

# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 7 AND 8, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:  
 WILBUR F. DIVINE P.S.M. LS-4190  
 STATE OF FLORIDA  
 ARCADIS U.S., INC.  
 1500 GATEWAY BOULEVARD, SUITE 200  
 BOYNTON BEACH, FLORIDA 33426  
 EB 7917 / LB 7062

**LEGAL DESCRIPTION:**

BEING A REPLAT OF PORTION OF TRACTS 1, 2, 7 AND 8, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LINDSEY ROAD (49TH STREET) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1951, PAGE 1891 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE WESTERLY RIGHT-OF-WAY LINE OF 43RD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 2221 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LINDSEY ROAD, NORTH 89°46'12" WEST, A DISTANCE OF 1,448.54 FEET; THENCE NORTH 00°13'48" EAST, A DISTANCE OF 191.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 390.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 04°39'02" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°58'04", A DISTANCE OF 687.27 FEET; THENCE NORTH 15°37'06" WEST, A DISTANCE OF 67.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°59'55", A DISTANCE OF 16.58 FEET; THENCE NORTH 34°37'01" WEST, A DISTANCE OF 93.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 821.08 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 35°10'02" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°28'00", A DISTANCE OF 35.35 FEET; THENCE NORTH 15°37'06" WEST, A DISTANCE OF 23.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 840.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°27'10", A DISTANCE OF 123.93 FEET; THENCE NORTH 07°09'55" WEST, A DISTANCE OF 262.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 360.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°42'34", A DISTANCE OF 180.39 FEET TO A POINT ON THE SOUTH LINE OF LAKES AT WATERWAY VILLAGE PD - PLAT 2A-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 23 THROUGH 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THROUGH THE FOLLOWING TWENTY (20) COURSES, NORTH 54°07'31" EAST, A DISTANCE OF 132.74 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 39°46'44" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 154°05'06", A DISTANCE OF 161.36 FEET; THENCE SOUTH 76°08'11" EAST, A DISTANCE OF 65.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 220.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'27", A DISTANCE OF 44.83 FEET; THENCE SOUTH 62°09'01" EAST, A DISTANCE OF 17.81 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 130.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 29°45'07" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°39'36", A DISTANCE OF 99.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°58'29" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°06'40", A DISTANCE OF 18.62 FEET; THENCE SOUTH 76°08'11" EAST, A DISTANCE OF 85.60 FEET; THENCE SOUTH 13°51'49" WEST, A DISTANCE OF 237.72 FEET; THENCE SOUTH 76°08'11" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 76°08'11" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°00'00", A DISTANCE OF 43.63 FEET; THENCE NORTH 23°51'49" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 66°08'11" WEST, A DISTANCE OF 17.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00", A DISTANCE OF 34.91 FEET; THENCE NORTH 13°51'49" EAST, A DISTANCE OF 116.11 FEET; THENCE SOUTH 66°08'11" EAST, A DISTANCE OF 100.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°24'19", A DISTANCE OF 121.25 FEET; THENCE SOUTH 53°43'52" EAST, A DISTANCE OF 263.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING

**LEGAL DESCRIPTION: (CONTINUED)**

A RADIUS OF 560.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°30'46", A DISTANCE OF 327.55 FEET; THENCE SOUTH 72°19'08" EAST, A DISTANCE OF 276.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 43RD AVENUE AND TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,590.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 72°19'08" EAST; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE (3) COURSES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°24'17", A DISTANCE OF 482.99 FEET; THENCE SOUTH 00°16'35" WEST, A DISTANCE OF 393.15 FEET; THENCE SOUTH 45°15'12" WEST, A DISTANCE OF 56.55 FEET TO THE POINT OF BEGINNING.

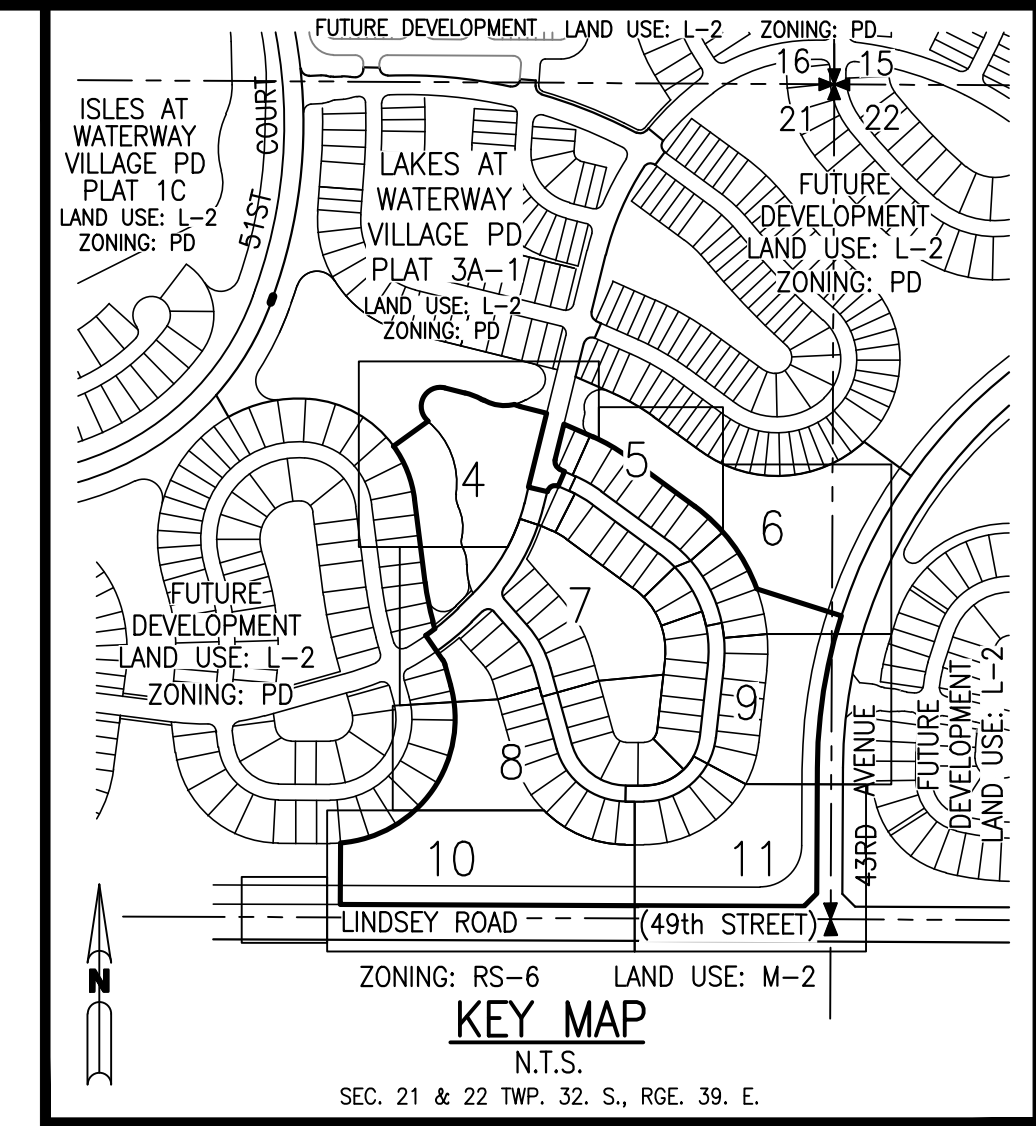
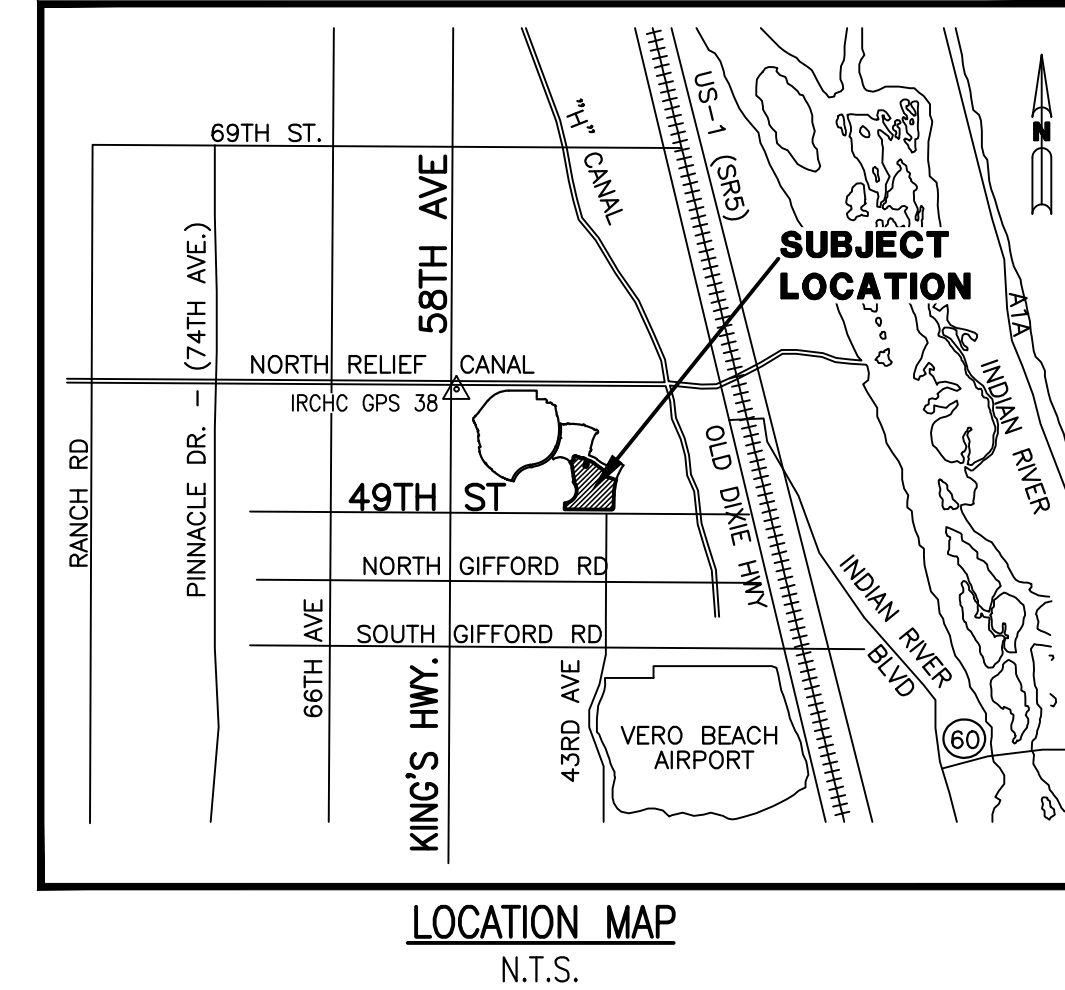
CONTAINING 38.931 ACRES, MORE OR LESS.

**CERTIFICATE OF DEDICATION**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS "LAKES AT WATERWAY VILLAGE PD - PLAT 2A-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:

- ALL STREETS AND RIGHTS-OF-WAY (TRACT "A") 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 LAKES AT WATERWAY VILLAGE 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. A UTILITY EASEMENT OVER TRACT "A" IS HEREBY DEDICATED IN PERPETUITY FOR ALL UTILITIES, PUBLIC AND PRIVATE.
- THE DRAINAGE EASEMENTS (D.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.
- INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.
- THE UTILITY EASEMENTS (U.E.) TOGETHER WITH THE WATER AND SEWER EASEMENTS (W.S.E.) AS SHOWN HEREON 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. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN 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.
- TRACT "OS2" AS SHOWN HEREON, IS HEREBY RESERVED FOR WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.
- TRACTS "OS7" THROUGH "OS10" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKES AT WATERWAY VILLAGE 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.
- THE STORMWATER MANAGEMENT TRACTS ("L11", "L14" AND "L15") AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AS SHOWN ARE DEDICATED IN PERPETUITY TO WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.



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INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE STORM WATER MANAGEMENT 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 INFESTATIONS AS ALLOWED BY LAW.

8). THE RECREATION TRACT "R1" AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS WITHIN THE LAKES AT WATERWAY VILLAGE PD COMMUNITY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., FOR RECREATION PURPOSES.

IN WITNESS WHEREOF, DIVOSTA HOMES L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRENT BAKER, DIVISION PRESIDENT OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

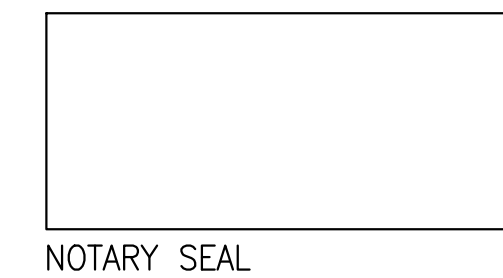
DIVOSTA HOMES, L.P.,  
 A DELAWARE LIMITED PARTNERSHIP  
 BY: DIVOSTA HOMES HOLDINGS, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 ITS GENERAL PARTNER

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
 BRENT BAKER PRINTED NAME  
 DIVISION PRESIDENT  
 WITNESS: \_\_\_\_\_  
 PRINTED NAME

**ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED BRENT BAKER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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



NOTARY SEAL

SEAL: \_\_\_\_\_  
 CLERK OF THE BOARD OF COUNTY COMMISSIONERS

SEAL: \_\_\_\_\_  
 INDIAN RIVER COUNTY CLERK OF THE CIRCUIT COURT

**CERTIFICATE OF APPROVAL**

BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA APPROVED THE FOREGOING PLAT AND ACCEPTED THE UTILITY EASEMENTS (U.E.), WATER AND SEWER EASEMENTS (W.S.E.) AND LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN THEREIN.

ATTEST BY: JEFFREY R. SMITH,  
 CLERK OF THE CIRCUIT COURT  
 AND COMPTROLLER

CHAIRMAN OF THE BOARD \_\_\_\_\_ BY: \_\_\_\_\_  
 DEPUTY CLERK

BOB SOLARI  
 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
 WILLIAM K. DEBRAAL  
 DEPUTY COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

COUNTY ADMINISTRATOR: \_\_\_\_\_  
 JASON E. BROWN

**CLERK'S CERTIFICATION:**

STATE OF FLORIDA  
 INDIAN RIVER COUNTY  
 I, JEFFREY R. SMITH, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2 AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH  
 CLERK OF THE CIRCUIT COURT  
 INDIAN RIVER COUNTY, FLORIDA

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

REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 7 AND 8, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NUMBER \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
WILBUR F. DIVINE P.S.M. LS-4190  
STATE OF FLORIDA  
ARCADIS U.S., INC.  
1500 GATEWAY BOULEVARD, SUITE 200  
BOYNTON BEACH, FLORIDA 33426  
EB 7917 / LB 7062

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS BY WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF DRAINAGE EASEMENTS (D.E.), TRACT "OS2", STORMWATER MANAGEMENT TRACTS "L11", "L14" AND "L15" AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: \_\_\_\_\_  
DAVID KANAREK, PRESIDENT

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

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

**ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS AND RESERVATIONS BY WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID KANAREK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

NOTARY SEAL

**TITLE CERTIFICATION:**

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF DIVOSTA HOMES, L.P. AND RECORD TITLE IS HELD BY THE ENTITY EXECUTING THE DEDICATION; ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; THE OFFICIAL RECORDS BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) ARE LISTED BELOW.

- MORTGAGES OR OTHER ENCUMBRANCES HELD: NONE
- COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 2065, PAGE 1776 AND OFFICIAL RECORDS BOOK 2907, PAGE 669 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
STEVEN PARSON, ESQ.  
FLORIDA BAR NUMBER: 351903

**GENERAL NOTES:**

- "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.
- "NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- "NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL."
- "NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY."
- NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE LOT 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 OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE LOT OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 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 EXIST: (CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE).
- LANDS SHOWN HEREON LIE WITHIN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 12061C0241H, DATED: DECEMBER 4, 2012.
- PRIOR TO ISSUANCE OF 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.

**COUNTY SURVEYOR'S CERTIFICATE:**

THIS PLAT OF LAKES AT WATERWAY VILLAGE PD - PLAT 2A-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.

DAVID W. SCHRYVER, INDIAN RIVER COUNTY SURVEYOR AND MAPPER  
REGISTRATION NO. P.S.M. 4864

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

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF LINDSEY ROAD (49TH STREET), ACCORDING TO OFFICIAL RECORDS BOOK 1951, PAGE 1891 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 89°46'12" WEST, ALL BEARINGS BEING RELATIVE THERETO.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED.
- "NOTICE: NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE."
- ALL INTERIOR LOT CORNERS WILL BE SET.
- ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. ADJUSTMENT OF 1929. ELEV. = 24.905 NGVD 1929. BENCHMARK: BROWN #5374 (I.R. CO.) X-CUT IN NORTHEAST BOLT UPPERFLANGE OF FIRE HYDRANT AT NORTHWEST CORNER OF THE INTERSECTION OF LINDSEY ROAD (49TH. ST.) AND KINGS HIGHWAY (58TH AVE.) A DIRECT LEVEL TIE FROM PROJECT BENCHMARKS IN NGVD TO NATIONAL GEODETIC SURVEY BENCHMARK J 645 HAVING AN ELEVATION OF 21.74 NAVD RESULTED IN A MEASURED CONVERSION FROM NGVD 1929 TO NAVD 1988 OF -1.52 FOR THIS SITE.
- COORDINATES SHOWN ON THIS PLAT ARE BASED ON COORDINATES PREVIOUSLY ESTABLISHED FOR THE PLAT OF ISLES AT WATERWAY VILLAGE PD - PLAT 1C.

**SURVEYOR'S CERTIFICATE:**

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON JULY 15, 2016 HE 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 PLACED AS SHOWN THEREON AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH INDIAN RIVER COUNTY, BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND SUBDIVISIONS AND PLATTING, INDIAN RIVER COUNTY CODE CHAPTER 913 AND AN AFFIDAVIT WILL BE FILED OF RECORD WHEN SET IN PLACE. SAID LAND LYING IN INDIAN RIVER COUNTY, FLORIDA. TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL MONUMENTS CONFORM TO FGCC THIRD ORDER, CLASS 1 STANDARDS.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

WILBUR F. DIVINE, P.S.M.  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 4190  
ARCADIS U.S., INC.  
1500 GATEWAY BOULEVARD, SUITE 200  
BOYNTON BEACH, FLORIDA 33426

SEAL:  
WILBUR F. DIVINE  
P.S.M. 4190

SEAL:  
INDIAN RIVER COUNTY  
SURVEYOR

REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS BY THE LAKES AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE LAKES AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OF STREETS AND RIGHTS OF WAY (TRACT "A"), TRACTS "OS7" THROUGH "OS10" AND RECREATION TRACT "R1" AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

THE LAKES AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: \_\_\_\_\_  
DAVID KANAREK, PRESIDENT

WITNESS: \_\_\_\_\_ WITNESS: \_\_\_\_\_

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

**ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS & RESERVATIONS BY THE LAKES AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED DAVID KANAREK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LAKES AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

NOTARY SEAL

# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 7 AND 8, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NUMBER \_\_\_\_\_

NORTH RELIEF CANAL

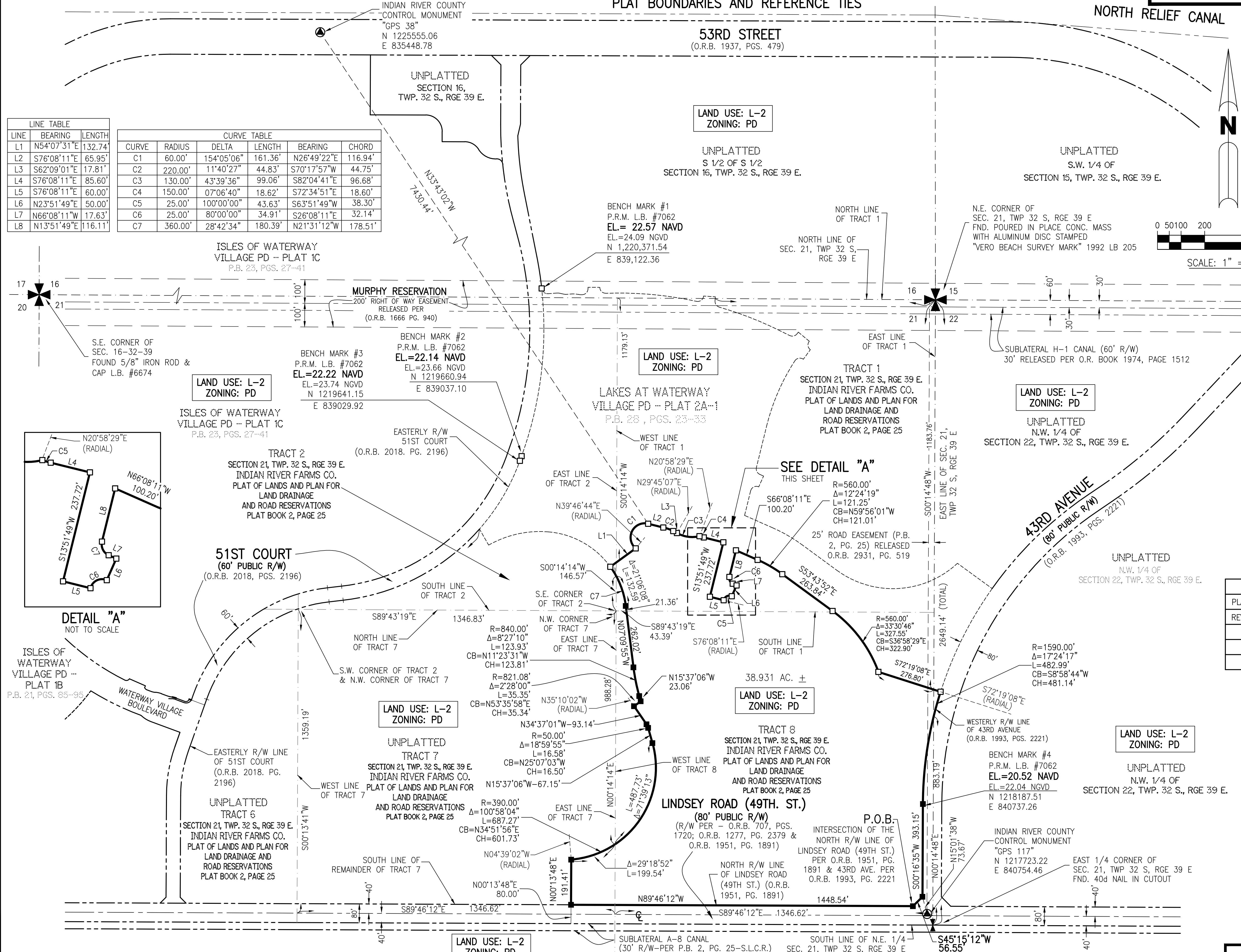
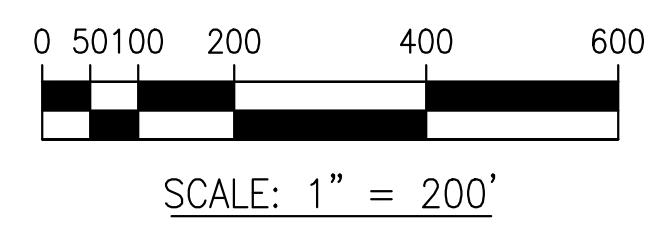
PLAT BOUNDARIES AND REFERENCE TIES

NORTH RELIEF CANAL

LINE	BEARING	LENGTH
L1	N54°07'31"E	132.74'
L2	S76°08'11"E	65.95'
L3	S62°09'01"E	17.81'
L4	S76°08'11"E	85.60'
L5	S76°08'11"E	60.00'
L6	N23°51'49"E	50.00'
L7	N66°08'11"W	17.63'
L8	N13°51'49"E	116.11'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	60.00'	154°05'06"	161.36'	N26°49'22"E	116.94'
C2	220.00'	11°40'27"	44.83'	S70°17'57"W	44.75'
C3	130.00'	43°39'36"	99.06'	S82°04'41"E	96.68'
C4	150.00'	07°06'40"	18.62'	S72°34'51"E	18.60'
C5	25.00'	100°00'00"	43.63'	S63°51'49"W	38.30'
C6	25.00'	80°00'00"	34.91'	S26°08'11"E	32.14'
C7	360.00'	28°42'34"	180.39'	N21°31'12"W	178.51'

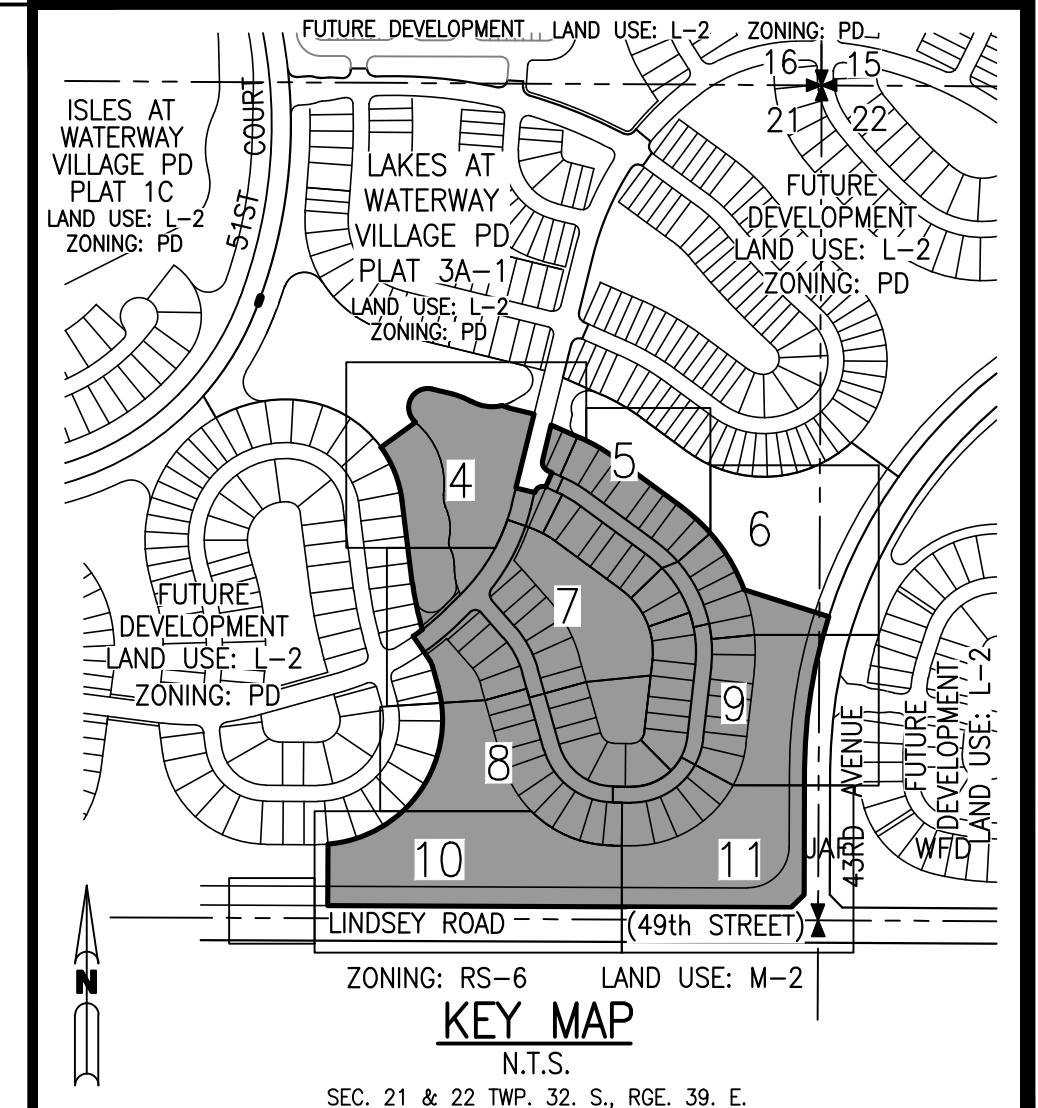
- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
  - Δ - CENTRAL ANGLE
  - CB - CHORD BEARING
  - CC - POINT OF CONTINUOUS CURVATURE
  - CH - CHORD DISTANCE
  - CL - CENTERLINE
  - D.B. - DEED BOOK
  - EL. - ELEVATION
  - L - ARC LENGTH
  - L.B. - LICENSED SURVEY BUSINESS
  - N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
  - N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - PGS. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - R - RADIUS
  - RGE. - RANGE
  - R/W - RIGHT-OF-WAY
  - SEC. - SECTION
  - TWP. - TOWNSHIP
  - TYP. - TYPICAL
  - U.E. - UTILITY EASEMENT



THIS INSTRUMENT PREPARED BY:  
WILBUR F. DIVINE P.S.M. LS-4190  
STATE OF FLORIDA  
ARCADIS U.S., INC.  
1500 GATEWAY BOULEVARD, SUITE 200  
BOYNTON BEACH, FLORIDA 33426  
EB 7917 / LB 7062

**NOTE:**  
ENTIRE PROPERTY LIES WITHIN:  
**FLOOD ZONE "X"**  
ACCORDING TO FLOOD INSURANCE RATE MAP  
NO. 12061C0241 H, DATE: DECEMBER 4, 2012  
NO BASE FLOOD ELEVATION ESTABLISHED

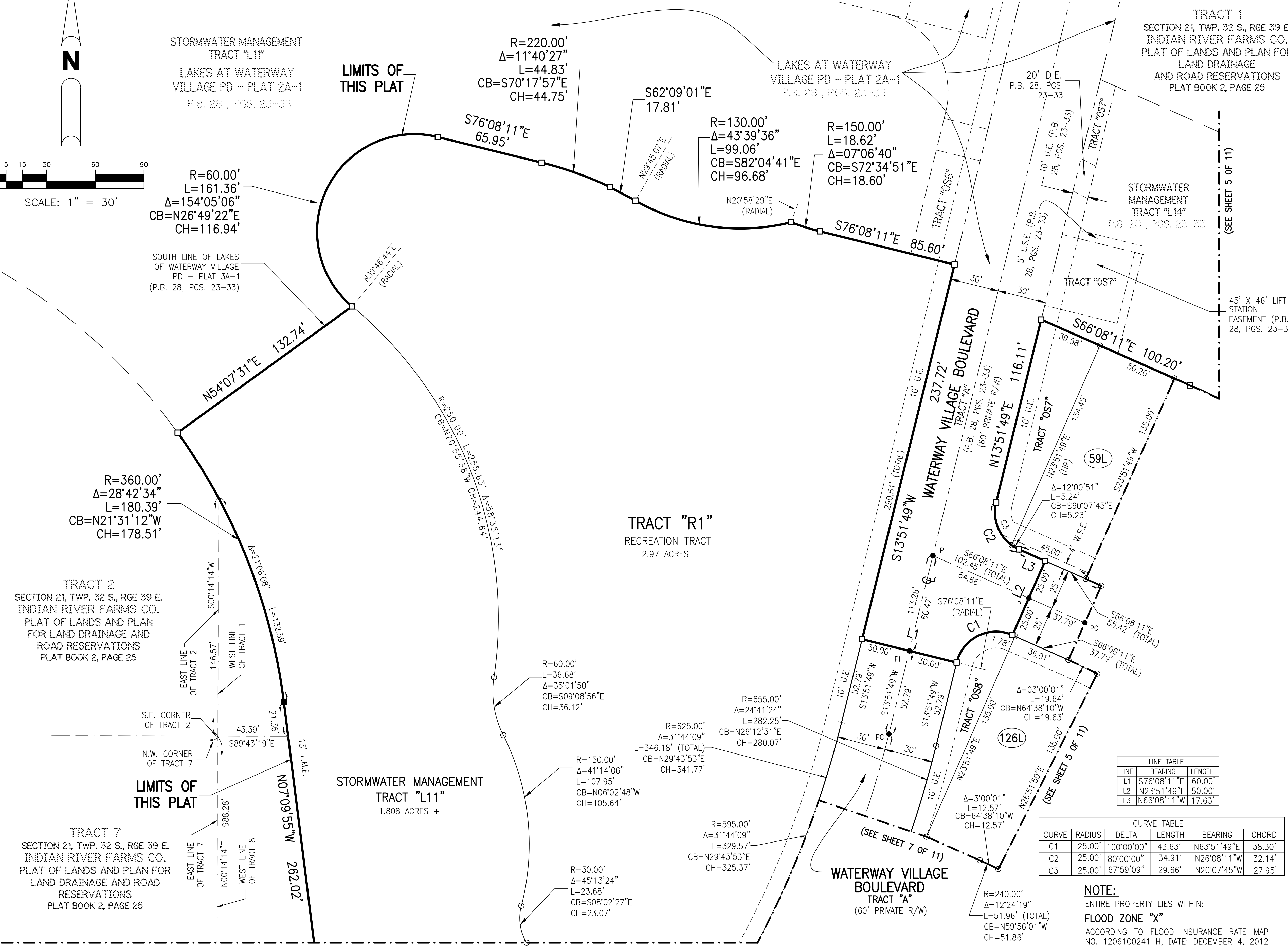
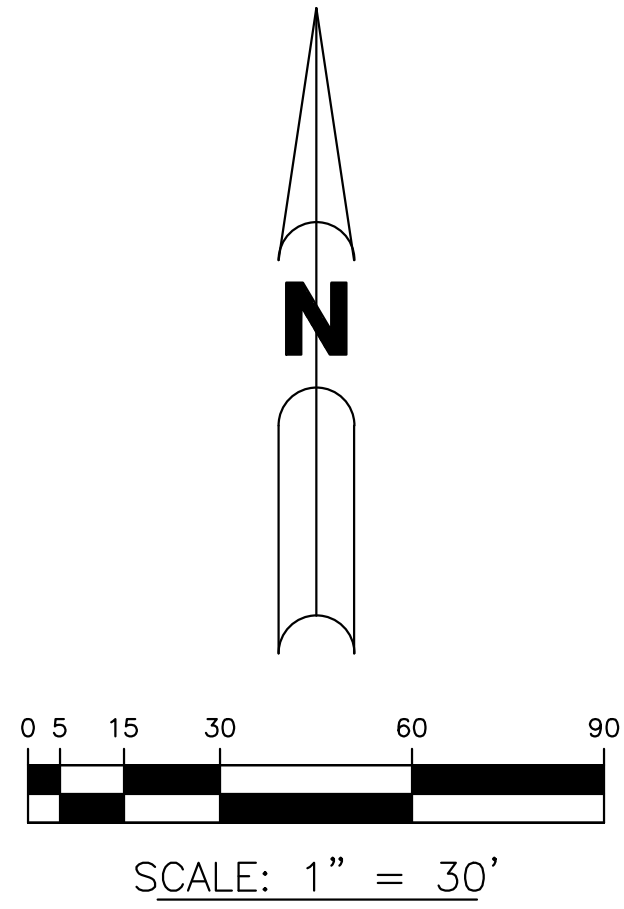
REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD



# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 7 AND 8, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET NUMBER \_\_\_\_\_



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - SET 5/8" IRON ROD WITH CAP, L.B. #7062
  - ▲ - FOUND PERMANENT CONTROL POINT, L.B. #7062
  - - SET PERMANENT CONTROL POINT, L.B. #7062
  - Δ - CENTRAL ANGLE
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
  - CH - CHORD DISTANCE
  - Q - CENTERLINE
  - D.B. - DEED BOOK
  - D.E. - DRAINAGE EASEMENT
  - L - ARC LENGTH
  - L.A.E. - LIMITED ACCESS EASEMENT
  - L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
  - N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
  - N.A.V.D. - NATIONAL AMERICAN VERTICAL DATUM
  - NR - NOT RADIAL
  - N.T.S. - NOT TO SCALE
  - O.R.B. - OFFICIAL RECORD BOOK
  - OS - OPEN SPACE
  - P.B. - PLAT BOOK
  - PC - POINT OF CURVATURE
  - P.C.P. - PERMANENT CONTROL POINT
  - PI - POINT OF INTERSECTION
  - PGS. - PAGES
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.R.C. - POINT OF REVERSE CURVATURE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
  - PT - POINT OF TANGENCY
  - R - RADIUS
  - RP - RADIUS POINT
  - RAD. - RADIAL BEARING
  - R/W - RIGHT-OF-WAY
  - S.L.C.R. - ST. LUCIE COUNTY RECORDS
  - TYP. - TYPICAL
  - U.E. - UTILITY EASEMENT
  - W.S.E. - WATER AND SEWER EASEMENT
  - (450) - ADJACENT LOT NUMBER
  - (48L) - LOT NUMBER

THIS INSTRUMENT PREPARED BY:  
 WILBUR F. DIVINE P.S.M. LS-4190  
 STATE OF FLORIDA  
 ARCADIS U.S., INC.  
 1500 GATEWAY BOULEVARD, SUITE 200  
 BOYNTON BEACH, FLORIDA 33426  
 EB 7917 / LB 7062

REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

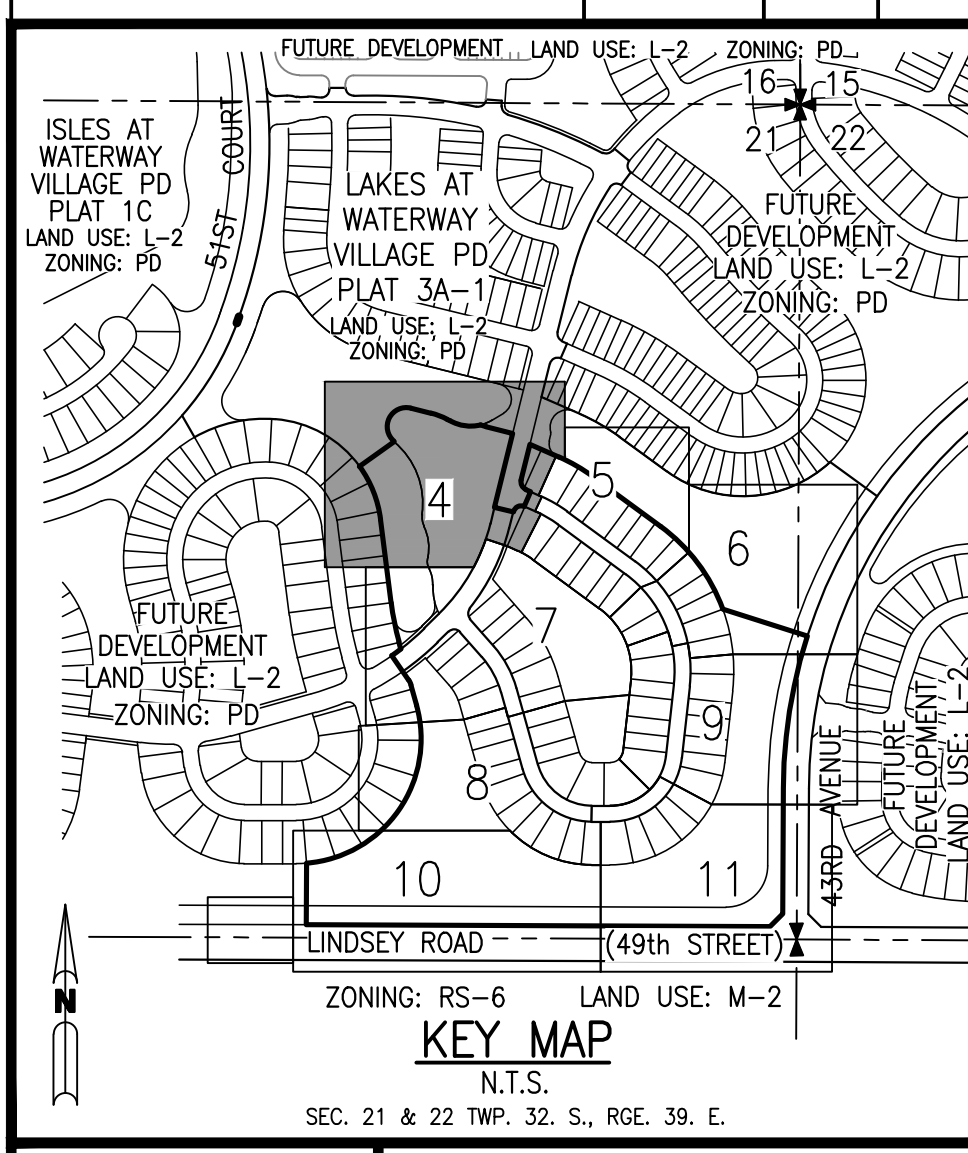
LINE TABLE

LINE	BEARING	LENGTH
L1	S76°08'11"E	60.00'
L2	N23°51'49"E	50.00'
L3	N66°08'11"W	17.63'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	100°00'00"	43.63'	N63°51'49"E	38.30'
C2	25.00'	80°00'00"	34.91'	N26°08'11"W	32.14'
C3	25.00'	67°59'09"	29.66'	N20°07'45"W	27.95'

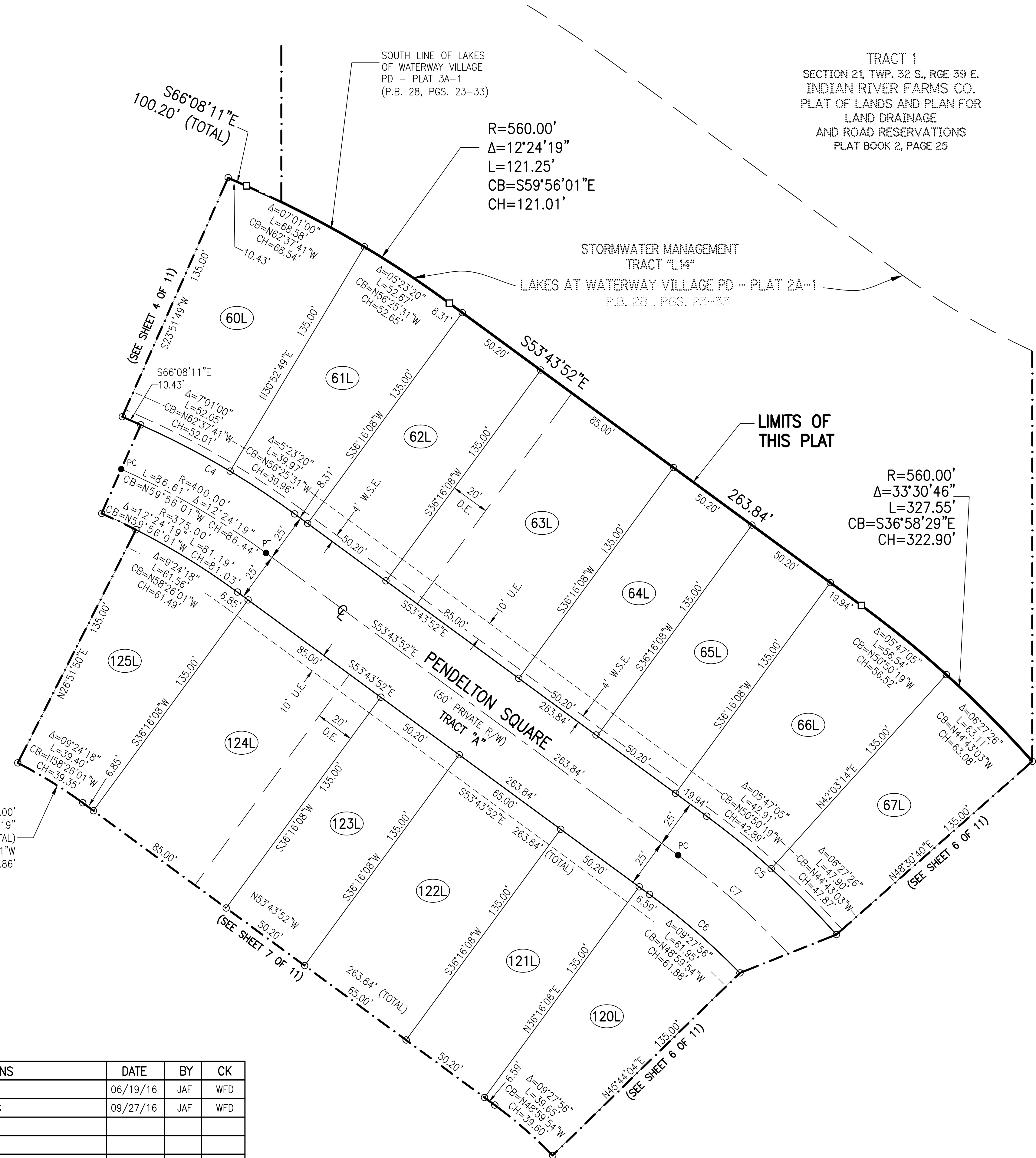
**NOTE:**  
 ENTIRE PROPERTY LIES WITHIN:  
**FLOOD ZONE "X"**  
 ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12061C0241 H, DATE: DECEMBER 4, 2012  
 NO BASE FLOOD ELEVATION ESTABLISHED



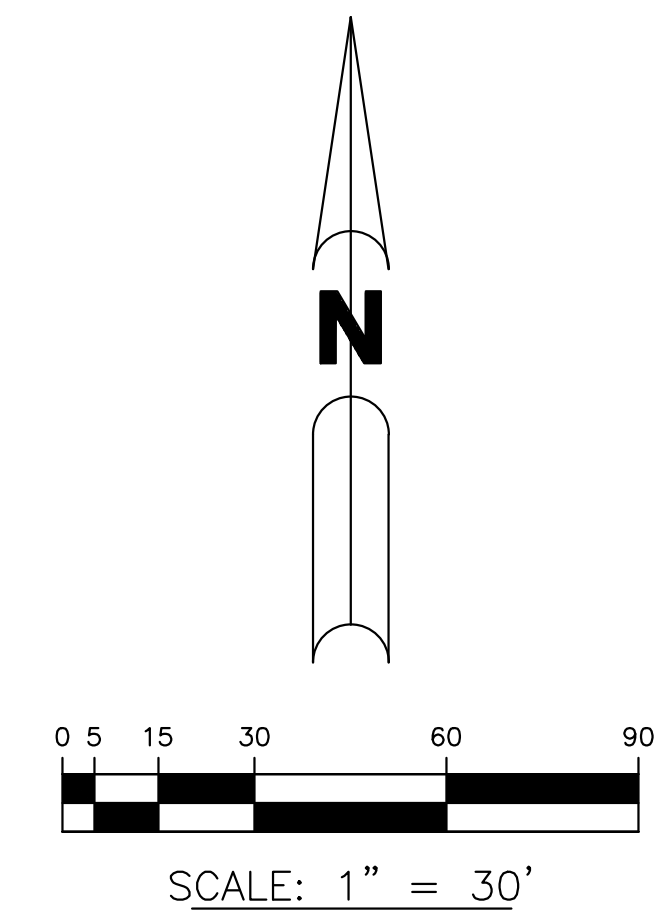
# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

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PLAT BOOK \_\_\_\_\_  
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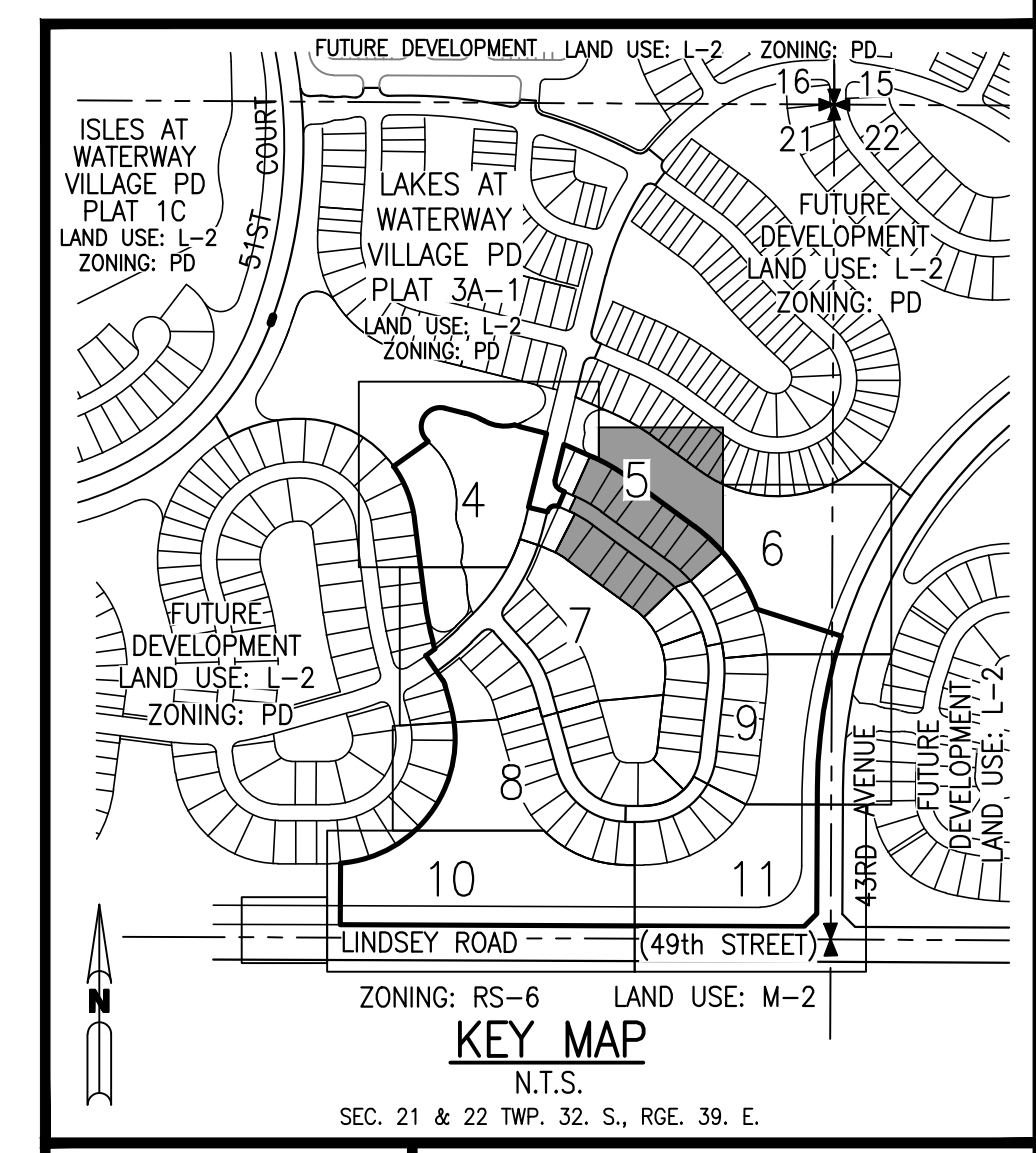
- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - SET 5/8" IRON ROD WITH CAP, L.B. #7062
  - ◊ - FOUND PERMANENT CONTROL POINT, L.B. #7062
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  - U.E. - UTILITY EASEMENT
  - W.S.E. - WATER AND SEWER EASEMENT
  - (450) - ADJACENT LOT NUMBER
  - (48L) - LOT NUMBER



THIS INSTRUMENT PREPARED BY:  
 WILBUR F. DIVINE P.S.M. LS-4190  
 STATE OF FLORIDA  
 ARCADIS U.S., INC.  
 1500 GATEWAY BOULEVARD, SUITE 200  
 BOYNTON BEACH, FLORIDA 33426  
 EB 7917 / LB 7062

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C4	425.00'	12°24'19"	92.02'	N59°56'01"W	91.84'
C5	425.00'	60°09'52"	446.28'	N23°38'56"W	426.06'
C6	375.00'	60°09'52"	393.77'	N23°38'56"W	375.93'
C7	400.00'	60°09'52"	420.03'	N23°38'56"W	400.99'

**NOTE:**  
 ENTIRE PROPERTY LIES WITHIN:  
**FLOOD ZONE "X"**  
 ACCORDING TO FLOOD INSURANCE RATE MAP  
 NO. 12061C0241 H, DATE: DECEMBER 4, 2012  
 NO BASE FLOOD ELEVATION ESTABLISHED



REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

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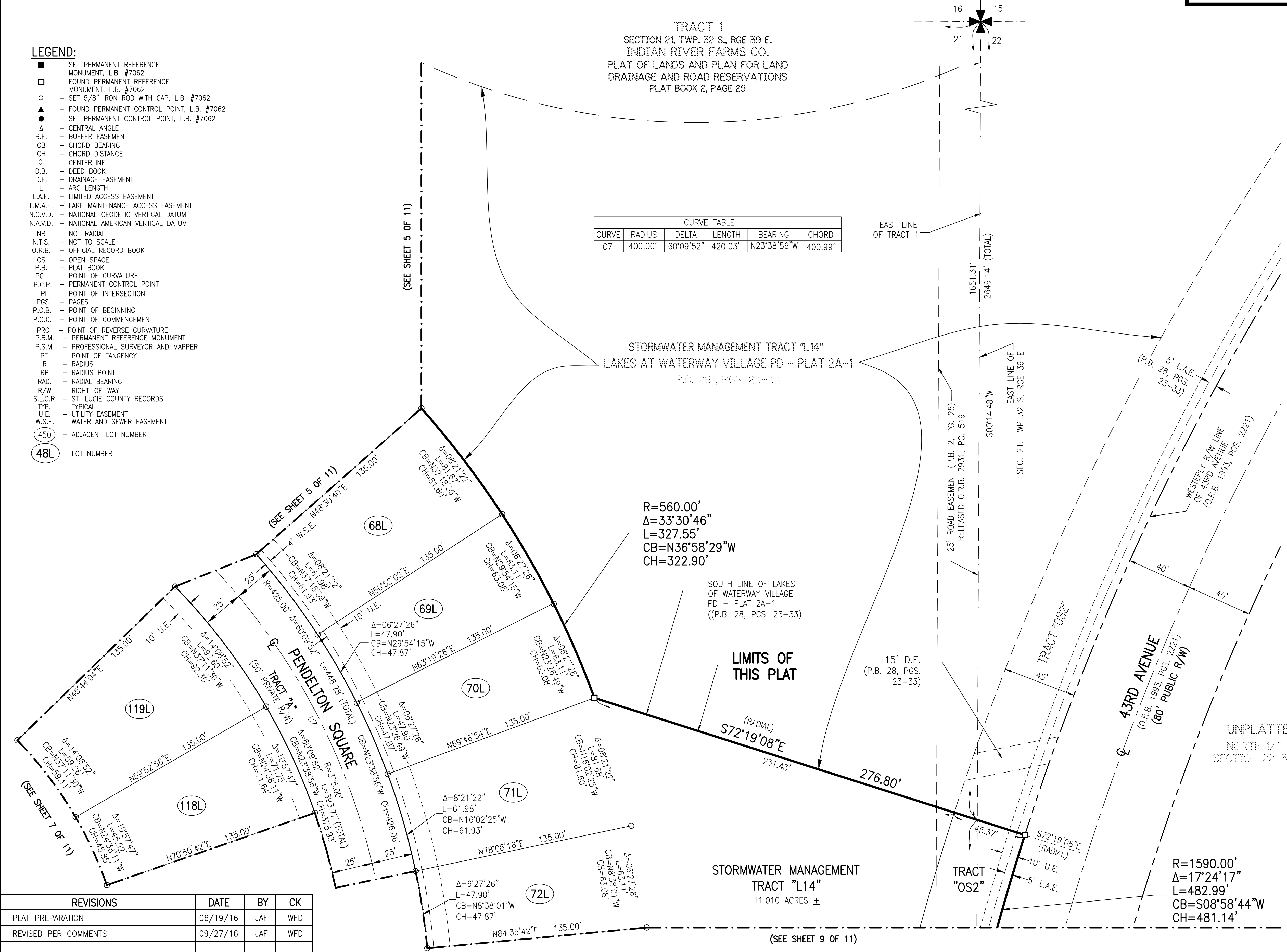
PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET NUMBER \_\_\_\_\_

**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT, L.B. #7062
- - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
- - SET 5/8" IRON ROD WITH CAP, L.B. #7062
- ▲ - FOUND PERMANENT CONTROL POINT, L.B. #7062
- - SET PERMANENT CONTROL POINT, L.B. #7062
- Δ - CENTRAL ANGLE
- B.E. - BUFFER EASEMENT
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- CH - CHORD DISTANCE
- ℄ - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
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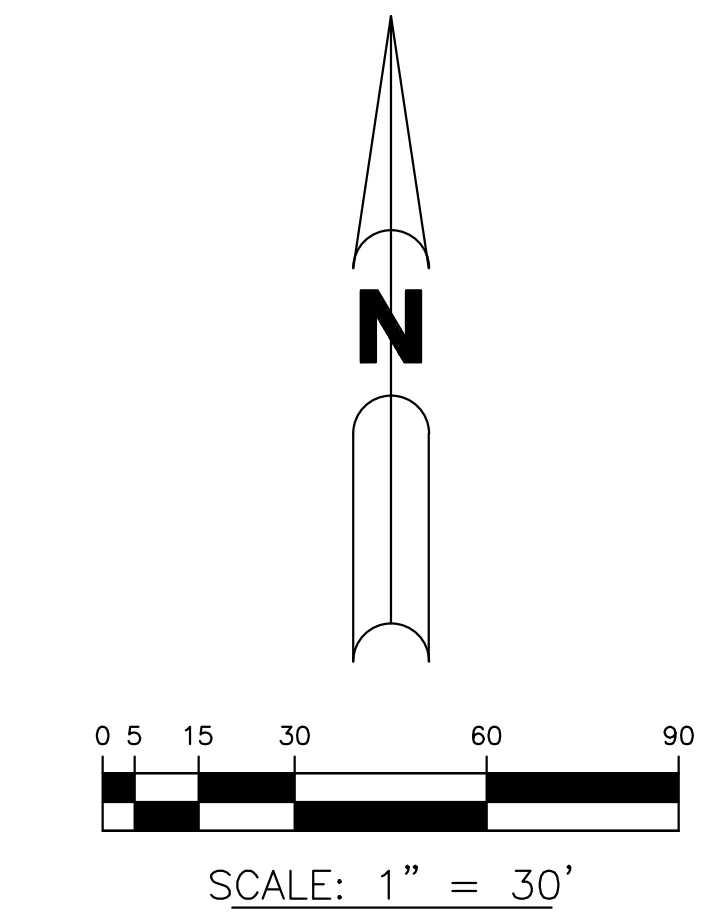
TRACT 1  
 SECTION 21, TWP. 32 S., RGE 39 E.  
 INDIAN RIVER FARMS CO.  
 PLAT OF LANDS AND PLAN FOR LAND  
 DRAINAGE AND ROAD RESERVATIONS  
 PLAT BOOK 2, PAGE 25

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C7	400.00'	60°09'52"	420.03'	N23°38'56"W	400.99'

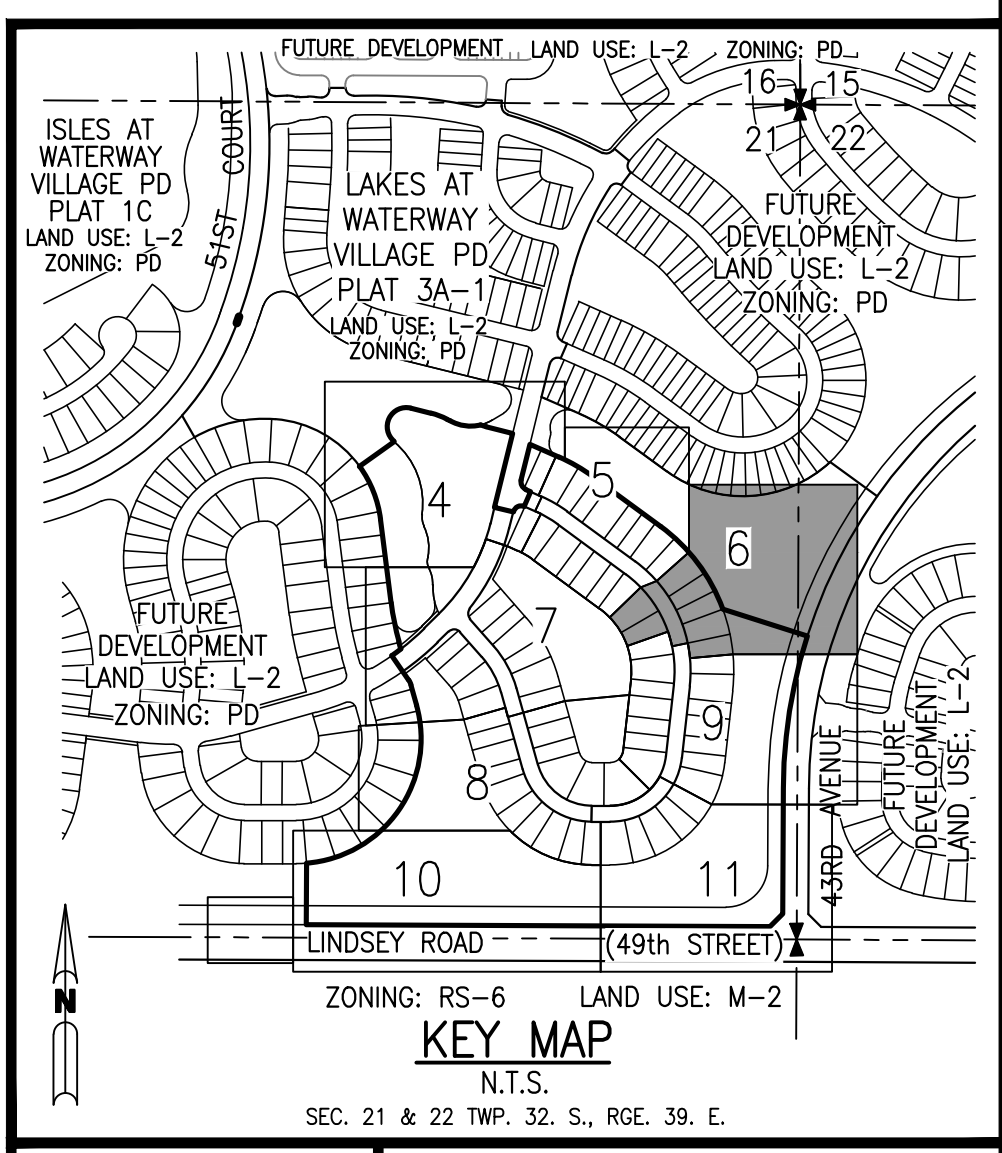


THIS INSTRUMENT PREPARED BY:  
 WILBUR F. DIVINE P.S.M. LS-4190  
 STATE OF FLORIDA  
 ARCADIS U.S., INC.  
 1500 GATEWAY BOULEVARD, SUITE 200  
 BOYNTON BEACH, FLORIDA 33426  
 EB 7917 / LB 7062

**NOTE:**  
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 ACCORDING TO FLOOD INSURANCE RATE MAP  
 NO. 12061C0241 H, DATE: DECEMBER 4, 2012  
 NO BASE FLOOD ELEVATION ESTABLISHED



REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

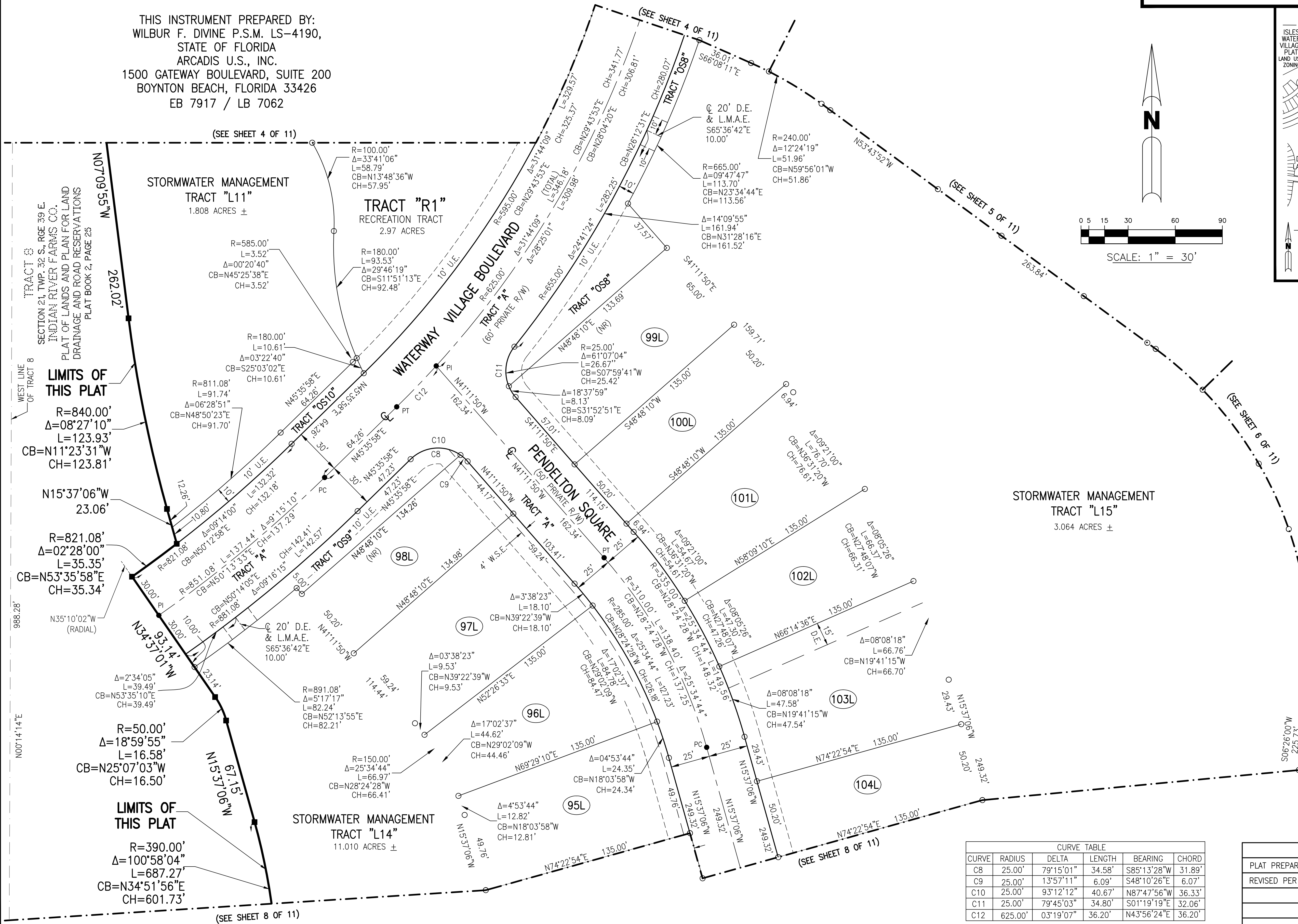
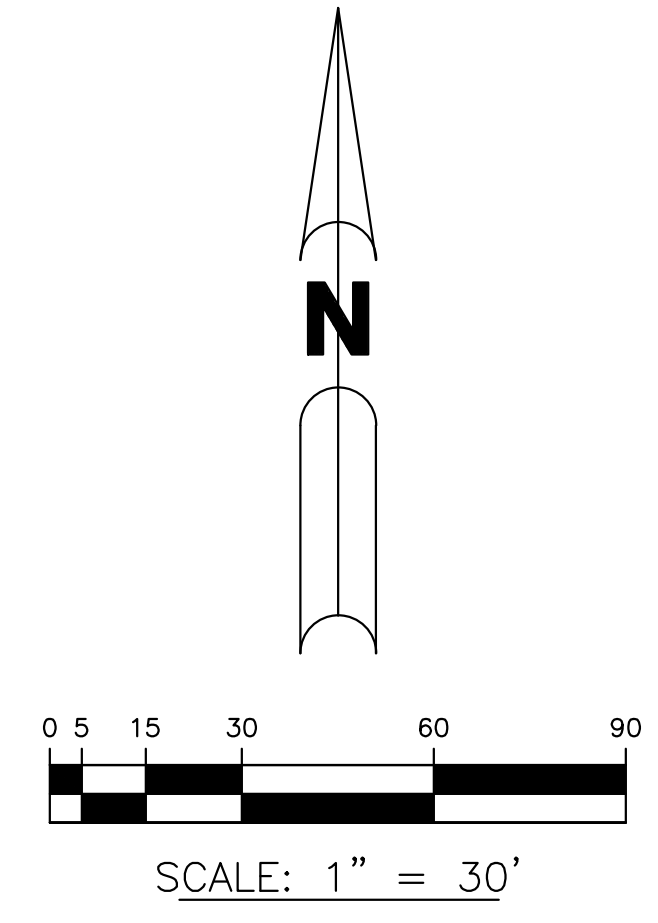
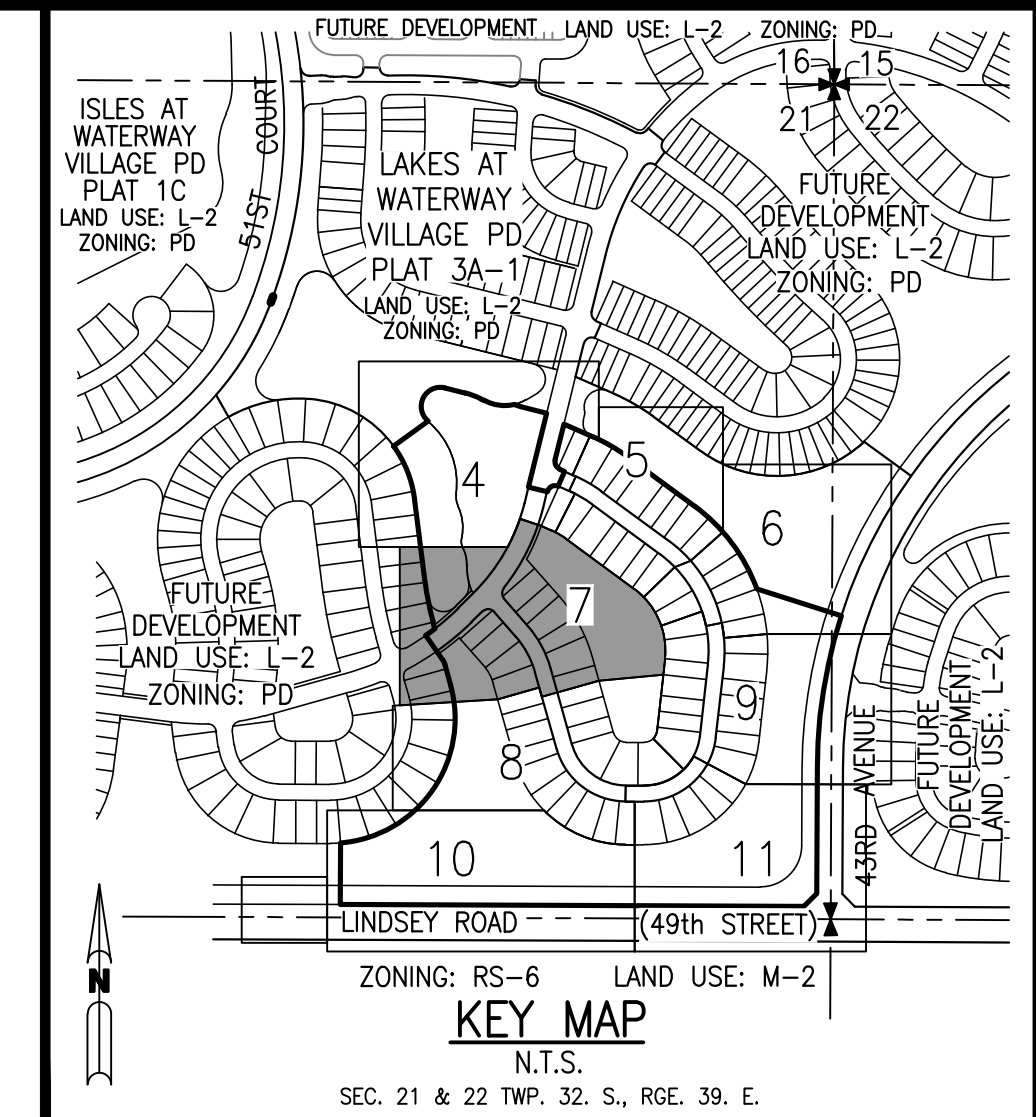


# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

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 WILBUR F. DIVINE P.S.M. LS-4190,  
 STATE OF FLORIDA  
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PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET NUMBER \_\_\_\_\_



- LEGEND:**
- - SET PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - SET 5/8" IRON ROD WITH CAP, L.B. #7062
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  - Δ - CENTRAL ANGLE
  - B.E. - BUFFER EASEMENT
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  - (450) - ADJACENT LOT NUMBER
  - (48L) - LOT NUMBER

**NOTE:**  
 ENTIRE PROPERTY LIES WITHIN:  
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 ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12061C0241 H, DATE: DECEMBER 4, 2012  
 NO BASE FLOOD ELEVATION ESTABLISHED

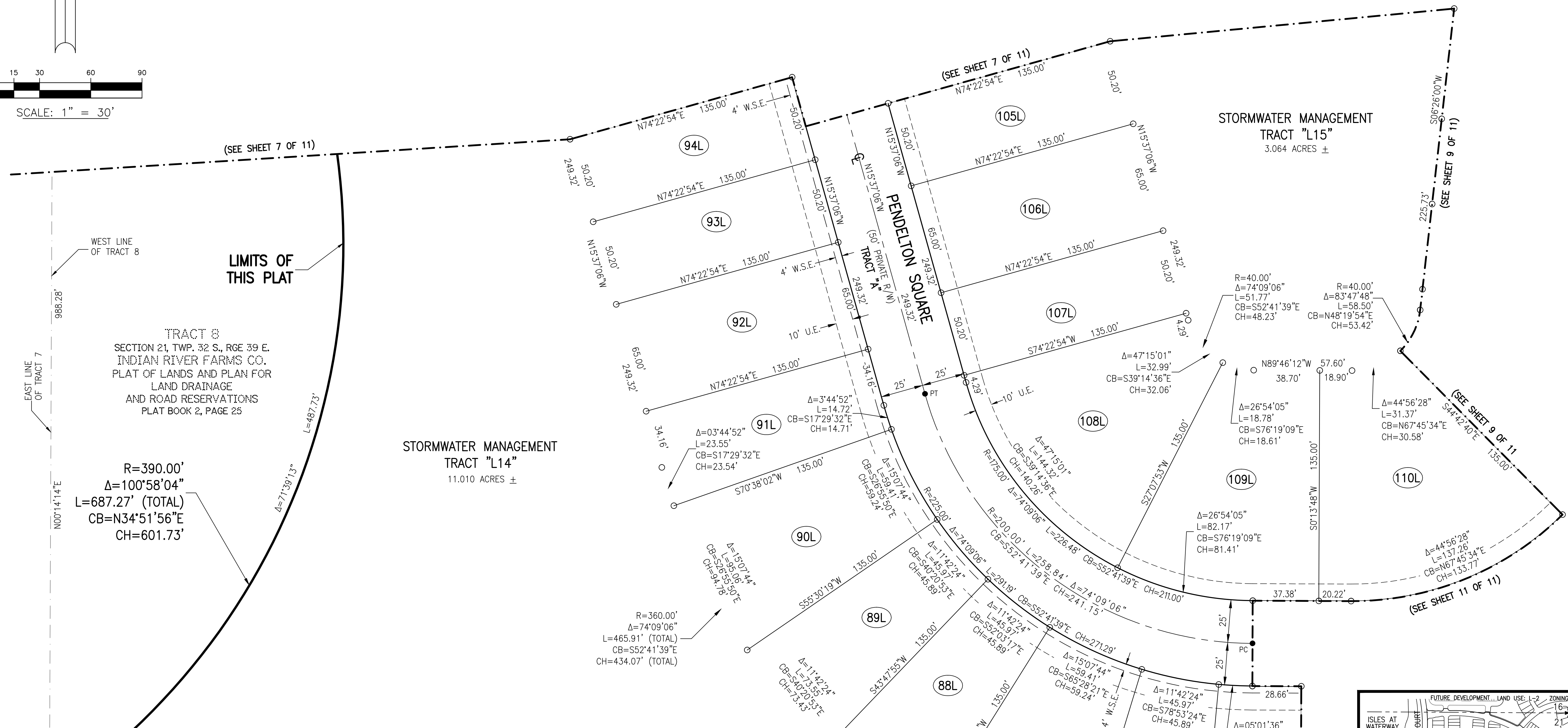
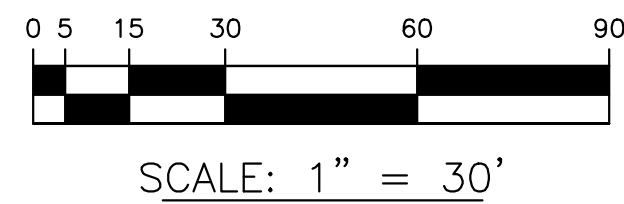
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C8	25.00'	79°15'01"	34.58'	S85°13'28"W	31.89'
C9	25.00'	13°57'11"	6.09'	S48°10'26"E	6.07'
C10	25.00'	93°12'12"	40.67'	N87°47'56"W	36.33'
C11	25.00'	79°45'03"	34.80'	S01°19'19"E	32.06'
C12	625.00'	03°19'07"	36.20'	N43°56'24"E	36.20'

REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

# LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 7 AND 8, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET NUMBER \_\_\_\_\_

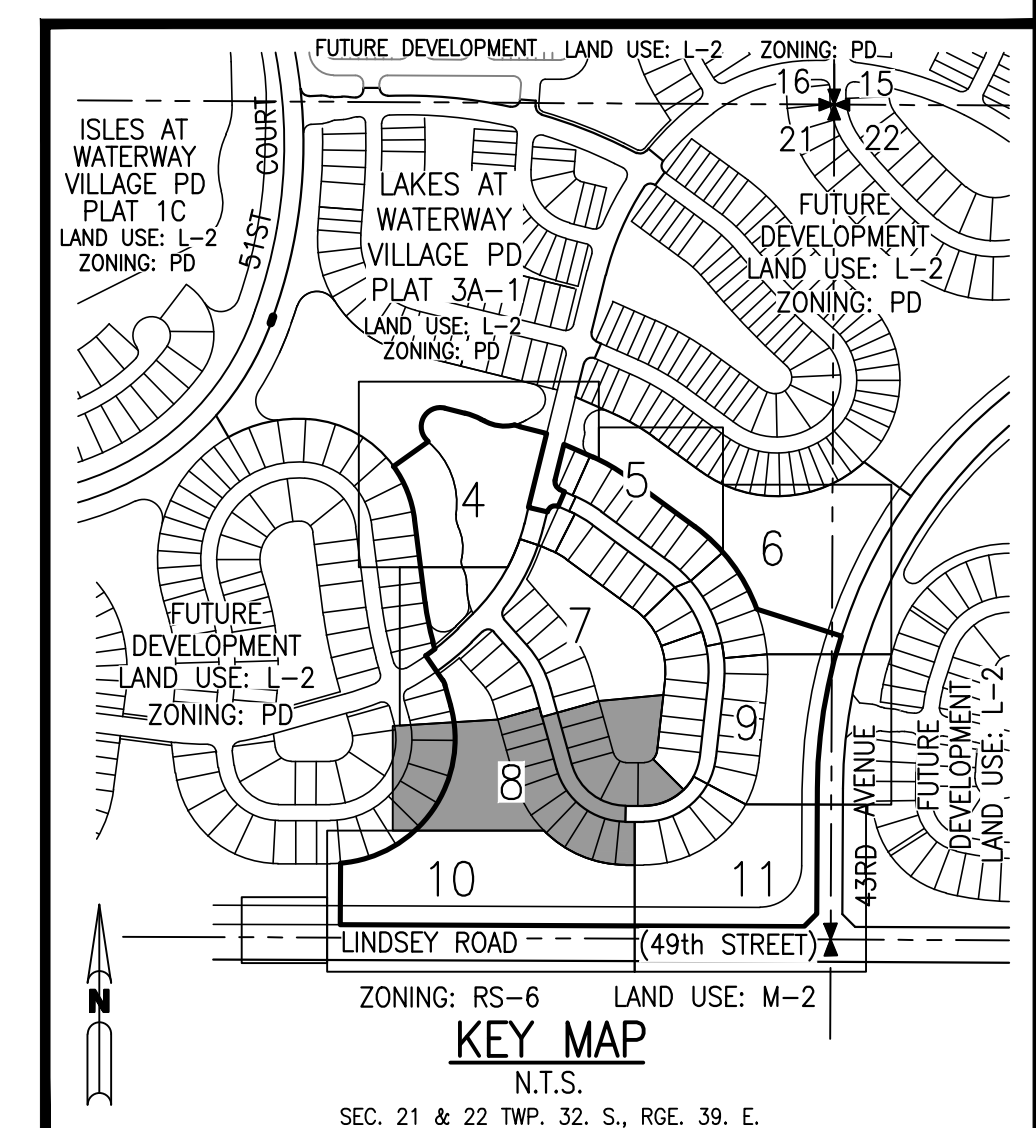


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  - - FOUND PERMANENT REFERENCE MONUMENT, L.B. #7062
  - - SET 5/8" IRON ROD WITH CAP, L.B. #7062
  - - FOUND PERMANENT CONTROL POINT, L.B. #7062
  - ▲ - SET PERMANENT CONTROL POINT, L.B. #7062
  - Δ - CENTRAL ANGLE
  - B.E. - BUFFER EASEMENT
  - CB - CHORD BEARING
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  - CL - CENTERLINE
  - D.B. - DEED BOOK
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REVISIONS	DATE	BY	CK
PLAT PREPARATION	06/19/16	JAF	WFD
REVISED PER COMMENTS	09/27/16	JAF	WFD

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 STATE OF FLORIDA  
 ARCADIS U.S., INC.  
 1500 GATEWAY BOULEVARD, SUITE 200  
 BOYNTON BEACH, FLORIDA 33426  
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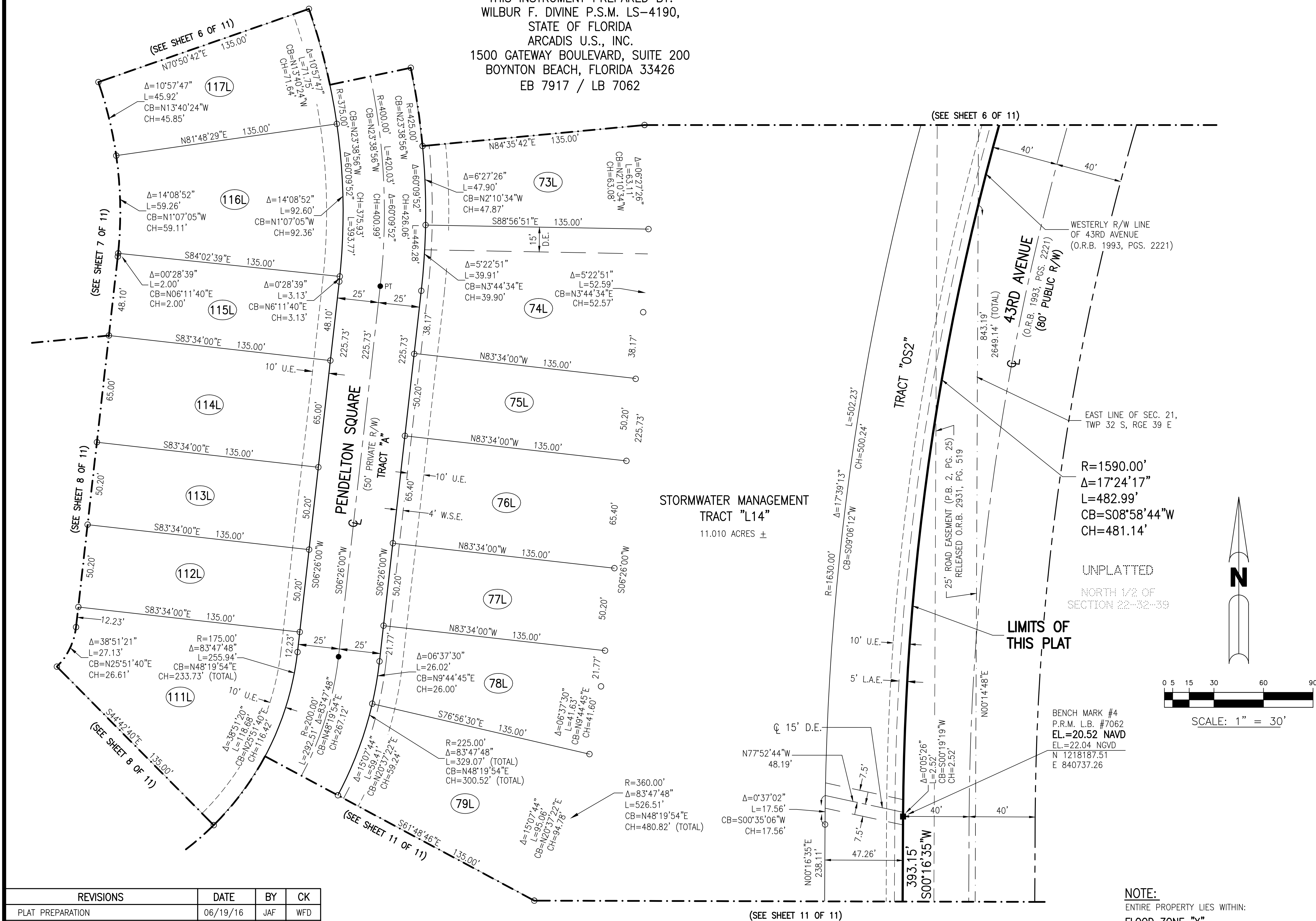
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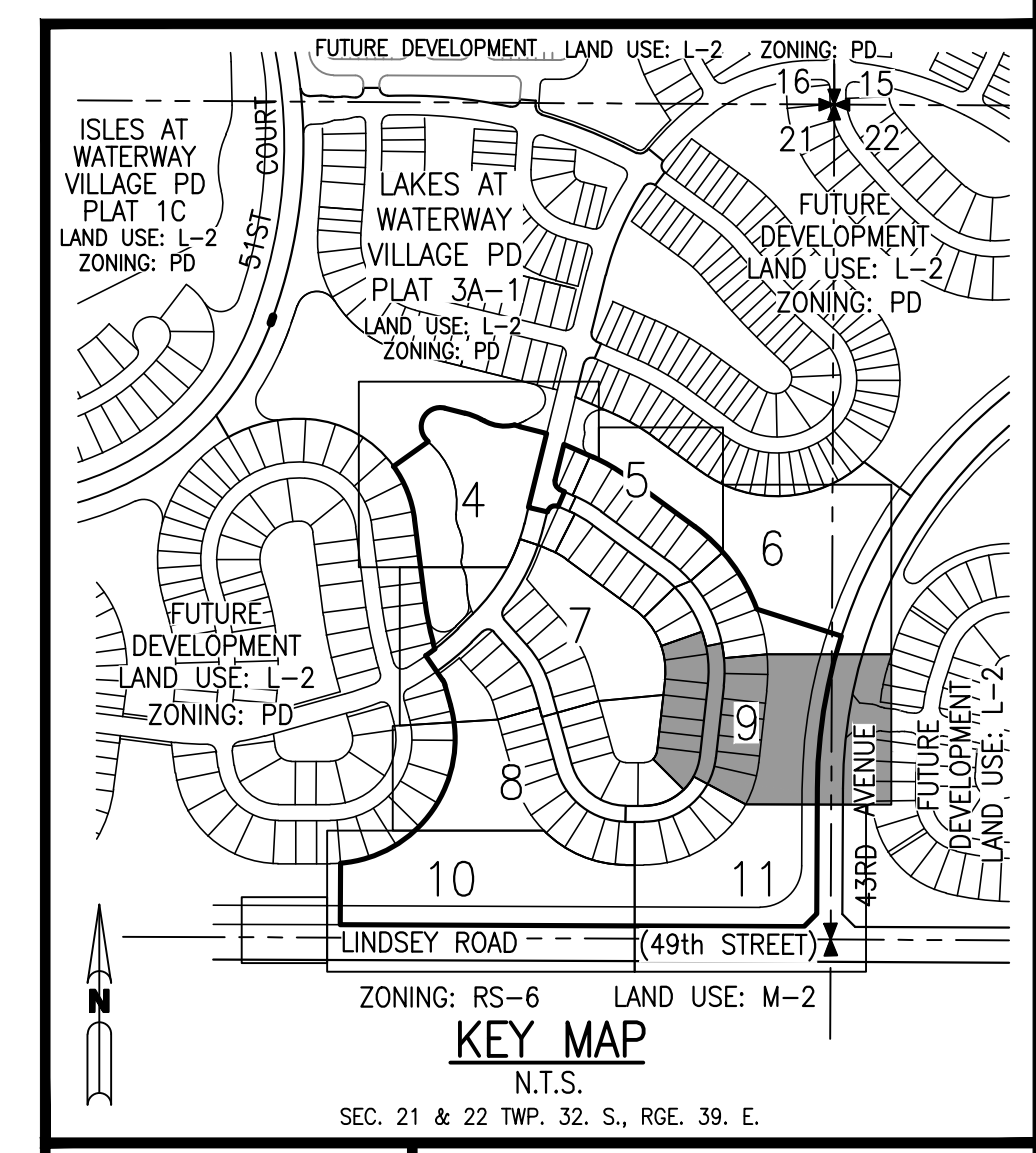
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PLAT PREPARATION	06/19/16	JAF	WFD
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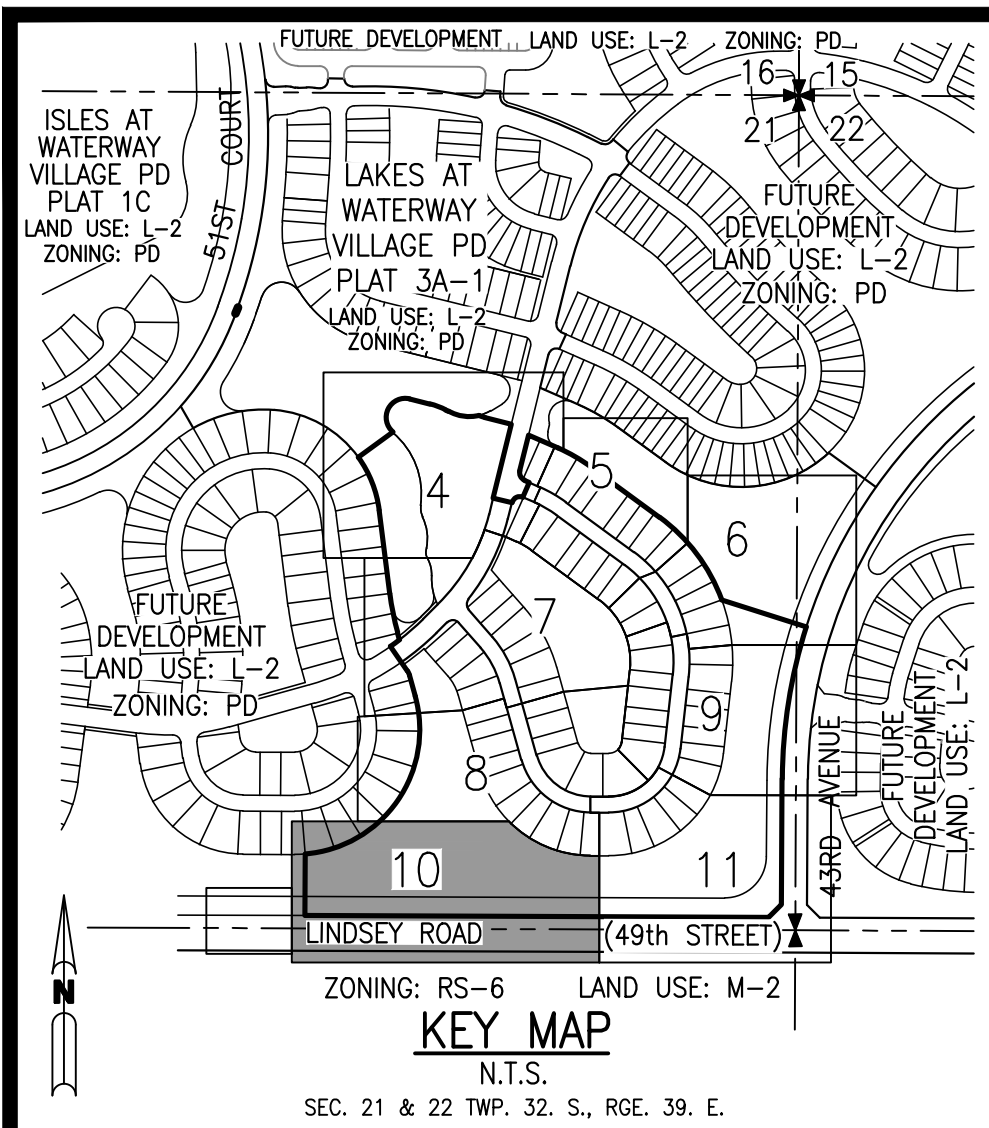


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TRACT 8  
 SECTION 21, TWP. 32 S., RGE 39 E.  
 INDIAN RIVER FARMS CO.  
 PLAT OF LANDS AND PLAN FOR  
 LAND DRAINAGE  
 AND ROAD RESERVATIONS  
 PLAT BOOK 2, PAGE 25

EAST LINE  
 OF TRACT 7

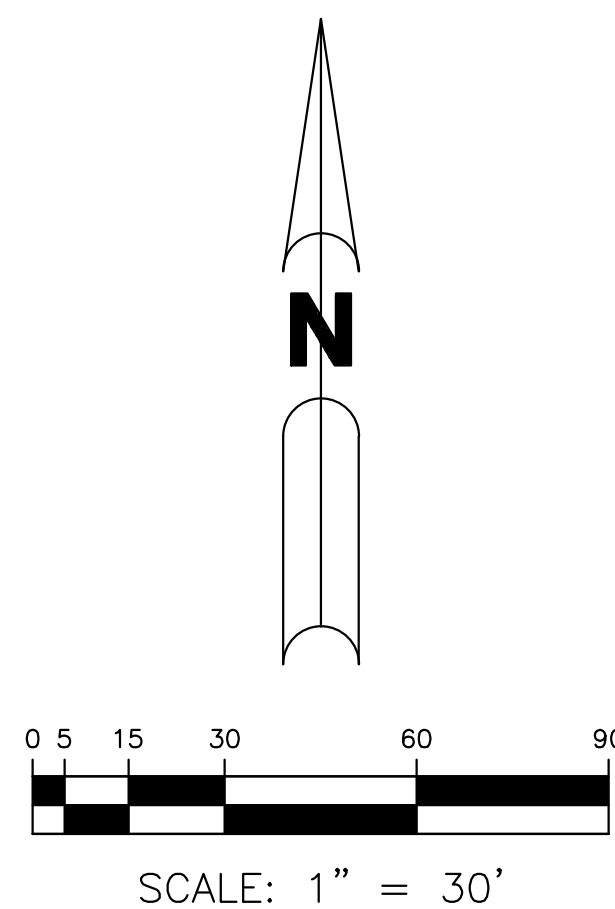
(SEE SHEET 8 OF 11)

TRACT 7  
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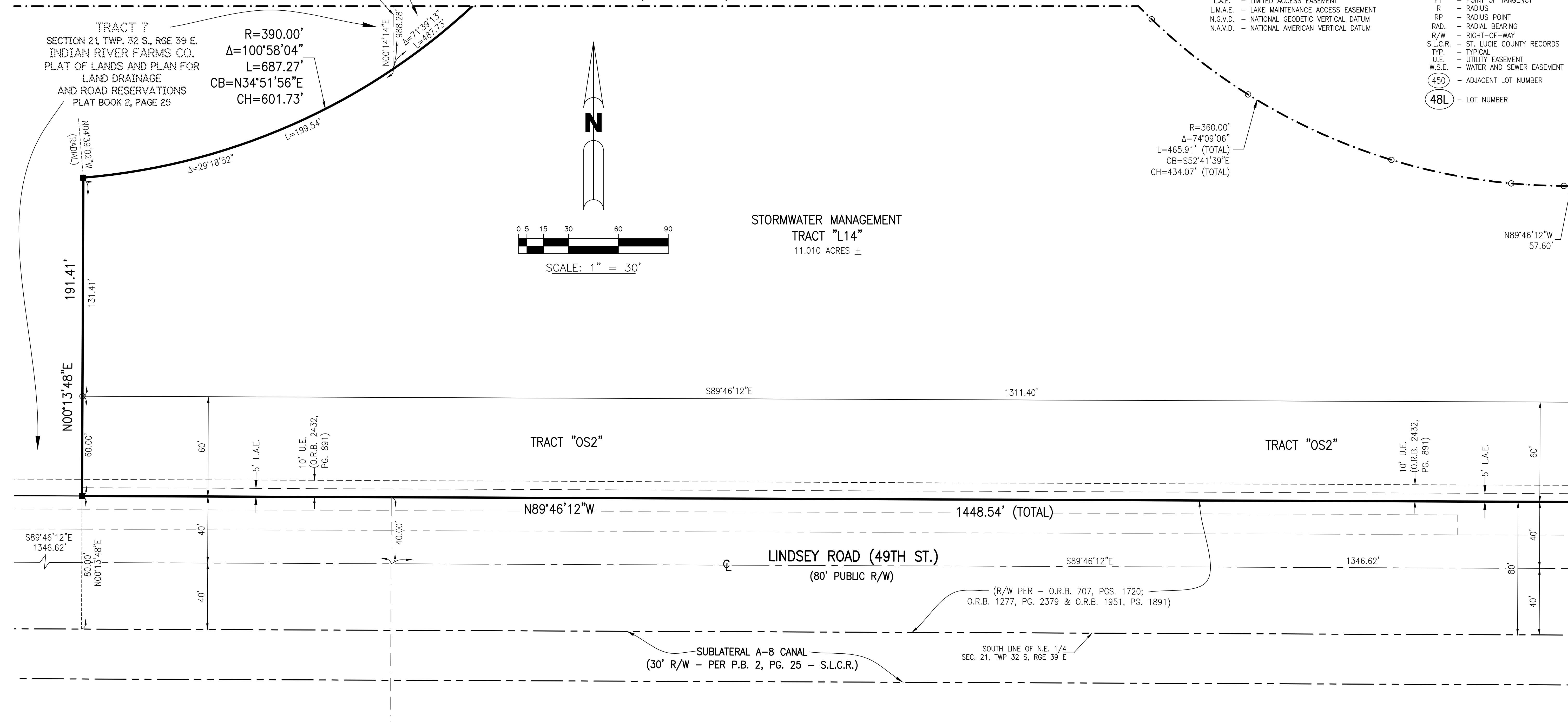
R=390.00'  
 $\Delta=100^{\circ}58'04''$   
 L=687.27'  
 CB=N34°51'56"E  
 CH=601.73'

N00°14'14"E  
 988.28'  
 $\Delta=71^{\circ}39'13''$   
 L=487.73'

R=360.00'  
 $\Delta=74^{\circ}09'06''$   
 L=465.91' (TOTAL)  
 CB=S52°41'39"E  
 CH=434.07' (TOTAL)



STORMWATER MANAGEMENT  
 TRACT "L14"  
 11.010 ACRES ±



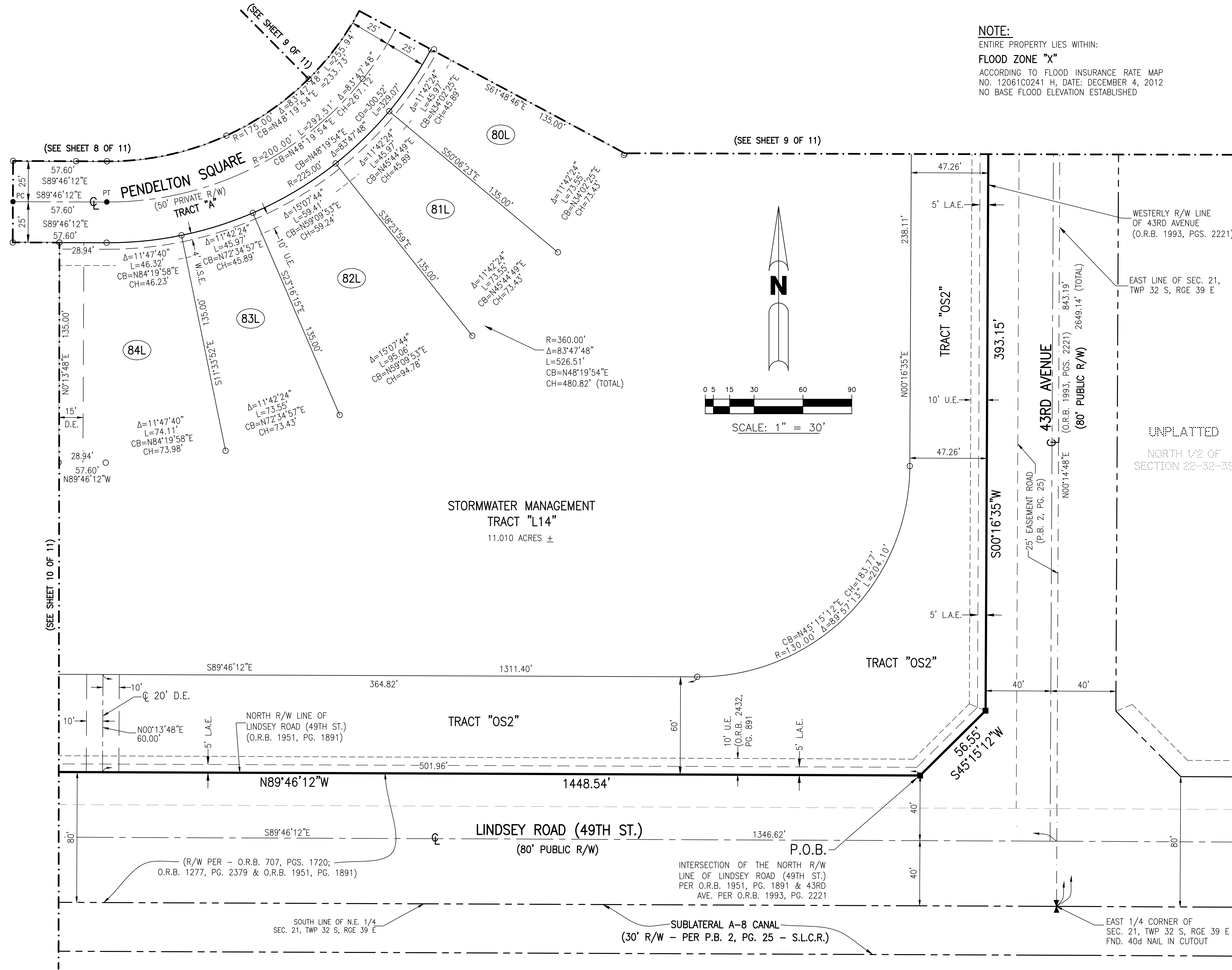
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