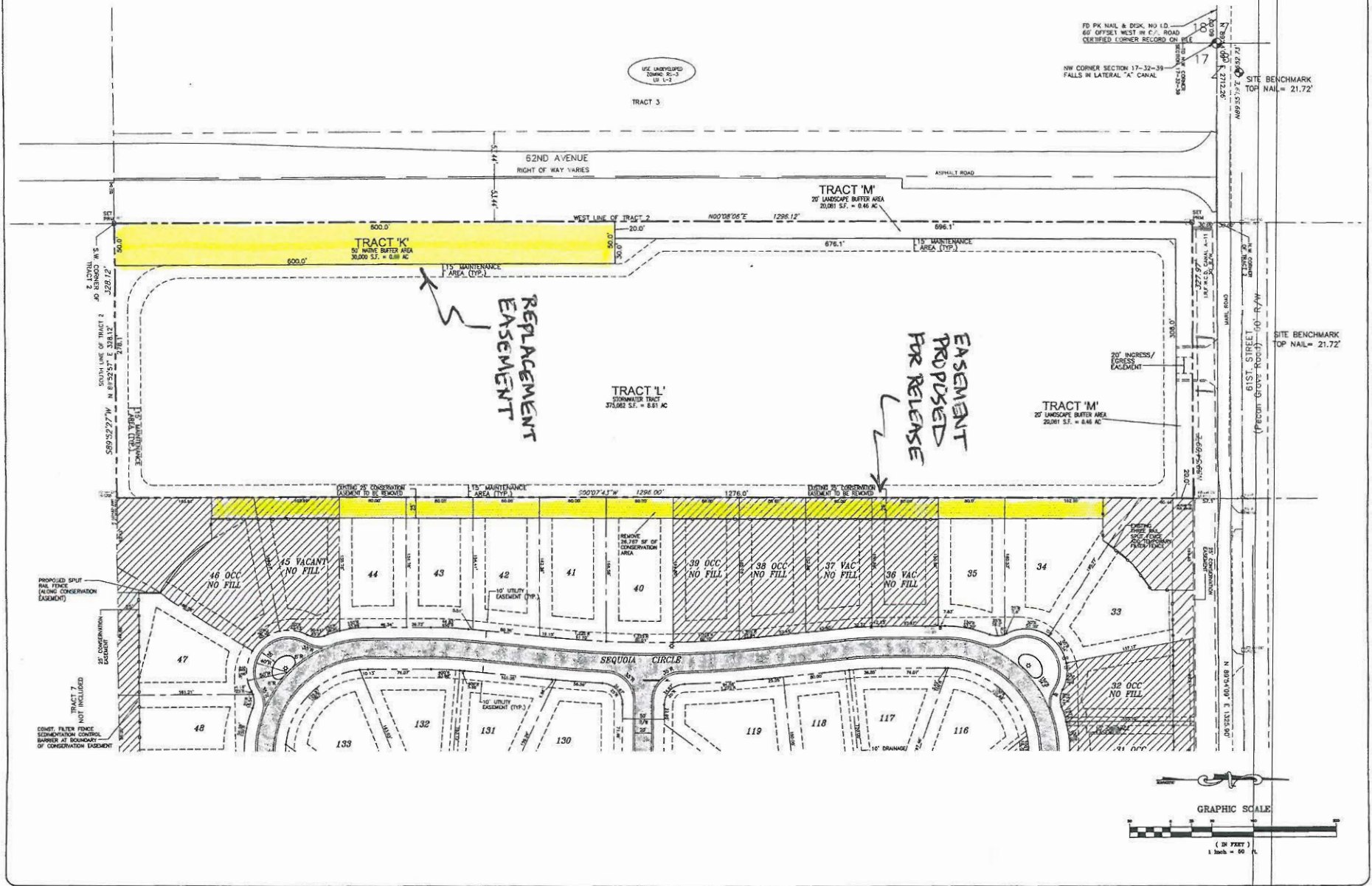


Proposed Easement for Release

HUNTINGTON PLACE SUBDIVISION — PHASE 2 PRELIMINARY PLAT  
SECTION 17, TOWNSHIP 32 S, RANGE 39 E — INDIAN RIVER COUNTY, FLORIDA



DATE	REVISION
12/17/18	1. REVISED PER COMMENTS
07/24/18	2. REVISED PER REZONING

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 LAND SURVEYORS  
 177 INDIAN RIVER BLVD., SUITE 301 VERO BEACH, FLORIDA 32909  
 TEL: 772-770-9922 FAX: 772-770-9406 EMAIL: abshulke@schulkebittle.com

PRELIMINARY PLAT  
 PLAN

HUNTINGTON PLACE  
 SUBDIVISION — PHASE 2  
 INDIAN RIVER COUNTY, FLORIDA

DATE: JUL 16 2018  
 SHEET: 02  
 PROJECT NO: 18-019

# HUNTINGTON PLACE

BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22  
PAGE 46  
DOCKET NO. 1813177

SHEET 3 OF 11

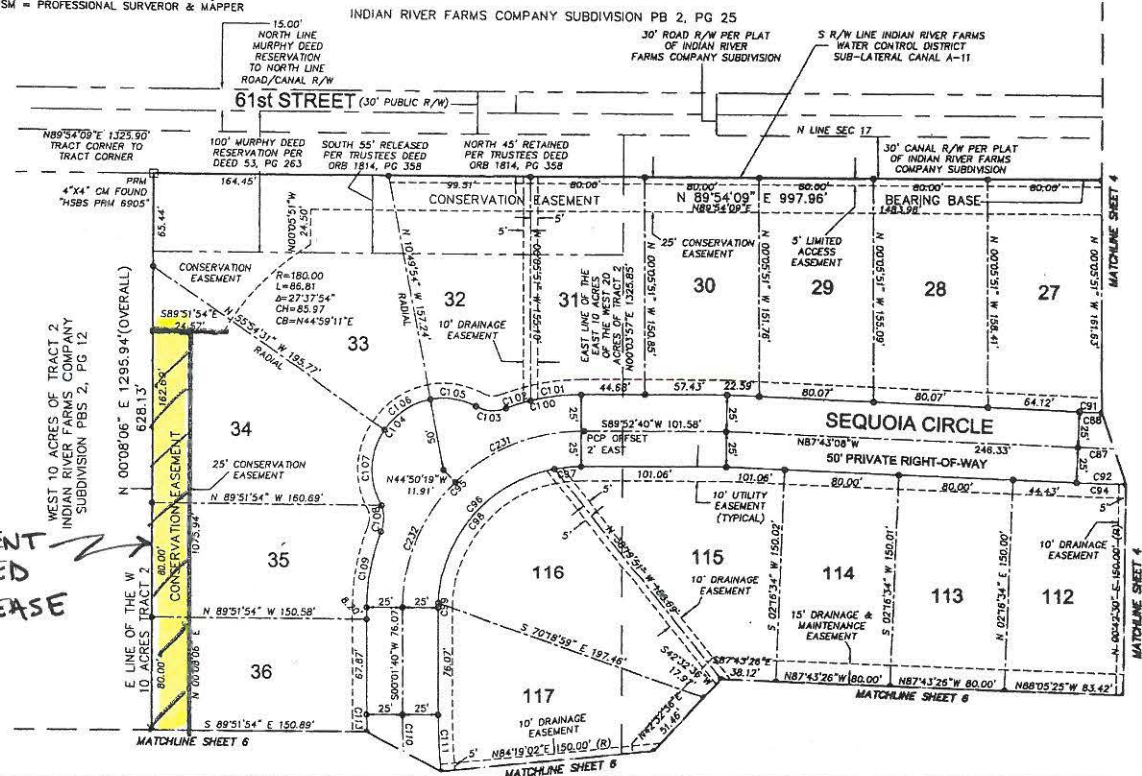
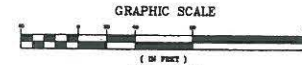
### GENERAL NOTES

- 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 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ANY 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. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT OR APPLICANT'S SUCCESSOR CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 6) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 2122, PAGE 1324, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT OR HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS. CATTLE GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE AND SURINAM CHERRY.
- 8) FLOOD HAZARD ZONE X FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 12061C0089 E, EFFECTIVE DATE 05-04-89.
- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990), CONTROL UTILIZED FOR THIS SURVEY: INDIAN RIVER COUNTY G.P.S. 37 AND G.P.S. 38.
- 10) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90) AND BASED ON THE MONUMENTED EAST LINE OF SECTION 8 AS SHOWN, THE BEARING BEING N89°54'09"E.
- 11) ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 19, CHISELED "X" ON NE FLANGE BOLT OF A FIRE HYDRANT AT NW INTERSECTION OF 58th AVENUE AND 61st STREET. ELEVATION 24.76 N.G.V.D. 1929.
- 12) ALL LOT LINES ARE NON-RADIAL UNLESS NOTED.

### SURVEYORS NOTES

- ⊙ SET P.R.M. STAMPED P.L.S. 5243
- ⊙ SET IRON ROD AND CAP STAMPED LB 4644
- ⊙ SET P.C.P. STAMPED P.L.S. 5243
- S = SOUTH N = NORTH E = EAST W = WEST
- O.R.B. = OFFICIAL RECORD BOOK
- Δ = DELTA
- R = RADIUS
- A = ARC
- CH = CHORD
- CHB = CHORD BEARING
- S.P.C. = STATE PLANE COORDINATE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (R) = RADIAL
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- PB = PLAT BOOK
- PG = PAGE
- ORB = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- CM = CONCRETE MONUMENT
- LB = LICENSE OF BUSINESS
- IR = IRON ROD
- PLS = PROFESSIONAL LAND SURVEYOR
- BK = BOOK
- FPL = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- FD = FOUND
- SEC = SECTION
- PBS = PLAT BOOK (ST. LUCIE COUNTY)
- PSM = PROFESSIONAL SURVEYOR & MAPPER

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/17/06	PER COUNTY COMMENTS	MK
2	12/12/06	PER COUNTY COMMENTS	DMT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C87	104.71	1250.00	4°47'59"	104.68	N89°52'34"E
C88	102.62	1225.00	4°47'59"	102.59	N89°52'34"E
C91	15.94	1225.00	0°44'44"	15.94	S88°05'49"E
C92	106.81	1275.00	4°47'59"	106.78	N89°52'34"E
C94	34.89	1275.00	1°34'04"	34.89	S88°30'28"E
C95	196.02	125.00	89°51'00"	176.55	S44°57'10"W
C96	156.82	100.00	89°51'00"	141.24	S44°57'10"W
C97	18.79	100.00	10°45'58"	18.76	S84°29'41"W
C98	134.62	100.00	77°08'02"	124.69	S40°32'41"W
C99	3.40	100.00	1°57'00"	3.40	S01°00'10"W
C100	53.79	150.00	20°32'47"	53.50	S79°36'17"W
C101	35.66	150.00	13°37'17"	35.58	S83°04'01"W
C102	18.13	150.00	6°55'29"	18.12	S72°47'38"W
C103	21.72	25.00	49°46'17"	21.04	S86°21'10"E
C104	128.42	50.00	147°09'48"	95.92	S43°16'45"W
C105	32.82	50.00	37°36'32"	32.23	N81°56'36"W
C106	39.31	50.00	45°02'32"	38.30	S56°43'51"W
C107	56.30	50.00	64°30'44"	53.37	S01°57'13"W
C108	18.54	25.00	42°30'04"	18.12	S01°05'17"W
C109	54.88	150.00	20°57'45"	54.57	S10°30'33"W
C110	42.36	425.00	5°42'38"	42.34	S02°49'39"E
C111	39.87	400.00	5°42'38"	39.85	S02°49'38"E
C113	12.13	450.00	1°32'39"	12.13	S00°44'40"E
C231	97.56	125.00	44°42'59"	95.10	S67°31'11"W
C232	98.47	125.00	45°08'01"	95.94	S22°35'41"W

EASEMENT PROPOSED FOR RELEASE

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLER, REED & 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 DATE: 8/14/06



# HUNTINGTON PLACE

BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22

PAGE 49

DOCKET NO. 1813177

SHEET 6 OF 11

### GENERAL NOTES

- NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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- NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 2112, PAGE 1358 - PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS. CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE AND SURINAM CHERRY.
- FLOOD HAZARD ZONE X FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 12061C0089 E, EFFECTIVE DATE 05-04-89.
- THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NAD ADJUSTMENT OF 1990), CONTROL UTILIZED FOR THIS SURVEY.
- INDIAN RIVER COUNTY G.P.S. 37 AND G.P.S. 38
- BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90) AND BASED ON THE MONUMENTED EAST LINE OF SECTION 8 AS SHOWN, THE BEARING BEING N89°54'09"E.
- ELEVATIONS ARE BASED ON N.G.V.D. 1928. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 18, CHISELED "X" ON THE FLANGE BOLT OF A FIRE HYDRANT AT NW INTERSECTION OF 58th AVENUE AND 61st STREET. ELEVATION 24.76 N.G.V.D. 1928.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED.

### SURVEYOR'S NOTES

- SET P.R.M. STAMPED P.L.S. 5243
- SET IRON ROD AND CAP STAMPED LB 4644
- SET P.C.P. STAMPED P.L.S. 5243
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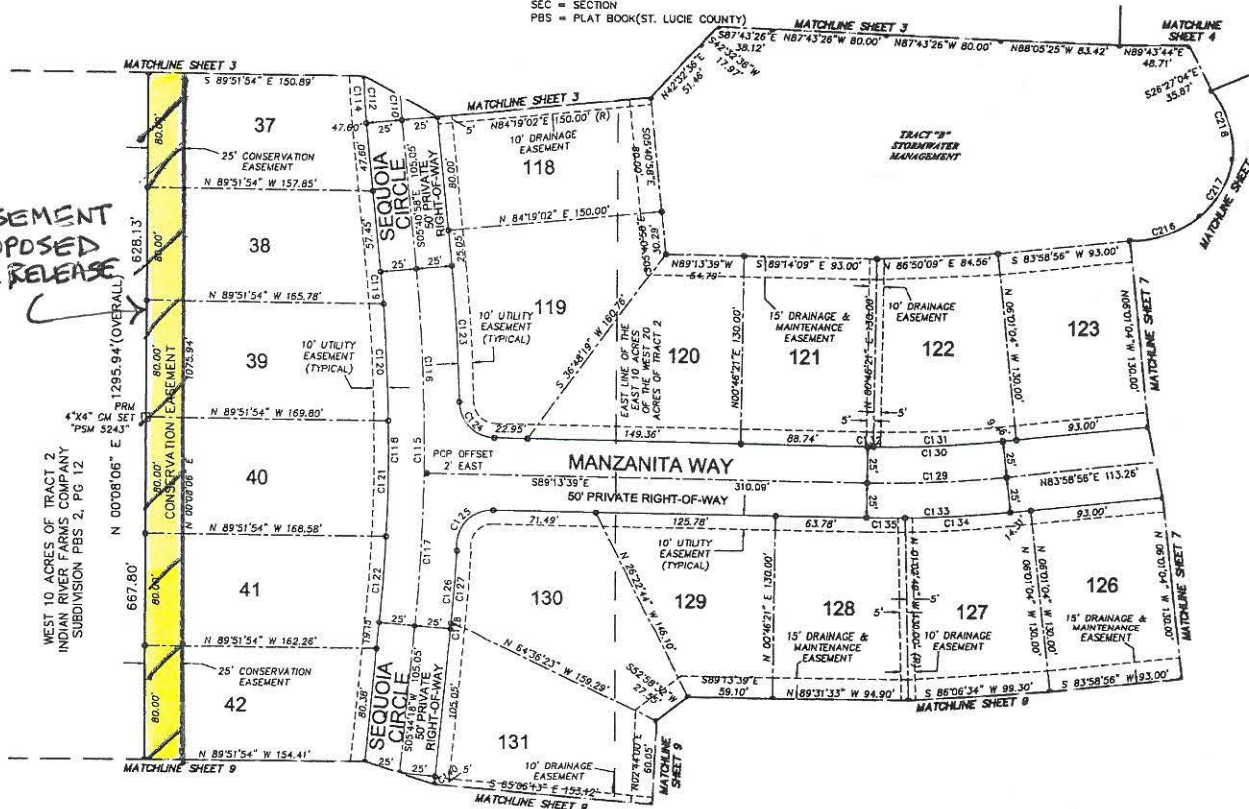


REVISIONS		
6		
5		
4		
3		
2	12/12/06	PER COUNTY COMMENTS DMT
1	11/17/06	PER COUNTY COMMENTS MK
NO.	DATE	DESCRIPTION BY

THIS INSTRUMENT WAS PREPARED BY DAVID TAYLOR FOR MASTELLER, MOLEK, REED & TAYLOR, INC. 1655 27TH STREET, SUITE 2, VERO BEACH, FL. CERTIFICATE OF AUTHORIZATION NO. LB 4644 PHONE 772-384-8050 FAX 772-794-0647 ORIGINAL DATE: 8/14/06

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C110	42.36	425.00	5°42'38"	42.34	S02°49'39"E
C112	44.85	450.00	5°42'38"	44.83	S02°49'39"E
C114	32.72	450.00	4°09'59"	32.71	S03°35'59"E
C115	249.17	1250.00	11°25'16"	248.78	N00°01'40"E
C116	140.83	1250.00	6°27'19"	140.76	N02°27'19"W
C117	108.34	1250.00	4°57'57"	108.31	N03°15'20"E
C118	244.19	1225.00	11°25'16"	243.78	N00°01'40"E
C119	22.94	1225.00	1°04'23"	22.94	N05°08'47"W
C120	80.11	1225.00	3°44'50"	80.10	N02°44'10"W
C121	80.02	1225.00	3°44'34"	80.01	N01°00'32"E
C122	61.11	1225.00	2°51'29"	61.10	N04°18'34"E
C123	94.58	1275.00	4°15'01"	94.56	N03°33'28"W
C124	38.33	25.00	87°50'47"	34.68	S45°18'44"E
C125	43.68	25.00	100°06'14"	38.33	S41°50'21"W
C126	56.59	1275.00	2°32'35"	56.59	N04°28'01"E
C127	51.73	1275.00	2°19'28"	51.72	N04°21'27"E
C128	4.86	1275.00	0°13'07"	4.86	N05°37'45"E
C129	97.77	825.00	6°47'25"	97.72	N87°22'38"E
C130	94.81	800.00	6°47'25"	94.76	N87°22'38"E
C131	90.55	800.00	6°29'07"	90.50	N87°13'29"E
C132	4.26	800.00	0°14'18"	4.26	S89°22'48"E
C133	100.74	850.00	6°47'25"	100.68	N87°22'38"E
C134	73.75	850.00	4°58'15"	73.72	N86°28'03"E
C135	26.99	850.00	1°49'10"	26.99	N89°51'46"E
C140	5.88	400.00	0°50'31"	5.88	S05°19'03"W
C216	53.18	75.93	40°07'38"	52.10	N70°11'30"E
C217	47.89	70.00	39°12'08"	46.97	N29°43'34"E
C218	50.99	67.82	43°04'47"	49.80	N17°28'30"W

EASEMENT PROPOSED FOR RELEASE





# HUNTINGTON PLACE

BEING A REPLAT OF A PORTION OF TRACTS 1 AND 2, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2 PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 22  
PAGE 52  
DOCKET NO. 1813177

SHEET 9 OF 11

**GENERAL NOTES**

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- FLOOD HAZARD ZONE X FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 120610089 E, EFFECTIVE DATE 09-04-89.
- THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990).
- CONTROL UTILIZED FOR THIS SURVEY:  
INDIAN RIVER COUNTY G.P.S. 37 AND G.P.S. 38
- INDIAN RIVER COUNTY G.P.S. 37 AND G.P.S. 38 NORTH REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD 83/90) AND BASED ON THE MONUMENTED EAST LINE OF SECTION 8 AS SHOWN, THE BEARING BEING N89°54'09".
- ELEVATIONS ARE BASED ON N.G.V.D. 1929. THE ORIGINATING PUBLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK NO. 19, CHISELED "X" ON NE FLANGE BOLT OF A FIRE HYDRANT AT NW INTERSECTION OF 58th AVENUE AND 61st STREET. ELEVATION 24.76 N.G.V.D. 1929.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED.

**SURVEYORS NOTES**

- DS SET P.R.M. STAMPED P.L.S. 5243
- OS SET IRON ROD AND CAP STAMPED LB 4644
- PS SET P.C.P. STAMPED P.L.S. 5243
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**REVISIONS**

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2	12/12/06	PER COUNTY COMMENTS	DMT
1	11/17/06	PER COUNTY COMMENTS	MK



**GRAPHIC SCALE**



**EASEMENT PROPOSED FOR RELEASE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C136	42.36	425.00	5°42'38"	42.34	S02°52'59"W
C137	44.85	450.00	5°42'38"	44.83	S02°52'59"W
C138	39.87	400.00	5°42'38"	39.85	S02°52'59"W
C139	33.99	400.00	4°52'07"	33.98	S02°27'43"W
C141	197.79	125.00	90°39'44"	177.80	S45°18'12"E
C142	158.24	100.00	90°39'44"	142.24	S45°18'12"E
C143	10.13	100.00	5°48'17"	10.13	S02°52'29"E
C144	136.27	100.00	78°04'42"	125.97	S44°48'58"E
C145	11.83	100.00	6°46'45"	11.82	S87°14'42"E
C146	54.19	150.00	20°41'57"	53.90	S101°9'18"E
C147	33.96	150.00	12°58'17"	33.89	S06°27'29"E
C148	20.23	150.00	7°43'39"	20.22	S16°48'27"E
C149	21.75	25.00	49°50'54"	21.07	N04°00'05"E
C150	123.36	50.00	141°21'49"	94.37	S43°55'55"E
C151	33.13	50.00	37°57'51"	32.53	S07°46'04"W
C152	41.67	50.00	47°45'13"	40.48	S35°05'28"E
C153	48.56	50.00	55°38'44"	46.67	S86°47'27"E
C154	6.37	25.00	14°36'07"	6.35	S65°32'51"W
C155	23.57	25.00	54°01'18"	22.71	S85°15'27"W
C156	56.59	150.00	21°36'57"	56.25	S79°49'36"E
C235	97.79	125.00	44°49'26"	95.32	S22°23'03"E
C236	100.00	125.00	45°50'18"	97.36	S67°42'55"E

