

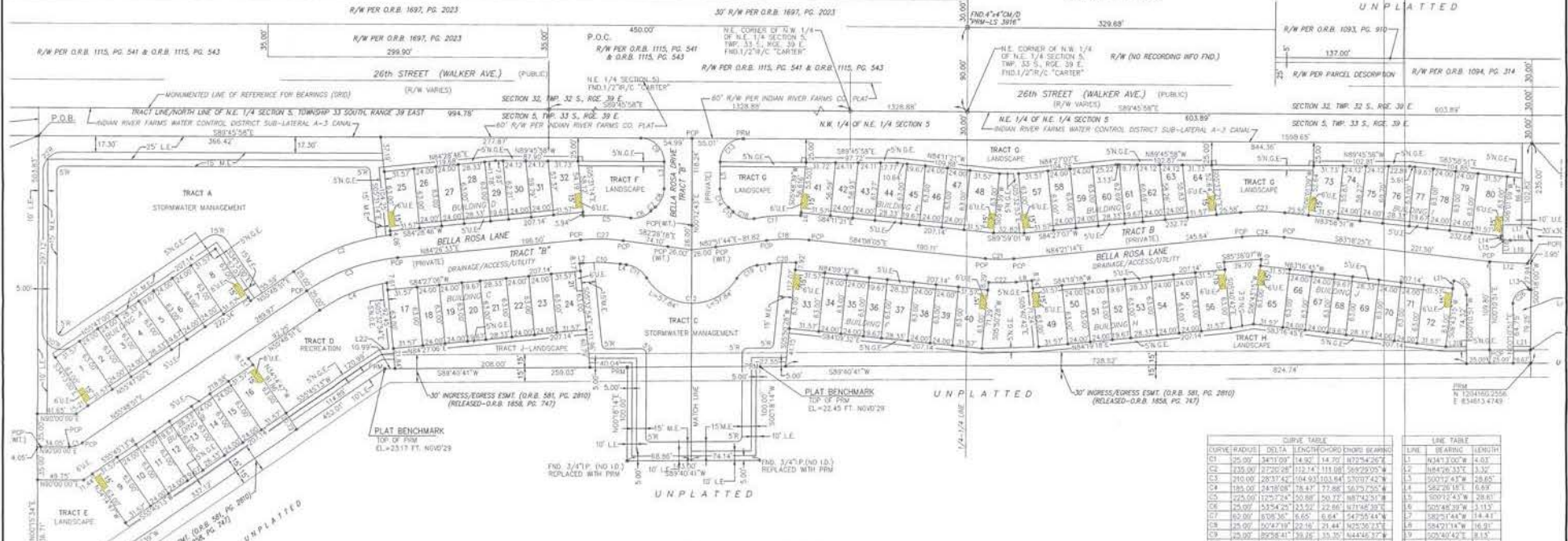


WOODFIELD P.D. PHASE 1 - PLAT BOOK 20, PAGE 33

WOODFIELD P.D. PHASE 1 - PLAT BOOK 20, PAGE 53

UNPLATTED

UNPLATTED



LOTS WHERE 6FT UTILITY EASEMENTS ARE PROPOSED TO BE REMOVED
1, 8, 9, 16, 25, 32, 33, 40, 41, 48, 49, 56, 57, 64, 65, 72, 73, 80

LEGEND:

SUBJECT EASEMENTS, EXISTING UTILITY EASEMENT TO BE ABANDONED / VACATED.

NOTES:

1. EXHIBIT IS PROVIDED FOR INFORMATIONAL USE ONLY, IN CONJUNCTION WITH A PETITION TO INDIAN RIVER COUNTY BOCC FOR THE ABANDONMENT OF THE SUBJECT EASEMENTS.
2. THIS EXHIBIT IS PROPOSED AS AN ATTACHMENT ONLY TO PETITION TO INDIAN RIVER COUNTY BOCC FOR ABANDONMENT OF THE SUBJECT EASEMENTS AND IS SUBJECT TO REVIEW AND COMMENT BY THE COUNTY OR REVIEWING UTILITY COMPANIES

CURVE TABLE			LINE TABLE		
STATION	RADIUS	DELTA	LENGTH	BEARING	LENGTH
C1	25.00'	341.00'	14.90'	14.70'	10254.267'
C2	235.00'	2720.28'	112.24'	111.08'	50822.029'
C3	210.00'	2037.42'	104.93'	103.84'	57007.427'
C4	185.00'	1518.08'	78.47'	77.86'	54757.205'
C5	125.00'	1125.724'	50.88'	50.72'	18742.517'
C6	25.00'	5324.24'	22.52'	22.86'	10746.307'
C7	60.00'	1308.302'	6.65'	6.64'	15479.444'
C8	25.00'	5027.197'	22.16'	21.44'	10250.232'
C9	25.00'	8258.417'	22.26'	22.30'	14446.377'
C10	125.00'	1317.08'	46.07'	50.88'	18829.362'
C11	50.00'	5027.197'	22.16'	22.73'	16070.255'
C12	57.00'	11676.33'	115.68'	98.82'	38947.171'
C13	25.00'	16019.197'	22.26'	22.36'	54511.217'
C14	25.00'	16070.255'	22.16'	22.44'	62003.061'
C15	62.00'	3622.022'	6.67'	6.82'	14222.325'
C16	25.00'	16019.197'	22.27'	22.42'	57230.107'
C17	225.00'	11307.35'	51.15'	51.04'	54627.017'
C18	200.00'	11307.35'	45.24'	44.26'	53923.361'
C19	30.00'	10247.797'	26.59'	25.73'	52728.025'
C20	175.00'	20821.17'	28.26'	28.54'	58732.237'
C21	150.00'	11224.245'	24.14'	24.09'	58925.524'
C22	125.00'	9823.322'	20.20'	20.16'	18829.027'
C23	235.00'	11340.92'	47.44'	47.56'	58942.522'
C24	210.00'	11207.37'	44.23'	43.14'	58928.265'
C25	15.00'	18474.741'	21.16'	20.21'	14421.710'
C26	15.00'	16030.44'	20.27'	22.35'	54823.137'
C27	200.00'	11307.35'	45.79'	45.89'	168565.573'

DESIGNED BY	DR	11/13/2018
CHECKED BY	DSW	
SCALE	AS NOTED	
DATE	11/13/2018	

KNIGHT, MCGUIRE & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND PLANNERS
 80 ROYAL PALM POINT, SUITE 401 VERO BEACH, FL 32960
 PHONE: (772) 569-5505 FAX: (772) 569-1455 E-MAIL: CH@KMA.com
 CERTIFICATE OF AUTHORIZATION NUMBER - 0006615

Bella Rosa
 Indian River County, Florida

Exhibit "A"

FOR REVIEW ONLY

PROJECT NO. 18-028
 SHEET 1 OF 1

CERTIFICATE OF DEDICATION

STATE OF FLORIDA COUNTY OF INDIAN RIVER KNOW ALL MEN BY THESE PRESENTS, THAT VILLAGE OAKS 80 REALTY, LLC, FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREON AS BELLA ROSA, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- A. STREETS AND RIGHT-OF-WAYS: 1. THE STREETS (BELLA ROSA DRIVE AND BELLA ROSA LANE) AS SHOWN ON THIS PLAT AS TRACT "B" ARE DEDICATED AS PUBLIC, ACCESS, AND DRAINAGE TRAILS AND ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER MOSQUITO CONTROL, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE ROADS AND RIGHTS-OF-WAY 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 ROADS AND RIGHTS-OF-WAY.

B. UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN (INCLUDING TRACT "B") 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 ORDINANCES AND REGULATIONS WHICH MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

C. DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRAILS: 1. THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. 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.

D. MAINTENANCE EASEMENTS: THE MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. 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.

E. LANDSCAPE TRAILS AND LANDSCAPE EASEMENTS: TRACTS "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF LANDSCAPE FEATURES. 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 DRAINAGE FACILITIES LOCATED WITHIN THE TRACTS.

F. RECREATION: TRACT "D" IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR RECREATIONAL PURPOSES EXCLUSIVELY FOR THE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS PLANNED DEVELOPMENT.

G. NATURAL GAS EASEMENTS: THE NATURAL GAS EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BELLA ROSA HOMEOWNERS ASSOCIATION, INC. FOR THE INSTALLATION AND MAINTENANCE OF NATURAL GAS LINES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY LOUIS S. WELTMAN, PRESIDENT OF JLV MANAGEMENT CORP., A FLORIDA CORPORATION, MANAGER OF VILLAGE OAKS 80 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 17th DAY OF OCTOBER 2007.

BY: Louis S. Weltman, President JLV Management Corp. Witness: Joseph P. Fiorio, JLV Management Corp. Notary Public: Steven C. Elwin, Notary Public.

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION: STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCTOBER 2007, BY LOUIS S. WELTMAN, PRESIDENT OF JLV MANAGEMENT CORP., A FLORIDA CORPORATION, MANAGER OF VILLAGE OAKS 80 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

- NOTICES: 1. COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 2219, PAGE 173, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. 2. NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF THE PROJECT UNLESS AND UNTIL THE APPLICANT OR THE APPLICANT'S SUCCESSOR OBTAINS AN INITIAL AND FINAL CONCURRENTLY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN THE APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENTLY CERTIFICATE. 3. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE SAME IF ANY EXISTS: CAT'LIEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURIAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE. 4. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL. 5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 6. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY. 7. LOT CORNERS TO BE SET AT TIME OF TRANSFER OR INDIVIDUAL LOTS AS SHOWN. 8. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

A PLAT OF BELLA ROSA

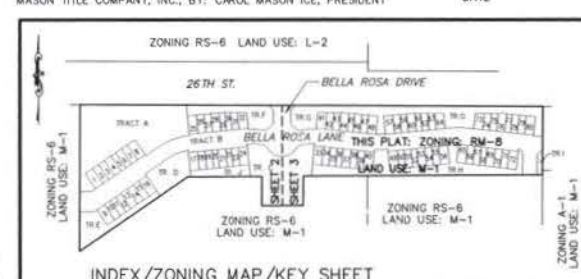
A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

DESCRIPTION: A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5, PROCEED SOUTH 89° 45' 58" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 334.10 FEET; THENCE SOUTH 00° 15' 34" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY (R/W) LINE OF INDIAN RIVER FARMS WATER CONTROL DISTRICT SUB LATERAL A-3 CANAL; THENCE SOUTH 89° 45' 58" EAST ALONG SAID SOUTH R/W LINE A DISTANCE OF 1598.65 FEET; THENCE DEPARTING SAID SOUTH R/W LINE, SOUTH 00° 18' 00" WEST A DISTANCE OF 235.00 FEET; THENCE SOUTH 89° 40' 41" WEST A DISTANCE OF 224.74 FEET; THENCE SOUTH 00° 18' 14" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 40' 41" WEST A DISTANCE OF 143.00 FEET; THENCE NORTH 00° 18' 14" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 40' 41" WEST A DISTANCE OF 259.03 FEET; THENCE SOUTH 55° 35' 39" WEST A DISTANCE OF 452.01 FEET; THENCE NORTH 00° 15' 34" EAST A DISTANCE OF 503.81 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 10.318 ACRES, MORE OR LESS.

COUNTY SURVEYOR'S CERTIFICATE: WILLIAM B. ZENTZ, P.L.S., PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 5276, STATE OF FLORIDA WILLIAM B. ZENTZ & ASSOCIATES, INC. - 684 OLD DIXIE HIGHWAY VERO BEACH, FL 32962 (772) 567-7552 LB No. 6840

CERTIFICATE OF TITLE: STATE OF FLORIDA COUNTY OF INDIAN RIVER I, CAROL MASON ICE, PRESIDENT OF MASON TITLE COMPANY, INC., A FLORIDA CORPORATION, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY, AND I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN VILLAGE OAKS 80 REALTY, 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 THAT MORTGAGES LIENS OR OTHER ENCUMBRANCES ARE AS FOLLOWS: MORTGAGE: OFFICIAL RECORDS BOOK 1967, PAGE 2241, FIDELITY FEDERAL BANK AND TRUST. MORTGAGE: OFFICIAL RECORDS BOOK 1858, PAGE 769, SHIVA HOLDINGS, LLC.

MASON TITLE COMPANY, INC., BY: CAROL MASON ICE, PRESIDENT



CLERK TO BOARD OF COUNTY COMMISSIONERS SURVEYOR COUNTY SURVEYOR CLERK OF THE CIRCUIT COURT FIDELITY FEDERAL BANK & TRUST SHIVA HOLDINGS, LLC

1885037 RECORDED IN PUBLIC RECORDS INDIAN RIVER COUNTY, FL. BK 23 PG 24. 11/23/07 @ 11:01 AM. JEFFREY K. BARTON, CLERK OF COURTS. SITE map showing location sketch with streets 33rd ST, 26th ST, 20th ST, Vero Beach, and location sketch (NOT TO SCALE). PLAT BOOK 23, PAGE 24, DOCKET No. 1885037.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS: THIS IS TO CERTIFY THAT ON 9-11-07 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS AND UPLAND PRESERVES WERE ACCEPTED. ATTEST: by Maureen Haffey, Deputy Clerk for J.K. BRATTON, CLERK TO THE BOARD.

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY: APPROVED AS TO FORM AND LEGAL SUFFICIENCY. Joseph A. Band, COUNTY ATTORNEY, DATE 11/2/07.

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR: EXAMINED AND APPROVED: Joseph A. Band, DATE 11/2/07. CLERK'S CERTIFICATION: STATE OF FLORIDA COUNTY OF INDIAN RIVER I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BELLA ROSA, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA.

MORTGAGEE'S CONSENT #1: STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A FIRST MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1967, PAGE 2241, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

MORTGAGEE'S CONSENT #2: STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A SECOND MORTGAGE 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1858, PAGE 769, SHIVA HOLDINGS, LLC, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

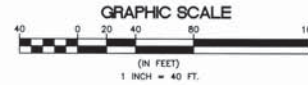
NOTARY PUBLIC: Steven C. Elwin, Notary Public. DATE OF PREPARATION: MAY 30, 2007.

Table with columns: DATE, REV. SIGN., SHEET, I.R.C. COMMENTS #, ADD ITEM A.3. TO DEEDS-SHT. 1 PER I.R.C. Values: 7/23/07, 8/30/07, 1 OF 3 SHEETS.

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	34°11'09"	14.92'	14.70'	N72°54'26"E
C2	235.00'	27°29'28"	112.14'	111.08'	S69°29'05"W
C3	210.00'	28°37'47"	104.93'	103.84'	S70°07'42"W
C4	185.00'	24°18'08"	78.47'	77.88'	S87°57'55"W
C5	225.00'	12°57'24"	50.88'	50.77'	N87°42'51"W
C6	25.00'	53°54'25"	23.52'	22.66'	N71°48'39"E
C7	62.00'	6°08'36"	6.65'	6.64'	S47°55'44"W
C8	25.00'	50°47'19"	22.16'	21.44'	N25°36'23"E
C9	25.00'	89°58'41"	39.26'	35.35'	N44°46'37"W
C10	175.00'	13°07'08"	40.07'	39.98'	N88°59'52"W
C11	30.00'	50°47'19"	26.59'	25.73'	N57°02'39"W
C12	57.00'	116°16'35"	115.68'	96.82'	S89°47'17"E
C27	200.00'	13°07'08"	45.79'	45.69'	N88°59'52"W

A PLAT OF
BELLA ROSA

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



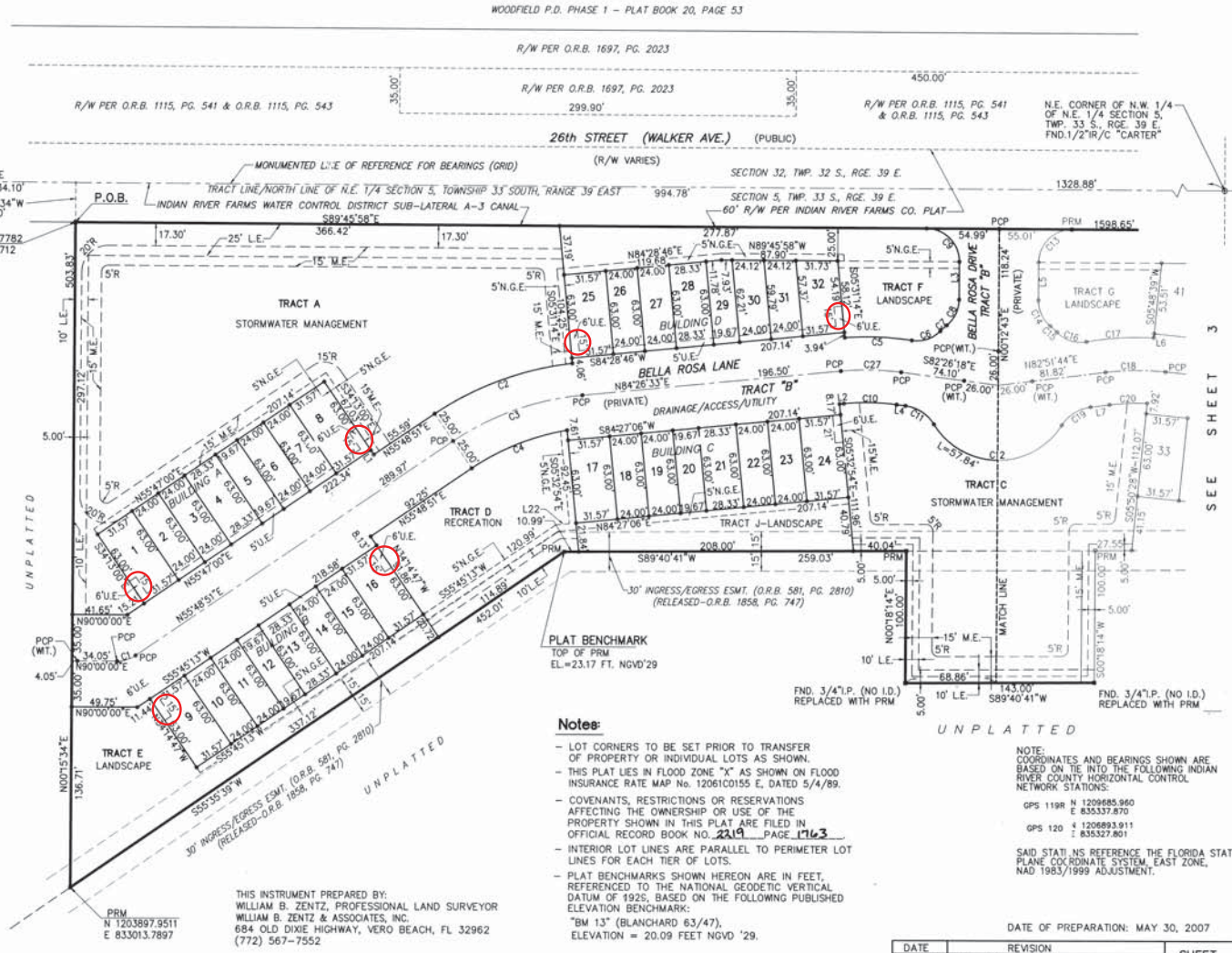
PLAT BOOK 23
PAGE 25
DOCKET No. 1885037

6' x 15' UTILITY EASEMENTS PROPOSED FOR RELEASE

P.O.C.
N.E. CORNER OF N.E. 1/4
OF N.W. 1/4 SECTION 5
(ALSO N.W. CORNER OF
N.E. 1/4 SECTION 5)
FND. 1/2" IR/C "CARTER"

LINE	BEARING	LENGTH
L1	N34°13'00"W	4.03'
L2	N84°26'33"E	3.32'
L3	S00°12'43"W	28.65'
L4	S82°26'18"E	6.69'
L22	N84°27'06"E	110.36'

Legend:
N.G.E.=NATURAL GAS EASEMENT
M.E.=MAINTENANCE EASEMENT
O.R.B.=OFFICIAL RECORDS BOOK
PRM=PERMANENT REFERENCE MONUMENT
(4"x4" CONCRETE MONUMENT WITH
MAG NAIL & BRASS DISK STAMPED
"PRM-WBZ-LB 6840")
PCP= PERMANENT CONTROL POINT (CENTERLINE)
PK NAIL WITH BRASS DISK STAMPED
"PCP-WBZ-LB 6840"
PCP(WT.)= PERMANENT CONTROL POINT (CENTERLINE)
SET AS WITNESS TO INTERSECTION POINT
PK NAIL WITH BRASS DISK STAMPED
"WITNESS-PCP-WBZ-LB 6840"
NGVD'29=NATIONAL GEODETIC VERTICAL
DATUM OF 1929
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
IR/C=IRON ROD WITH CAP
R=RADIUS
Δ=CENTRAL ANGLE
L=ARC LENGTH
CHD=CHORD
C.B.=CHORD BEARING
P.B.=PLAT BOOK
PG.=PAGE
EL.=ELEVATION
FND.=FOUND
IR=IRON ROD
I.P.=IRON PIPE
C.M.=CONCRETE MONUMENT
P.C.=POINT OF CURVATURE
P.T.=POINT OF TANGENCY
U.E.=UTILITY EASEMENT
L.E.=LANDSCAPE EASEMENT
ESMT.=EASEMENT
R/W=RIGHT-OF-WAY
* = LOT CORNER
TWP.=TOWNSHIP
RGE.=RANGE



Notes:
- LOT CORNERS TO BE SET PRIOR TO TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN.
- THIS PLAT LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 12061C0155 E, DATED 5/4/89.
- COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 2319 PAGE 1763.
- INTERIOR LOT LINES ARE PARALLEL TO PERIMETER LOT LINES FOR EACH TIER OF LOTS.
- PLAT BENCHMARKS SHOWN HERON ARE IN FEET, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON THE FOLLOWING PUBLISHED ELEVATION BENCHMARK:
"BM 13" (BLANCHARD 63/47), ELEVATION = 20.09 FEET NGVD '29.

NOTE:
COORDINATES AND BEARINGS SHOWN ARE BASED ON THE INTO THE FOLLOWING INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK STATIONS:
GPS 119R N 1206885.960
E 835337.870
GPS 120 4 1206893.911
E 835327.801
SAID STATION REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/1999 ADJUSTMENT.

DATE	REVISION	SHEET
7/23/07	I.R.C. COMMENTS #1	2 OF 3 SHEETS
8/30/07	ADD ITEM A.3. TO DEEDS-SHT. 1 PER I.R.C.	
11/2/07	ADD U.E.'S IN LOTS	

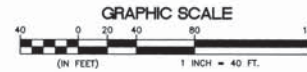
DATE OF PREPARATION: MAY 30, 2007

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ, PROFESSIONAL LAND SURVEYOR
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DIXIE HIGHWAY, VERO BEACH, FL 32962
(772) 567-7552

A PLAT OF BELLA ROSA

A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 SOUTH,
RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 23
PAGE 26
DOCKET No. 1885037



NOTE:
COORDINATES AND BEARINGS SHOWN ARE
BASED ON THE INTO THE FOLLOWING INDIAN
RIVER COUNTY HORIZONTAL CONTROL
NETWORK STATIONS:

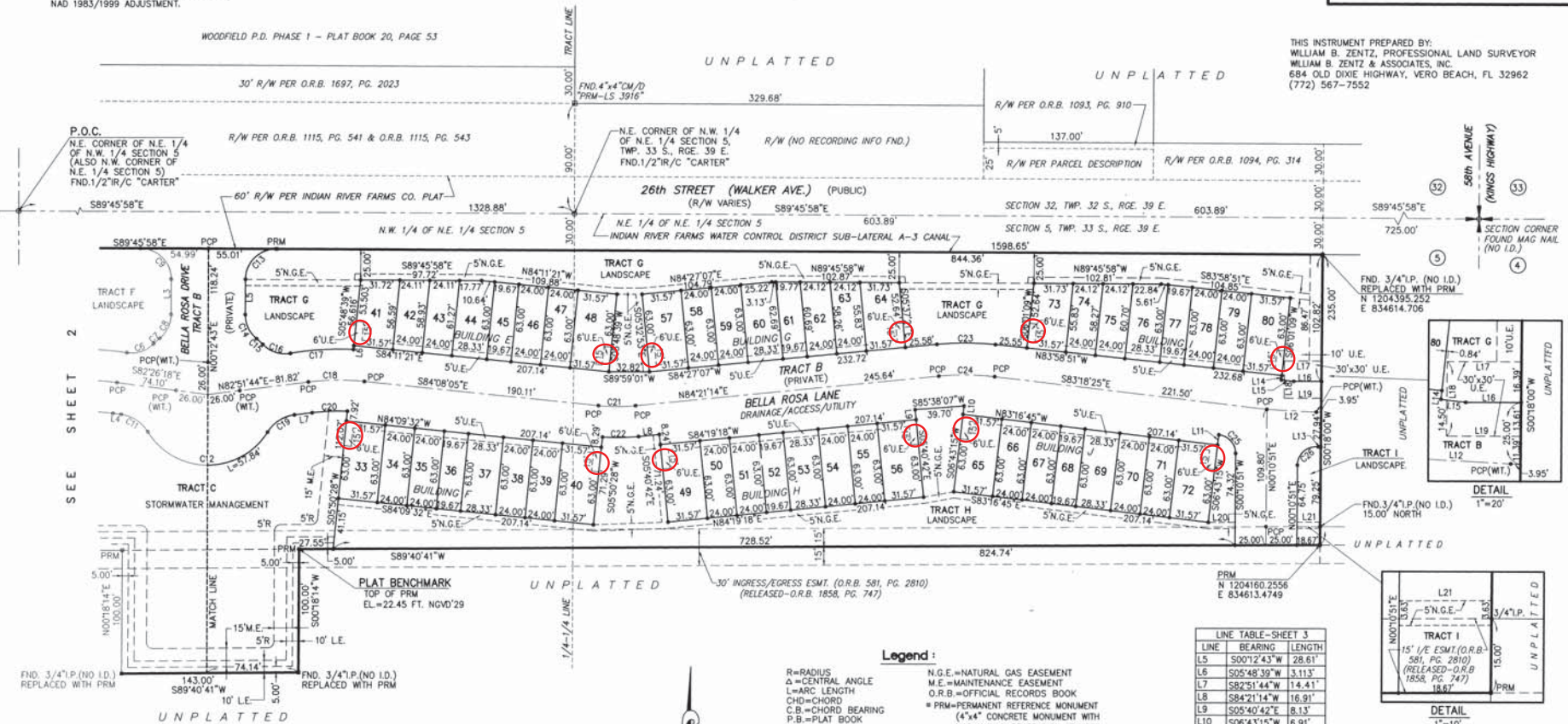
GPS 119R N 1209685.960
E 835337.870
GPS 120 N 1206893.911
E 835327.901

SAID STATIONS REFERENCE THE FLORIDA STATE
PLANE COORDINATE SYSTEM, EAST ZONE,
NAD 1983/1999 ADJUSTMENT.

6' X 15' UTILITY EASEMENTS PROPOSED FOR RELEASE

WOODFIELD P.D. PHASE 1 - PLAT BOOK 20, PAGE 53

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ, PROFESSIONAL LAND SURVEYOR
WILLIAM B. ZENTZ & ASSOCIATES, INC.
684 OLD DIXIE HIGHWAY, VERO BEACH, FL 32962
(772) 567-7552



CURVE TABLE - SHEET 3

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C12	57.00'	116°16'35"	115.68'	96.82'	S89°47'17"E
C13	25.00'	90°01'19"	39.28'	35.36'	S45°13'23"W
C14	25.00'	50°47'19"	22.16'	21.44'	S25°10'56"E
C15	62.00'	06°22'02"	6.89'	6.89'	N47°23'35"W
C16	25.00'	55°51'13"	24.37'	23.42'	S72°08'10"E
C17	225.00'	113°01'35"	51.15'	91.04'	S86°27'01"W
C18	200.00'	113°00'11"	45.39'	45.29'	S89°21'50"W
C19	30.00'	82°47'19"	26.59'	25.73'	S57°28'09"W
C20	175.00'	09°21'17"	28.56'	28.54'	S87°32'23"W
C21	150.00'	11°30'42"	30.14'	30.09'	S89°53'28"E
C22	175.00'	09°33'32"	29.20'	29.16'	N89°08'00"E
C23	235.00'	11°34'02"	47.44'	47.36'	N89°45'52"W
C24	210.00'	12°20'21"	45.23'	45.14'	N89°28'36"W
C25	15.00'	84°43'41"	22.18'	20.72'	N42°11'00"W
C26	15.00'	96°30'44"	25.27'	22.38'	S48°26'13"W

Notes:

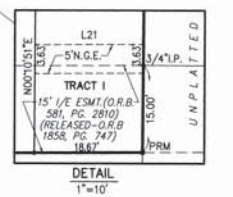
- LOT CORNERS TO BE SET PRIOR TO TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN.
- THIS PLAT LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP No. 12061C0155 E, DATED 5/4/89.
- COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK No. 229 PAGE 163.
- INTERIOR LOT LINES ARE PARALLEL TO PERIMETER LOT LINES FOR EACH TIER OF LOTS.
- PLAT BENCHMARKS SHOWN HEREON ARE IN FEET, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON THE FOLLOWING PUBLISHED ELEVATION BENCHMARK:
"BM 13" (BLANCHARD 63/47),
ELEVATION = 20.09 FEET NGVD '29.

Legend:

- R=RADIUS
- Δ=CENTRAL ANGLE
- L=ARC LENGTH
- CHD=CHORD
- C.B.=CHORD BEARING
- P.B.=PLAT BOOK
- PC=PAGE
- EL=ELEVATION
- FN=FOUND
- IR=IRON ROD
- IP=IRON PIPE
- C.M.=CONCRETE CURVATURE
- P.C.=POINT OF CURVATURE
- P.T.=POINT OF TANGENCY
- U.E.=UTILITY EASEMENT
- LE=LANDSCAPE EASEMENT
- ESMT.=EASEMENT
- R/W=RIGHT-OF-WAY
- =LOT CORNER
- /E=INGRESS/EGRESS
- N.G.E.=NATURAL GAS EASEMENT
- M.E.=MAINTENANCE EASEMENT
- O.R.B.=OFFICIAL RECORDS BOOK
- PRM=PERMANENT REFERENCE MONUMENT
- (4"x4") CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM-WBZ-LB 6840"
- PCP=PERMANENT CONTROL POINT (CENTERLINE)
- PK NAIL WITH BRASS DISK STAMPED "PCP WBZ-LB 6840"
- PCP(WIT.)= PERMANENT CONTROL POINT (CENTERLINE) SET AS WITNESS TO INTERSECTION POINT
- PK NAIL WITH BRASS DISK STAMPED "WITNESS-PCP WBZ-LB 6840"
- NGVD'29=NATIONAL GEODETIC VERTICAL DATUM OF 1929
- P.O.C.=POINT OF COMMENCEMENT
- P.O.B.=POINT OF BEGINNING
- R/C=IRON ROD WITH CAP
- TWP=TOWNSHIP
- RGE.=RANGE

LINE TABLE - SHEET 3

LINE	BEARING	LENGTH
L5	S00°12'43"W	28.61'
L6	S05°48'39"W	3.113'
L7	S82°51'44"W	14.41'
L8	S84°21'14"W	16.91'
L9	S05°40'42"E	8.13'
L10	S06°43'15"W	6.91'
L11	S06°43'15"W	8.28'
L12	S86°54'37"E	43.95'
L13	N83°18'25"W	2.15'
L14	S82°05'36"W	3.55'
L15	N83°18'25"W	10.07'
L16	N90°00'00"W	22.37'
L17	S90°00'00"E	30.00'
L18	N00°18'00"E	30.00'
L19	N90°00'00"E	30.00'
L20	S89°40'41"W	21.74'
L21	S89°47'41"W	18.71'



DATE	REVISION	SHEET
7/23/07	I.R.C. COMMENTS #1	3 OF 3 SHEETS
8/30/07	ADD ITEM A.3. TO DEEDS.-SHT. 1 PER I.R.C.	
11/1/07	ADD U.E.'S IN LOTS	

DATE OF PREPARATION: MAY 30, 2007