

COSTA POINTE PD, PHASE 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3720, PAGE 2389 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS COSTA POINTE PD, PHASE 2, 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 (TRACT R/W):
ALL STREETS AND RIGHTS-OF-WAY (TRACT R/W), SHOWN ON THIS PLAT 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 THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL 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.

2) UTILITY EASEMENTS (U.E.):
THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA 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.

3) DRAINAGE EASEMENTS (D.E.):
THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC.

4) STORMWATER MANAGEMENT TRACT (S.M.T.-3):
THE STORMWATER MANAGEMENT TRACT "S.M.T.-3" AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC., INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE STORM WATER TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS AS ALLOWED BY LAW.

5) OPEN SPACE TRACTS (OST-8 THROUGH OST-12):
TRACTS "OST-8", "OST-9", "OST-10", "OST-11", AND "OST-12" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

6) RECREATION AREA TRACTS (REC-5 AND REC-6):
THE RECREATION AREA TRACTS "REC-5" AND "REC-6" AS SHOWN ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

7) WATER MAINTENANCE EASEMENTS (W.M.E.):
THE WATER MAINTENANCE EASEMENTS (W.M.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER MAIN AND RELATED FACILITIES 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. FRONT YARD WATER MAINTENANCE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE, PATRICK GONZALEZ, THIS THE ____ DAY OF ____, 2025.

BY: _____ WITNESS: _____
PULTE HOME COMPANY, LLC PRINTED NAME: _____
PATRICK GONZALEZ, WITNESS: _____
VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE PRINTED NAME: _____

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _ PHYSICAL PRESENCE OR _ ONLINE NOTARIZATION, THIS ____ DAY OF ____, 2025. BY PATRICK GONZALEZ, AS VICE PRESIDENT OF LAND DEVELOPMENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME ☐ OR HAS PRODUCED ____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____
PRINT NAME: _____ MY COMMISSION EXPIRES: _____

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: 5/15/24

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°42'25" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 11TH DRIVE AS DESCRIBED IN OFFICIAL RECORD BOOK 3256, PAGE 1825 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE NORTH 00°08'35" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 246.05 FEET; THENCE NORTH 89°49'05" WEST, A DISTANCE OF 603.72 FEET; THENCE SOUTH 00°11'12" WEST A DISTANCE OF 387.98 FEET; THENCE NORTH 89°49'05" WEST A DISTANCE OF 356.60 FEET TO AN INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1732, PAGE 2041, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°01'41" EAST ALONG SAID EAST LINE A DISTANCE OF 175.88 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1107, PAGE 1511, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°49'05" WEST ALONG SAID SOUTH LINE A DISTANCE OF 305.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY OF 17TH AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 3606, PAGE 1988, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°01'41" EAST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 306.07 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 715.00 FEET OF SAID SECTION 26; THENCE NORTH 89°56'05" EAST ALONG SAID NORTH LINE OF THE SOUTH 715.0 FEET A DISTANCE OF 1264.19 FEET TO AN INTERSECTION WITH THE SAID WEST RIGHT OF WAY OF 11TH DRIVE; THENCE NORTH 00°08'35" EAST ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 618.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 786,809.7 SQUARE FEET OR 18.0627 ACRES MORE OR LESS.

ACCEPTANCE OF DEDICATIONS (BY COSTA POINTE HOMEOWNERS ASSOCIATION, INC.):
THE COSTA POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS "TRACT R/W", DRAINAGE EASEMENTS, STORMWATER MANAGEMENT TRACT "S.M.T.-3", OPEN SPACE TRACTS "OST-8", "OST-9", "OST-10", "OST-11", "OST-12", RECREATION AREA TRACTS REC-5 AND REC-6.

COSTA POINTE HOMEOWNERS ASSOCIATION, INC. WITNESS: _____
A FLORIDA NOT FOR PROFIT CORPORATION PRINTED NAME: _____

BY: DAVID KANAREK, PRESIDENT WITNESS: _____
PRINTED NAME: _____

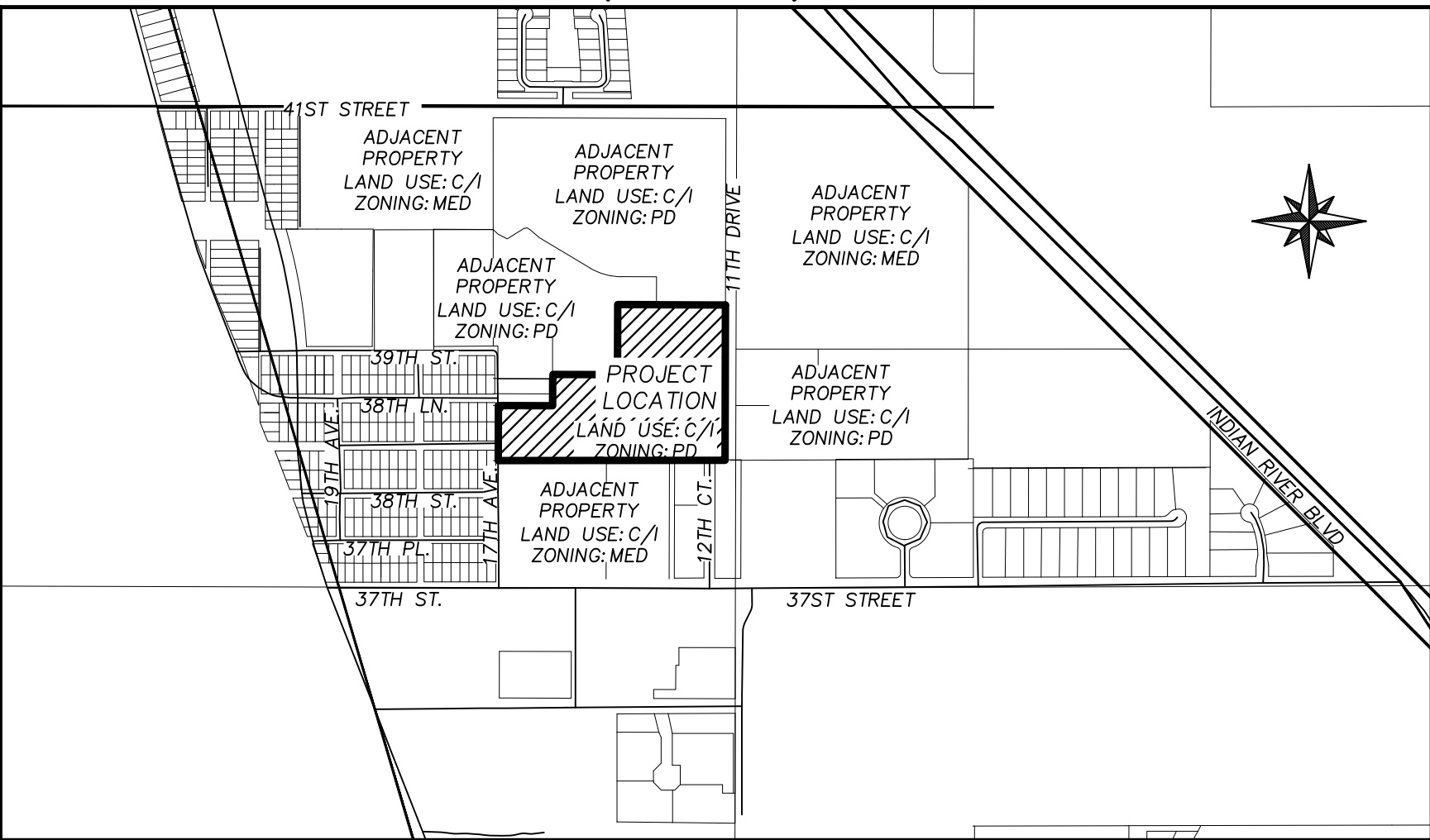
ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION THIS ____ DAY OF ____, 2025, BY DAVID KANAREK, PRESIDENT OF COSTA POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS ☐ PERSONALLY KNOWN TO ME ☐ OR HAS PRODUCED ____ AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____
PRINT NAME: _____ MY COMMISSION EXPIRES: _____

LOCATION MAP
(NOT TO SCALE)



CERTIFICATE OF TITLE

I, KRISTILEE M. CHIHOS, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT; AND THEY ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY PULTE HOME COMPANY, LLC; AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE LISTED BELOW:

1) EASEMENT AND BILL OF SALE FOR UTILITY FACILITIES TO INDIAN RIVER COUNTY AS RECORDED IN OFFICIAL RECORD BOOK 3764, PAGE 2126 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

BY: KRISTILEE M. CHIHOS DATE: _____
FLORIDA BAR NO. 1002713

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON APRIL 23RD, 2024, 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 HAVE BEEN SET AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE 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 COSTA POINTE PD, PHASE 2, 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.

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON ____ DAY OF ____, 2025, THE FOREGOING PLAT, COSTA POINTE PD, PHASE 2, WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND UTILITY EASEMENTS (U.E.) AND WATER MAINTENANCE EASEMENTS (W.M.E.) ARE ACCEPTED.

JOSEPH E. FLESCHER
CHAIRMAN OF THE BOARD

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

BY: _____
DEPUTY CLERK
(CLERK TO THE BOARD)

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY:

BY: _____
SUSAN J. PRADO
DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

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

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, COSTA POINTE PD, PHASE 2, 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 ____, 2025, AND RECORDED IN PLAT BOOK ____ AT PAGE ____ AS FILE NUMBER ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

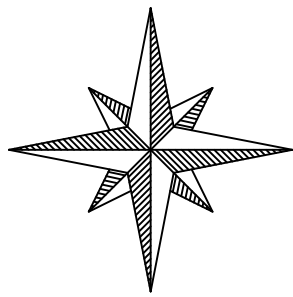
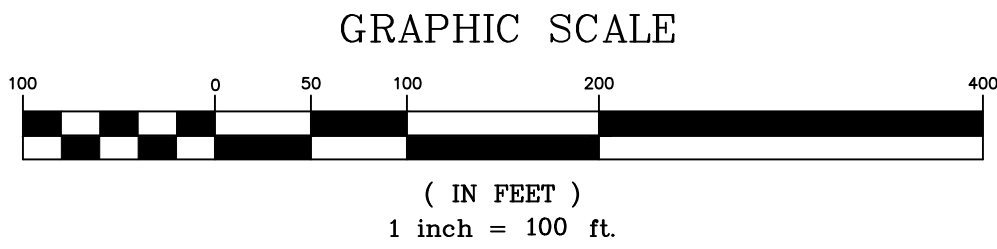
RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

SURVEYOR CLERK TO THE B.C.C. COUNTY SURVEYOR CLERK OF THE CIRCUIT COURT

COSTA POINTE PD, PHASE 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA



GENERAL NOTES

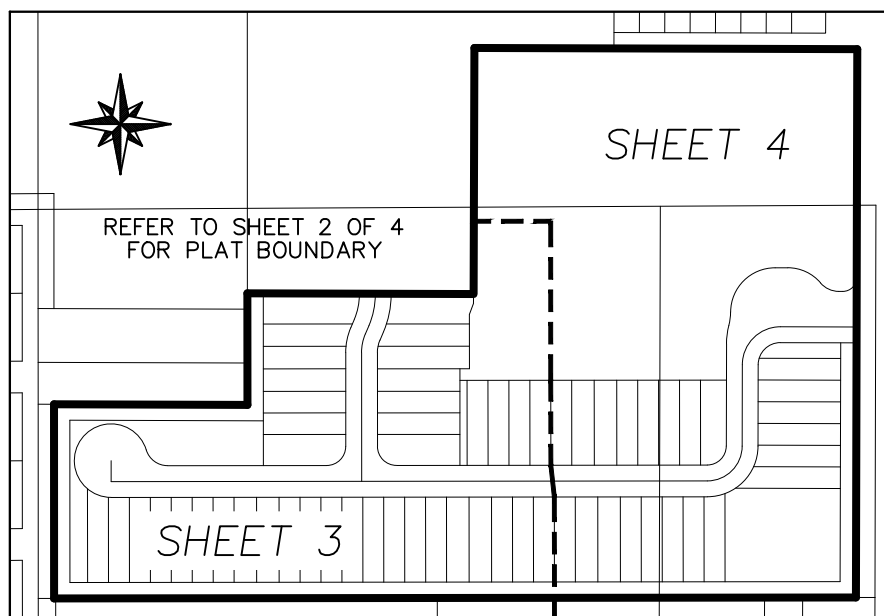
- 1) **NOTICE:** NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) **NOTICE:** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) **NOTICE:** ROUTINE MAINTENANCE (E.G. MOWING ETC.) 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 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 LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 6) **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: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 7) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" PER FLOOD INSURANCE RATE MAPS 12061C0242J, DATED JANUARY 26, 2023.
- 8) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAVD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE VERIFIED FROM INDIAN RIVER COUNTY NATIONAL GEODETIC SURVEY CONTROL MONUMENT GPS 149.
- 9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH; HOLDING THE EAST LINE OF SECTION 26-32S-39E WHICH BEARS N00°08'35"E.
- 10) ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 11) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

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
OST	OPEN SPACE TRACT
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
REC	RECREATION
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.M.E.	WATER MAINTENANCE EASEMENT
00-01S-02E	SECTION-TOWNSHIP-RANGE

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: 5/15/24

SHEET INDEX



TRACT TABLE

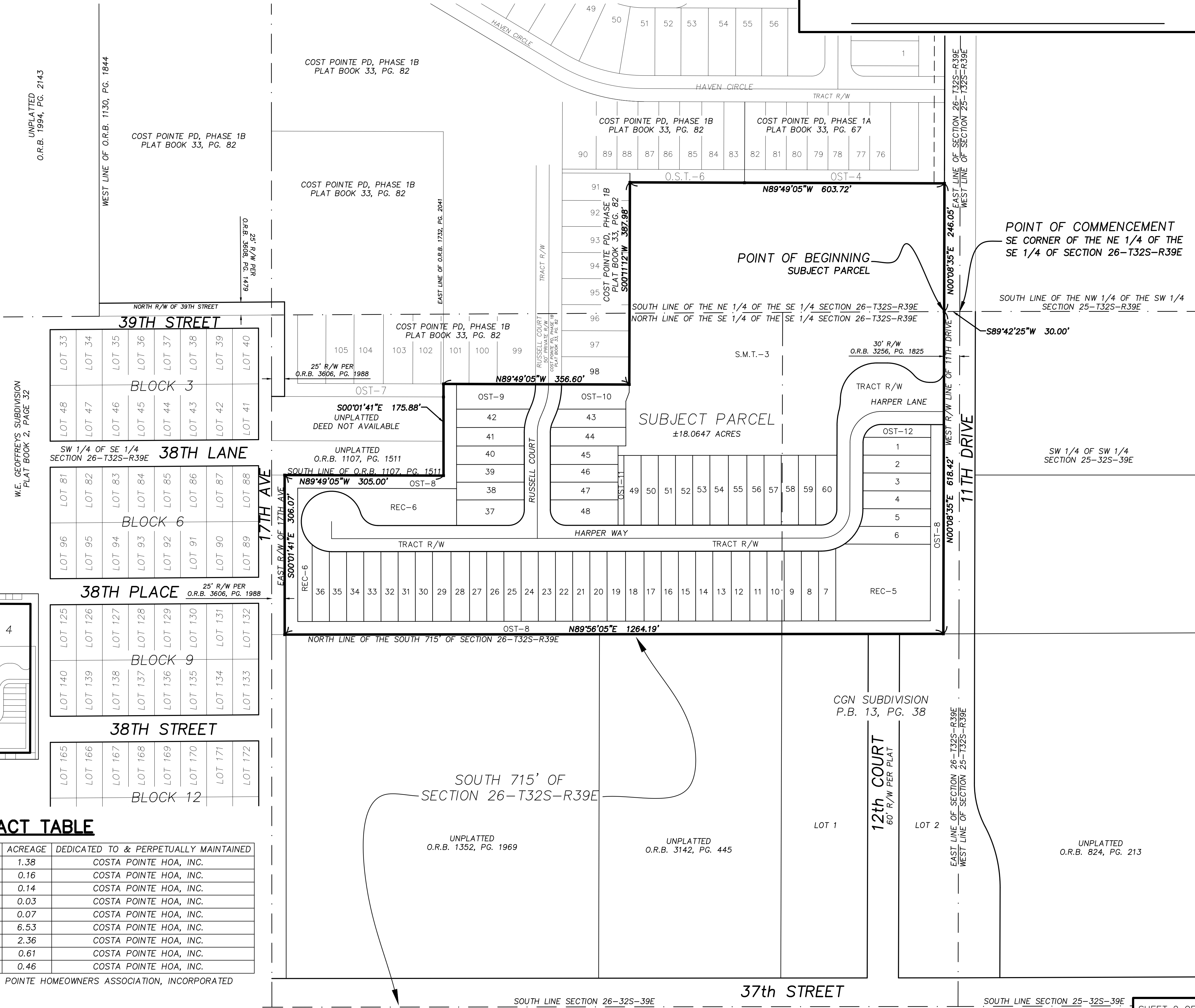
TRACT	USE	ACREAGE	DEDICATED TO & PERPETUALLY MAINTAINED
OST-8	OPEN SPACE	1.38	COSTA POINTE HOA, INC.
OST-9	OPEN SPACE	0.16	COSTA POINTE HOA, INC.
OST-10	OPEN SPACE	0.14	COSTA POINTE HOA, INC.
OST-11	OPEN SPACE	0.03	COSTA POINTE HOA, INC.
OST-12	OPEN SPACE	0.07	COSTA POINTE HOA, INC.
S.M.T.-3	STORMWATER MANAGEMENT	6.53	COSTA POINTE HOA, INC.
R/W	PRIVATE R/W	2.36	COSTA POINTE HOA, INC.
REC-5	RECREATION AREA	0.61	COSTA POINTE HOA, INC.
REC-6	RECREATION AREA	0.46	COSTA POINTE HOA, INC.

COSTA POINTE HOA, INC. = COSTA POINTE HOMEOWNERS ASSOCIATION, INCORPORATED

PLAT BOOK: _____

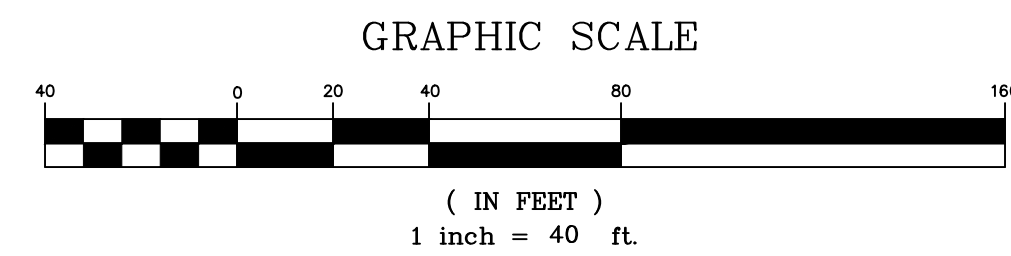
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CLERK'S FILE NUMBER (CFN): _____



A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26,
TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA

CLERK'S FILE NUMBER (CFN):



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

REFER TO SHEET 2 OF 4
FOR PLAT BOUNDARY

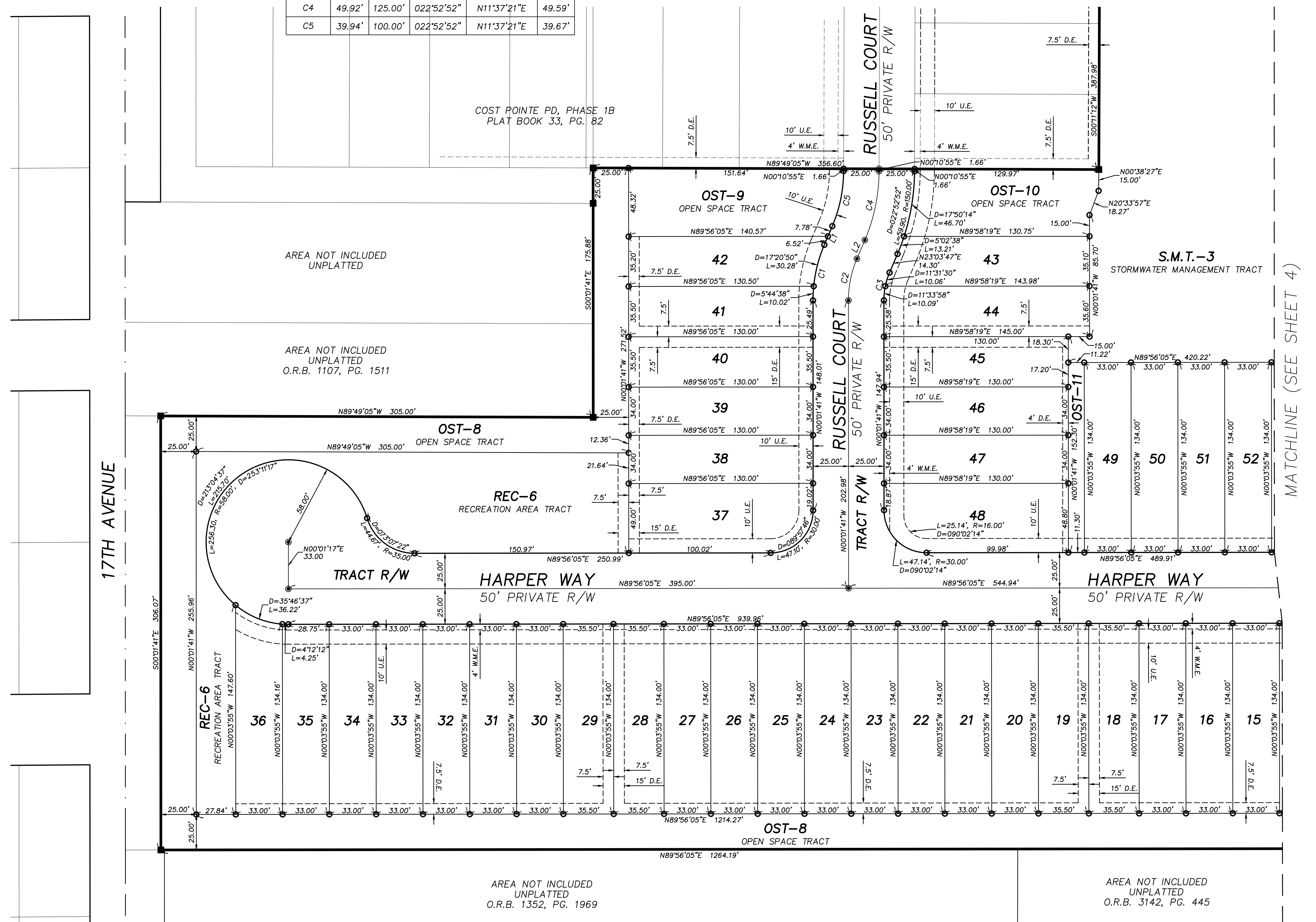
SHEET 4

SHEET 3

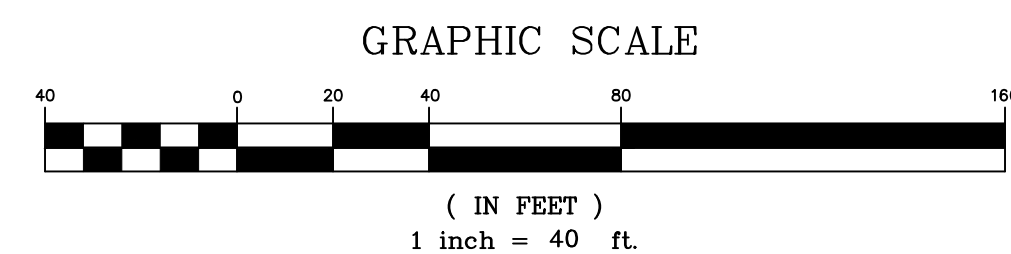
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
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SPC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.E.	WATER MAINTENANCE EASEMENT
0-01S-02E	SECTION-TOWNSHIP-RANGE

Line Table		
Line #	Length	Direction
L1	14.30'	N23°03'47"E
L2	14.30'	N23°03'47"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	40.30'	100.00'	023°05'28"	N11°31'03"E	40.03'
C2	30.23'	75.00'	023°05'28"	N11°31'03"E	30.02'
C3	20.15'	50.00'	023°05'28"	N11°31'03"E	20.01'
C4	49.92'	125.00'	022°52'52"	N11°37'21"E	49.59'
C5	39.94'	100.00'	022°52'52"	N11°37'21"E	39.67'



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: 5/15/24



A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE QUARTER OF SECTION 26,
TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA

CLERK'S FILE NUMBER (CFN):

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

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
OST	OPEN SPACE TRACT
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
REC	RECREATION
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.E.	WATER MAINTENANCE EASEMENT

00-01S-02E SECTION-TOWNSHIP-RANGE

11TH DRIVE

LOT 1
CON SUBDIVISION
P.B. 13, PG. 38

LOT 2
CON SUBDIVISION
P.B. 13, PG. 38

AREA NOT INCLUDED UNPLATTED
O.R.B. 3142, PG. 445

12TH COURT
60' R/W
P.B. 13, PG. 38

OST-8
OPEN SPACE TRACT

REC-5
RECREATION AREA TRACT

OST-12
OPEN SPACE TRACT

S.M.T.-3
STORMWATER MANAGEMENT TRACT

HARPER WAY
TRACT R/W
50' PRIVATE R/W

HARPER LANE
PRIVATE R/W
TRACT R/W

11TH DRIVE

LOT 14
134.00'
7.5' D.E.
134.00'
7.5'
134.00'
7.5'
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'
5.21'
D=201'9.41"
L=28.38'
138.98'
D=13'24.53"
L=18.73'

LOT 13
134.00'
7.5'
134.00'
7.5'
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 12
134.00'
7.5'
134.00'
7.5'
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 11
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 10
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 9
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 8
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 7
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 6
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 5
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 4
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 3
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 2
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 1
134.00'
10' U.E.
134.00'
4' W.M.E.
134.00'
7.5' D.E.
134.00'

LOT 53
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'
15' D.E.
134.00'

LOT 54
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 55
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 56
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 57
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 58
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 59
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 60
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 61
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 62
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 63
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 64
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 65
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 66
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 67
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 68
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 69
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 70
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 71
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 72
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 73
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 74
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 75
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 76
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 77
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 78
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 79
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 80
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 81
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 82
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 83
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 84
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 85
134.00'
10' U.E.
134.00'
7.5'
134.00'
15' D.E.
134.00'

LOT 86
134.00'
10' U.E.

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SHEET 4 OF 4