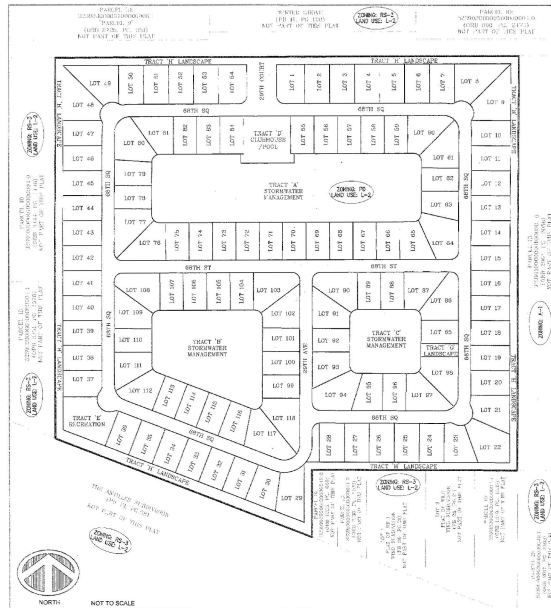


# CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,  
TOWNSHIP 32 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 RECORD BOOK 2322, PAGE 167, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

## VICINITY MAP



## CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, FEE SIMPLE OWNER  
OF THE LAND DESCRIBED AND PLATTED HEREIN, AS CROSSBRIDGE P.D., BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID  
LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1. STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT AS 68TH AVENUE, 68TH STREET, 20TH AVENUE, AND 20TH COURT 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 CROSSBRIDGE COMMUNITY  
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 SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER  
REGARDING SUCH STREETS.

### 2. PUBLIC ROAD RIGHT-OF-WAY

THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT AS ADDITIONAL 5 FOOT PUBLIC ROAD RIGHT-OF-WAY (68TH STREET / OLD WINTER  
BEACH ROAD) ARE HEREBY DECLARED TO BE AND SHALL REMAIN PUBLIC. THEY ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN  
RIVER COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

### 3. UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT 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 OF 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/EGRESS AS APPROVED BY THE COUNTY.

### 4. STORMWATER MANAGEMENT TRACTS 'A', 'B', AND 'C', AND THE 15' STORMWATER MAINTENANCE EASEMENT

STORMWATER MANAGEMENT TRACTS 'A', 'B', 'C', AND THE 15' STORMWATER MAINTENANCE EASEMENT ARE DEDICATED IN  
PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CROSSBRIDGE COMMUNITY ASSOCIATION, INC. FOR  
THE CONSTRUCTION, ACCESS AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES. INDIAN RIVER COUNTY IS GRANTED  
THE RIGHT TO USE AND DRAIN INTO THE TRACT AND IS ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM  
EMERGENCY MAINTENANCE ON THE TRACT. INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON  
THE TRACT FOR THE LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

### 5. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL  
MAINTENANCE OBLIGATION OF CROSSBRIDGE COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF  
DRAINAGE FACILITIES.

### 6. LANDSCAPE TRACTS 'F', 'G', AND 'H'

LANDSCAPE TRACTS 'F', 'G', AND 'H' AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO CROSSBRIDGE COMMUNITY  
ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE SUPPLY AND IRRIGATION SYSTEMS, AND SHALL BE  
THE PERPETUAL MAINTENANCE OBLIGATION OF CROSSBRIDGE COMMUNITY ASSOCIATION, INC.

### 7. LIMITED ACCESS EASEMENTS

THE LOT LIMITED ACCESS EASEMENTS 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. CLUBHOUSE/POOL TRACT 'D' AND RECREATION TRACT 'E'

CLUBHOUSE/POOL TRACT 'D' AND RECREATION TRACT 'E' AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY FOR THE  
EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL  
MAINTENANCE OBLIGATION OF CROSSBRIDGE COMMUNITY ASSOCIATION, INC.

### 9. 35' EMERGENCY ACCESS EASEMENT

THE 35' EMERGENCY ACCESS EASEMENT, AS SHOWN ON TRACT 'E' OF THIS PLAT, IS HEREBY DEDICATED IN PERPETUITY TO THE  
BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR EMERGENCY ACCESS. ALL PUBLIC AUTHORITIES  
INCLUDING BUT NOT LIMITED TO POLICE, FIRE, ANY UTILITY PROVIDER AND AMBULANCE, SHALL HAVE THE RIGHT TO USE THE  
EMERGENCY ACCESS EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE 35' EMERGENCY ACCESS  
EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CROSSBRIDGE COMMUNITY ASSOCIATION, INC.

IN WITNESS WHEREOF, TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE  
SIGNED BY ITS DIVISION PRESIDENT THIS 27th DAY OF October 2025.

TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION

BY: Jonathan Carter  
JONATHAN CARTER, DIVISION PRESIDENT

WITNESS: Logan Capone

PRINTED NAME: Logan Capone

WITNESS: ABS Barlow

PRINTED NAME: ABS Barlow

## ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS  
27th DAY OF October 2025 BY JONATHAN CARTER, DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A  
DELAWARE CORPORATION WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY,  
AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: Denise B...  
COMMISSION #: 44118205  
PRINTED NAME: Denise B...  
MY COMMISSION EXPIRES: March 11, 2029

SEAL:



## ACCEPTANCE OF DEDICATIONS BY HOA

CROSSBRIDGE COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND RIGHTS OF WAY,  
STORMWATER MANAGEMENT TRACTS 'A', 'B', 'C', AND THE 15' STORMWATER MAINTENANCE EASEMENT, DRAINAGE  
EASEMENTS, LANDSCAPE TRACTS 'F', 'G', AND 'H', CLUBHOUSE/POOL TRACT 'D' AND RECREATION TRACT 'E', AND ACCEPTS  
THE MAINTENANCE RESPONSIBILITY FOR SAME, AS WELL AS THE MAINTENANCE RESPONSIBILITY FOR THE 35' EMERGENCY  
ACCESS EASEMENT.

CROSSBRIDGE COMMUNITY ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

BY: Tal Falk  
TAL FALK, DIRECTOR  
692 BROKEN SOUND PARKWAY NW,  
SUITE 180  
BOCA RATON, FL 33487

WITNESS: Logan Capone

PRINTED NAME: Logan Capone

WITNESS: ABS Barlow

PRINTED NAME: ABS Barlow

## ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATIONS BY HOA

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS  
27th DAY OF October 2025 BY TAL FALK, DIRECTOR OF CROSSBRIDGE COMMUNITY ASSOCIATION, INC., A FLORIDA  
NOT FOR PROFIT CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID CORPORATION, AND  
WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: Denise B...  
COMMISSION #: 44118205  
PRINTED NAME: Denise B...  
MY COMMISSION EXPIRES: March 11, 2029

SEAL:



## CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY  
TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS  
REQUIRED BY SECTION 197.182, FLORIDA STATUTES, AS AMENDED. THERE IS NO MORTGAGE ON SUCH LANDS.

BY: Jeffrey David Schneider DATE: 11/25/2025  
JEFREY D. SCHNEIDER  
FLORIDA BAR NUMBER: 123924

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR,  
LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON AUGUST 29, 2022, HE COMPLETED THE SURVEY  
OF THE LANDS AS SHOWN IN THIS PLAT, THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND  
THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS  
AMENDED, THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR  
SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS WILL BE PLACED AND THAT THE INDIVIDUAL LOT CORNERS  
AND POBS WILL BE SET AS SHOWN THEREON UNDER HIS DIRECTION AND SUPERVISION AS REQUIRED BY CHAPTER 177,  
FLORIDA STATUTES, AS AMENDED AND CHAPTER 815 SUBCHAPTERS AND PLATS OF THE INDIAN RIVER COUNTY CODE  
AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA, TIES TO GOVERNMENT CORNERS AND TO INDIAN  
RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

DATE: 10/1/2025  
BILLY M. MOODY, PSM FLORIDA CERTIFICATE NO. 5336  
MERIDIAN LAND SURVEYORS  
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32980  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 9805

SEAL  
BILLY M.  
MOODY, P.S.M.

## COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CROSSBRIDGE P.D. HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL 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: David W. Schryver DATE: 11-20-25  
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4554  
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

SEAL  
COUNTY SURVEYOR  
AND MAPPER

## CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATIVE OFFICER

THIS IS TO CERTIFY, THAT ON 11-24-2025 THE FOREGOING PLAT WAS ADMINISTRATIVELY  
APPROVED BY INDIAN RIVER COUNTY, FLORIDA.

BY: Jovana Titianich, Jr.  
JOVANA TITIANICH, JR., COUNTY ADMINISTRATOR AS ADMINISTRATIVE OFFICER  
DATE: 11-24-2025

## APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: Susan Prado  
SUSAN PRADO, DEPUTY COUNTY ATTORNEY

## CERTIFICATE OF THE CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY  
CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CROSSBRIDGE P.D. BY TOLL SOUTHEAST LP COMPANY, INC. AND THAT IT COMPLIES  
WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR  
RECORD THIS 27th DAY OF November 2025 AND RECORDED IN PLAT BOOK 244, PAGE 204, CLERK'S FILE  
NUMBER 3120250058906 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER  
COUNTY, FLORIDA.

BY: David C. Roberts  
DEPUTY CLERK OF CIRCUIT COURT  
INDIAN RIVER COUNTY, FLORIDA

SEAL  
CLERK OF THE  
CIRCUIT COURT



PREPARED BY: NATHAN LEZINSKI  
BILLY M. MOODY, PSM #5336  
MERIDIAN LAND SURVEYORS  
DATE OF PREPARATION: JULY 15, 2024

MERIDIAN  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD., SUITE 201  
VERO BEACH, FL 32980  
PHONE: 772-744-1213, FAX: 772-744-1066  
EMAIL: INFO@M-SURVEYORS.COM

SHEET

1 of 4

# CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,  
TOWNSHIP 32 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 RECORD BOOK 3822, PAGE 167, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 34

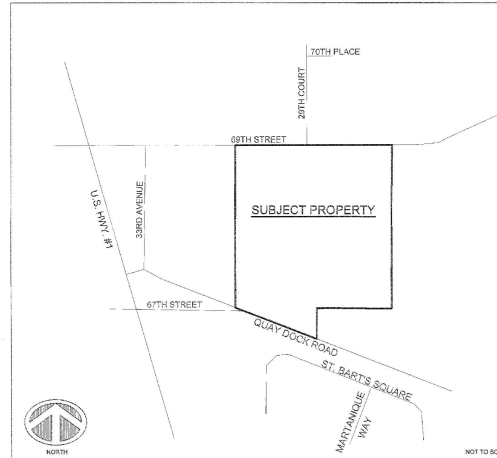
PAGE 60

CFN 3120250058906  
CLERK'S FILE NO.

## SURVEYOR'S NOTES:

- 1) AT THE TIME OF RECORDING OF THIS PLAT, THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X". PER FLOOD INSURANCE RATE MAP #128100223 J, DATED JANUARY 28TH, 2022. FLOOD ZONE MAPS ARE SUBJECT TO CHANGE, AND OWNERS OF LOTS IN THIS SUBDIVISION SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY.
- 2) THE BEARING BASE FOR THIS PLAT IS A GRID BEARING OF N89°44'05"E, ALONG THE NORTH LINE OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
- 3) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA, EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- 4) THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "GPS 1020", EL. +10.52'.
- 5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM H888 LB 6905".
- 6) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP H888 LB 6905".
- 7) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "H888 LB 6905".

## LOCATION MAP



## NOTICE:

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 3) 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.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) 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, SURIWAT CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.
- 6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER'S LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- 7) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNERS DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE 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 OR THE OWNERS DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

## LEGAL DESCRIPTION

PARCEL 1:  
THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF QUAY DOCK ROAD.

PARCEL 2:  
THE EAST 1/2 OF THE EAST 1/2 ACRES OF THE NW 1/4 OF THE NE 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND LYING NORTH OF QUAY DOCK ROAD.

AND

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF THE RIGHT OF WAY FOR QUAY DOCK ROAD, LESS ANY PORTION LYING IN ROAD RIGHT OF WAY FOR NORTH WINTER BEACH ROAD (89TH STREET).

AND

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF THE RIGHT OF WAY FOR QUAY DOCK ROAD.

AND

THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF QUAY DOCK ROAD.

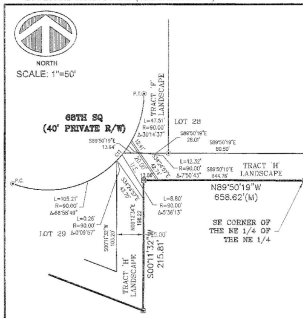
## LEGAL DESCRIPTION-ALSO DESCRIBED AS METES & BOUNDS

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, RUN S00°07'27"W, ALONG THE EAST LINE OF SAID SECTION 10, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING, CONTINUE S00°07'27"W ALONG SAID EAST LINE, FOR A DISTANCE OF 1328.42 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10. THENCE RUN N89°50'19"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, FOR A DISTANCE OF 688.00 FEET TO A POINT; THENCE DEPART SAID SOUTH LINE AND RUN S00°11'32"W, FOR A DISTANCE OF 215.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF QUAY DOCK ROAD. THENCE RUN S81°59'49"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 881.16 FEET TO A POINT; THENCE DEPART SAID NORTH LINE AND RUN N00°02'00"E, FOR A DISTANCE OF 1219.85 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 89TH STREET (NORTH WINTER BEACH ROAD); THENCE RUN N65°40'52"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1484.13 FEET TO THE POINT OF BEGINNING.

## 20' UTILITY EASEMENT DETAIL LOT 29 AND TRACTS F & H (SEE SHEET 4 OF 4)



PREPARED BY: NATHAN LEZNEWICZ  
BILLY W. MOODY, PSM #5338  
MERIDIAN LAND SURVEYORS, L.L.P.  
DATE OF PREPARATION: JULY 15, 2024

**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD., SUITE 201  
VERO BEACH, FL 33560-1366  
PHONE: 772-794-1211; FAX: 772-794-1096  
EMAIL: INFO@MLSL-FLORIDA.COM

SHEET

2 of 4

## SHEET KEY



## CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,  
TOWNSHIP 32 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 RECORD BOOK 382, PAGE 167, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

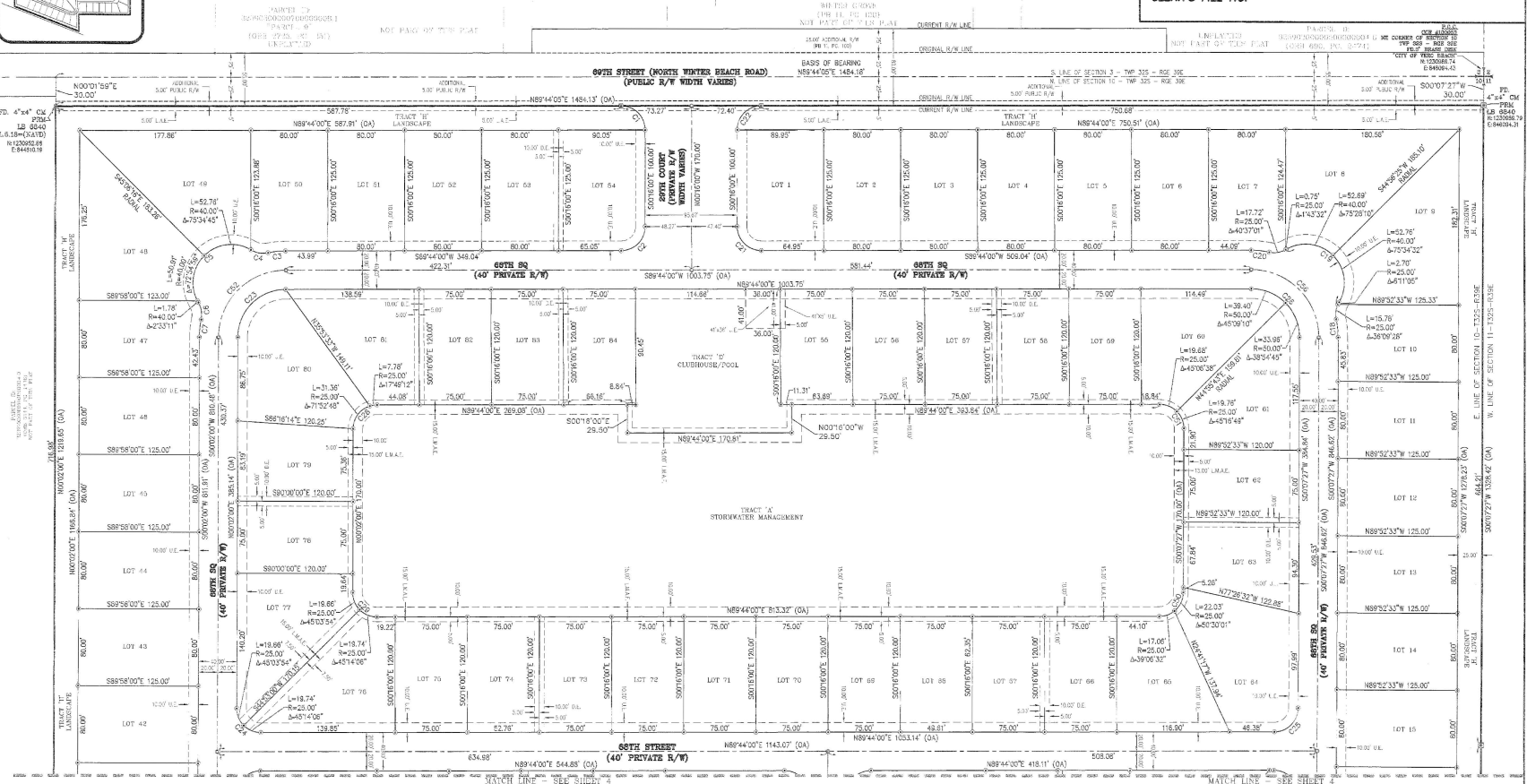
GRAPHIC SCALE

(IN FEET)  
1 inch = 50 ft.

PLAT BOOK 34

PAGE 61

CFN 3120250058906  
CLERK'S FILE NO.



Curve	Length	Radius	Delta	Chord
C1	10.00	100.00	18.00	18.00
C2	10.00	100.00	18.00	18.00
C3	10.00	100.00	18.00	18.00
C4	10.00	100.00	18.00	18.00
C5	10.00	100.00	18.00	18.00
C6	10.00	100.00	18.00	18.00
C7	10.00	100.00	18.00	18.00
C8	10.00	100.00	18.00	18.00
C9	10.00	100.00	18.00	18.00
C10	10.00	100.00	18.00	18.00

Curve	Length	Radius	Delta	Chord
C11	10.00	100.00	18.00	18.00
C12	10.00	100.00	18.00	18.00
C13	10.00	100.00	18.00	18.00
C14	10.00	100.00	18.00	18.00
C15	10.00	100.00	18.00	18.00
C16	10.00	100.00	18.00	18.00
C17	10.00	100.00	18.00	18.00
C18	10.00	100.00	18.00	18.00
C19	10.00	100.00	18.00	18.00
C20	10.00	100.00	18.00	18.00

## ABBREVIATIONS

C - CENTRAL ANGLE  
 D - CHORD  
 E - CONSERVATION EASEMENT  
 F - FENCE  
 G - CERTIFIED CORNER RECORD  
 H - DRAINAGE EASEMENT  
 I - EMERGENCY ACCESS EASEMENT  
 J - FOUND  
 K - NORTH AMERICAN VERTICAL DATUM 1988  
 L - LENGTH  
 M - LIMITED ACCESS EASEMENT  
 N - LAND SURVEYING BUSINESS  
 O - LANDSCAPE EASEMENT  
 P - LAND MAINTENANCE ACCESS EASEMENT

## LEGEND

- LOT CORNER MARKER
- PERMANENT CONTROL POINT (PCP) LBN 6005
- PERMANENT REFERENCE MONUMENT (PRM) LBN 6005
- PERMANENT CONTROL POINT (PCP) LBN 6005



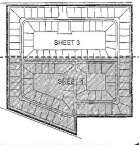
**MERIDIAN**  
 LAND SURVEYORS  
 1717 INDIAN RIVER BLVD, SUITE 201  
 VERO BEACH, FL 33409  
 PHONE: 772-794-2113 FAX: 772-794-1096  
 EMAIL: INFO@MERIDIAN-LSURVEYORS.COM

PREPARED BY: NATHAN LEZNIWICZ  
 BILL M. MOODY, FLS 4555  
 MERIDIAN LAND SURVEYORS LBN6005  
 DATE OF PREPARATION: JULY 18, 2024

SHEET

3 of 4

## SHEET KEY



## CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,  
TOWNSHIP 32 SOUTH, RANGE 38 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 RECORD BOOK 3822, PAGE 167, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

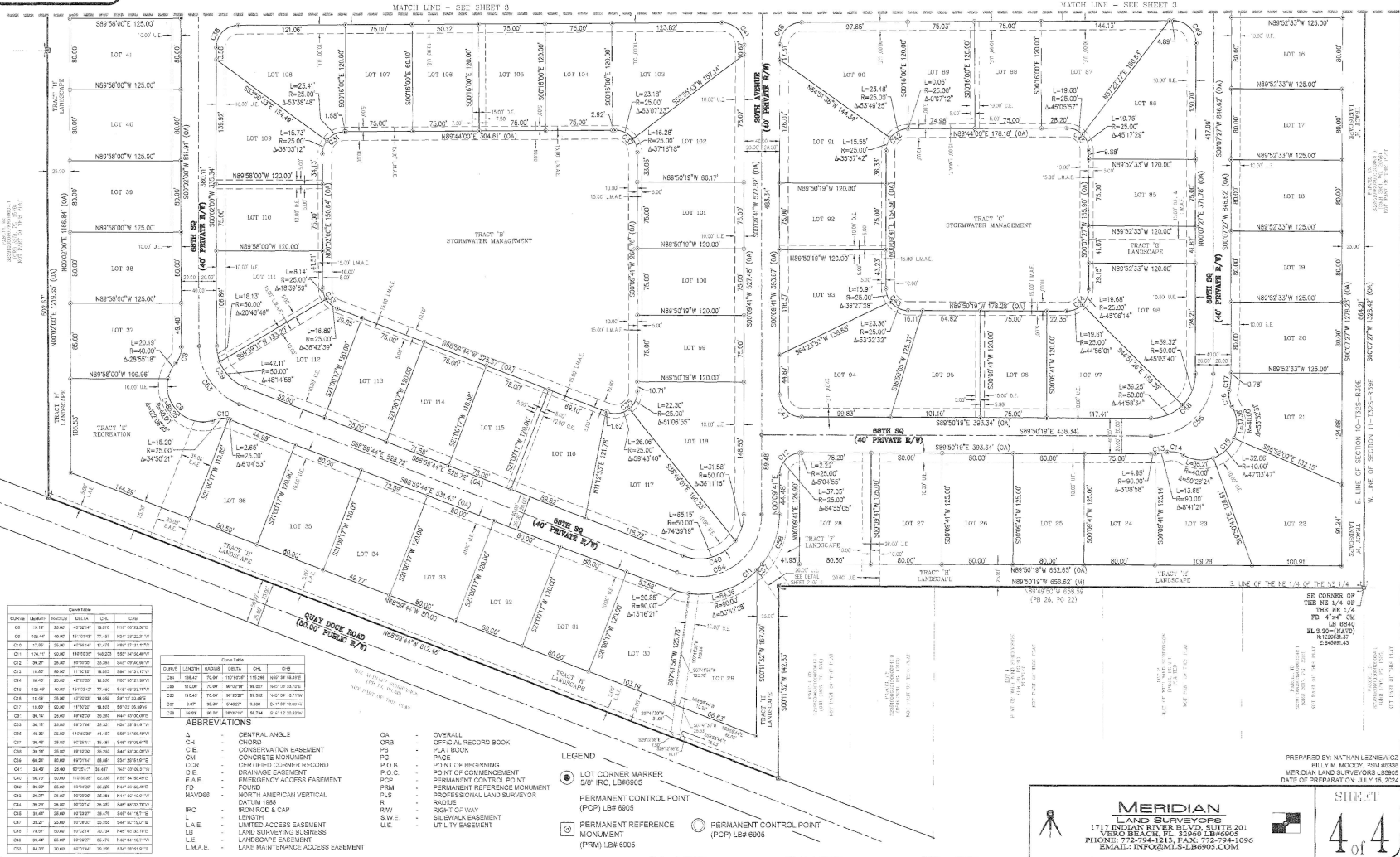
GRAPHIC SCALE



PLAT BOOK 34

PAGE 62

CFN 3120250055906  
CLERK'S FILE NO.



CURVE	LENGTH	RADIUS	DELTA	CH	CHS
C1	19.14	35.00	47.92°	18.575	107.07 (S. 1/4)
C2	19.04	40.00	51.34°	17.401	102.02 (S. 1/4)
C3	17.38	25.00	43.64°	17.378	106.27 (S. 1/4)
C4	174.11	50.00	118.93°	148.235	387.34 (S. 1/4)
C5	39.37	50.00	49.00°	38.293	107.07 (S. 1/4)
C6	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C7	16.80	35.00	47.92°	16.451	107.07 (S. 1/4)
C8	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C9	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C10	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C11	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C12	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C13	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C14	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C15	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C16	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C17	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C18	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C19	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C20	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)

CURVE	LENGTH	RADIUS	DELTA	CH	CHS
C1	19.14	35.00	47.92°	18.575	107.07 (S. 1/4)
C2	19.04	40.00	51.34°	17.401	102.02 (S. 1/4)
C3	17.38	25.00	43.64°	17.378	106.27 (S. 1/4)
C4	174.11	50.00	118.93°	148.235	387.34 (S. 1/4)
C5	39.37	50.00	49.00°	38.293	107.07 (S. 1/4)
C6	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C7	16.80	35.00	47.92°	16.451	107.07 (S. 1/4)
C8	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C9	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C10	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C11	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C12	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C13	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C14	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C15	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C16	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C17	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C18	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C19	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)
C20	16.80	40.00	51.34°	16.451	102.02 (S. 1/4)

## ABBREVIATIONS

CH	CENTRAL ANGLE	OA	OVERALL
CH	CHORD	ORB	OFFICIAL RECORD BOOK
C/E	CONSERVATION EASEMENT	PB	PLAT BOOK
CM	CONCRETE MONUMENT	P.O.B.	POINT OF BEGINNING
CCR	CERTIFIED CORNER RECORD	P.O.C.	POINT OF COMMENCEMENT
D/E	DRAINAGE EASEMENT	PRM	PERMANENT REFERENCE MONUMENT
E/A	EMERGENCY ACCESS EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR
FD	FOUND	R	RADIUS
NAVD83	NORTH AMERICAN VERTICAL DATUM 1983	R/W	RIGHT OF WAY
IRC	IRON ROD & CAP	S.W.E.	SIDEWALK EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT	U.E.	UTILITY EASEMENT
LD	LAND SURVEYING BUSINESS		
LE	LANDSCAPE EASEMENT		
L.M.A.E.	LAND MAINTENANCE ACCESS EASEMENT		

## LEGEND

●	LOT CORNER MARKER	●	PERMANENT CONTROL POINT (PCP) LBN 6905
○	PERMANENT CONTROL POINT (PCP) LBN 6905	○	PERMANENT REFERENCE MONUMENT (PRM) LBN 6905

PREPARED BY: NATHAN LEWIS/MS  
BILLY M. MOODY/MS  
DATE OF PREPARATION: JULY 18, 2024

**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD., SUITE 201  
VERO BEACH, FL 33460-1466  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-FL6905.COM

**SHEET**  
4 of 4