

NORTH

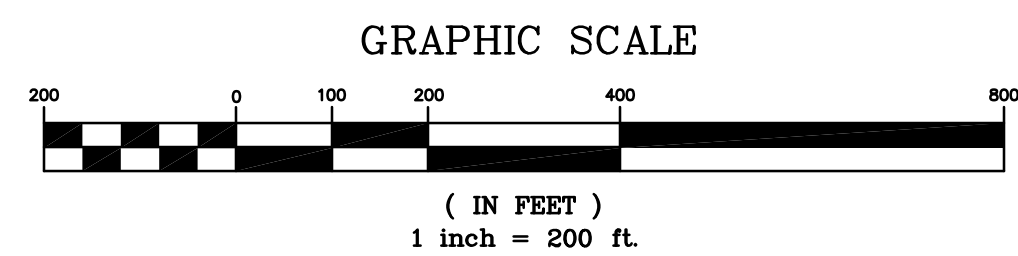
LOST TREE PRESERVE PD, PHASES 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT M, LOST TREE PRESERVE PD, PHASE 1, PLAT BOOK 30, PAGE 1, BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____



LEGEND

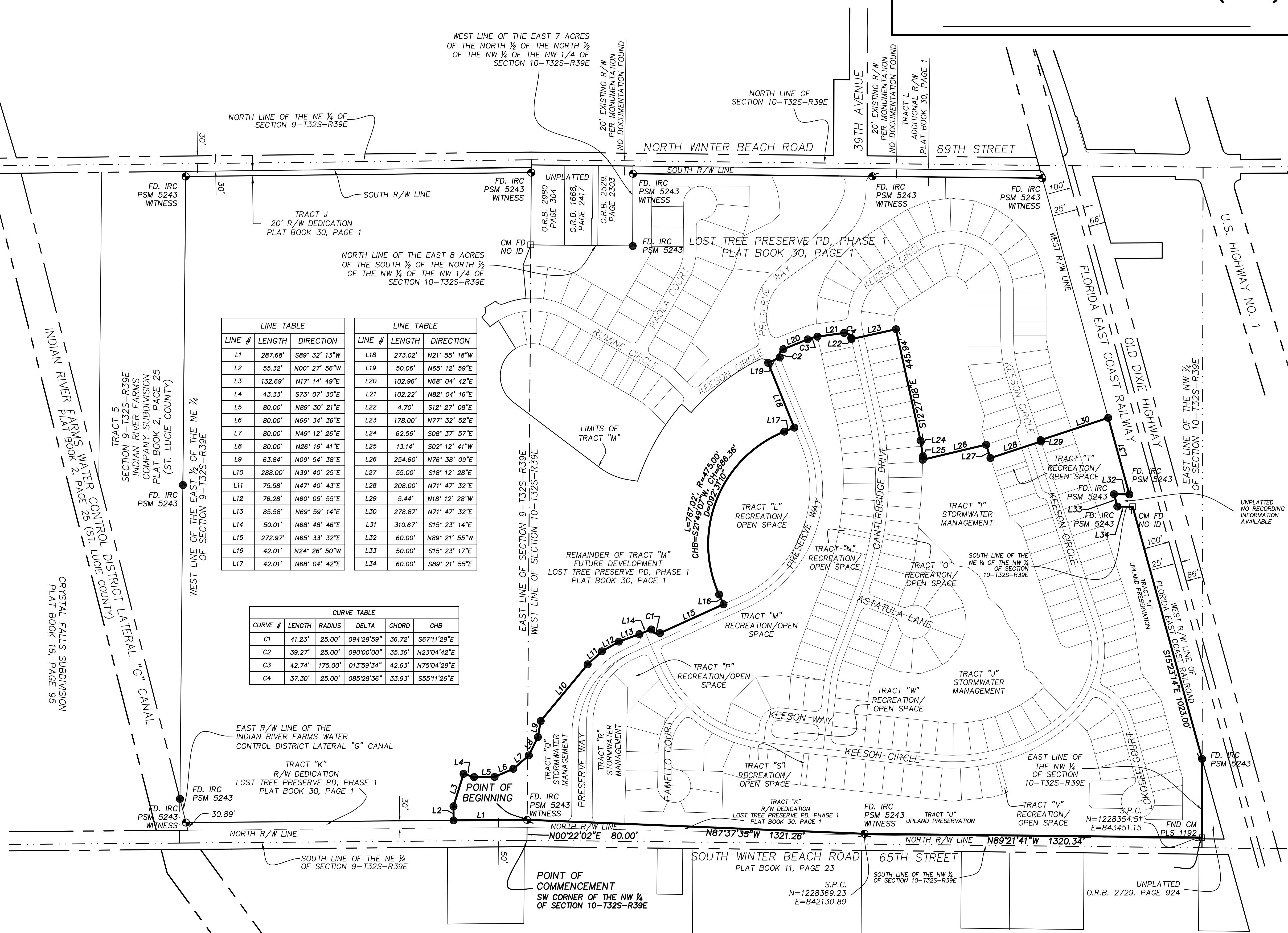
- P.R.M.=4"x4" CONCRETE MONUMENT FOUND AND NOTED ACCORDINGLY.
- ⊕ P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
- P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 UNLESS NOTED OTHERWISE
- ⊙ P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

ABBREVIATIONS

- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POD POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- P.D.B.E. P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
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- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PBS PLAT BOOK (ST. LUCIE COUNTY)
- PG PAGE
- PC POINT OF CURVATURE
- S.P.C. STATE PLAN COORDINATE
- D DELTA
- L LENGTH
- R RADIUS
- CHB CHORD BEARING

NOTE:

SEE SHEET 5 FOR GENERAL NOTES.



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	287.68'	S89° 32' 13"W	L18	273.02'	N21° 55' 18"W
L2	55.32'	N00° 27' 56"W	L19	50.06'	N65° 12' 59"E
L3	132.69'	N17° 14' 49"E	L20	102.96'	N68° 04' 42"E
L4	43.33'	S73° 07' 30"E	L21	102.22'	N82° 04' 16"E
L5	80.00'	N89° 30' 21"E	L22	4.70'	S12° 27' 08"E
L6	80.00'	N66° 34' 36"E	L23	178.00'	N77° 32' 52"E
L7	80.00'	N49° 12' 26"E	L24	62.56'	S08° 37' 57"E
L8	80.00'	N26° 16' 41"E	L25	13.14'	S02° 12' 41"W
L9	63.84'	N09° 54' 38"E	L26	254.60'	N76° 38' 09"E
L10	288.00'	N39° 40' 25"E	L27	55.00'	S18° 12' 28"E
L11	75.58'	N47° 40' 43"E	L28	208.00'	N71° 47' 32"E
L12	76.28'	N60° 05' 55"E	L29	5.44'	N18° 12' 28"W
L13	85.58'	N69° 59' 14"E	L30	278.87'	N71° 47' 32"E
L14	50.01'	N68° 48' 46"E	L31	310.67'	S15° 23' 14"E
L15	272.97'	N65° 33' 32"E	L32	60.00'	N89° 21' 55"W
L16	42.01'	N24° 26' 50"W	L33	50.00'	S15° 23' 17"E
L17	42.01'	N68° 04' 42"E	L34	60.00'	S89° 21' 55"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C1	41.23'	25.00'	094°29'59"	36.72'	S67°11'29"E
C2	39.27'	25.00'	090°00'00"	35.36'	N23°04'42"E
C3	42.74'	175.00'	013°59'34"	42.63'	N75°04'29"E
C4	37.30'	25.00'	085°28'36"	33.93'	S55°11'26"E

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: 4/7/2020

LOST TREE PRESERVE PD, PHASES 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT M, LOST TREE PRESERVE PD, PHASE 1, PLAT BOOK 30, PAGE 1, BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



LEGEND

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LINE #	LENGTH	DIRECTION
L5	39.67'	N72° 47' 02"W
L6	15.00'	N17° 12' 58"E
L7	58.15'	N72° 47' 02"W
L8	20.28'	N68° 04' 42"E

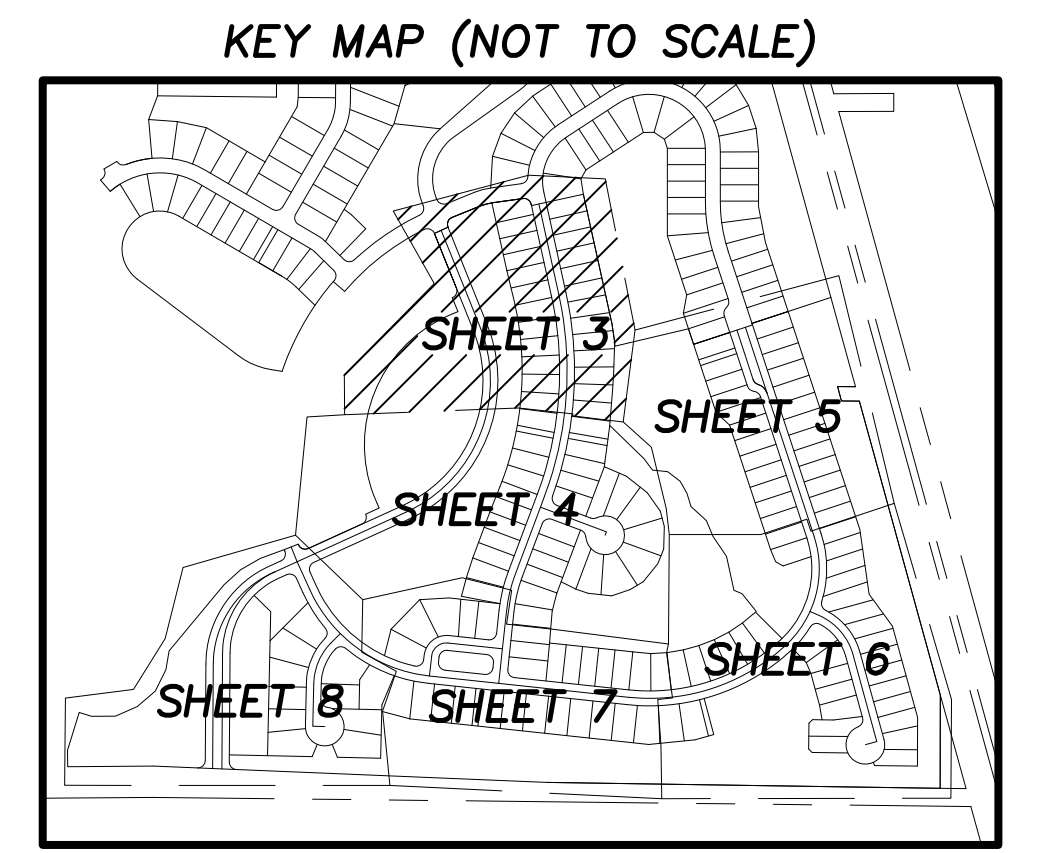
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C9	3.08'	192.54'	000°55'01"	3.08'	S81°34'00"W
C10	36.13'	175.16'	011°49'01"	36.06'	S75°08'54"W
C11	3.53'	175.00'	001°09'22"	3.53'	S68°39'23"W

PLAT BOOK: _____
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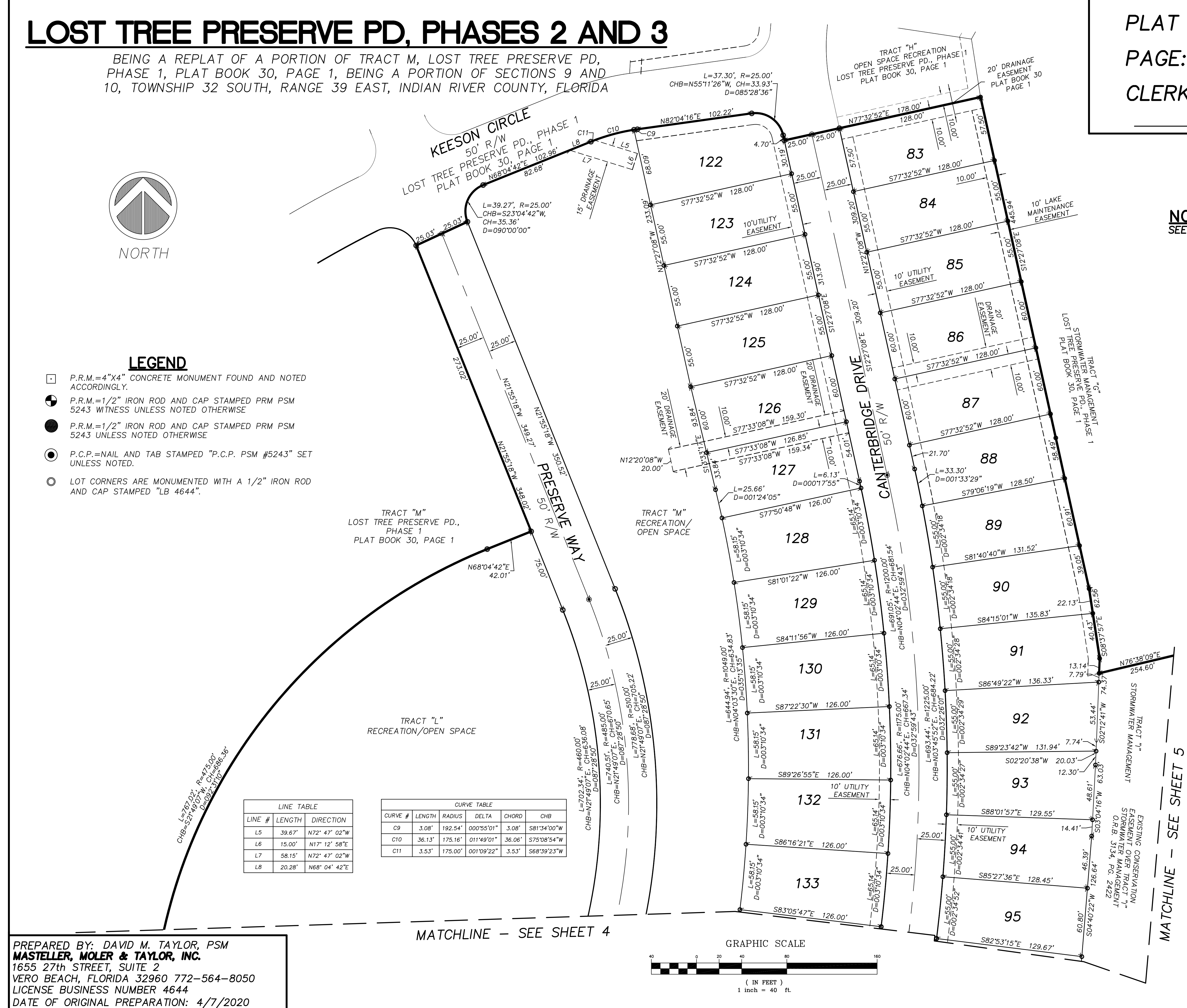
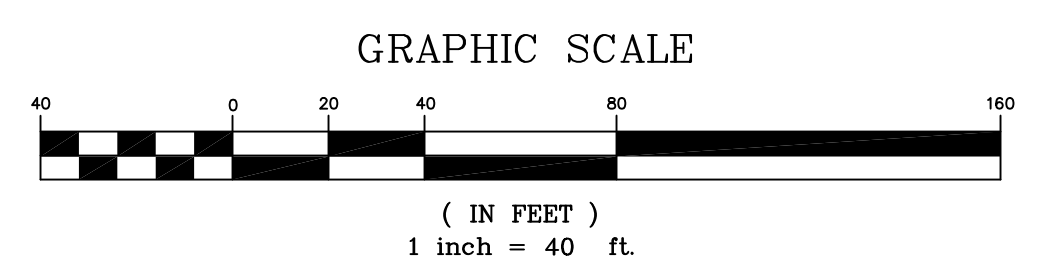
NOTE:
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PSM	PROFESSIONAL SURVEYOR AND MAPPER
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P.D.B.E.	P.D. BUFFER EASEMENT
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CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
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PG	PAGE
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S.P.C.	STATE PLAN COORDINATE
DELTA	DELTA
L	LENGTH
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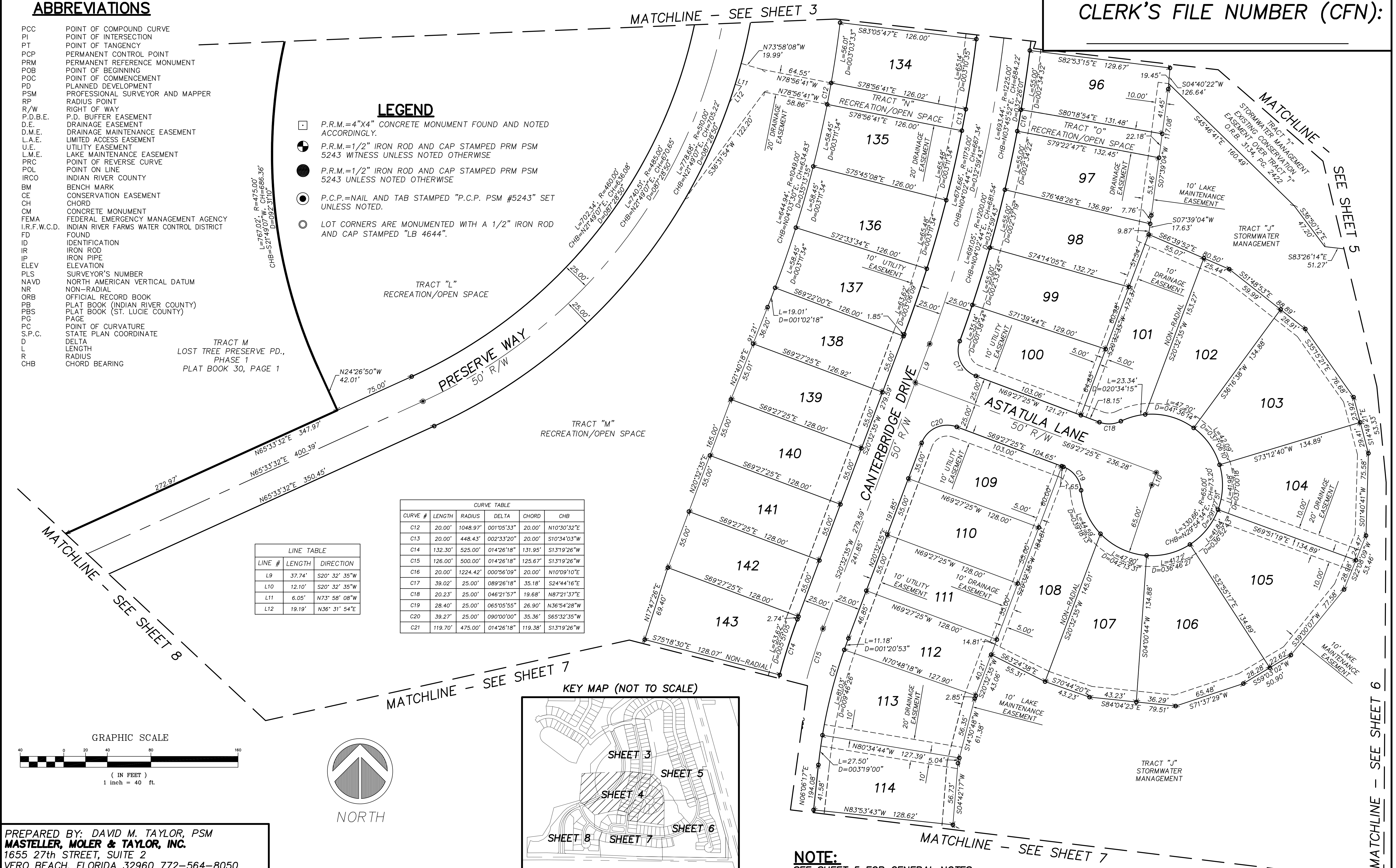
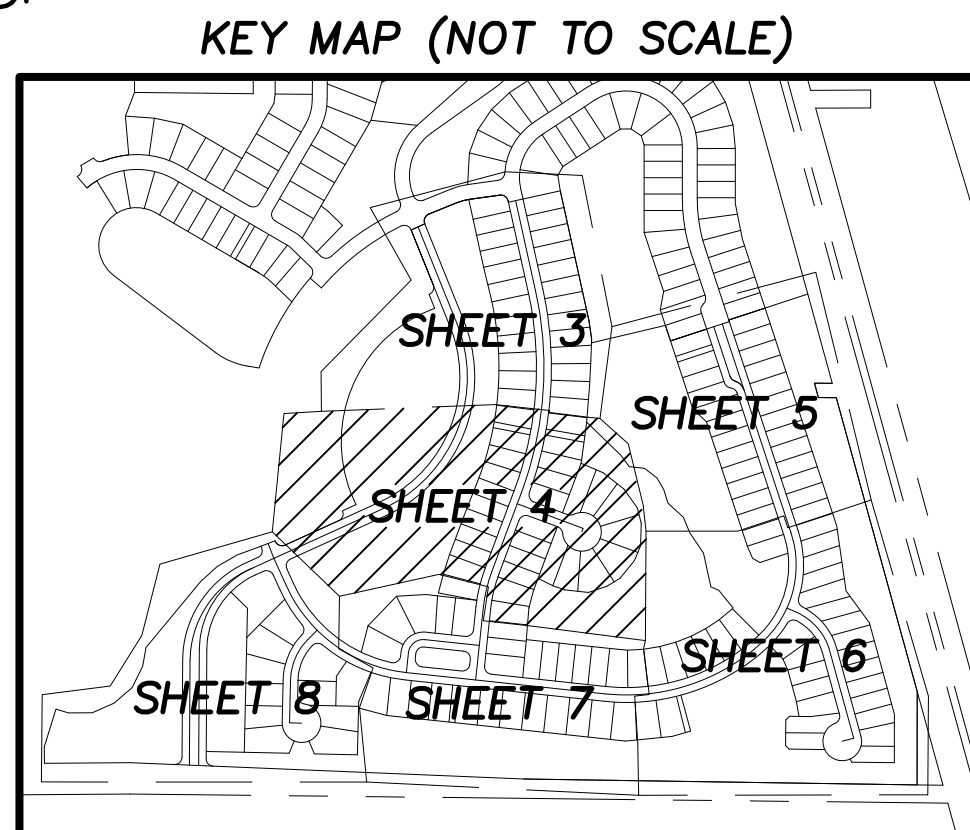
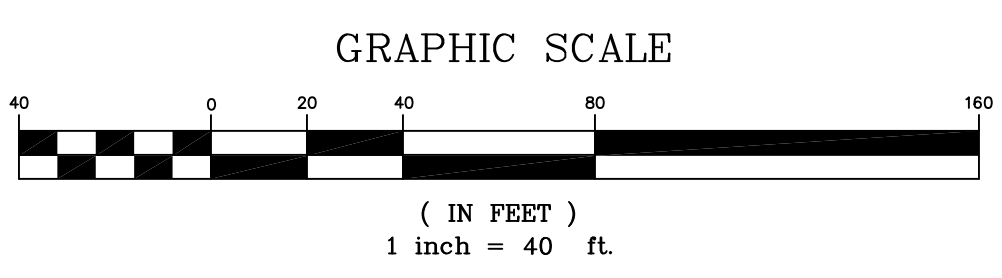
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TRACT M
LOST TREE PRESERVE PD,
PHASE 1
PLAT BOOK 30, PAGE 1

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C12	20.00'	1048.97'	001°05'33"	20.00'	N10°30'32"E
C13	20.00'	448.43'	002°33'20"	20.00'	S10°34'03"W
C14	132.30'	525.00'	014°26'18"	131.95'	S13°19'26"W
C15	126.00'	500.00'	014°26'18"	125.67'	S13°19'26"W
C16	20.00'	1224.42'	000°56'09"	20.00'	N10°09'10"E
C17	39.02'	25.00'	089°26'18"	35.18'	S24°44'16"E
C18	20.23'	25.00'	046°21'57"	19.68'	N87°21'37"E
C19	28.40'	25.00'	065°05'55"	26.90'	N36°54'28"W
C20	39.27'	25.00'	090°00'00"	35.36'	S65°32'35"W
C21	119.70'	475.00'	014°26'18"	119.38'	S13°19'26"W

LINE #	LENGTH	DIRECTION
L9	37.74'	S20°32'35"W
L10	12.10'	S20°32'35"W
L11	6.05'	N73°58'08"W
L12	19.19'	N36°31'54"E



NOTE:
SEE SHEET 5 FOR GENERAL NOTES.

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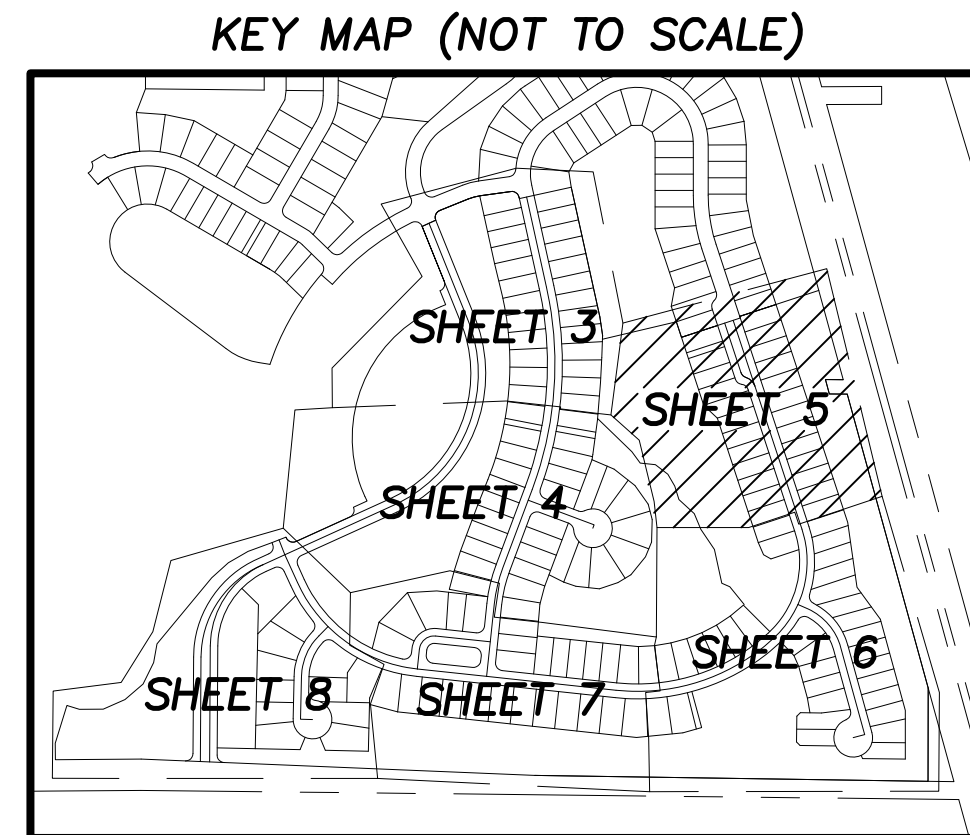
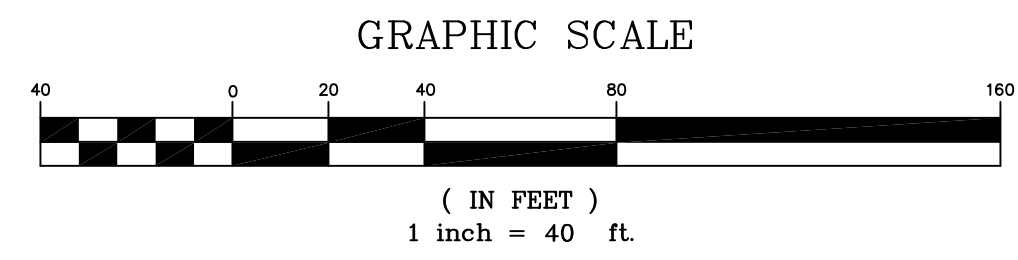
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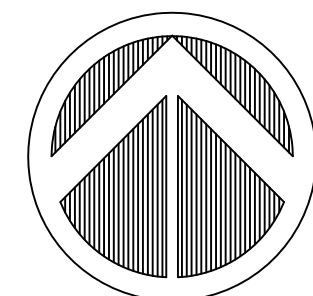
ABBREVIATIONS

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I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
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PLS	SURVEYOR'S NUMBER
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PG	PAGE
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S.P.C.	STATE PLAN COORDINATE
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LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT FOUND AND NOTED ACCORDINGLY.
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NORTH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C22	24.06'	25.00'	055°09'00"	23.15'	S45°46'58"E
C23	43.31'	45.00'	055°09'00"	41.66'	N45°46'58"W
C24	28.98'	25.00'	066°25'19"	27.39'	N51°25'07"W
C25	28.98'	25.00'	066°25'19"	27.39'	S51°25'07"E

GENERAL NOTES

- 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 ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE APPLICANT, OR THE APPLICANT'S SUCCESSOR, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT, OR THE APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 6) NOTICE: COVENANTS, RESTRICTIONS AND RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NUMBER 3134, PAGE 2324 AND SUPPLEMENTAL COVENANTS, RESTRICTIONS AND RESERVATIONS IS FILED IN OFFICIAL RECORD BOOK _____ PAGE _____, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) 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: CATTLE GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 8) NOTICE: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A RESIDENCE, THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING A SIDEWALK REQUIRED ALONG THE RESPECTIVE LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- 9) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP 12061C00233 H, DATED DECEMBER 4TH, 2012.
- 10) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 148 AND GPS 1020.
- 11) BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS PLAT IS THE EAST LINE OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, THE BEARING BEING S 00°22'02" W.
- 12) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

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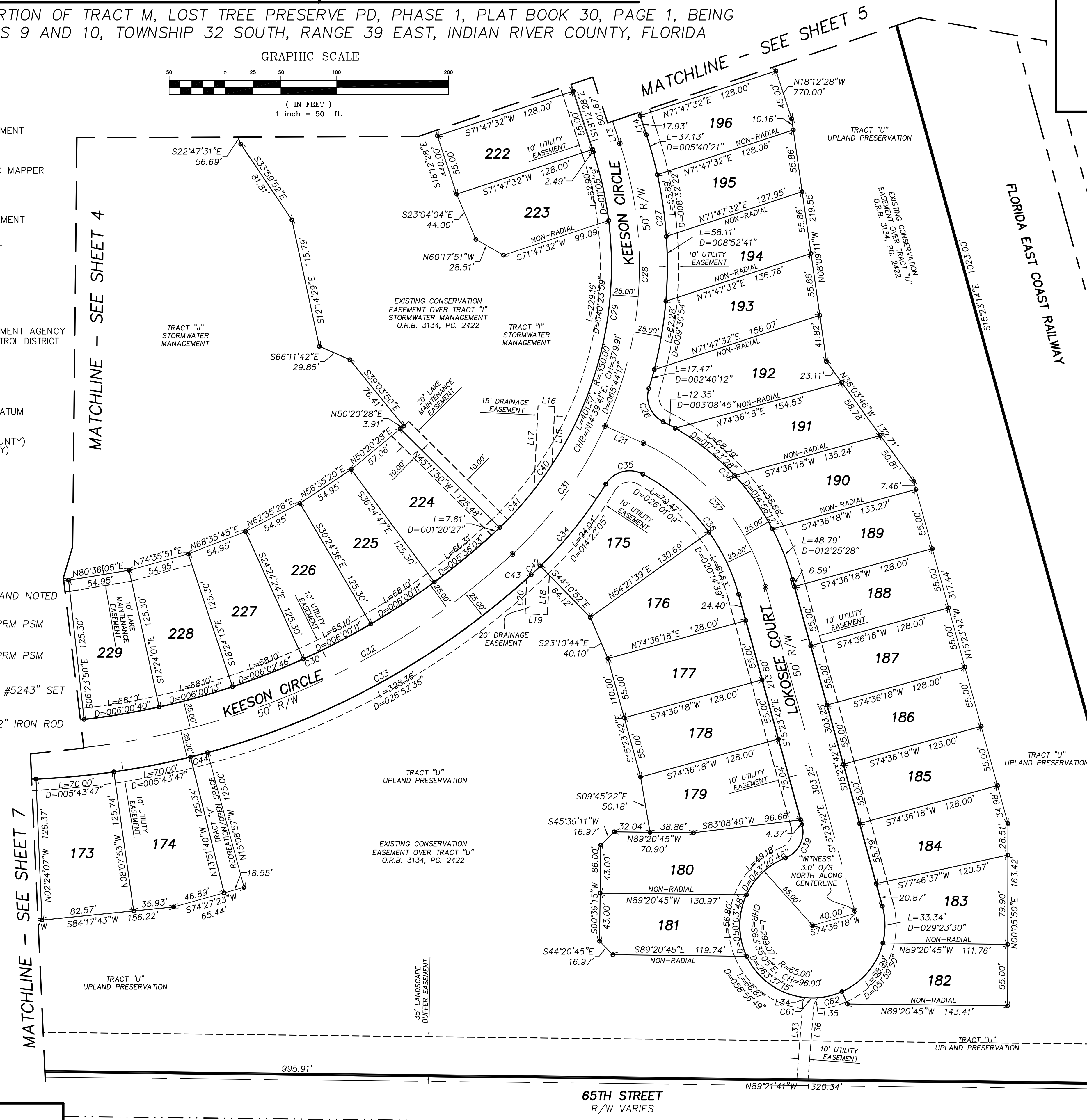
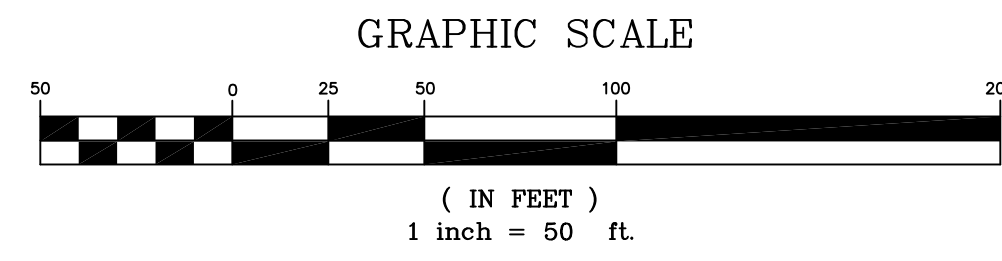
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- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".



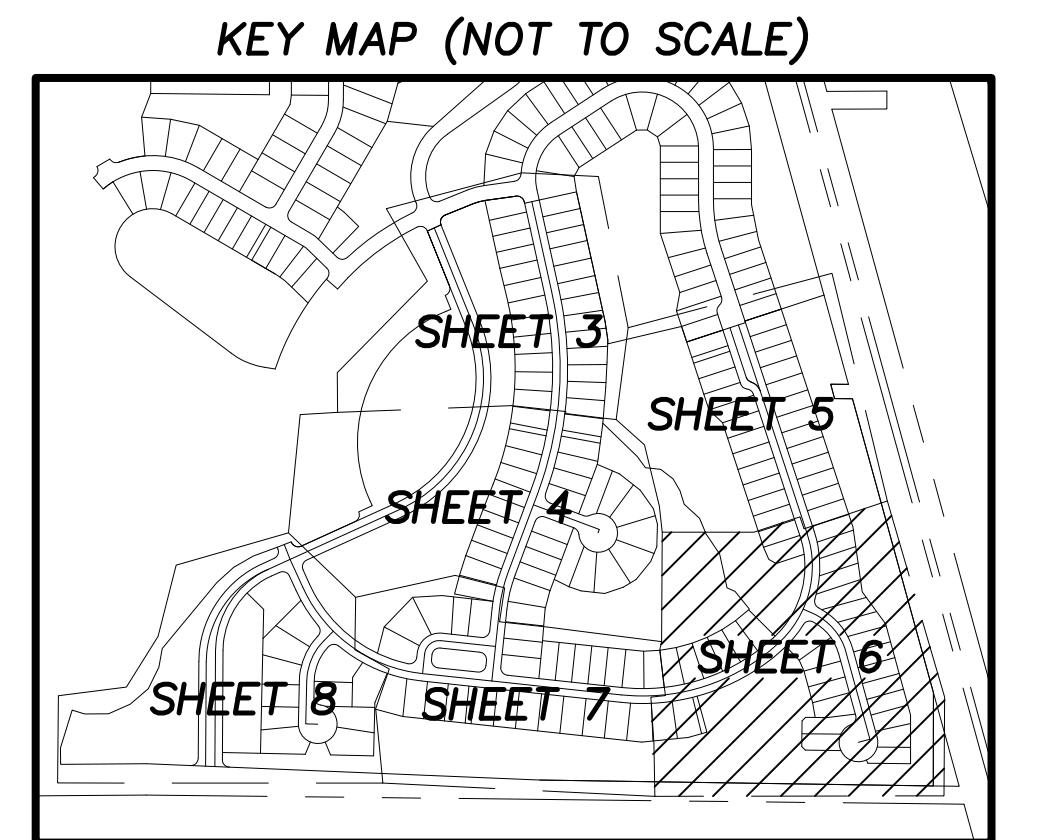
NOTE:
SEE SHEET 5 FOR GENERAL NOTES.



PLAT BOOK: _____
PAGE: _____
CLERK'S FILE NUMBER (CFN): _____

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C26	35.06'	25.00'	080°21'36"	32.26'	S23°06'46"E
C27	230.87'	375.00'	035°16'29"	227.24'	N00°34'13"W
C28	259.14'	350.00'	042°25'21"	253.26'	N03°00'12"E
C29	372.89'	325.00'	065°44'17"	352.77'	N14°39'41"E
C30	551.06'	650.00'	048°34'27"	534.70'	N71°49'03"E
C31	142.43'	350.00'	023°18'57"	141.45'	N35°52'21"E
C32	572.25'	675.00'	048°34'27"	555.27'	N71°49'03"E
C33	583.45'	700.00'	048°34'27"	575.83'	N71°49'03"E
C34	105.24'	375.00'	016°04'47"	104.90'	N39°29'26"E
C35	37.91'	25.00'	086°53'28"	34.38'	S74°53'46"W
C36	141.30'	175.00'	046°15'48"	137.50'	N38°31'36"W
C37	174.29'	200.00'	049°55'51"	168.83'	N40°21'38"W
C38	188.09'	225.00'	047°53'52"	182.66'	N39°20'38"W
C39	36.49'	25.00'	083°37'14"	33.33'	N26°24'55"E
C40	27.62'	325.00'	004°52'06"	27.61'	N35°42'53"E
C41	45.61'	325.00'	008°02'27"	45.57'	N42°10'10"E
C42	11.20'	388.77'	001°39'04"	11.20'	N46°40'29"E
C43	5.42'	700.00'	000°26'37"	5.42'	N47°45'08"E
C44	15.74'	700.00'	001°17'17"	15.74'	N75°29'41"E
C61	11.31'	65.00'	009°58'05"	11.29'	S89°06'56"E
C62	22.58'	65.00'	019°54'24"	22.47'	N75°56'49"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	505.07'	S18°12'28"E
L14	742.93'	S18°12'28"E
L15	52.22'	N02°48'11"E
L16	15.00'	S87°11'49"E
L17	75.39'	N02°48'11"E
L18	35.51'	N02°48'11"E
L19	20.00'	N87°11'49"W
L20	31.45'	N02°48'11"E
L21	37.62'	N65°47'07"W
L33	70.59'	N04°26'29"E
L34	3.75'	S28°34'58"W
L35	6.87'	S28°34'58"W
L36	67.78'	N04°26'29"E



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LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 4/7/2020

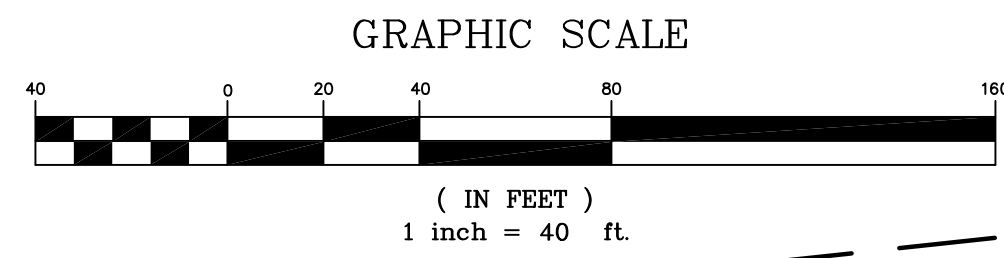
LOST TREE PRESERVE PD, PHASES 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT M, LOST TREE PRESERVE PD, PHASE 1, PLAT BOOK 30, PAGE 1, BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

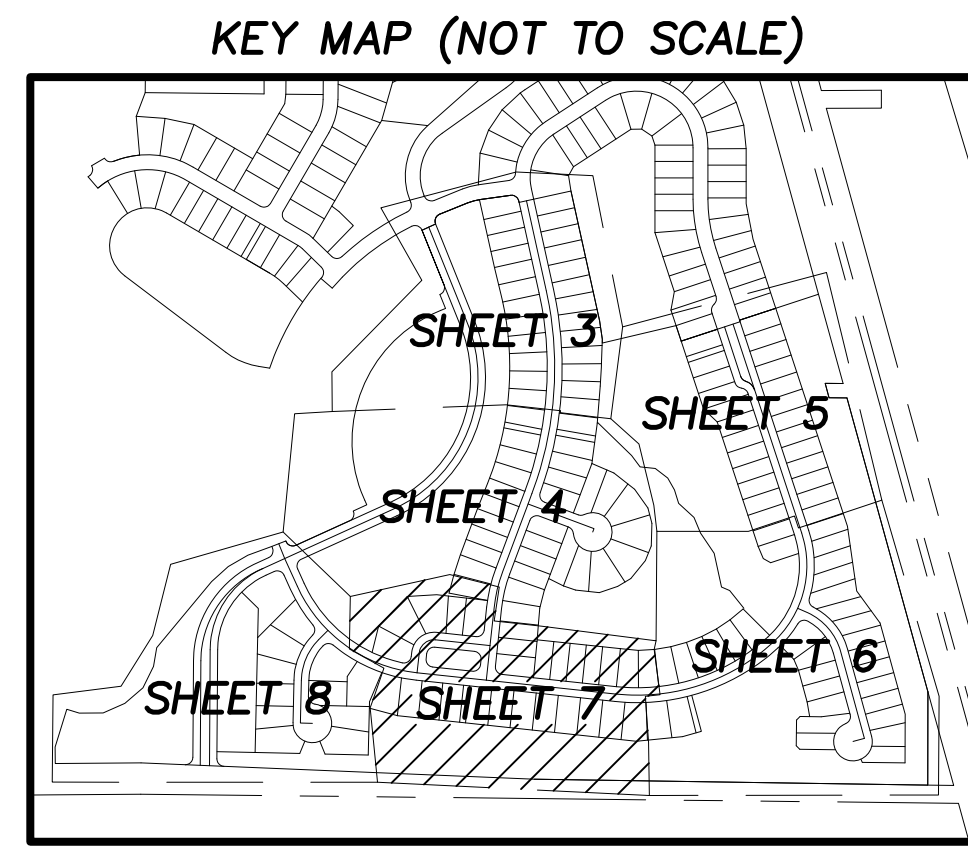
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MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 8

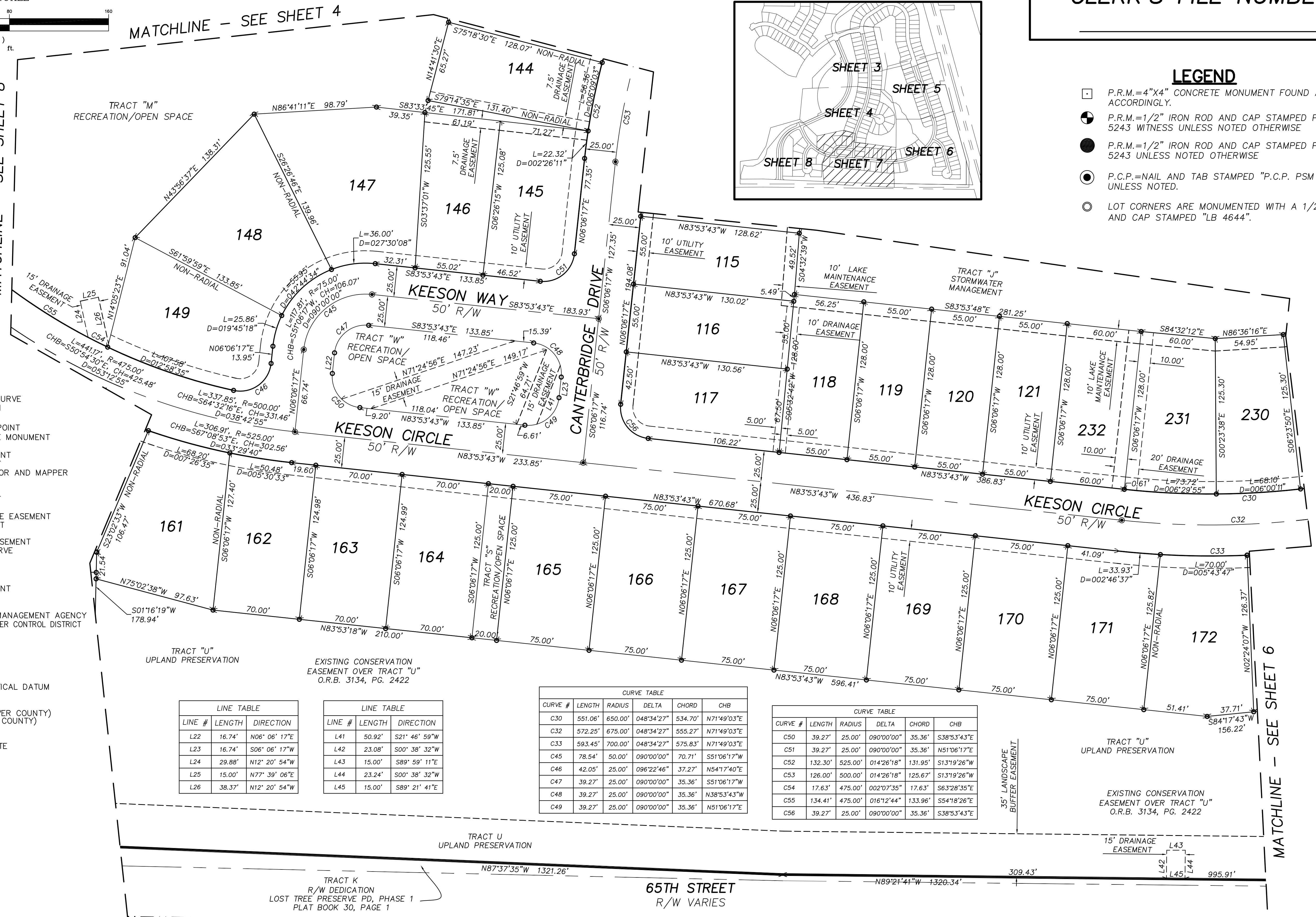


LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT FOUND AND NOTED ACCORDINGLY.
- ⊕ P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
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ABBREVIATIONS

- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- P.D.B.E. P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- PRC POINT OF REVERSE CURVE
- POL POINT ON LINE
- IRCO INDIAN RIVER COUNTY
- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PBS PLAT BOOK (ST. LUCIE COUNTY)
- PG PAGE
- PC POINT OF CURVATURE
- S.P.C. STATE PLAN COORDINATE
- D DELTA
- L LENGTH
- R RADIUS
- CHB CHORD BEARING



LINE #	LENGTH	DIRECTION
L22	16.74'	N06°06'17"E
L23	16.74'	S06°06'17"W
L24	29.88'	N12°20'54"W
L25	15.00'	N77°39'06"E
L26	38.37'	N12°20'54"W

LINE #	LENGTH	DIRECTION
L41	50.92'	S21°46'59"W
L42	23.08'	S00°38'32"W
L43	15.00'	S89°59'11"E
L44	23.24'	S00°38'32"W
L45	15.00'	S89°21'41"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C30	551.06'	650.00'	048°34'27"	534.70'	N71°49'03"E
C32	572.25'	675.00'	048°34'27"	555.27'	N71°49'03"E
C33	593.45'	700.00'	048°34'27"	575.83'	N71°49'03"E
C45	78.54'	50.00'	090°00'00"	70.71'	S51°06'17"W
C46	42.05'	25.00'	096°22'46"	37.27'	N54°17'40"E
C47	39.27'	25.00'	090°00'00"	35.36'	S51°06'17"W
C48	39.27'	25.00'	090°00'00"	35.36'	N38°53'43"W
C49	39.27'	25.00'	090°00'00"	35.36'	N51°06'17"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C50	39.27'	25.00'	090°00'00"	35.36'	S38°53'43"E
C51	39.27'	25.00'	090°00'00"	35.36'	N51°06'17"E
C52	132.30'	525.00'	014°26'18"	131.95'	S13°19'26"W
C53	126.00'	500.00'	014°26'18"	125.67'	S13°19'26"W
C54	17.63'	475.00'	002°07'35"	17.63'	S63°28'35"E
C55	134.41'	475.00'	016°12'44"	133.96'	S54°18'26"E
C56	39.27'	25.00'	090°00'00"	35.36'	S38°53'43"E

NOTE:
SEE SHEET 5 FOR GENERAL NOTES.

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 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 4/7/2020

LOST TREE PRESERVE PD, PHASES 2 AND 3

BEING A REPLAT OF A PORTION OF TRACT M, LOST TREE PRESERVE PD, PHASE 1, PLAT BOOK 30, PAGE 1, BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____
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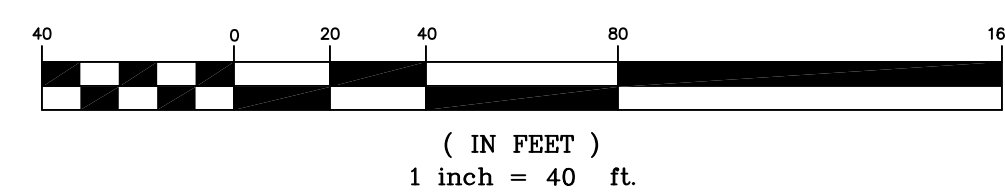
LEGEND

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- P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
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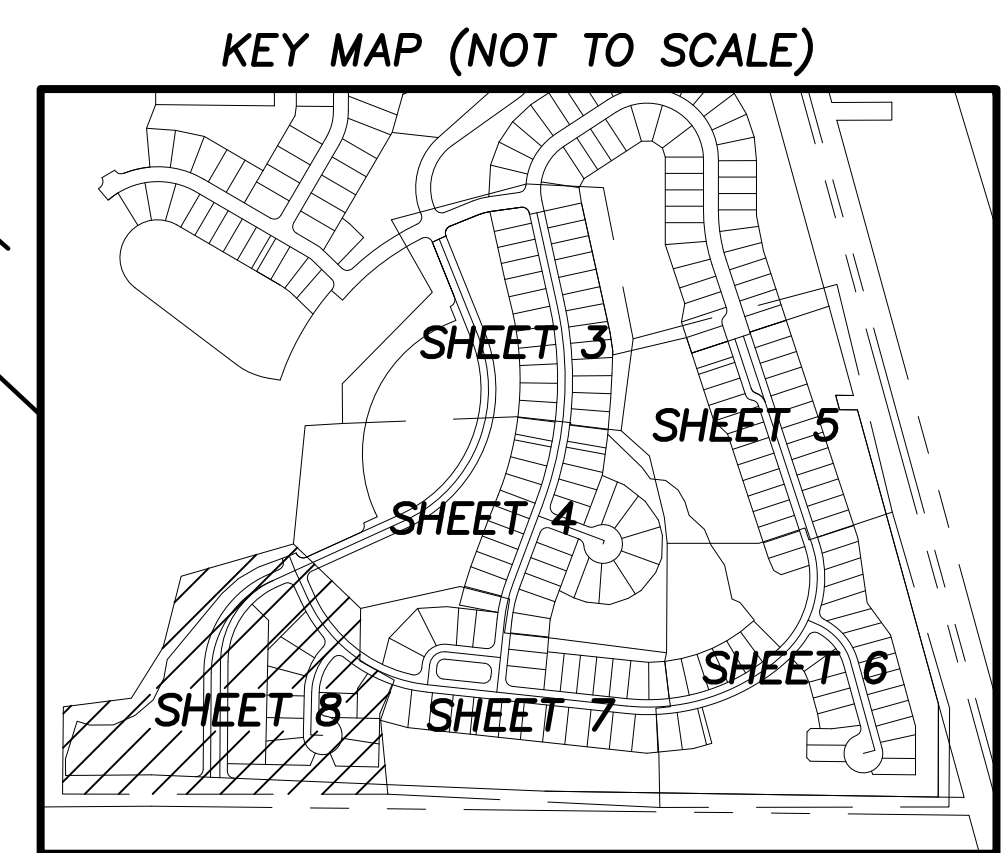
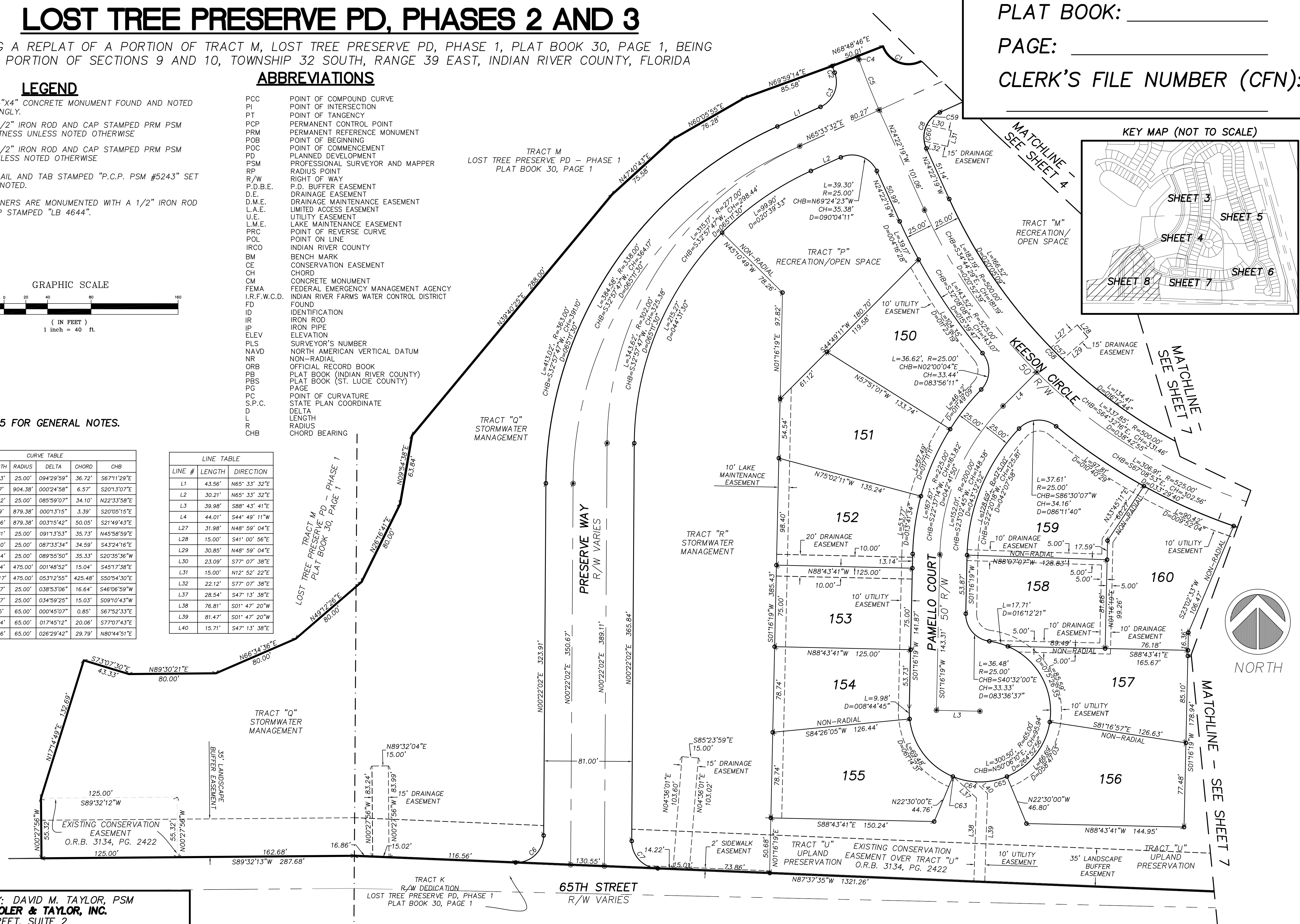
GRAPHIC SCALE



NOTE:
SEE SHEET 5 FOR GENERAL NOTES.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHB
C1	41.23'	25.00'	094°29'59"	S67°11'29"E
C2	6.57'	904.38'	000°24'58"	S20°13'07"E
C3	37.52'	25.00'	085°59'07"	N22°33'58"E
C4	3.39'	879.38'	000°13'15"	S20°05'15"E
C5	50.06'	879.38'	003°15'42"	S21°49'43"E
C6	39.81'	25.00'	091°13'53"	N45°58'59"E
C7	38.20'	25.00'	087°33'34"	S43°24'16"E
C8	39.24'	25.00'	089°55'50"	S20°35'36"W
C57	15.04'	475.00'	001°48'52"	S45°17'38"E
C58	441.17'	475.00'	053°12'55"	S50°54'30"E
C59	16.97'	25.00'	038°53'06"	S46°06'59"W
C60	15.27'	25.00'	034°59'25"	S09°10'43"W
C63	0.85'	65.00'	000°45'07"	S67°52'33"E
C64	20.14'	65.00'	017°45'12"	S77°07'43"E
C65	30.06'	65.00'	026°29'42"	N80°44'51"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.56'	N65°33'32"E
L2	30.21'	N65°33'32"E
L3	39.98'	S88°43'41"E
L4	44.01'	S44°49'11"W
L27	31.98'	N48°59'04"E
L28	15.00'	S41°00'56"E
L29	30.85'	N48°59'04"E
L30	23.09'	S77°07'38"E
L31	15.00'	N12°52'22"E
L32	22.12'	S77°07'38"E
L37	28.54'	S47°13'38"E
L38	76.81'	S01°47'20"W
L39	81.47'	S01°47'20"W
L40	15.71'	S47°13'38"E



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