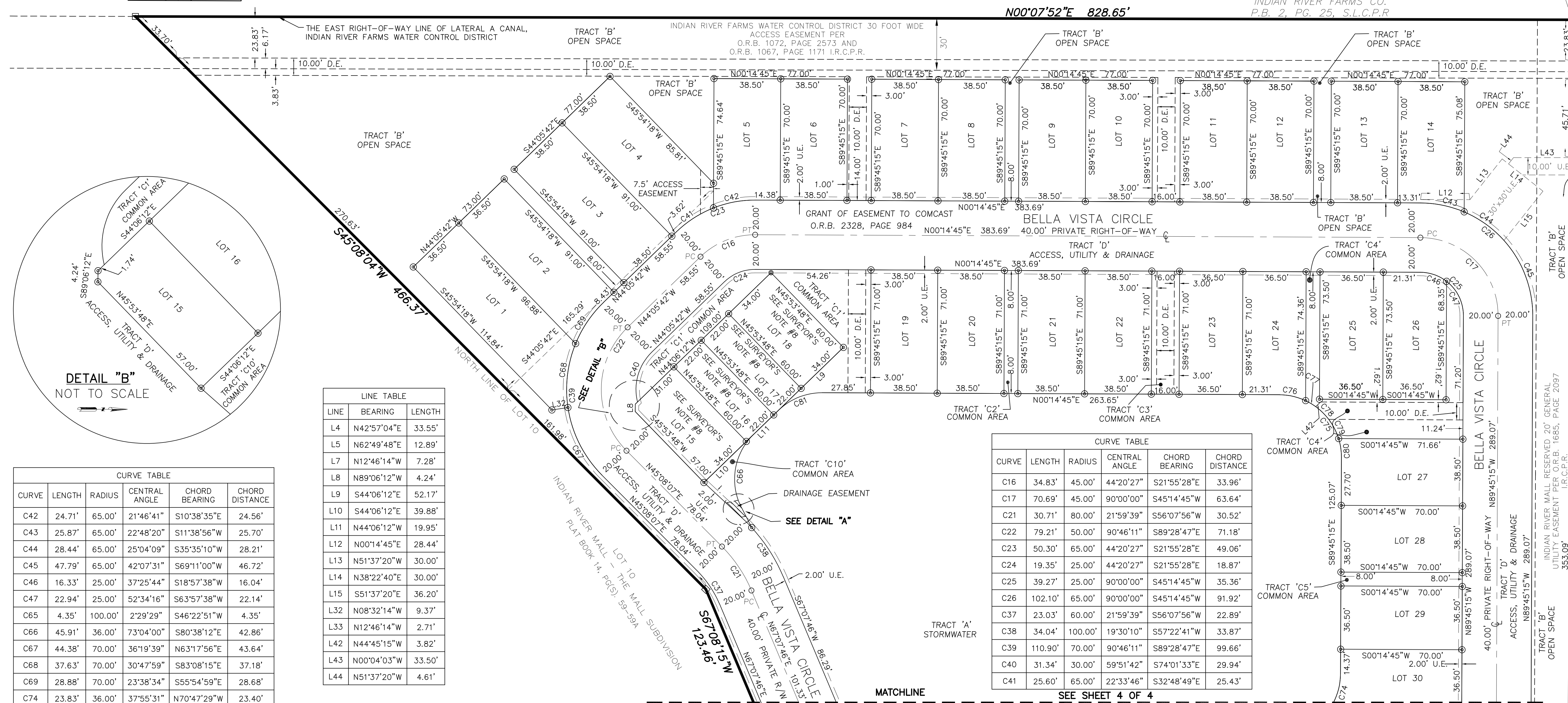
PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER: _____

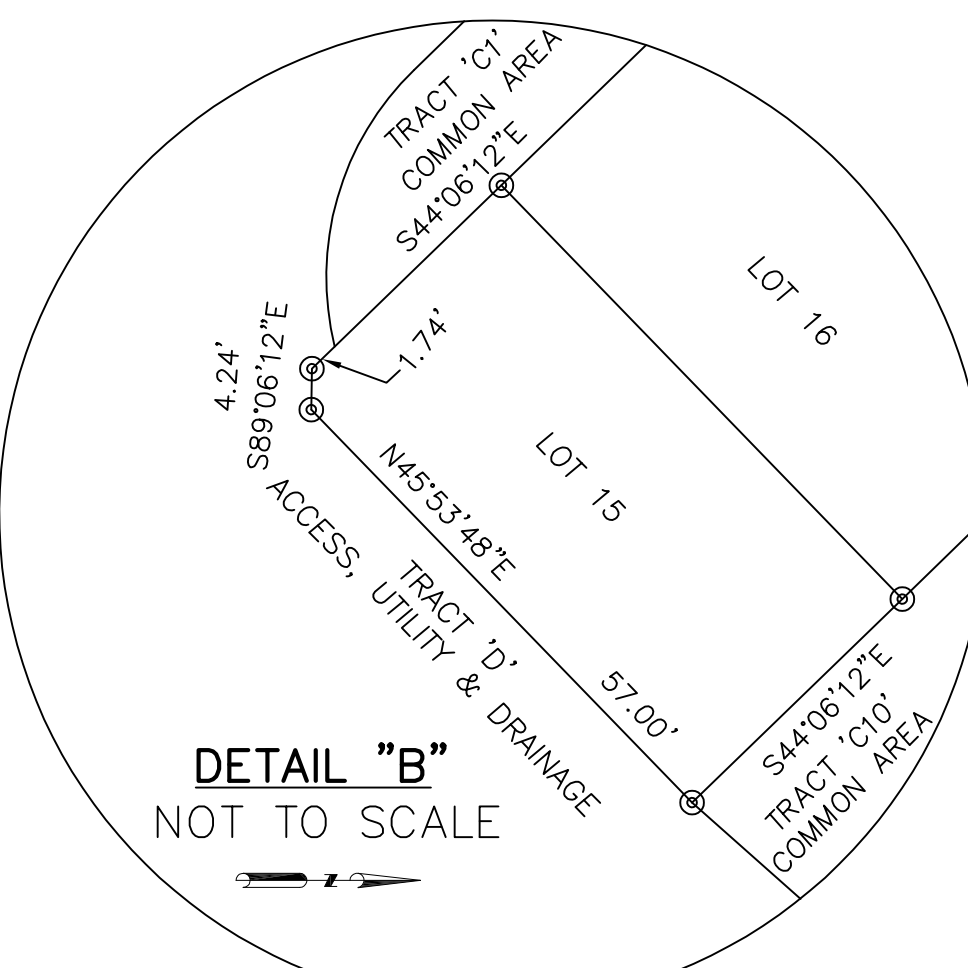
I.R.F.W.C.D. LATERAL "A" CANAL AND ROADWAY
130' RIGHT-OF-WAY
INDIAN RIVER FARMS CO.
P.B. 2, PG. 25, S.L.C.P.R.

P.O.B.



SOUTH RIGHT-OF-WAY LINE REFACED SUB LATERAL A-3 CANAL PER PLAT BOOK 2, PAGE 25, S.L.C.P.R.

S89°45'08"E 615.30'



LINE	BEARING	LENGTH
L4	N42°57'04"E	33.55'
L5	N62°49'48"E	12.89'
L7	N12°46'14"W	7.28'
L8	N89°06'12"W	4.24'
L9	S44°06'12"E	52.17'
L10	S44°06'12"E	39.88'
L11	N44°06'12"W	19.95'
L12	N00°14'45"E	28.44'
L13	N51°37'20"W	30.00'
L14	N38°22'40"E	30.00'
L15	S51°37'20"E	36.20'
L32	N08°32'14"W	9.37'
L33	N12°46'14"W	2.71'
L42	N44°45'15"W	3.82'
L43	N00°04'03"W	33.50'
L44	N51°37'20"W	4.61'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C42	24.71'	65.00'	21°46'41"	S10°38'35"E	24.56'
C43	25.87'	65.00'	22°48'20"	S11°38'56"W	25.70'
C44	28.44'	65.00'	25°04'09"	S35°35'10"W	28.21'
C45	47.79'	65.00'	42°07'31"	S69°11'00"W	46.72'
C46	16.33'	25.00'	37°25'44"	S18°57'38"W	16.04'
C47	22.94'	25.00'	52°34'16"	S63°57'38"W	22.14'
C65	4.35'	100.00'	2°29'29"	S46°22'51"W	4.35'
C66	45.91'	36.00'	73°04'00"	S80°38'12"E	42.86'
C67	44.38'	70.00'	36°19'39"	N63°17'56"E	43.64'
C68	37.63'	70.00'	30°47'59"	S83°08'15"E	37.18'
C69	28.88'	70.00'	23°38'34"	S55°54'59"E	28.68'
C74	23.83'	36.00'	37°55'31"	N70°47'29"W	23.40'
C75	56.55'	36.00'	90°00'00"	S45°14'45"W	50.91'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C16	34.83'	45.00'	44°20'27"	S21°55'28"E	33.96'
C17	70.69'	45.00'	90°00'00"	S45°14'45"W	63.64'
C21	30.71'	80.00'	21°59'39"	S56°07'56"W	30.52'
C22	79.21'	50.00'	90°46'11"	S89°28'47"E	71.18'
C23	50.30'	65.00'	44°20'27"	S21°55'28"E	49.06'
C24	19.35'	25.00'	44°20'27"	S21°55'28"E	18.87'
C25	39.27'	25.00'	90°00'00"	S45°14'45"W	35.36'
C26	102.10'	65.00'	90°00'00"	S45°14'45"W	91.92'
C37	23.03'	60.00'	21°59'39"	S56°07'56"W	22.89'
C38	34.04'	100.00'	19°30'10"	S57°22'41"W	33.87'
C39	110.90'	70.00'	90°46'11"	S89°28'47"E	99.66'
C40	31.34'	30.00'	59°51'42"	S74°01'33"E	29.94'
C41	25.60'	65.00'	22°33'46"	S32°48'49"E	25.43'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C76	15.69'	36.00'	24°57'55"	S12°43'43"W	15.56'
C77	6.85'	36.00'	10°53'44"	S30°39'32"W	6.84'
C78	10.49'	36.00'	16°42'09"	S44°27'29"W	10.46'
C79	12.55'	36.00'	19°58'32"	S62°47'49"W	12.49'
C80	10.97'	36.00'	17°27'40"	S81°30'55"W	10.93'
C81	27.87'	36.00'	44°20'57"	S21°55'43"E	27.17'

LEGEND:

- PC DENOTES POINT OF CURVATURE
- PG(S) DENOTES PAGES
- PT DENOTES POINT OF TANGENCY
- PI DENOTES POINT OF INTERSECTION
- PRC. DENOTES POINT OF REVERSE CURVATURE
- RP DENOTES RADIUS POINT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- C.R. DENOTES COUNTY ROAD
- CPC DENOTES CARNAHAN PROCTOR AND CROSS
- Δ DENOTES INTERIOR ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- CH DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING
- R/W DENOTES RIGHT-OF-WAY
- LS DENOTES LICENSED SURVEYOR
- Ⓢ DENOTES CENTERLINE
- PB DENOTES PLAT BOOK
- LLC DENOTES LIMITED LIABILITY COMPANY
- N.T.S. DENOTES NOT TO SCALE
- E.S.E. DENOTES ENVIRONMENTAL SWALE EASEMENT
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- (P) DENOTES PLAT
- CM DENOTES CONCRETE MONUMENT
- P.O.B. DENOTES POINT OF BEGINNING
- S.L.C.P.R. DENOTES SAINT LUCIE COUNTY PUBLIC RECORDS
- I.R.F.W.C.D. DENOTES INDIAN RIVER FARMS WATER CONTROL DISTRICT
- R.O.W. DENOTES RIGHT OF WAY LINE
- I.R.C.P.R. DENOTES INDIAN RIVER COUNTY PUBLIC RECORDS
- # DENOTES CURVE NUMBER IN CURVE TABLE
- L# DENOTES LINE NUMBER IN LINE TABLE
- (N.R.) DENOTES NON RADIAL
- NAVD DENOTES NORTH AMERICAN VERTICAL DATUM
- PSM DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- CCR # DENOTES CERTIFIED CORNER RECORD NUMBER
- o DENOTES SET NAIL & DISK LB # 2936 (PCP)
- PCP DENOTES PERMANENT CONTROL POINT
- N.T.L. DENOTES NON-TANGENT LINE
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- L.B. DENOTES LICENSED BUSINESS
- I.R.C. DENOTES INDIAN RIVER COUNTY
- D.B. DENOTES DEED BOOK
- SEC DENOTES SECTION
- TWP DENOTES TOWNSHIP
- RGE DENOTES RANGE
- DENOTES SET 4"x4" CONCRETE MONUMENT LB # 2936 (PRM)
- DENOTES FOUND 4"x4" CONCRETE MONUMENT "CARTER", NO NUMBER
- ⊙ DENOTES SET 5/8" IRON ROD & CAP LB # 2936
- ▨ DENOTES DRAINAGE EASEMENT

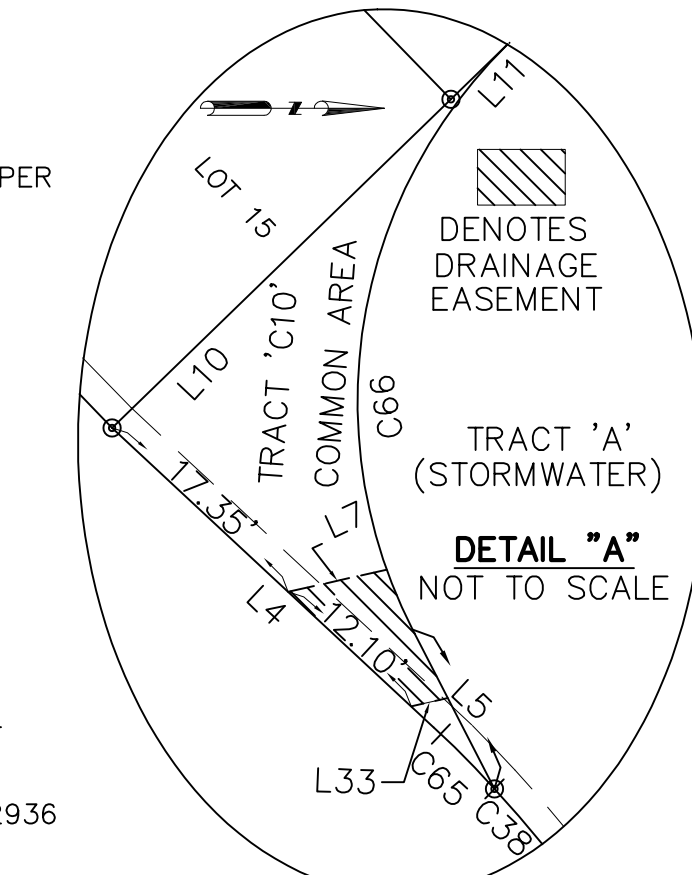
604 COURTLAND STREET SUITE 101
PHONE : (407) 960-5980
ORLANDO, FLORIDA 32804
CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT
SURVEYING
CONSTRUCTION ENGINEERING INSPECTION

SHEET INDEX:

SHEETS 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES AND LEGEND

SHEET 2 OF 4 - GENERAL BOUNDARY AND LOT GEOMETRY INFORMATION



BELLA VISTA ISLES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE
39 EAST, INDIAN RIVER COUNTY, FLORIDA

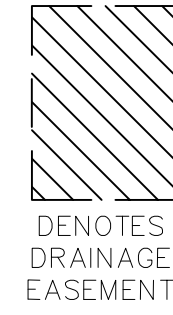
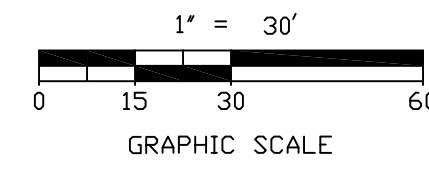
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY

SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

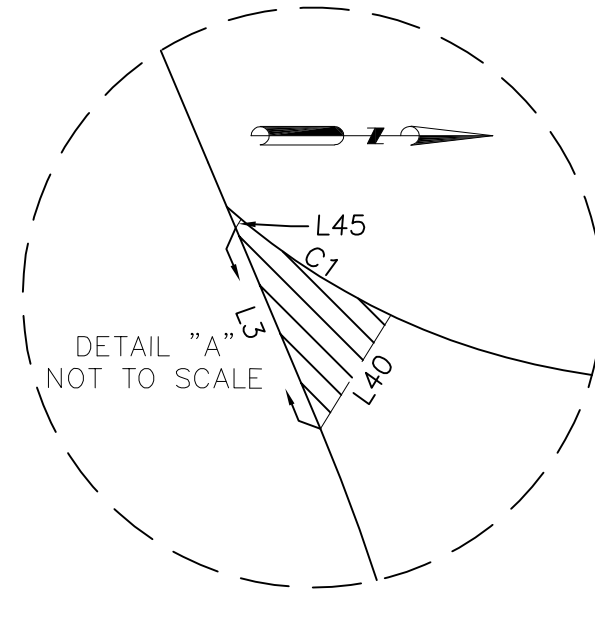
PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER: _____



DENOTES DRAINAGE EASEMENT



DETAIL "A" NOT TO SCALE

LOT 10
INDIAN RIVER MALL - THE MALL SUBDIVISION
PLAT BOOK 14, PG(S). 59-59A

S45°14'43"W 35.37'
INDIAN RIVER MALL RESERVED
20.00' GENERAL UTILITY EASEMENT
O.R.B. 1685, PAGE 2097

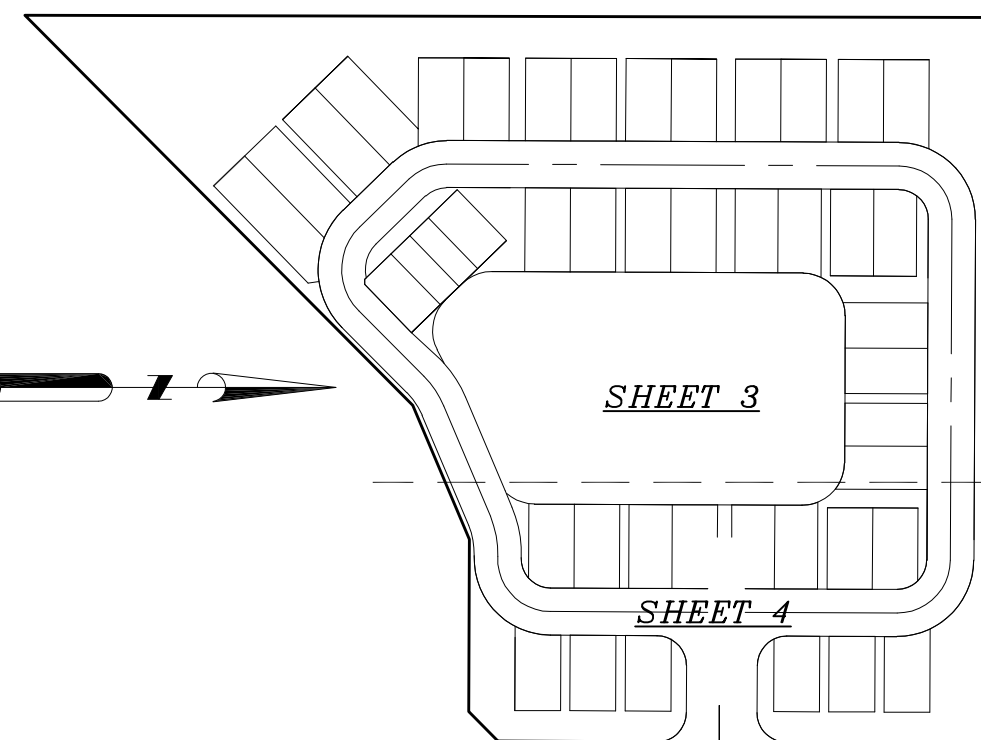
LOT 10
INDIAN RIVER MALL - THE MALL SUBDIVISION
PLAT BOOK 14, PG(S). 59-59A

65th AVENUE
(PRIVATE)

INDIAN RIVER MALL RESERVED
SIGNAGE/ LANDSCAPE EASEMENT
PER O.R.B. 1676, PAGE 1812, CORRECTED IN
O.R.B. 1685, PAGE 2097

NORTHWEST CORNER OF THE
INDIAN RIVER MALL - THE MALL SUBDIVISION
AS RECORDED IN PLAT BOOK 14,
PAGES 59 AND 59A

SHEET LAYOUT KEY MAP



- LEGEND:**
- PC DENOTES POINT OF CURVATURE
 - PG(S) DENOTES PAGES
 - PT DENOTES POINT OF TANGENCY
 - PI DENOTES POINT OF INTERSECTION
 - PRC. DENOTES POINT OF REVERSE CURVATURE
 - RP DENOTES RADIUS POINT
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - C.R. DENOTES COUNTY ROAD
 - CPC DENOTES CARNAHAN PROCTOR AND CROSS
 - Δ DENOTES INTERIOR ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - CH DENOTES CHORD LENGTH
 - CB DENOTES CHORD BEARING
 - R/W DENOTES RIGHT-OF-WAY
 - (N.R.) DENOTES NON RADIAL
 - NAVD DENOTES NORTH AMERICAN VERTICAL DATUM
 - PSM DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - CCR # DENOTES CERTIFIED CORNER RECORD NUMBER
 - PCP DENOTES PERMANENT CONTROL POINT
 - o DENOTES SET NAIL & DISK LB # 2936 (PCP)
 - N.T.L. DENOTES NON-TANGENT LINE
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - L.B. DENOTES LICENSED BUSINESS
 - DENOTES SET 4"x4" CONCRETE MONUMENT LB # 2936 (PRM)
 - DENOTES FOUND 4"x4" CONCRETE MONUMENT "GARTER", NO NUMBER
 - ⊙ DENOTES SET 5/8" IRON ROD AND CAP LB # 2936
 - LS DENOTES LICENSED SURVEYOR
 - Ⓢ DENOTES CENTERLINE
 - PB DENOTES PLAT BOOK
 - LLC DENOTES LIMITED LIABILITY COMPANY
 - NTLS. DENOTES NOT TO SCALE
 - E.S.E. DENOTES ENVIRONMENTAL SWALE EASEMENT
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK
 - (P) DENOTES PLAT
 - CM DENOTES CONCRETE MONUMENT
 - P.O.B. DENOTES POINT OF BEGINNING
 - S.L.C.P.R. DENOTES SAINT LUCIE COUNTY PUBLIC RECORDS
 - I.R.F.W.C.D. DENOTES INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - R.O.W. DENOTES RIGHT OF WAY LINE
 - I.R.C.P.R. DENOTES INDIAN RIVER COUNTY PUBLIC RECORDS
 - D.B. DENOTES DEED BOOK
 - SEC DENOTES SECTION
 - TWP DENOTES TOWNSHIP
 - RGE DENOTES RANGE
 - I.R.C. DENOTES INDIAN RIVER COUNTY
 - C# DENOTES CURVE NUMBER IN CURVE TABLE
 - L# DENOTES LINE NUMBER IN LINE TABLE
 - (TYP) DENOTES TYPICAL
 - ▨ DENOTES DRAINAGE EASEMENT

SHEET INDEX:
SHEETS 1 OF 4 - LEGAL DESCRIPTION, DEDICATION, SURVEYOR'S NOTES AND LEGEND
SHEET 2 OF 4 - GENERAL BOUNDARY AND LOT GEOMETRY INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°45'16"E	40.11'
L2	S89°45'16"E	40.13'
L3	N67°07'46"E	15.05'
L6	S49°04'47"W	9.17'
L16	N01°01'07"W	21.00'
L17	S88°56'23"W	72.06'
L18	S44°27'29"W	26.89'
L19	S00°14'43"W	149.17'
L20	S00°14'43"W	149.74'
L21	S44°27'29"W	15.68'
L22	S88°56'23"W	65.09'
L23	N01°01'07"W	30.44'
L24	N00°14'48"E	151.56'
L25	N00°14'48"E	151.69'
L26	S56°53'53"E	19.48'
L27	S56°53'53"E	32.73'
L28	N89°24'01"E	63.04'
L29	N89°24'01"E	67.06'
L30	N00°35'59"W	12.54'
L31	N00°35'59"W	19.49'
L34	S45°14'45"W	5.55'
L35	S45°14'45"W	1.20'
L37	N00°14'48"E	19.90'
L38	S41°10'51"E	22.67'
L39	N89°45'44"W	20.16'
L40	N58°06'57"W	6.96'
L41	N00°14'52"E	21.96'
L45	N58°06'57"W	0.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	10.04'	36.00'	15°58'18"	N33°15'38"E	10.00'
C18	70.69'	45.00'	90°00'00"	N44°45'15"W	63.64'
C19	72.20'	45.00'	91°55'20"	N46°12'25"E	64.70'
C20	34.96'	80.00'	25°02'20"	S79°38'55"W	34.68'
C27	39.27'	25.00'	90°00'00"	N44°45'15"W	35.36'
C28	102.10'	65.00'	90°00'00"	N44°45'15"W	91.92'
C29	39.27'	25.00'	90°00'02"	S44°45'15"E	35.36'
C30	39.26'	25.00'	89°59'17"	N45°15'05"E	35.35'
C31	39.28'	25.00'	90°00'43"	N44°44'55"W	35.36'
C32	39.27'	25.00'	89°59'58"	S45°14'45"W	35.36'
C33	104.28'	65.00'	91°55'20"	N46°12'25"E	93.45'
C34	40.11'	25.00'	91°55'20"	N46°12'25"E	35.94'
C35	43.70'	100.00'	25°02'20"	S79°38'55"W	43.35'
C36	26.22'	60.00'	25°02'20"	S79°38'55"W	26.01'
C52	19.94'	25.00'	45°42'37"	N66°53'56"W	19.42'
C53	19.33'	25.00'	44°17'23"	N21°53'56"W	18.85'
C54	16.33'	65.00'	14°23'29"	N32°39'08"W	16.28'
C55	29.16'	65.00'	25°42'08"	N12°36'19"W	28.91'
C56	11.39'	25.00'	26°06'11"	S12°48'20"E	11.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C57	27.88'	25.00'	63°53'51"	S57°48'21"E	26.46'
C58	12.52'	25.00'	28°41'10"	S14°35'21"W	12.39'
C59	26.75'	25.00'	61°18'48"	S59°35'20"W	25.49'
C61	18.44'	65.00'	16°15'11"	N08°22'21"E	18.38'
C62	21.98'	65.00'	19°22'25"	N26°11'09"E	21.87'
C63	21.17'	25.00'	48°31'31"	N24°30'31"E	20.55'
C64	18.94'	25.00'	43°23'50"	N70°28'11"E	18.49'
C70	26.02'	36.00'	41°24'32"	N20°57'02"E	25.46'
C71	56.55'	36.00'	90°00'00"	N44°45'15"W	50.91'
C72	13.79'	36.00'	21°57'03"	N10°43'46"W	13.71'
C73	18.93'	36.00'	30°07'26"	N36°46'01"W	18.71'
C82	24.45'	25.00'	56°02'01"	N27°45'33"W	23.49'
C83	5.65'	25.00'	12°56'49"	N62°14'59"W	5.64'
C84	9.18'	25.00'	21°01'53"	N79°14'20"W	9.13'
C85	9.15'	25.00'	20°58'33"	N79°45'27"E	9.10'
C86	5.65'	25.00'	12°56'25"	N62°47'58"E	5.63'
C87	24.47'	25.00'	56°04'19"	N28°17'36"E	23.50'
C88	56.62'	65.00'	49°54'22"	N64°48'03"W	54.84'
C89	2.88'	65.00'	2°32'16"	N37°08'29"E	2.88'



604 COURTLAND STREET SUITE 101
PHONE : (407) 960-5980
ORLANDO, FLORIDA 32804
CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT
SURVEYING
CONSTRUCTION ENGINEERING INSPECTION