

LAKES AT WATERWAY VILLAGE PD - PODS M,N,O,P

RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA

301) ∆=0°13′57″

N86°12'08"E (RAD) 135.00'

S85°21'38"E (RAD) 135.00'

Δ=2°38'54"_ L=25.42'

_∆=2°38′54" L=19.18'

WATERWAY VILLAGE

- BOULEVARD

S82°42'44"E 135.00'

_∆=1°43'21" L=6.91'

135.00' N84°58'23"W (RAD)

135.00' N82°42'44"W

(MATCHLINE SEE SHEET 9 OF 10)

S82°42'44"E 341.47'

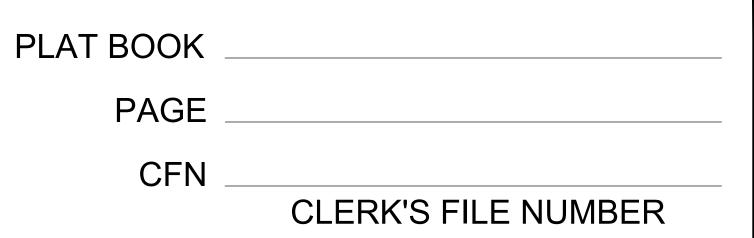
S82°42'44"E 341.47'

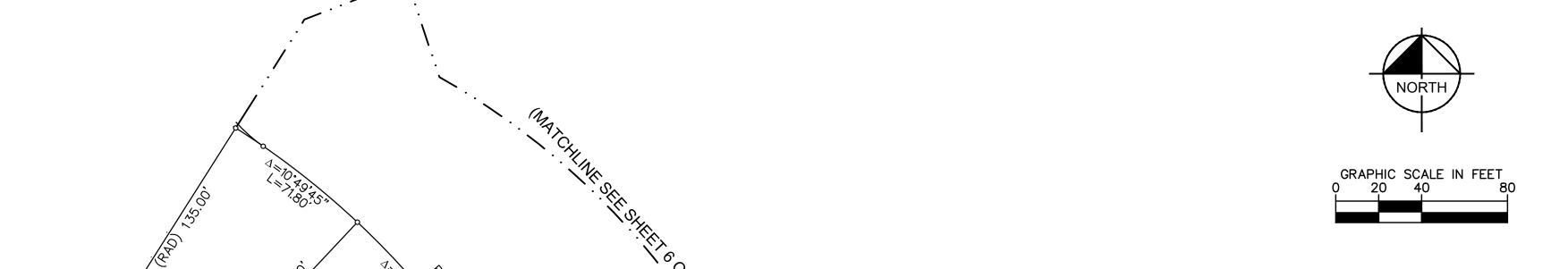
15.00' 135.00' N82'42'44"W

 $\overline{C-3}$

_S82°42'44"E _ 189.74'

_S82°42'44"E



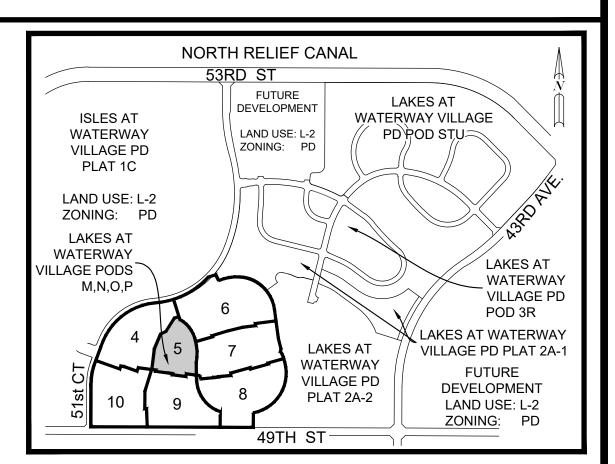


(S.M.T.-10)

S82°42′44″E 281.92′ S1°36′25″E 10.12′

S1°36'25"E_/ _____ 10.12'

N82°42'44"W 165.27'



KEY MAP

LEGEND OF SYMBOLS

	PLAT BOUNDARY
	PARCEL LINE
	DRAINAGE EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTER LINE
	SECTION LINE
<u> </u>	MATCH LINE

- PCP, NAIL AND DISC STAMPED' "PCP KHA LB 696" LOT CORNER

ABBREVIATIONS

	Δ	DELTA (CENTRAL ANGLE)
	CB	CHORD BEARING
	CCR	CERTIFIED CORNER RECORD
	CD	CHORD DISTANCE
	CMD	CONCRETE MONUMENT AND DISK
	D.E.	DRAINAGE EASEMENT
	L	ARC LENGTH
	L.A.E.	LIMITED ACCESS EASEMENT
	LB	LICENSED BUSINESS
	N.R.	NON-RADIAL
	ORB	OFFICIAL RECORDS BOOK
	P.B.	PLAT BOOK
	PC	POINT OF CURVATURE
	PCC	POINT OF COMPOUND CURVATURE
	PRC	POINT OF REVERSE CURVATURE
	PCP	PERMANENT CONTROL POINT
	PG.	PAGE
	PI	POINT OF INTERSECTION
	P.O.B.	POINT OF BEGINNING
	PRM	PERMANENT REFERENCE MONUME
_	PT	POINT OF TANGENCY
	R	RADIUS
	RAD.	RADIAL
	RGE	RANGE
\dashv	R/W	RIGHT-OF-WAY
	SEC	SECTION
\dashv		T014/1/01/115

TOWNSHIP

ELEVATION

IRON ROD WITH CAP

UTILITY EASEMENT

WATER AND SEWER EASEMENT

WATER MANAGEMENT EASEMENT

STORMWATER MANAGEMENT TRACT

TWP

IRC

EL.=

U.E.

W.S.E.

W.M.E.

S.M.T.

NAVD 88'

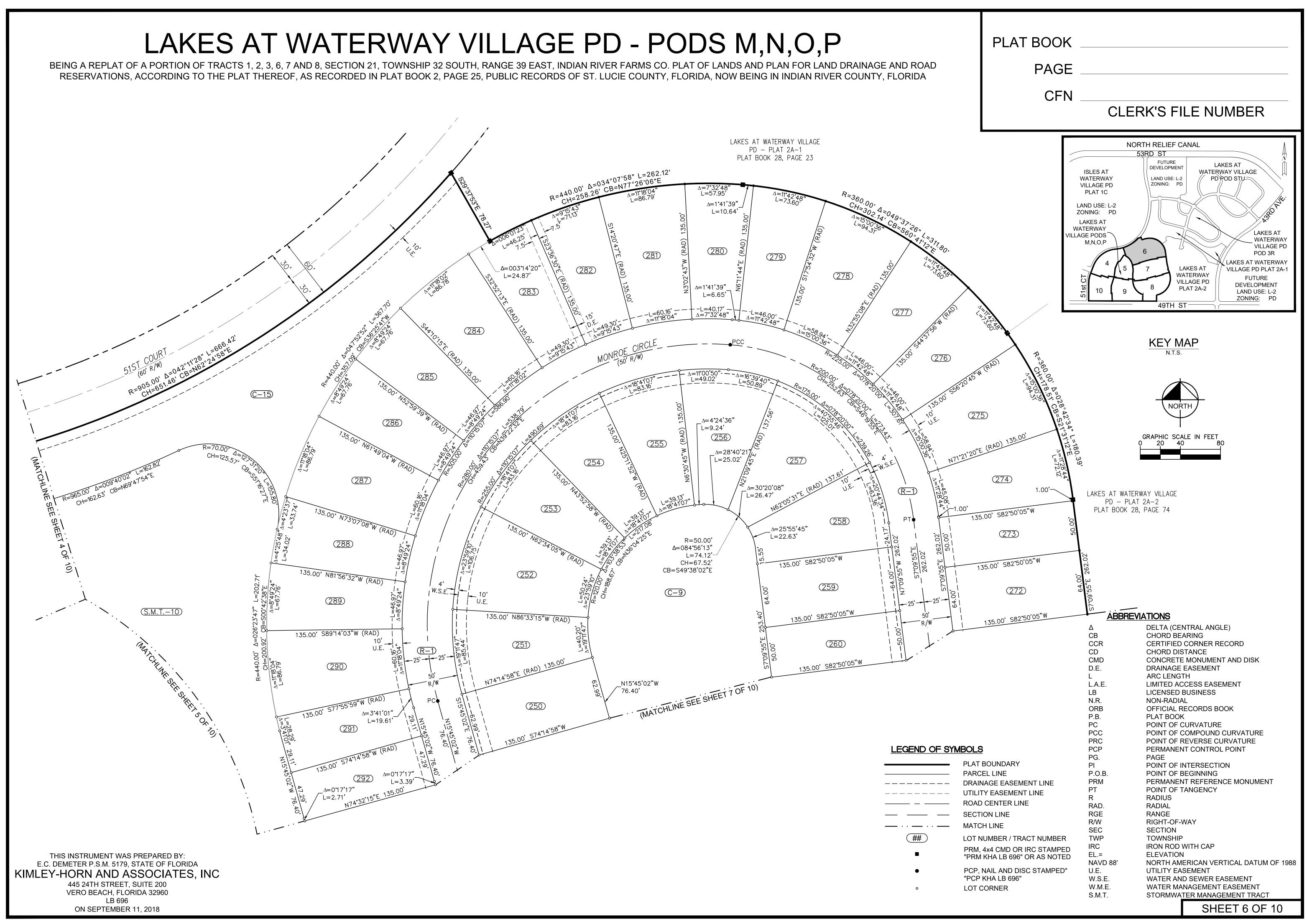
CURVE TABLE									
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT			
C21	25.00'	39.27'	N52 ° 17'16"E	35.36'	90°00'00"	25.00'			
C22	25.00'	39.27'	S37°42'44"E	35.36'	90°00'00"	25.00'			
C23	25.00'	39.27'	S37°42'44"E	35.36'	90°00'00"	25.00'			
C24	25.00'	39.27	N52°17'16"E	35.36'	90°00'00"	25.00'			

THIS INSTRUMENT WAS PREPARED BY: E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA KIMLEY-HORN AND ASSOCIATES, INC 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960

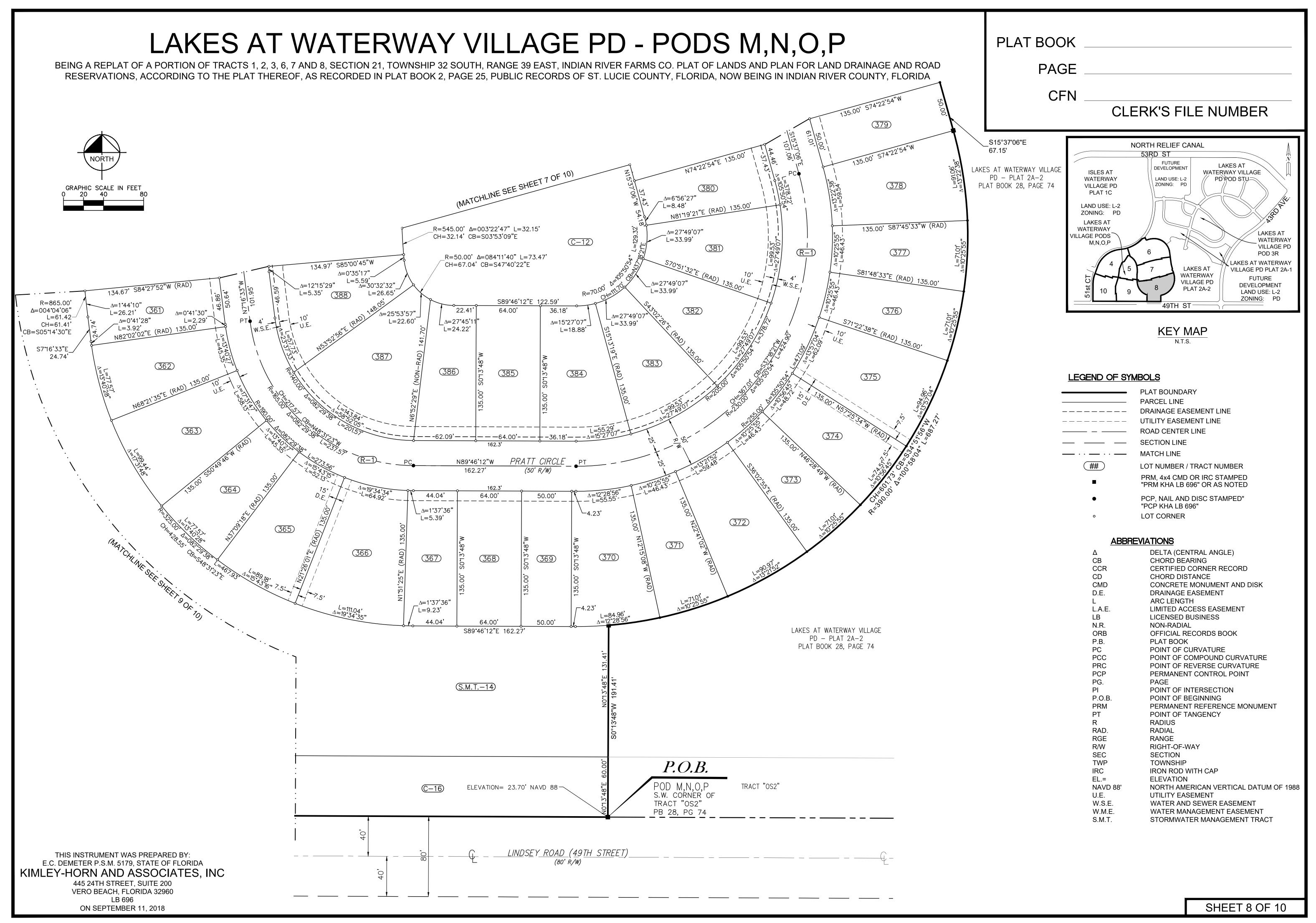
ON SEPTEMBER 11, 2018

SHEET 5 OF 10

NORTH AMERICAN VERTICAL DATUM OF 1988



LAKES AT WATERWAY VILLAGE PD - PODS M,N,O,P PLAT BOOK BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 6, 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 **PAGE** RESERVATIONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA **CLERK'S FILE NUMBER** NORTH RELIEF CANAL LAKES AT DEVELOPMENT ISLES AT WATERWAY VILLAGE WATERWAY VILLAGE PD LAND USE: L-2 ZONING: PD WATERWAY ILLAGE PODS VILLAGE PD POD 3R VILLAGE PD PLAT 2A-1 VILLAGE PD DEVELOPMENT LAND USE: L-2 ZONING: PD **KEY MAP** LAKES AT WATERWAY VILLAGE PD - PLAT 2A-2 PLAT BOOK 28, PAGE 74 LEGEND OF SYMBOLS PLAT BOUNDARY PARCEL LINE DRAINAGE EASEMENT LINE UTILITY EASEMENT LINE **ROAD CENTER LINE SECTION LINE** 135.00' S85°54'41"W (RAD) N86°24'10"E (RAD) 135.00' R=821.08' Δ=002°28'00" L=35.35' (## LOT NUMBER / TRACT NUMBER CH=35.34' CB=S53°35'58"W PRM, 4x4 CMD OR IRC STAMPED "PRM KHA LB 696" OR AS NOTED N89°45'27"E (RAD) 135.00' LAKES AT WATERWAY VILLAGE PCP, NAIL AND DISC STAMPED" PD - PLAT 2A-2 "PCP KHA LB 696" S88°36'17"E (RAD) 135.00' U.E. PLAT BOOK 28, PAGE 74 LOT CORNER R=50.00' Δ=018°59'55" L=16.58' (245) CH=16.50' CB=S25°07'03"E (S.M.T.-10) **ABBREVIATIONS** S15°37'06"E DELTA (CENTRAL ANGLE) S85°19'08"E (RAD) 135.00' **CHORD BEARING** CB CCR CERTIFIED CORNER RECORD S84°46'33"E 135.00' CD CHORD DISTANCE Δ=0°32'35"_ CMD CONCRETE MONUMENT AND DISK L=8.15' D.E. DRAINAGE EASEMENT ARC LENGTH (C-10)L.A.E. LIMITED ACCESS EASEMENT ·R=142961.85 LICENSED BUSINESS LB Δ=000°01'07"-N.R. **NON-RADIAL** L = 46.45'135.01' N85°33'50"W ORB OFFICIAL RECORDS BOOK S82°42'44"E 7 P.B. PLAT BOOK 153.04 POINT OF CURVATURE PC N74.26,36, E 236.09, N74.26,36, E SHEET 8 OF 10) PCC POINT OF COMPOUND CURVATURE PRC POINT OF REVERSE CURVATURE PCP PERMANENT CONTROL POINT _S82**°**42'44"E _ 281.92' POINT OF INTERSECTION _S82°42'44"E __281.92' ___ POINT OF BEGINNING P.O.B. CURVE TABLE PRM PERMANENT REFERENCE MONUMENT POINT OF TANGENCY CURVE | RADIUS | LENGTH | CHORD | BEARING | CHORD | DELTA **RADIUS** 77.93' N47°05'50"E 33.37' 83'44'47" 22.41' C25 | 25.00' | 36.54' RAD. RADIAL RGE RANGE 39.83' 105*36'02" 32.94' C26 | 25.00' | 46.08' S47°34'34"E N82°42'44"W R/W RIGHT-OF-WAY 165.27 SEC SECTION C27 | 25.00' | 36.56' S49°09'54"E 33.38' 83'46'40" 22.42' TWP **TOWNSHIP** C28 | 25.00' | 33.23' N43°03'37"E 30.84' | 76°09'23" IRC IRON ROD WITH CAP EL.= **ELEVATION** 82°56'39" C29 25.00' 36.19 N25°51'14"E NAVD 88' NORTH AMERICAN VERTICAL DATUM OF 1988 S67°48'41"E 25.00' 45.55' 39.50' | 104°23'09" | 32.22' U.E. **UTILITY EASEMENT** W.S.E. WATER AND SEWER EASEMENT 25.00' 41.97' S63°42'58"E 37.21' 96**°**11'44" WATER MANAGEMENT EASEMENT W.M.E. C32 | 25.00' | 33.77' N23°04'39"E 31.26' 77°23'29" 20.03' S.M.T. STORMWATER MANAGEMENT TRACT THIS INSTRUMENT WAS PREPARED BY: E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA KIMLEY-HORN AND ASSOCIATES, INC 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 SHEET 7 OF 10 ON SEPTEMBER 11, 2018



LAKES AT WATERWAY VILLAGE PD - PODS M,N,O,P PLAT BOOK BEING A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 6, 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, FLORIDA, NOW BEING IN INDIAN RIVER COUNTY, FLORIDA CLERK'S FILE NUMBER NORTH RELIEF CANAL LAKES AT DEVELOPMENT WATERWAY VILLAGE **ISLES AT** WATERWAY LAND USE: L-2 VILLAGE PD (MATCHLINE SEE SHEET 5 OF 10) N82°42'44"W 165.27' PLAT 1C LAND USE: L-2 ZONING: PD (S.M.T.-14) WATERWAY 135.00' N82'42'44"W ILLAGE PODS WATERWAY VILLAGE PD S82°42'44"E 135.00' VILLAGE PD PLAT 2A-1 135.00' N82°42'44"W DEVELOPMENT LAND USE: L-2 S82°42'44"E 135.00' 49TH ST **KEY MAP** LEGEND OF SYMBOLS PLAT BOUNDARY PARCEL LINE DRAINAGE EASEMENT LINE UTILITY EASEMENT LINE ROAD CENTER LINE LOT NUMBER / TRACT NUMBER PRM, 4x4 CMD OR IRC STAMPED "PRM KHA LB 696" OR AS NOTED PCP, NAIL AND DISC STAMPED" "PCP KHA LB 696" LOT CORNER (S.M.T.-14)**ABBREVIATIONS** DELTA (CENTRAL ANGLE) CB CHORD BEARING CCR CERTIFIED CORNER RECORD CD CHORD DISTANCE CMD CONCRETE MONUMENT AND DISK D.E. DRAINAGE EASEMENT ARC LENGTH LIMITED ACCESS EASEMENT L.A.E. LB LICENSED BUSINESS N.R. NON-RADIAL ORB OFFICIAL RECORDS BOOK P.B. PLAT BOOK POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PRC POINT OF REVERSE CURVATURE PCP PERMANENT CONTROL POINT PG. POINT OF INTERSECTION P.O.B. POINT OF BEGINNING S89°46'12"E 830.98' PRM PERMANENT REFERENCE MONUMENT PT POINT OF TANGENCY **RADIUS** RAD. RADIAL <u>C-16</u> RGE **RANGE** R/W RIGHT-OF-WAY SECTION **TWP** TOWNSHIP IRON ROD WITH CAP N89°46'12"W 1630.68' EL.= **ELEVATION** NAVD 88' NORTH AMERICAN VERTICAL DATUM OF 1988 U.E. UTILITY EASEMENT W.S.E. WATER AND SEWER EASEMENT LINDSEY ROAD (49TH STREET) W.M.E. WATER MANAGEMENT EASEMENT S.M.T. STORMWATER MANAGEMENT TRACT THIS INSTRUMENT WAS PREPARED BY: E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA SUB-LATERAL A-8 CANAL KIMLEY-HORN AND ASSOCIATES, INC 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 SHEET 9 OF 10 ON SEPTEMBER 11, 2018

