

JACKSON STREET CORNERS SUBDIVISION

BEING A REPLAT OF A PORTION OF OCEAN HEIGHTS SUBDIVISION AND LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 30 EAST, CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: _____

DOCKET NUMBER: _____

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT RS SEBASTIAN DEV. LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND SEBASTIAN LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN, AS THE JACKSON STREET CORNERS SUBDIVISION, BEING IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED THESE LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

DRAINAGE EASEMENT:

ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO ALL LOT OWNERS OF THIS SUBDIVISION FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AS PART OF THE STORMWATER MANAGEMENT SYSTEM AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF EACH INDIVIDUAL LOT OWNER TO WHICH SAID EASEMENTS LIE WITHIN. THE CITY OF SEBASTIAN IS GRANTED 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.

UTILITY EASEMENT:

ALL UTILITY EASEMENTS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA AND THE CITY OF SEBASTIAN, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, 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, AND THE CITY OF SEBASTIAN CITY COUNCIL. THE UTILITY EASEMENTS AS SHOWN ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SIDEWALK EASEMENT:

THE SIDEWALK EASEMENT SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY TO THE PUBLIC AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOT 1 OWNER FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALK FACILITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED ENTITIES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY STEPHAN M. NEVELEFF AS THE MANAGER OF RS SEBASTIAN DEV. LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND SEBASTIAN LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF SAID ENTITY.

THIS _____ DAY OF _____ 2017.

BY: _____

STEPHAN M. NEVELEFF, MANAGER
RS SEBASTIAN DEV. LLC, A FLORIDA LIMITED LIABILITY CORPORATION
SEBASTIAN LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY CORPORATION

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2017, BY STEPHAN M. NEVELEFF, AS MANAGER OF RS SEBASTIAN DEV. LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND SEBASTIAN LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, ON BEHALF OF SAID COMPANIES, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF SEMINOLE

I, PHILIP L. LOGAS, ESQUIRE OF PHILIP L. LOGAS, P.A., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY RS SEBASTIAN DEV. LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND SEBASTIAN LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192 OF THE FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES OR ENCUMBRANCES ON THE HEREIN DESCRIBED PROPERTY THAT HAVE NOT JOINED HEREIN OR HAVE BEEN REFLECTED HEREON.

BY: _____

PHILIP L. LOGAS, ATTORNEY AT LAW
FLORIDA BAR NO. _____

DATE: _____

MORTGAGE CONSENT AND JOINDER:

FOR MORTGAGE CONSENT AND JOINDER IN DEDICATION SEE OFFICIAL RECORD BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CLERK OF THE COURT CITY CLERK CITY SURVEYOR SURVEYOR CLERK TO THE BOARD

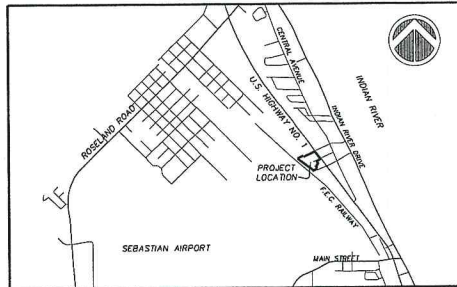
SEAL SEAL SEAL SEAL SEAL

LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DAVIS STREET AND THE NORTHEAST RIGHT-OF-WAY LINE OF PALM AVENUE, ACCORDING TO THE AMENDED PLAT OF OCEAN BREEZE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE N52°52'12"W ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF PALM AVENUE, A DISTANCE OF 699.93 FEET TO THE CENTERLINE OF ABANDONED JACKSON STREET (11TH STREET PER PLAT) AS RECORDED IN OFFICIAL RECORDS BOOK 1840, PAGE 180, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N64°46'48"E ALONG SAID CENTERLINE, A DISTANCE OF 220.76 FEET; THENCE S25°13'12"E, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID JACKSON STREET; THENCE N64°46'48"E ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF JACKSON STREET A DISTANCE OF 436.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 1; THENCE S36°40'44"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 336.71 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID BLOCK 9; THENCE S64°46'48"W ALONG THE SAID NORTHERLY LINE A DISTANCE OF 152.90 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 1 OF SAID BLOCK 9; THENCE S25°13'12"E ALONG THE SAID WESTERLY LINE A DISTANCE OF 125.00 FEET TO THE NORTHERLY LINE OF SAID LOT 14; THENCE S64°46'48"W ALONG SAID NORTH LINE A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 13 OF SAID BLOCK 9; THENCE S25°13'12"E ALONG SAID WESTERLY LINE A DISTANCE OF 125.00 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 9; THENCE S64°46'48"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 145.95 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 266,099.0 SQUARE FEET OR 6.11 ACRES, MORE OR LESS.

LOCATION MAP:

1" = 200'



GENERAL NOTES

- 1) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) NOTICE: NO IMPROVEMENTS, TREES OR LANDSCAPING SHALL BE PLACED IN UTILITY EASEMENTS WITHOUT FIRST OBTAINING APPROVAL FROM THE CITY OF SEBASTIAN, FLORIDA. ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S).
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____ PAGE _____ PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 5) PROJECT LIES IN FLOOD HAZARD ZONE "X" BASED ON FLOOD INSURANCE RATE MAP NUMBER 12061C0103 H, EFFECTIVE DATE 12-04-12.
- 6) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH ALONG THE SOUTHWEST R/W LINE OF JACKSON STREET, THE BEARING BEING N64°46'48"E.
- 7) THE PUBLIC SHALL A RIGHT OF WGRESS AND EGRESS, AND VEHICLE AND PEDESTRIAN ACCESS, ACROSS ALL DRIVE ISLES OF LOT 1.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 6/29/2016, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CITY OF SEBASTIAN'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THIS PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING.

SIGNED: _____ DATED _____
DAVID TAYLOR FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER

CITY SURVEYOR'S CERTIFICATE

THIS PLAT OF JACKSON STREET CORNERS SUBDIVISION, HAS BEEN REVIEWED FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF SEBASTIAN, FLORIDA.

SIGNED: _____ DATE: _____
DAVID M. JONES, FLORIDA PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3909

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF JACKSON STREET CORNERS SUBDIVISION, 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 _____ DAY OF _____ 2017, AND RECORDED ON PAGE _____ OF PLAT BOOK _____ AS DOCKET NUMBER _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____
DEPUTY CLERK OF CIRCUIT COURT
FOR JEFFREY R. SMITH
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE CITY COUNCIL

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY OF SEBASTIAN CITY COUNCIL, FLORIDA AND THAT THE UTILITY EASEMENTS AS SHOWN HEREON HAVE BEEN ACCEPTED AND ACKNOWLEDGED.

MAYOR _____ CITY ENGINEER _____
ROBERT MCPARTLAN FRANK WATANABE, P.E.

PRINT NAME _____ CITY ATTORNEY _____
CITY CLERK _____ ROBERT A. GINSBURG

JEANETTE WILLIAMS, MMC
(ATTST TO MAYOR'S SIGNATURE)

ACCEPTANCE OF UTILITY EASEMENTS BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA:

THIS IS TO CERTIFY THAT ON _____ THE UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

JOSEPH E. FLESCHER
CHAIRMAN OF THE BOARD

ATTEST: JEFFREY R. SMITH, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY

BY: _____
DEPUTY CLERK
(CLERK TO THE BOARD)

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR
FOR MASTELLER, MOLER & TAYLOR INC.
1655 27TH STREET, SUITE 2, VERO BEACH, FL.
CERTIFICATE OF AUTHORIZATION NO. LB 4644
PHONE 772-564-8050 FAX 772-794-0647
ORIGINAL PREPARATION DATE: 12/15/16

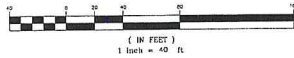
REVISIONS	DATE	
REVISED PER COMMENTS	1/31/17	F
REVISED PER COMMENTS	1/27/17	

JACKSON STREET CORNERS SUBDIVISION

BEING A REPLAT OF A PORTION OF OCEAN HEIGHTS SUBDIVISION
AND LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 30 EAST,
CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.



GRAPHIC SCALE



PLAT BOOK: _____

DOCKET NUMBER: _____

LEGEND

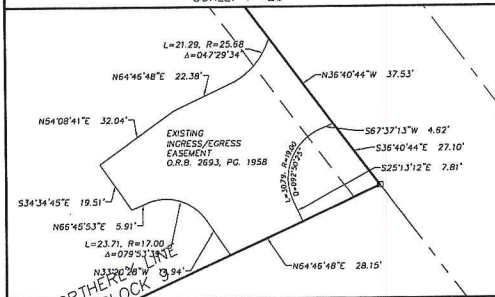
- P.R.M.=4"x4"x24" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE
- LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD, 18" LONG, AND CAP STAMPED "LB 4644".

ABBREVIATIONS

- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PC PAGE
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- PLS PROFESSIONAL LAND SURVEYOR
- U.E. UTILITY EASEMENT

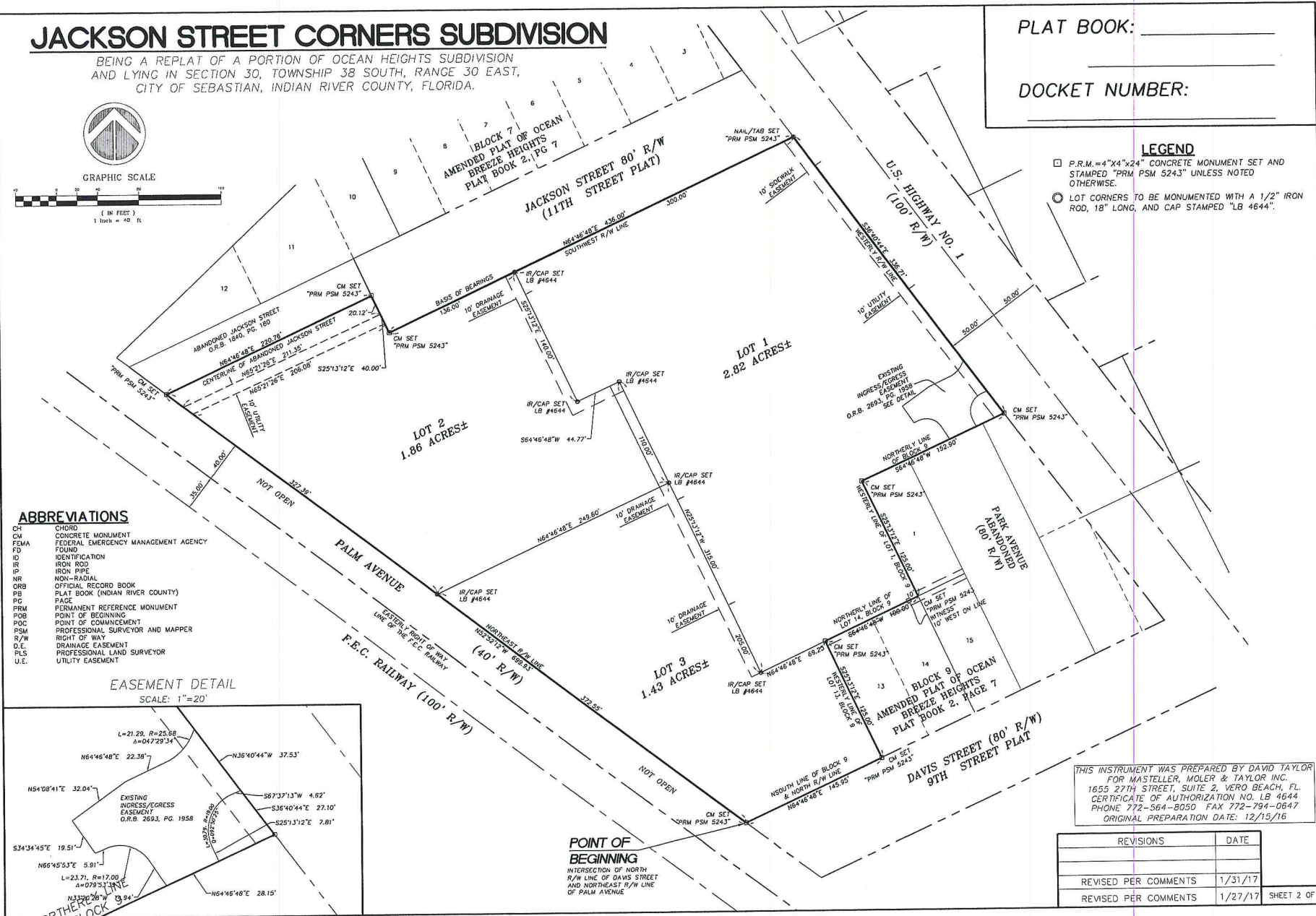
EASEMENT DETAIL

SCALE: 1"=20'



POINT OF BEGINNING

INTERSECTION OF NORTH R/W LINE OF DAVIS STREET AND NORTHEAST R/W LINE OF PALM AVENUE



THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER & TAYLOR INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-564-8050 FAX 772-794-0647 ORIGINAL PREPARATION DATE: 12/15/16

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