

# LOST TREE PRESERVE PD, PHASES 4 AND 5

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): \_\_\_\_\_

### CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, THAT LOST TREE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS LOST TREE PRESERVE PD, PHASES 4 AND 5, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY:**  
ALL STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY 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 OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- TRACT "W" CONSERVATION AREA:**  
THE CONSERVATION AREA TRACT "W" AS SHOWN IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOST TREE PRESERVE OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF PRESERVATION OF NATIVE UPLAND VEGETATION, AND TRACT "W" IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN O.R. BOOK 3134, PAGE 2422 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- STORMWATER MANAGEMENT TRACT "X" AND LAKE MAINTENANCE EASEMENTS:**  
STORMWATER TRACT "X" AND THE LAKE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.
- RECREATION AND LANDSCAPE TRACTS:**  
TRACTS "Y" AND "Z", RECREATION AND LANDSCAPE, AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT BY THE OWNERS OF LOTS AND RESIDENTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC.
- UTILITY EASEMENTS:**  
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY 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.
- DRAINAGE EASEMENTS:**  
THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS FURTHER GRANTED THE RIGHT TO USE THE DRAINAGE EASEMENTS, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.
- FUTURE MULTI-FAMILY TRACT MF:**  
THE FUTURE MULTI-FAMILY TRACT MF IS RESERVED FOR FUTURE DEVELOPMENT BY THE OWNER AND THE PROPERTY MAINTENANCE AND TAX OBLIGATIONS FOR THIS TRACT UNTIL SAID TIME IT IS DEVELOPED SHALL REMAIN WITH THE OWNER ITS SUCCESSORS, ASSIGNS, AND HEIRS.

IN WITNESS WHEREOF, LOST TREE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES M. BAYER, ITS PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LOST TREE PRESERVE, LLC  
BY LOST TREE VILLAGE CORPORATION, ITS MANAGER

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

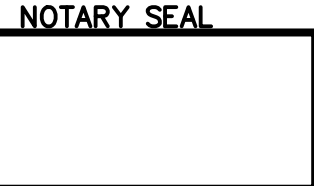
BY: \_\_\_\_\_  
CHARLES M. BAYER, JR., PRESIDENT

### ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY CHARLES M. BAYER, JR., PRESIDENT OF LOST TREE VILLAGE CORPORATION, THE MANAGER OF LOST TREE PRESERVE LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED ON BEHALF OF AND WITH FULL AUTHORITY TO DO SO, AND WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_



### ACCEPTANCE OF DEDICATION:

THE LOST TREE PRESERVE OWNERS ASSOCIATION, INC., HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHTS OF WAY, CONSERVATION AREA TRACT "W"; STORMWATER MANAGEMENT TRACTS "X" AND LAKE MAINTENANCE EASEMENTS; RECREATION AND LANDSCAPE TRACTS "Y" AND "Z", AND DRAINAGE EASEMENTS.

LOST TREE PRESERVE OWNERS ASSOCIATION, INC.

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

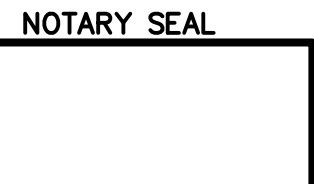
BY: \_\_\_\_\_  
CHARLES H. STEVENS, PRESIDENT

### ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY CHARLES H. STEVENS, PRESIDENT OF LOST TREE PRESERVE OWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_



### MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3024 AT PAGES 253-276 AS AMENDED IN OFFICIAL RECORD BOOK 3599, PAGES 69-71, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SOUTHSTATE BANK, N.A., FORMERLY KNOWN AS CENTERSTATE BANK OF FLORIDA, N.A.

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_  
CHRISTOPHER BIBER, SENIOR VICE PRESIDENT

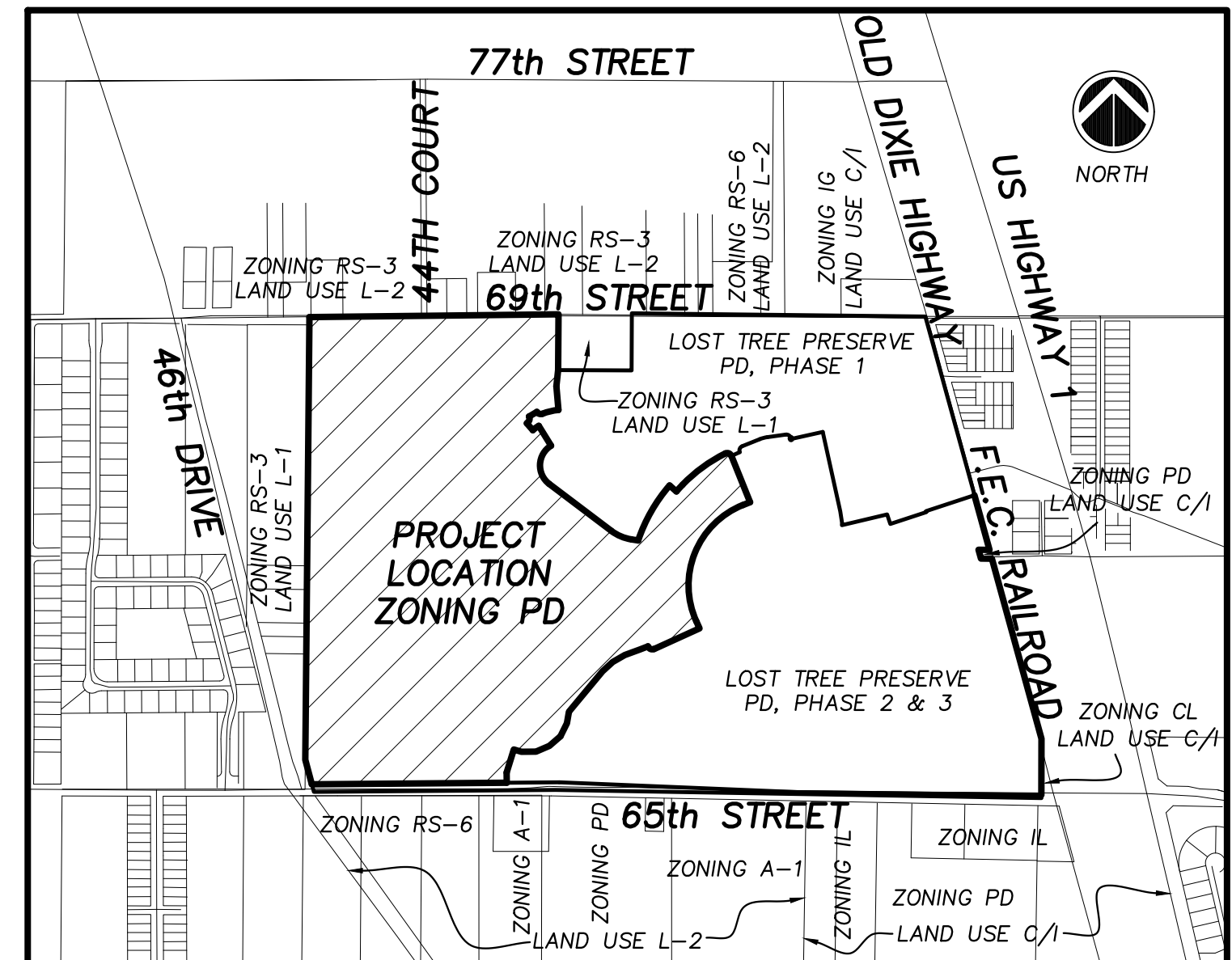
PREPARED BY: DAVID M. TAYLOR, PSM  
MASTELLER, MOLER & TAYLOR, INC.  
1655 27th STREET, SUITE 2  
VERO BEACH, FLORIDA 32960 772-564-8050  
LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 5/25/23

**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 3332, PAGE 1199, BOTH OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

A PORTION OF TRACT M, LOST TREE PRESERVE PD, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 1 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 02°22'02" EAST, ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 90.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTH WINTER BEACH ROAD (65TH STREET), AS SHOWN ON THE SAID PLAT OF LOST TREE PRESERVE PD, PHASE 1; THENCE ALONG THE SAID NORTH RIGHT OF WAY LINE SOUTH 89°32'12" WEST A DISTANCE OF 287.68 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF LOST TREE PRESERVE PD, PHASES 2 AND 3 AS RECORDED IN PLAT BOOK 31, PAGE 69 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°40'23" EAST A DISTANCE OF 288.00 FEET; THENCE NORTH 47°04'33" EAST A DISTANCE OF 75.58 FEET; THENCE NORTH 80°05'55" EAST A DISTANCE OF 76.28 FEET; THENCE NORTH 69°59'14" EAST A DISTANCE OF 55.32 FEET; THENCE NORTH 17°14'49" EAST A DISTANCE OF 132.69 FEET; THENCE SOUTH 73°07'30" EAST A DISTANCE OF 43.33 FEET; THENCE NORTH 89°30'21" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 66°34'36" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 49°12'26" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 28°16'41" EAST A DISTANCE OF 80.00 FEET; THENCE NORTH 05°43'38" EAST A DISTANCE OF 63.84 FEET; THENCE NORTH 39°40'23" EAST A DISTANCE OF 288.00 FEET; THENCE NORTH 47°04'33" EAST A DISTANCE OF 75.58 FEET; THENCE NORTH 80°05'55" EAST A DISTANCE OF 76.28 FEET; THENCE NORTH 69°59'14" EAST A DISTANCE OF 55.58 FEET TO AN INTERSECTION WITH THE RIGHT OF WAY OF PRESERVE WAY AS SHOWN ON SAID PLAT OF LOST TREE PRESERVE PD, PHASES 2 AND 3; THENCE ALONG SAID RIGHT OF WAY NORTH 68°48'46" EAST A DISTANCE OF 50.01 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 94°29'59", FOR AN ARC LENGTH OF 41.23 FEET TO A POINT OF TANGENCY; SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 36.72 FEET THAT BEARS SOUTH 67°11'29" EAST; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 65°33'32" EAST A DISTANCE OF 272.97 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY OF LOST TREE PRESERVE PD, PHASES 2 AND 3, NORTH 24°28'50" WEST A DISTANCE OF 42.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 475.00 FEET, THROUGH A CENTRAL ANGLE OF 19°28'05", FOR AN ARC LENGTH OF 290.15 FEET, SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 288.76 FEET THAT BEARS SOUTH 53°49'45" WEST TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE CONTINUING ALONG THE SAID SOUTH RIGHT OF WAY AND ALONG THE SAID BOUNDARY OF TRACT M AND SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 854.00 FEET, THROUGH A CENTRAL ANGLE OF 03°22'14", FOR AN ARC LENGTH OF 50.24 FEET, SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 50.23 FEET THAT BEARS SOUTH 42°25'46" WEST TO A NON-TANGENT POINT; THENCE LEAVING THE SAID SOUTH RIGHT OF WAY, HOWEVER CONTINUING ALONG THE SAID BOUNDARY OF TRACT M AND SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 425.63" WEST TO A POINT OF TANGENCY; THENCE NORTH 52°52'51" WEST A DISTANCE OF 425.63" TO A POINT OF CURVATURE ON A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 127.00 FEET, THROUGH A CENTRAL ANGLE OF 111°12'23", FOR AN ARC LENGTH OF 248.50 FEET, SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 209.59 FEET THAT BEARS NORTH 02°43'21" EAST TO A NON-TANGENT POINT; THENCE NORTH 31°40'28" EAST A DISTANCE OF 128.00 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE TO THE LEFT TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY OF RUMINE CIRCLE AS SHOWN ON THE SAID PLAT OF LOST TREE PRESERVE PD, PHASE 1; THENCE CONTINUING ALONG THE SAID BOUNDARY OF TRACT M, SOUTHWESTERLY ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE, HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF 09°08'49", FOR AN ARC LENGTH OF 40.71 FEET, SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 40.87 FEET THAT BEARS SOUTH 53°45'08" WEST TO A NON-TANGENT POINT; THENCE CONTINUE ALONG THE SAID BOUNDARY OF TRACT M AND ALONG THE RIGHT OF WAY OF SAID RUMINE CIRCLE, NORTH 40°49'16" WEST A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE TO THE RIGHT; THENCE CONTINUE ALONG THE SAID BOUNDARY OF TRACT M AND ALONG THE RIGHT OF WAY OF SAID RUMINE CIRCLE, NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 81°17'07", FOR AN ARC LENGTH OF 35.47 FEET, SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 32.57 FEET THAT BEARS SOUTH 71°13'57" EAST TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE CONTINUE ALONG THE SAID BOUNDARY OF TRACT M AND ALONG THE RIGHT OF WAY OF SAID RUMINE CIRCLE, NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 305.00 FEET, THROUGH A CENTRAL ANGLE OF 16°54'39", FOR AN ARC LENGTH OF 90.02 FEET, SAID CURVE IS SUBTENDED BY A CHORD LENGTH OF 89.69 FEET THAT BEARS NORTH 78°34'49" EAST TO A NON-TANGENT POINT; THENCE LEAVING THE RIGHT OF WAY OF RUMINE CIRCLE, HOWEVER CONTINUING ALONG THE SAID BOUNDARY OF TRACT M, NORTH 04°57'51" WEST A DISTANCE OF 130.38 FEET; THENCE CONTINUING ALONG THE SAID BOUNDARY OF TRACT M, NORTH 20°42'41" EAST A DISTANCE OF 85.32 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE ALONG SAID WEST LINE AND CONTINUING ALONG THE SAID BOUNDARY OF TRACT M, NORTH 00°22'02" EAST A DISTANCE OF 282.79 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 69TH STREET DESCRIBED AS TRACT J AS SHOWN ON SAID PLAT OF LOST TREE PRESERVE PD, PHASE 1; THENCE CONTINUING ALONG THE SAID BOUNDARY OF TRACT M AND THE SAID SOUTH RIGHT OF WAY LINE OF 69TH STREET, SOUTH 89°21'19" WEST A DISTANCE OF 1352.10 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE CONTINUING ALONG THE SAID BOUNDARY OF TRACT M AND THE SAID SOUTH RIGHT OF WAY LINE, SOUTH 12°07'37" FEET; THENCE CONTINUING ALONG THE SAID BOUNDARY OF TRACT M AND SAID WEST LINE, SOUTH 00°31'58" WEST A DISTANCE OF 1227.36 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT LATERAL G CANAL; THENCE SOUTH 14°15'26" EAST A DISTANCE OF 95.82 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF 65TH STREET (TRACT K) AS SHOWN ON THE SAID PLAT OF LOST TREE PRESERVE PD, PHASE 1; THENCE ALONG THE SAID NORTH RIGHT OF WAY LINE, NORTH 89°32'12" EAST A DISTANCE OF 1047.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 4,026,330.2 SQUARE FEET OR 92.432 ACRES MORE OR LESS.

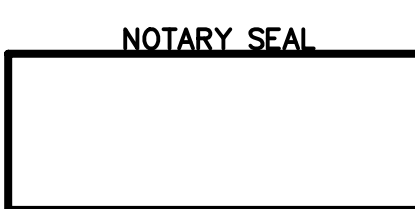
### LOCATION MAP



### ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_  
THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY CHRISTOPHER BIBER, THE SENIOR VICE PRESIDENT OF SOUTHSTATE BANK, N.A., FORMERLY KNOWN AS CENTERSTATE BANK OF FLORIDA, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ASSOCIATION AND WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_



### CERTIFICATE OF TITLE

I, STEVEN L. HENDERSON, ESQUIRE OF COLLINS, BROWN, BARKETT, GARAVAGLIA & LAWN, CHARTERED, 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 LOST TREE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192 FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREON DESCRIBED PROPERTY EXCEPT AS IDENTIFIED BELOW: MORTGAGE IN FAVOR OF CENTERSTATE BANK AS RECORDED IN OFFICIAL RECORD BOOK 3024, PAGE 253 AS MODIFIED BY MODIFICATION OF MORTGAGE DATED FEBRUARY 14, 2023, RECORDED IN OFFICIAL RECORDS BOOK 3599, PAGE 2416; CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORD BOOK 3134, PAGE 2422; COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 3134, PAGE 2324; MATTERS APPEARING ON THE PLAT OF LOST TREE PRESERVE PD, PHASE 1 AS RECORDED IN PLAT BOOK 30, PAGE 1. ALL RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
STEVEN L. HENDERSON, ATTORNEY AT LAW  
FLORIDA BAR NO. 113589

### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON \_\_\_\_\_, 2023, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 913, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: \_\_\_\_\_ DATED \_\_\_\_\_  
DAVID TAYLOR, PSM  
FLORIDA REGISTRATION NO. 5243  
PROFESSIONAL SURVEYOR AND MAPPER  
MASTELLER, MOLER & TAYLOR, INC.  
CERTIFICATE OF AUTHORIZATION #4644  
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

### COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF LOST TREE PRESERVE PD, PHASES 4 AND 5 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.

DAVID W. SCHRYVER, PSM  
INDIAN RIVER COUNTY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4864

DATE: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ LOST TREE PRESERVE PD, PHASES 4 AND 5 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS ARE ACCEPTED.

JOSEPH H. EARMAN  
CHAIRMAN OF THE BOARD

ATTEST: RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER  
INDIAN RIVER COUNTY

BY: \_\_\_\_\_  
DEPUTY CLERK (CLERK TO THE BOARD)

**APPROVED AS TO LEGAL FORM AND SUFFICIENCY: CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:**

WILLIAM K. DeBRAAL,  
COUNTY ATTORNEY

EXAMINED AND APPROVED:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR

### CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, LOST TREE PRESERVE PD, PHASES 4 AND 5, 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 \_\_\_\_\_, 2023, AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AS FILE NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER  
INDIAN RIVER COUNTY, FLORIDA

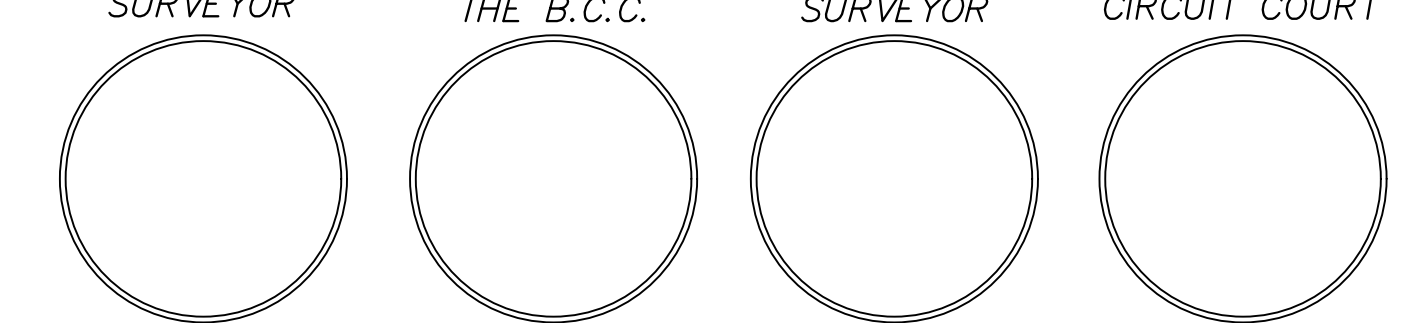
BY: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
SURVEYOR

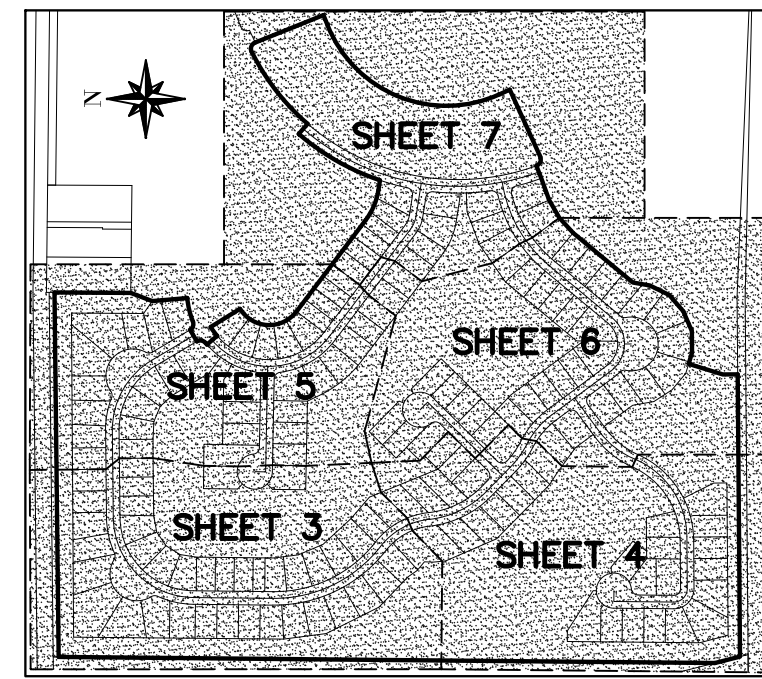
\_\_\_\_\_  
CLERK TO THE B.C.C.

\_\_\_\_\_  
COUNTY SURVEYOR

\_\_\_\_\_  
CLERK OF THE CIRCUIT COURT



**SHEET INDEX**



# LOST TREE PRESERVE PD, PHASES 4 AND 5

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): \_\_\_\_\_

**ABBREVIATIONS**

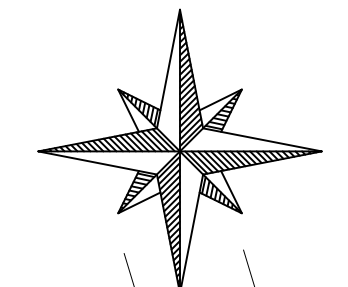
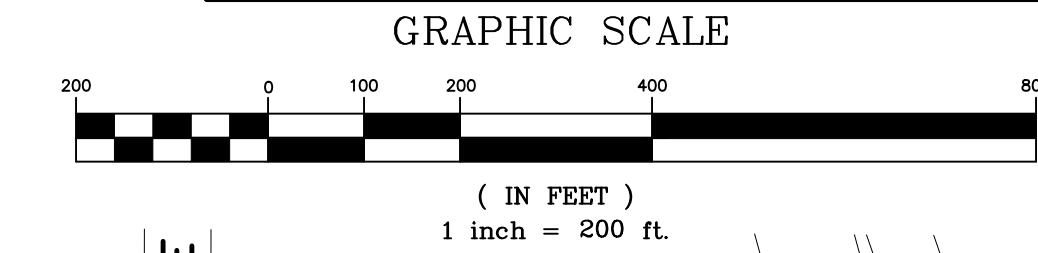
BM	BENCH MARK	IRC	IRON ROD & CAP	P.C.P.	PERMANENT CONTROL POINT	R	RADIUS
CE	CONSERVATION EASEMENT	IRCO	INDIAN RIVER COUNTY	PD	PLANNED DEVELOPMENT	RAD	RADIAL
CH	CHORD	L	LENGTH	PG	PAGE	RP	RADIUS POINT
CM	CONCRETE MONUMENT	L.A.E.	LIMITED ACCESS EASEMENT	PI	POINT OF INTERSECTION	R/W	RIGHT OF WAY
D	DELTA	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	PLS	SURVEYOR'S NUMBER	S.M.T.	STORMWATER MANAGEMENT TRACT
D.E.	DRAINAGE EASEMENT	L.M.E.	LAKE MAINTENANCE EASEMENT	POB	POINT OF BEGINNING	SPC	STATE PLANE COORDINATE
ELEV	ELEVATION	NAVD	NORTH AMERICAN VERTICAL DATUM	POC	POINT OF COMMENCEMENT	TWP.	TOWNSHIP
FD	FOUND	NR	NON-RADIAL	POL	POINT ON LINE	U.E.	UTILITY EASEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	O.R.B.	OFFICIAL RECORD BOOK	PRC	POINT OF REVERSE CURVE	W.S.E.	WATER AND SEWER EASEMENT
ID	IDENTIFICATION	P.B.	PLAT BOOK (INDIAN RIVER COUNTY)	P.R.M.	PERMANENT REFERENCE MONUMENT		
IP	IRON PIPE	P.C.	POINT OF CURVATURE	PSM	PROFESSIONAL SURVEYOR AND MAPPER		
IR	IRON ROD	P.C.C.	POINT OF COMPOUND CURVE	PT	POINT OF TANGENCY		

**LEGEND**

- SET IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".
- FOUND IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED.

**GENERAL NOTES:**

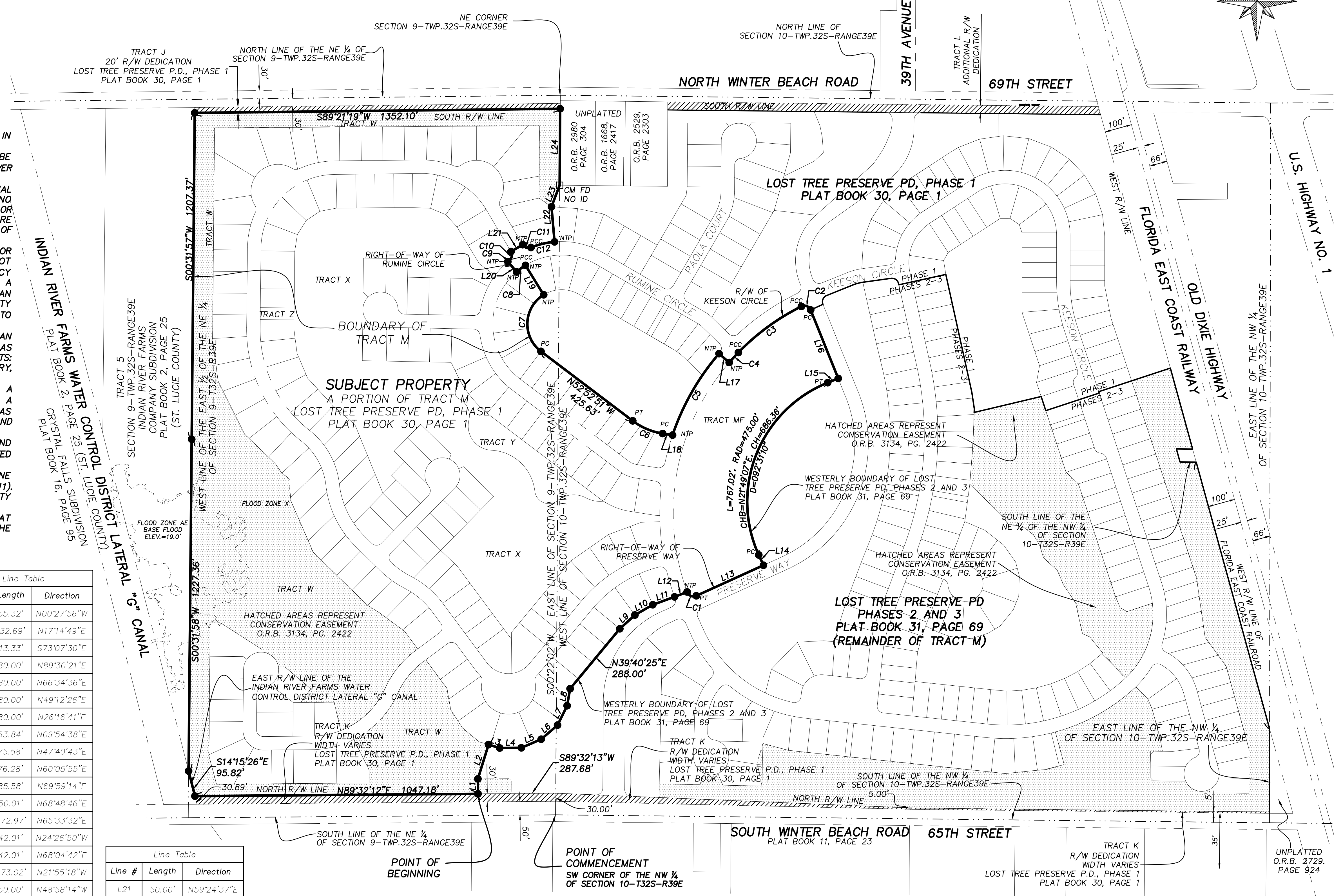
- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NOTICE CONCURRENCY STATEMENT: NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR 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 OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 5) 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: CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 6) 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.
- 7) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND "AE", ELEVATION 19', PER FLOOD INSURANCE RATE MAP 12061C00233 J, DATED JANUARY 26, 2023.
- 8) 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.
- 9) 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.
- 10) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	41.23'	25.00'	094°29'59"	S67°11'29"E
C2	41.29'	25.00'	094°37'41"	N69°08'22"W
C3	290.15'	855.41'	019°26'05"	S53°49'45"W
C4	50.24'	854.00'	003°22'14"	S42°25'46"W
C5	349.04'	904.00'	022°07'19"	S29°41'57"W
C6	121.68'	247.00'	028°13'30"	N66°59'36"W
C7	246.50'	127.00'	111°12'23"	N02°43'21"E
C8	40.71'	255.00'	009°08'49"	S53°45'08"W
C9	8.07'	305.00'	001°31'00"	N49°56'14"E
C10	35.47'	25.00'	081°17'07"	N10°03'10"E
C11	35.47'	25.00'	081°17'07"	S71°13'57"E
C12	90.02'	305.00'	016°54'39"	N76°34'49"E

Line Table		
Line #	Length	Direction
L1	55.32'	N00°27'56"W
L2	132.69'	N17°14'49"E
L3	43.33'	S73°07'30"E
L4	80.00'	N89°30'21"E
L5	80.00'	N66°34'36"E
L6	80.00'	N49°12'26"E
L7	80.00'	N26°16'41"E
L8	63.84'	N09°54'38"E
L9	75.58'	N47°40'43"E
L10	76.28'	N60°05'55"E
L11	85.58'	N69°59'14"E
L12	50.01'	N68°48'46"E
L13	272.97'	N65°33'32"E
L14	42.01'	N24°26'50"W
L15	42.01'	N68°04'42"E
L16	273.02'	N21°55'18"W
L17	50.00'	N48°58'14"W
L18	37.08'	N81°06'22"W
L19	128.00'	N31°40'28"W
L20	50.00'	N40°49'16"W

Line Table		
Line #	Length	Direction
L21	50.00'	N59°24'37"E
L22	130.38'	N04°57'51"W
L23	85.32'	N20°42'41"E
L24	282.75'	N00°22'02"E

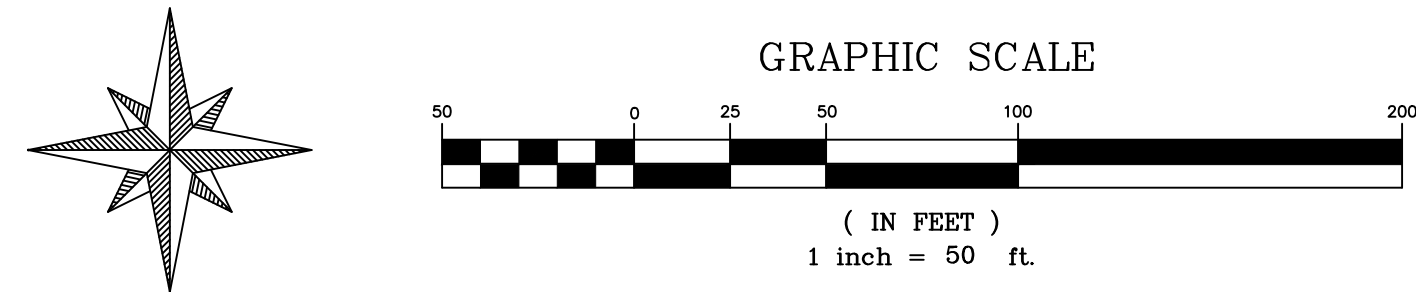
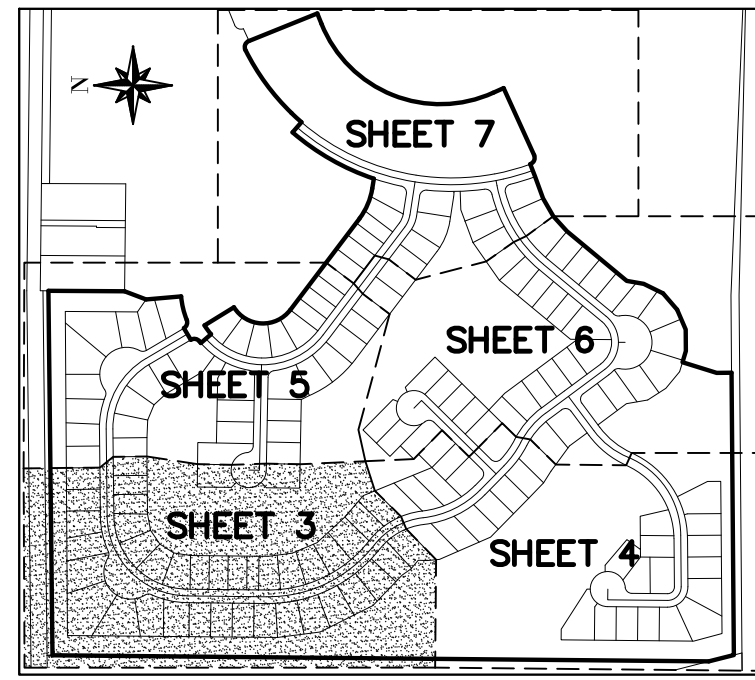


PREPARED BY: DAVID M. TAYLOR, PSM  
 MASTELLER, MOLER & TAYLOR, INC.  
 1655 27th STREET, SUITE 2  
 VERO BEACH, FLORIDA 32960 772-564-8050  
 LICENSE BUSINESS NUMBER 4644  
 DATE OF ORIGINAL PREPARATION: 5/25/23

# LOST TREE PRESERVE PD, PHASES 4 AND 5

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

## SHEET INDEX



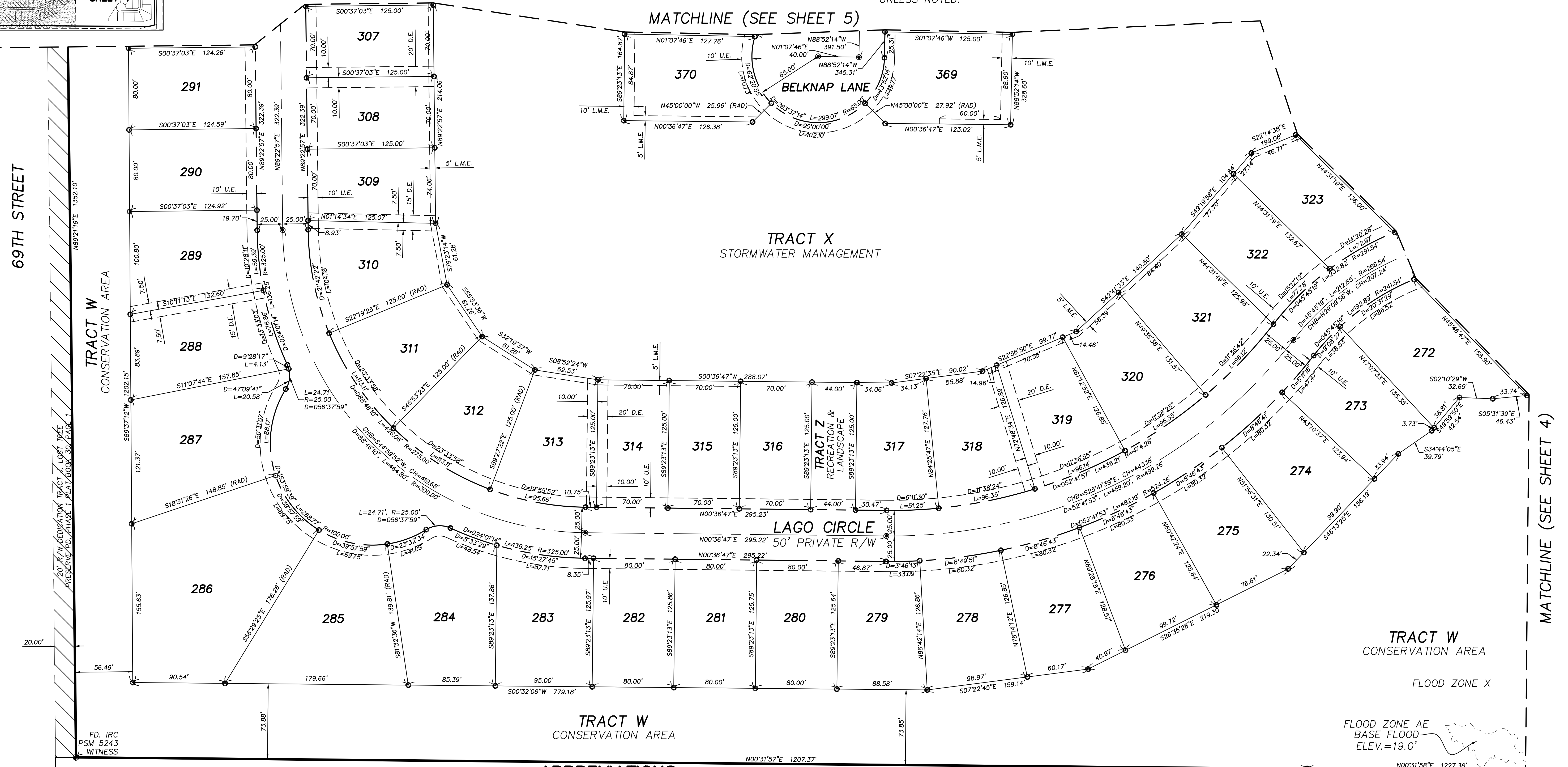
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PLAT BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

CLERK'S FILE NUMBER (CFN): \_\_\_\_\_



## ABBREVIATIONS

BM	BENCH MARK	L.A.E.	LIMITED ACCESS EASEMENT	POC	POINT OF COMMENCEMENT
CE	CONSERVATION EASEMENT	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	POL	POINT ON LINE
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	PRC	POINT OF REVERSE CURVE
CM	CONCRETE MONUMENT	NAVD	NORTH AMERICAN VERTICAL DATUM	P.R.M.	PERMANENT REFERENCE MONUMENT
D	DELTA	NR	NON-RADIAL	PSM	PROFESSIONAL SURVEYOR AND MAPPER
D.E.	DRAINAGE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK	PT	POINT OF TANGENCY
ELEV	ELEVATION	PB	PLAT BOOK (INDIAN RIVER COUNTY)	R	RADIUS
FD	FOUND	P.C.	POINT OF CURVATURE	RAD	RADIAL
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.C.	POINT OF COMPOUND CURVE	RP	RADIUS POINT
ID	IDENTIFICATION	P.C.P.	PERMANENT CONTROL POINT	R/W	RIGHT OF WAY
IP	IRON PIPE	PD	PLANNED DEVELOPMENT	S.M.T.	STORMWATER MANAGEMENT TRACT
IR	IRON ROD	PG	PAGE	SFC	STATE PLANE COORDINATE
IRC	IRON ROD & CAP	PI	POINT OF INTERSECTION	TWP.	TOWNSHIP
IRCO	INDIAN RIVER COUNTY	PLS	SURVEYOR'S NUMBER	U.E.	UTILITY EASEMENT
L	LENGTH	POB	POINT OF BEGINNING	W.S.E.	WATER AND SEWER EASEMENT

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TRACT 5, SECTION 9-TWP.32S-RANGE39E  
 INDIAN RIVER FARMS COMPANY SUBDIVISION  
 PLAT BOOK 2, PAGE 25 (ST. LUCIE COUNTY)

# LOST TREE PRESERVE PD, PHASES 4 AND 5

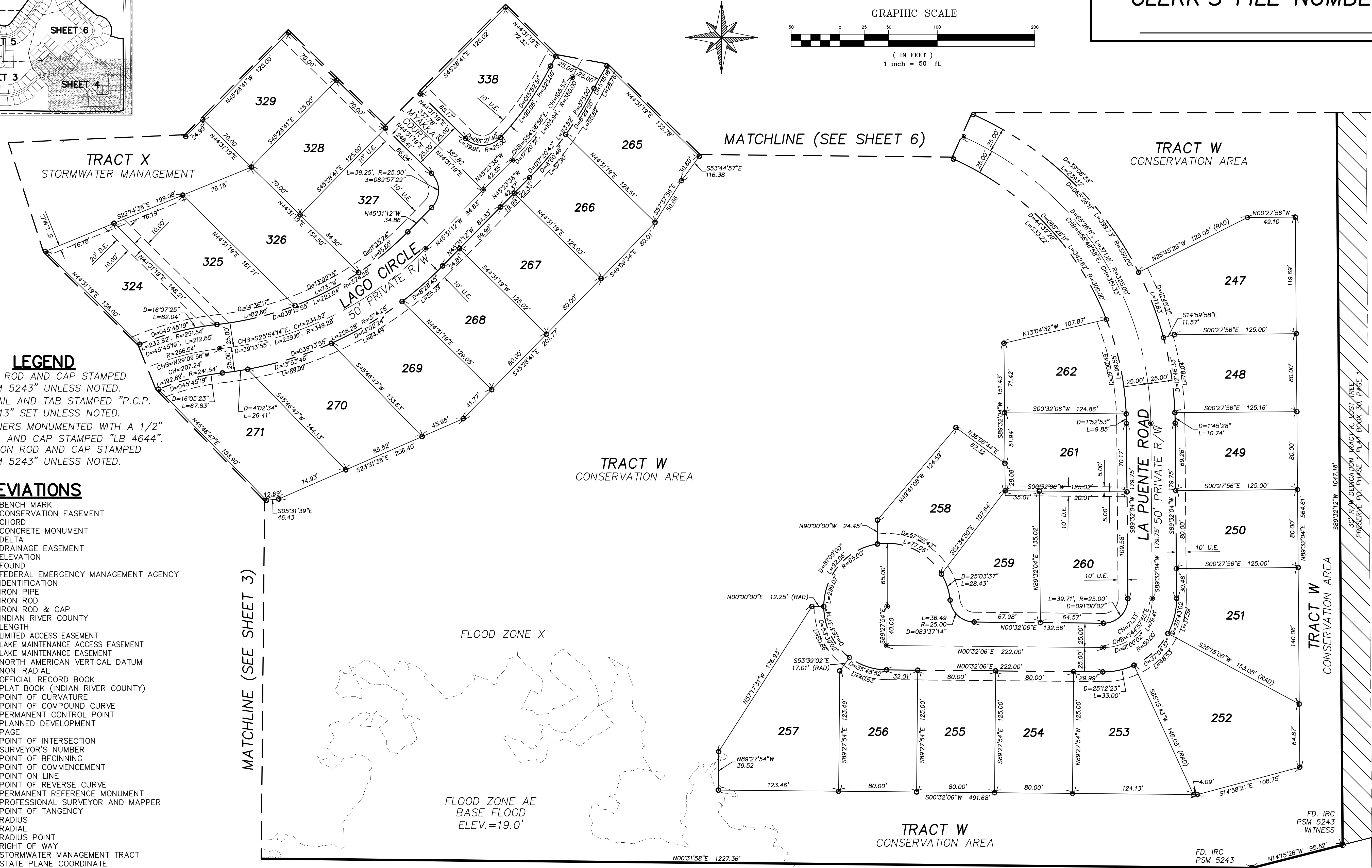
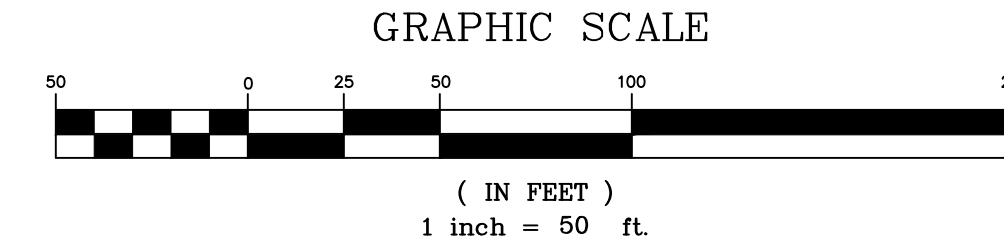
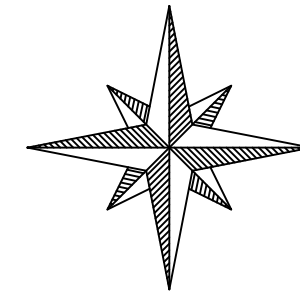
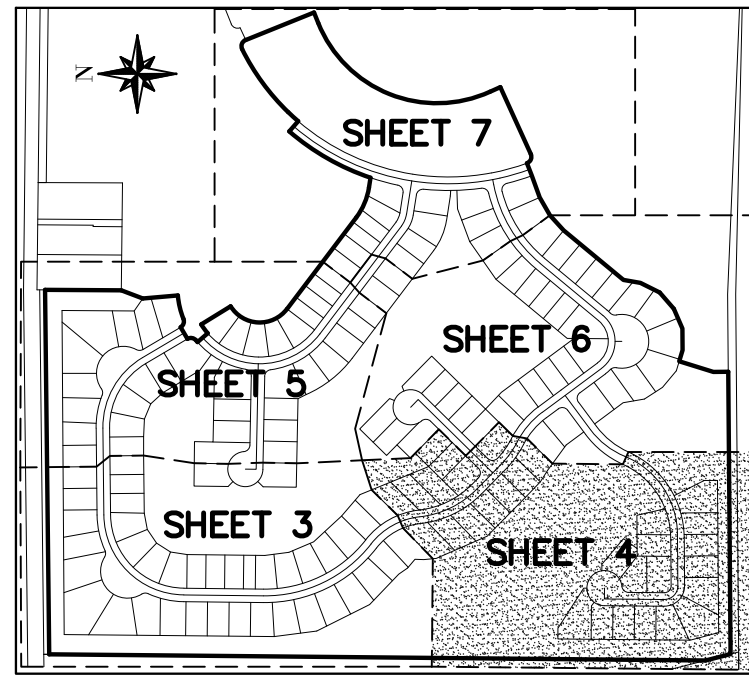
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PLAT BOOK: \_\_\_\_\_

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## ABBREVIATIONS

BM	BENCH MARK
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L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
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NAVD	NORTH AMERICAN VERTICAL DATUM
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O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RAD	RADIAL
RP	RADIUS POINT
R/W	RIGHT OF WAY
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

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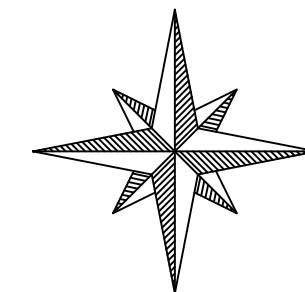
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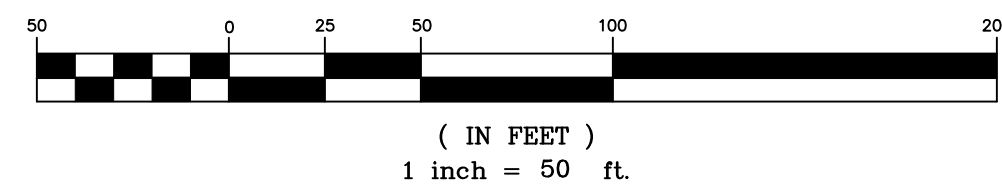
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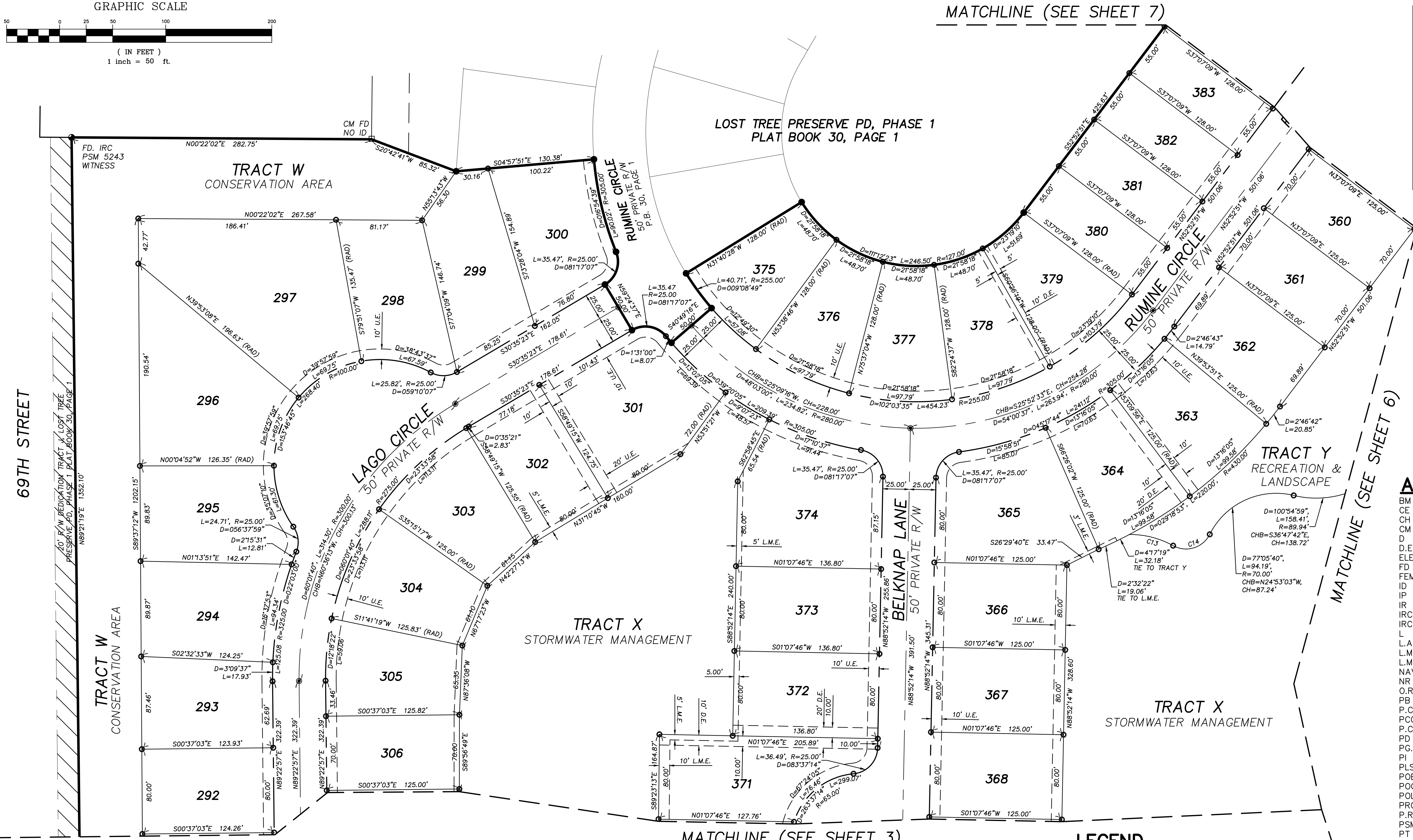
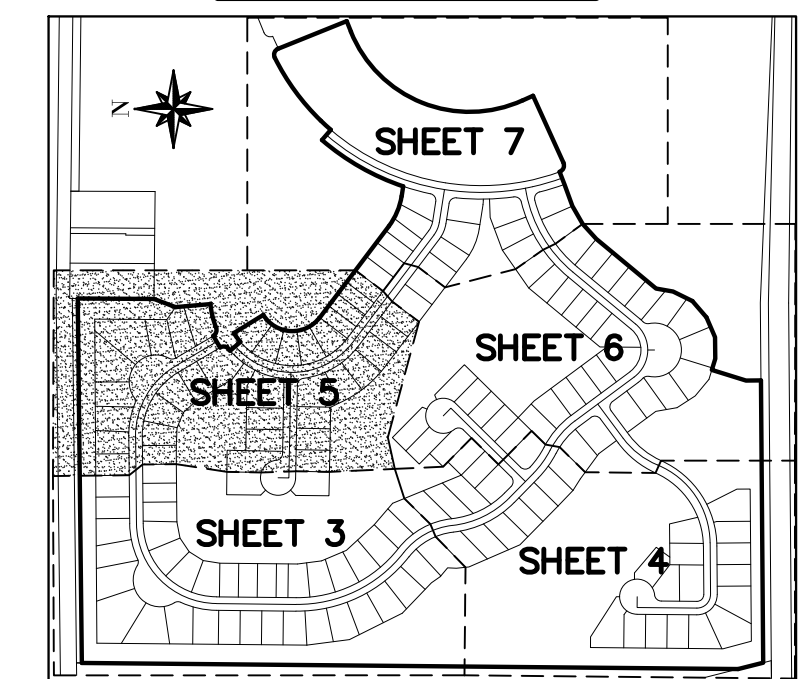
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GRAPHIC SCALE



## SHEET INDEX



## ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG.	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
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TWP.	TOWNSHIP
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Curve Table

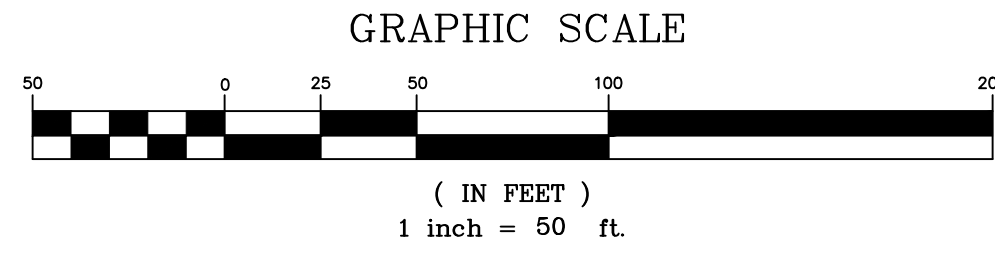
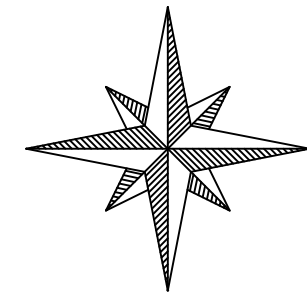
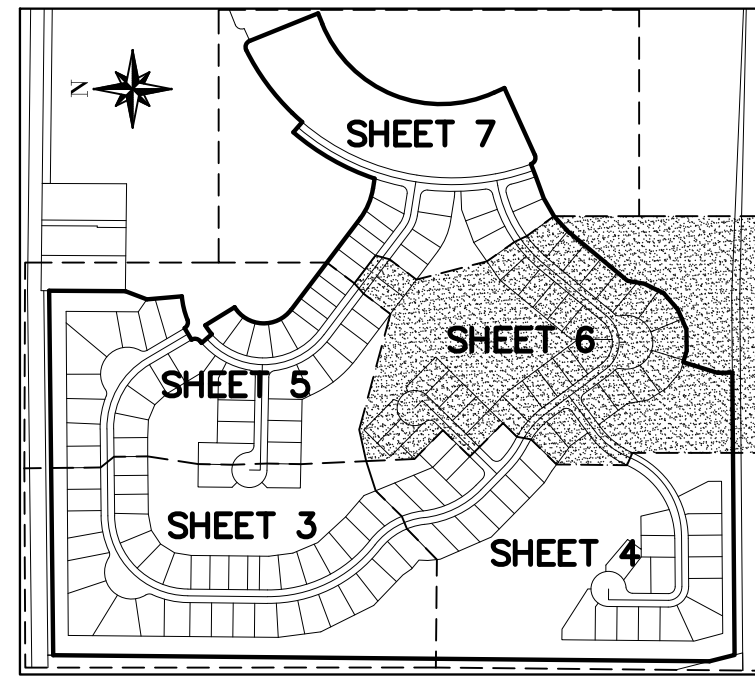
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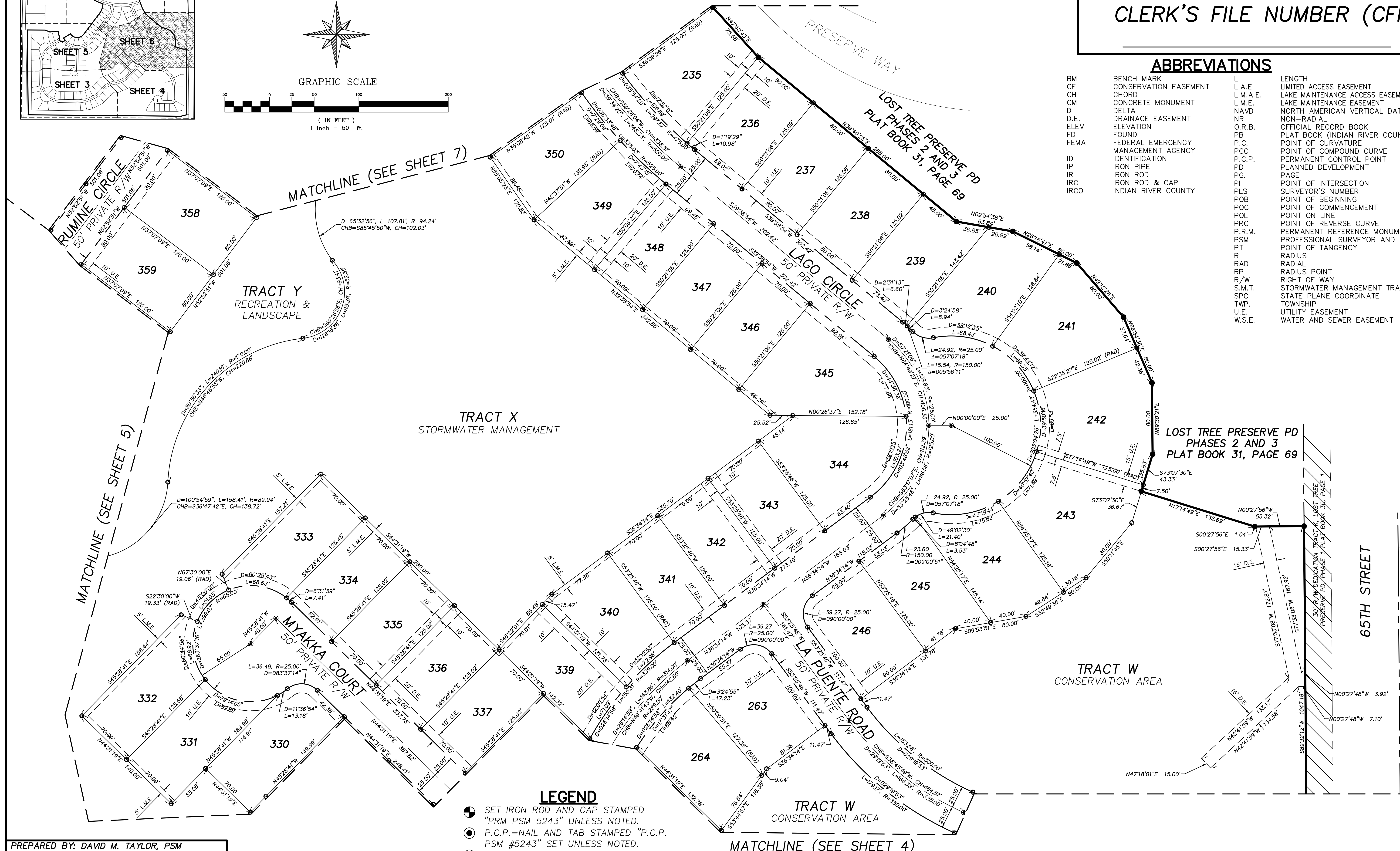
PLAT BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

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CE	CONSERVATION EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
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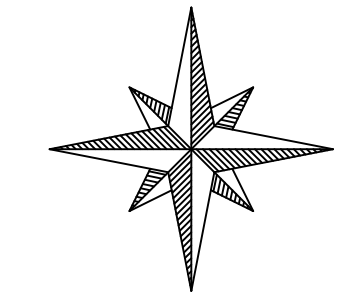
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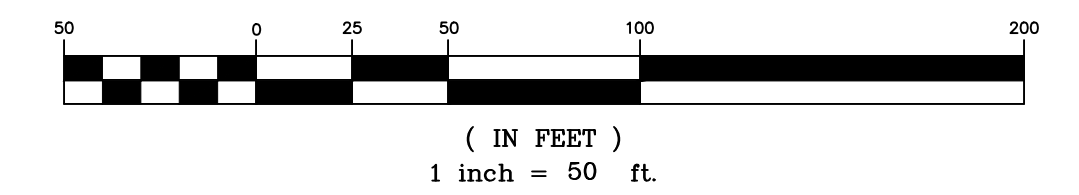
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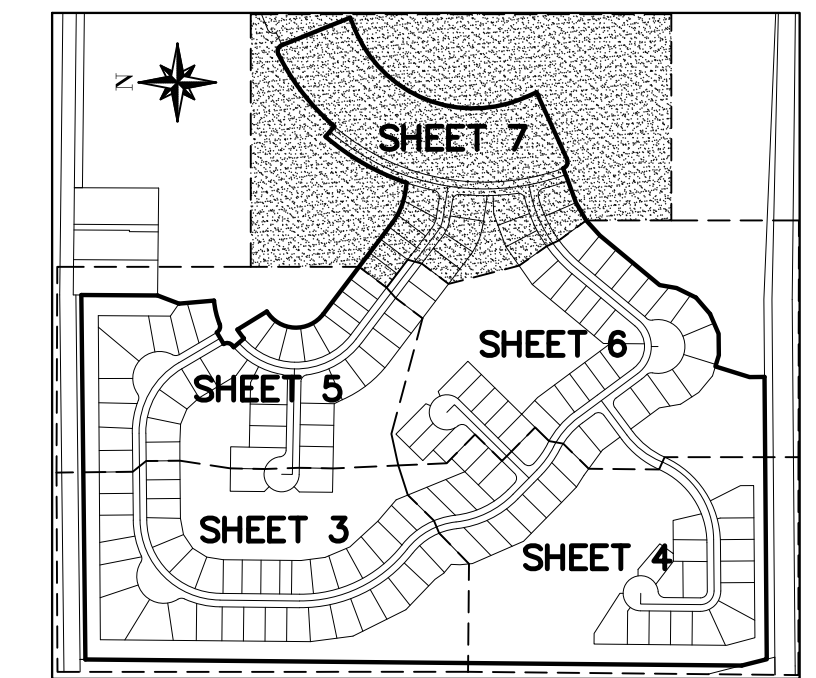
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GRAPHIC SCALE



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CE	CONSERVATION EASEMENT
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CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RAD	RADIAL
RP	RADIUS POINT
R/W	RIGHT OF WAY
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

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: 5/25/23

MATCHLINE  
(SEE SHEET 5)

MATCHLINE (SEE SHEET 6)

## LEGEND

- SET IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".
- FOUND IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED.