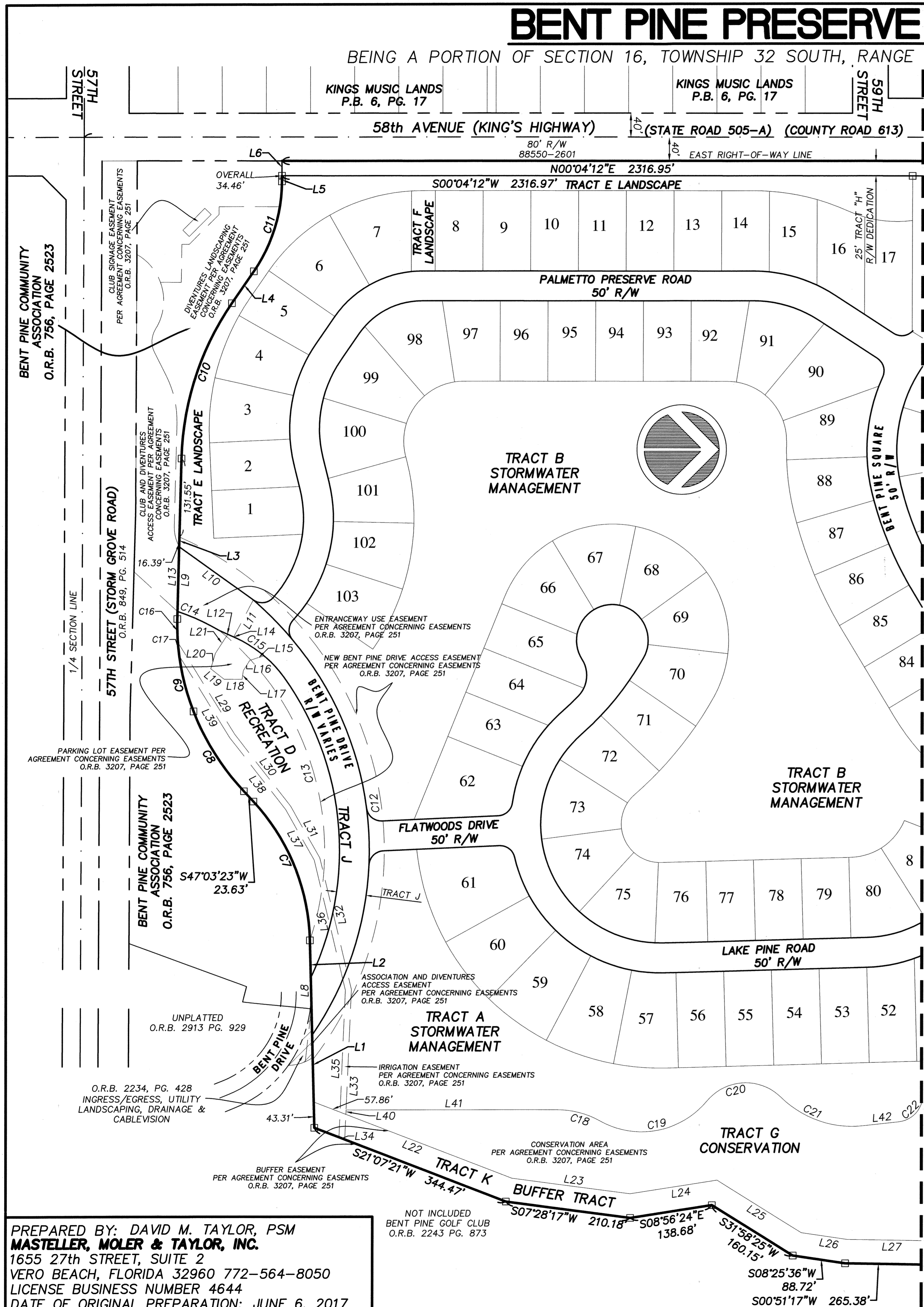


BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____
 PAGE: _____
 CFN: _____
CLERK'S FILE NUMBER

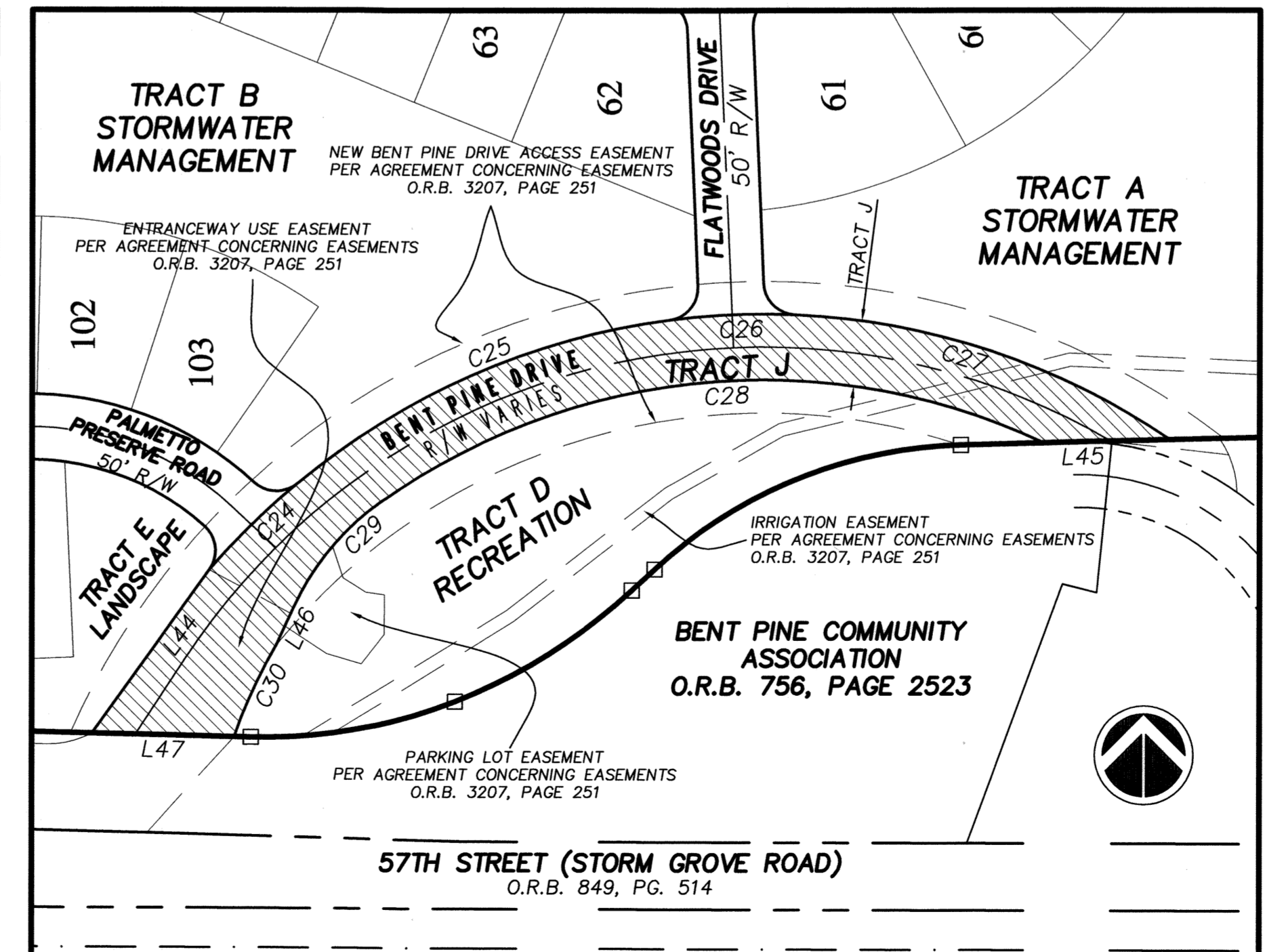


LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	229.09'	S88°34'46"W	L23	199.62'	S07°28'17"W
L2	85.32'	S88°34'46"W	L24	147.84'	S08°56'24"E
L3	268.76'	N88°34'13"W	L25	166.73'	S31°58'25"W
L4	65.14'	N55°35'43"W	L26	77.73'	S08°25'36"W
L5	9.46'	N89°56'47"W	L27	253.66'	S00°51'17"W
L6	25.00'	N89°56'47"W	L29	181.86'	S58°17'16"W
L8	200.64'	S88°34'46"W	L30	153.07'	S52°07'32"W
L9	108.10'	S88°34'13"E	L31	99.35'	S60°30'33"W
L10	152.99'	S35°35'06"W	L32	227.13'	N76°26'07"E
L11	70.44'	S61°58'02"E	L33	252.08'	S87°33'54"E
L12	26.37'	N24°38'31"E	L34	10.56'	S21°07'21"W
L13	124.49'	S88°34'13"E	L35	247.29'	S87°33'54"E
L14	16.76'	N24°38'31"E	L36	224.33'	N76°26'07"E
L15	25.36'	N18°27'08"W	L37	97.22'	S60°30'33"W
L16	20.41'	N58°01'15"W	L38	152.87'	S52°07'32"W
L17	14.51'	N82°15'43"W	L39	161.72'	S58°17'16"W
L18	30.10'	N00°15'39"E	L40	7.40'	N87°33'54"W
L19	28.51'	N38°10'20"E	L41	352.87'	N00°00'00"E
L20	27.34'	S73°51'34"E	L42	57.73'	N06°20'45"W
L21	37.93'	S56°50'13"E			
L22	356.29'	S21°07'21"W			

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C7	257.09'	354.74'	041°31'23"	S67°49'04"W	251.50'
C8	159.77'	425.86'	021°29'44"	S57°48'15"W	158.83'
C9	158.90'	397.95'	022°52'40"	S79°59'27"W	157.84'
C10	277.20'	481.65'	032°58'30"	N72°04'58"W	273.39'
C11	160.47'	267.66'	034°21'04"	N72°46'15"W	158.08'
C12	1042.95'	575.00'	103°55'29"	S75°38'19"W	905.75'
C13	577.07'	475.00'	069°36'28"	S73°38'18"W	542.23'
C14	77.19'	395.00'	011°11'46"	S24°38'48"W	77.06'
C15	54.36'	200.00'	015°34'21"	S32°25'54"W	54.19'
C16	39.45'	397.95'	005°40'49"	N88°35'22"E	39.44'
C17	22.97'	397.95'	003°18'27"	N84°05'44"E	22.97'
C18	76.61'	149.98'	029°15'59"	S14°37'59"W	75.78'
C19	197.19'	141.60'	079°47'25"	N10°37'44"W	181.63'
C20	140.04'	84.31'	095°10'16"	S02°56'18"E	124.49'
C21	153.34'	170.22'	051°36'52"	N18°50'24"E	148.20'
C22	72.17'	45.26'	091°21'36"	N52°01'32"W	64.76'

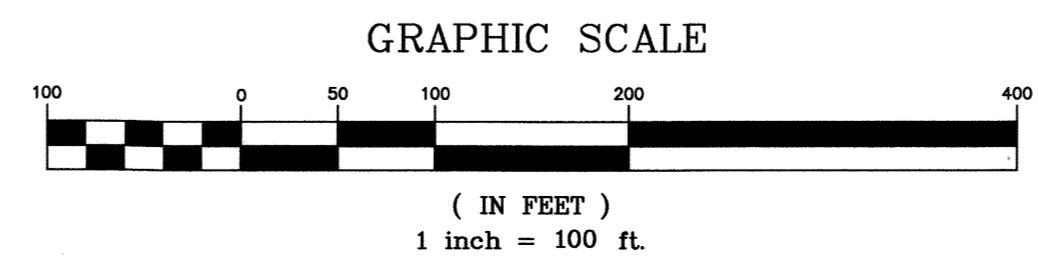
LEGEND
 □ P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
 ● P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
 ○ LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

TRACT J DETAIL



LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	152.99'	N35°35'06"E
L45	96.27'	N88°34'46"E
L46	32.34'	S24°38'31"W
L47	108.10'	N88°34'13"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C24	94.10'	550.00'	009°48'10"	N45°30'06"E	93.98'
C25	313.33'	550.00'	032°38'25"	N66°14'10"E	309.11'
C26	95.77'	550.00'	009°58'38"	N87°32'42"E	95.65'
C27	304.57'	550.00'	031°43'44"	S71°36'08"E	300.70'
C28	531.36'	500.00'	060°53'22"	S84°49'13"W	506.71'
C29	103.78'	200.00'	029°43'49"	S39°30'38"W	102.62'
C30	77.19'	395.00'	011°11'46"	S24°38'48"W	77.06'



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: JUNE 6, 2017

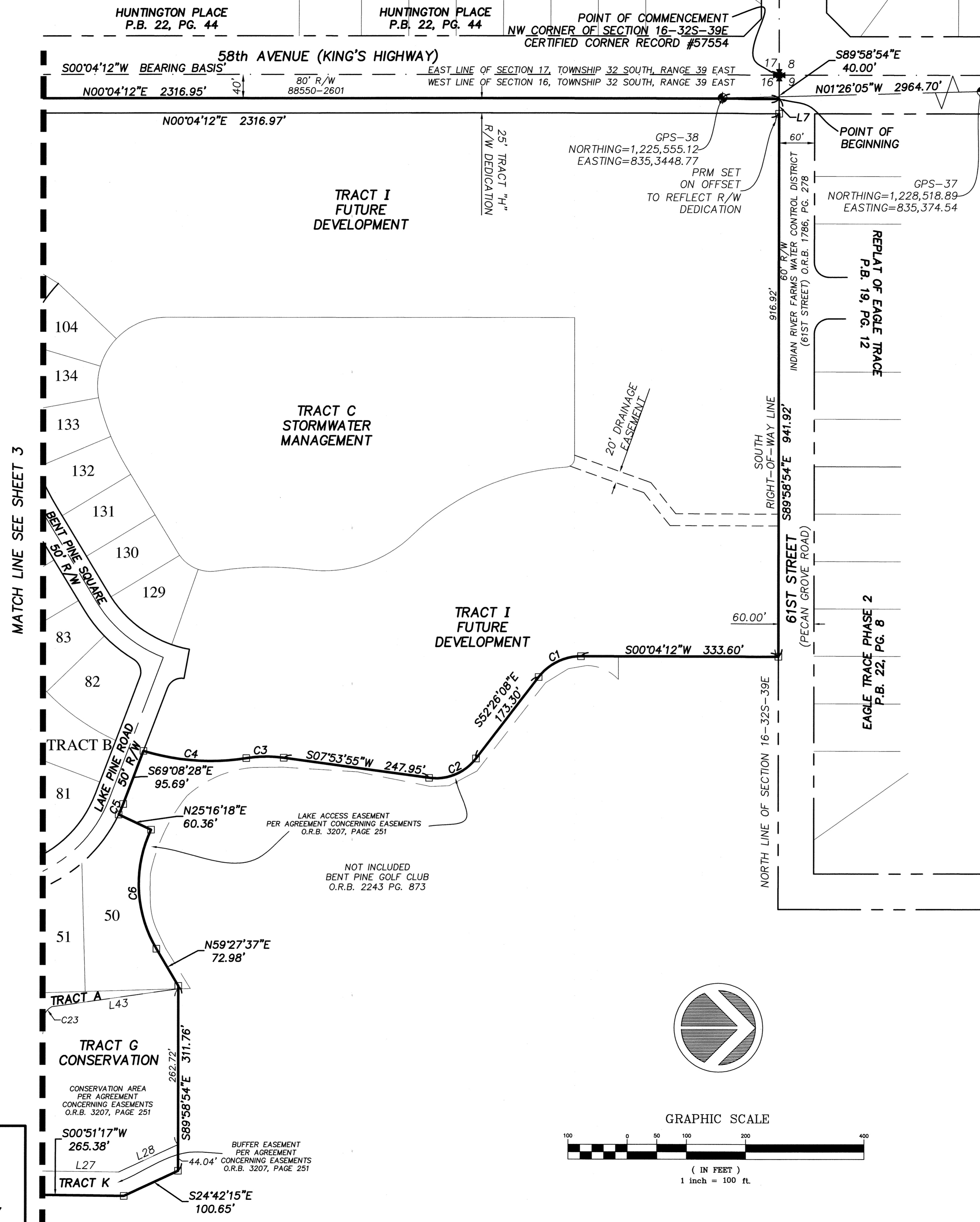
NOT INCLUDED
 BENT PINE GOLF CLUB
 O.R.B. 2243 PG. 873

OVERALL BOUNDARY
SHEET 1 OF 2

SHEET 3 OF 10

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



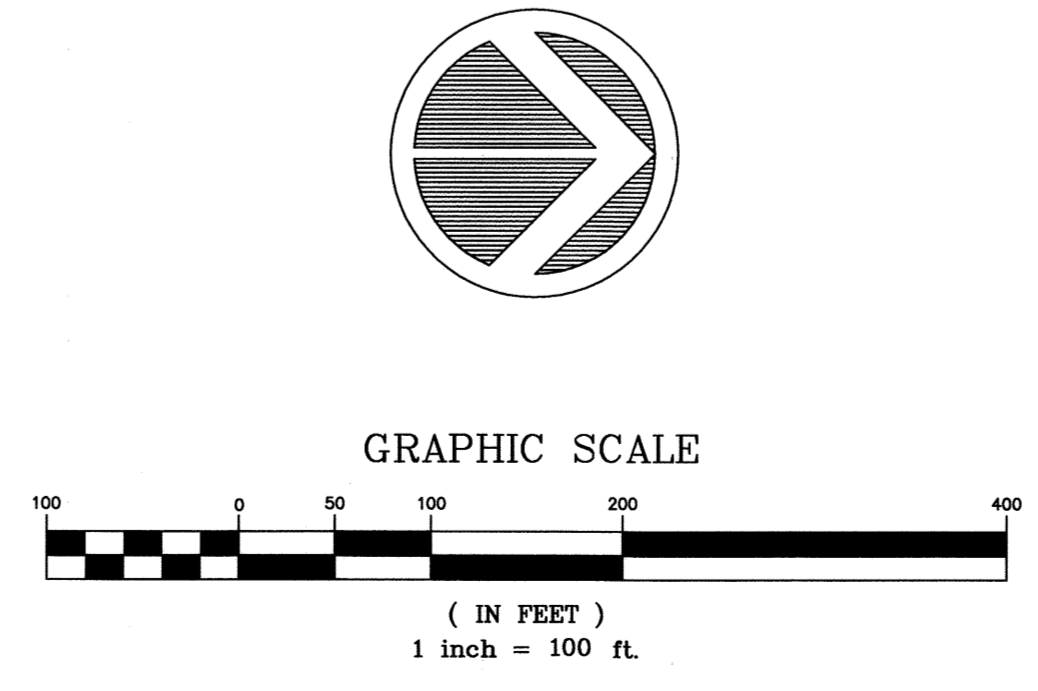
PLAT BOOK: _____
 PAGE: _____
 CFN: _____
 CLERK'S FILE NUMBER

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHB	CHORD
C1	82.48'	90.00'	052°30'20"	S26°10'58"E	79.62'
C2	89.51'	85.00'	060°20'03"	S22°16'07"E	85.43'
C3	63.45'	215.00'	016°54'30"	S00°33'21"E	63.22'
C4	175.68'	385.00'	026°08'40"	S04°03'44"W	174.16'
C5	19.26'	250.00'	004°24'47"	S66°56'05"E	19.25'
C6	209.43'	215.00'	055°48'43"	N87°21'57"E	201.25'
C23	32.75'	26.36'	071°09'51"	S62°07'25"E	30.68'

LINE TABLE

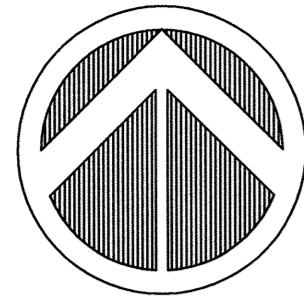
LINE #	LENGTH	DIRECTION
L7	25.00'	S89°58'54"E
L27	253.66'	S00°51'17"W
L28	110.00'	S24°42'15"E
L43	215.22'	N07°58'48"W



OVERALL BOUNDARY SHEET 2 OF 2

- LEGEND**
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PREPARED BY: DAVID M. TAYLOR, PSM
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 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: JUNE 6, 2017



BENT PINE PRESERVE PHASE 1

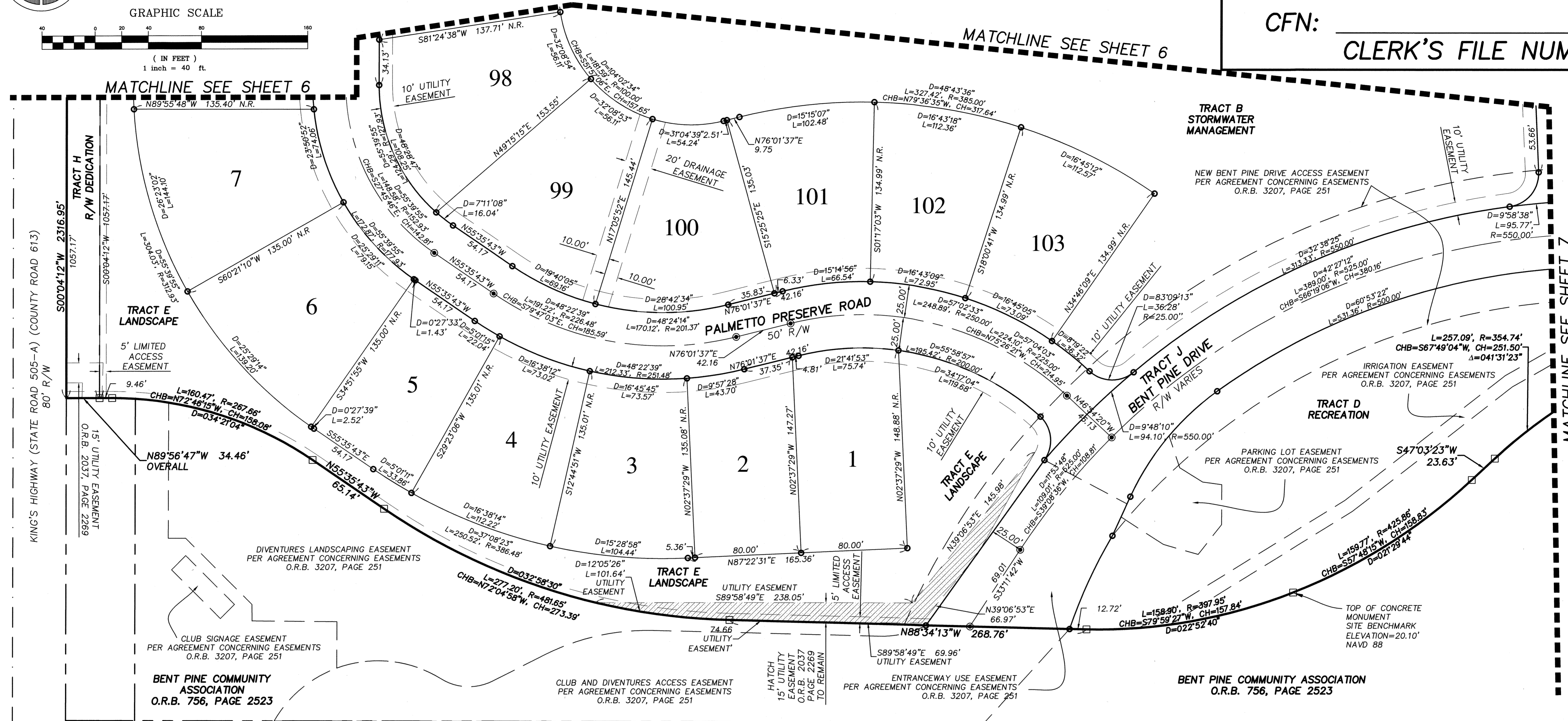
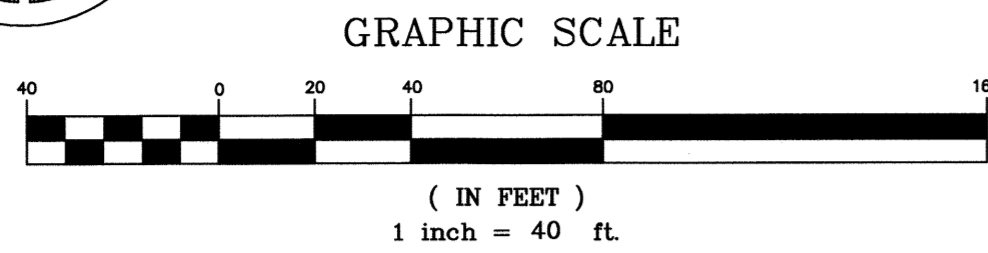
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER _____

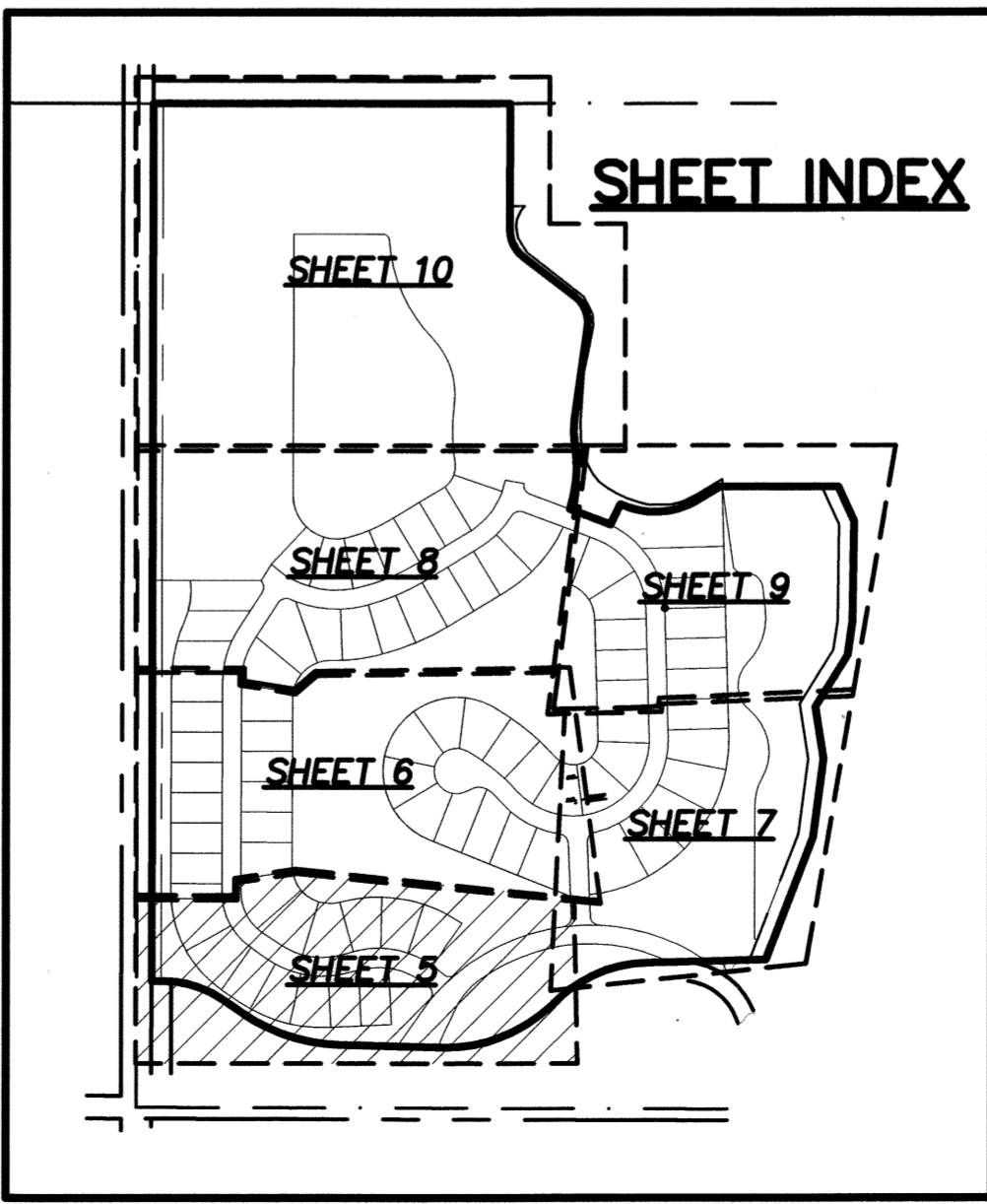


LEGEND

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ABBREVIATIONS

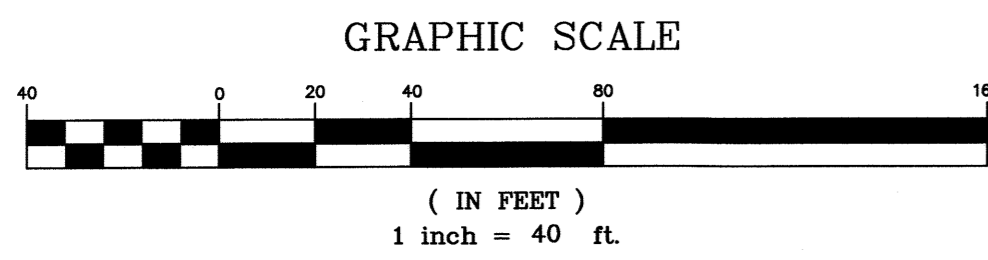
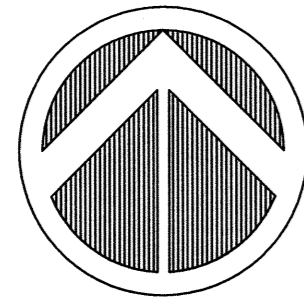
BM	BENCH MARK	PCC	POINT OF COMPOUND CURVE
CE	CONSERVATION EASEMENT	PI	POINT OF INTERSECTION
CH	CHORD	PT	POINT OF TANGENCY
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PRM	PERMANENT REFERENCE MONUMENT
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	POB	POINT OF BEGINNING
FD	FOUND	POC	POINT OF COMMENCEMENT
ID	IDENTIFICATION	PD	PLANNED DEVELOPMENT
IR	IRON ROD	PSM	PROFESSIONAL SURVEYOR AND MAPPER
IP	IRON PIPE	RP	RADIUS POINT
ELEV	ELEVATION	R/W	RIGHT OF WAY
PLS	SURVEYOR'S NUMBER	D.E.	DRAINAGE EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM	L.A.E.	LIMITED ACCESS EASEMENT
N.R.	NON-RADIAL	U.E.	UTILITY EASEMENT
ORB	OFFICIAL RECORD BOOK	PRC	POINT OF REVERSE CURVE
PB	PLAT BOOK (INDIAN RIVER COUNTY)	POL	POINT ON LINE
PBS	PLAT BOOK (ST. LUCIE COUNTY)	IRCO	INDIAN RIVER COUNTY
PG	PAGE		
PC	POINT OF CURVATURE		



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: JUNE 6, 2017

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE

ABBREVIATIONS

IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY

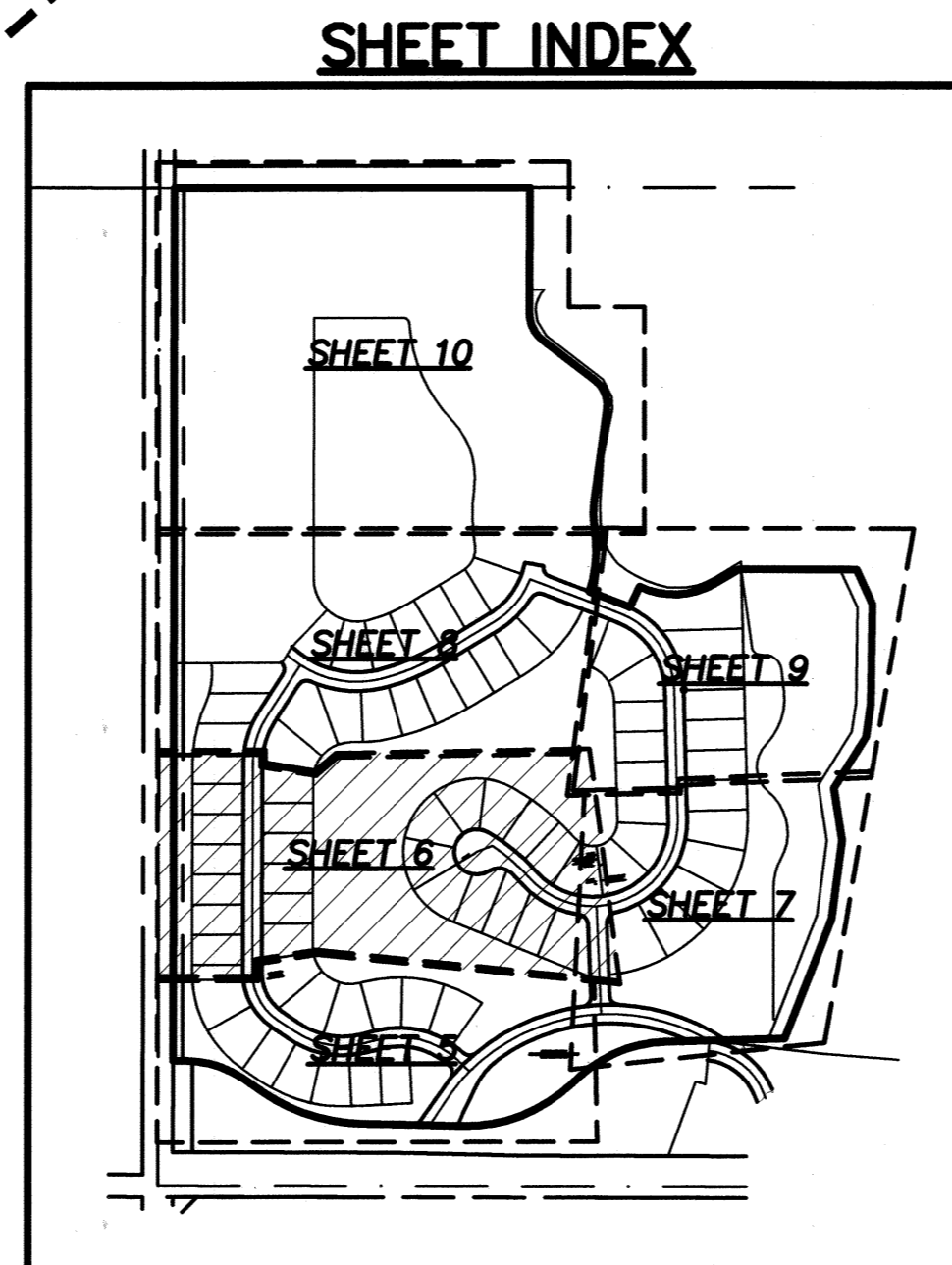
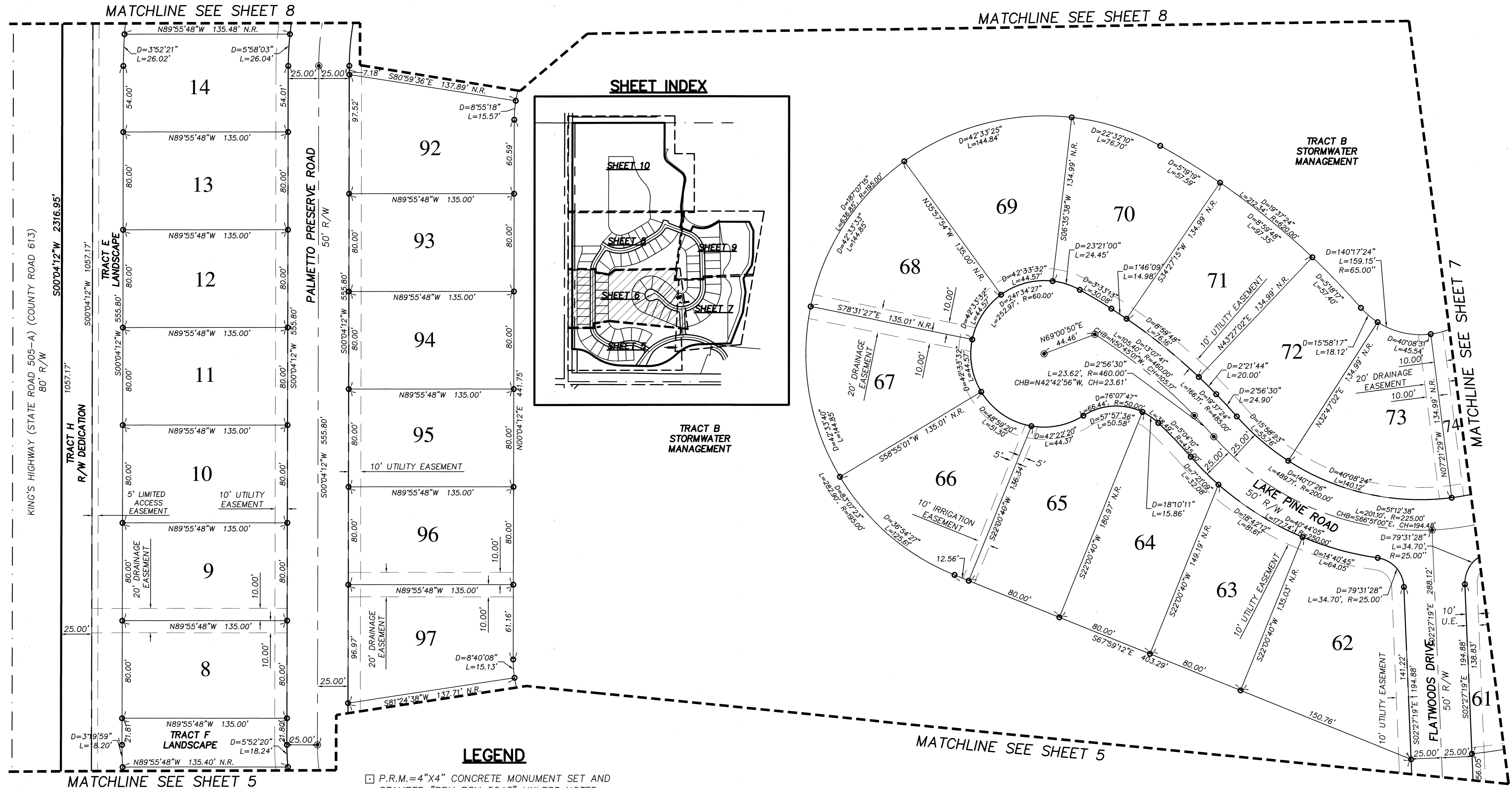
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY

PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER



LEGEND

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 VERO BEACH, FLORIDA 32960 772-564-8050
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BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

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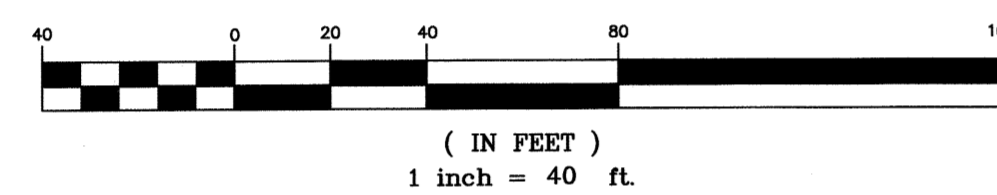
CLERK'S FILE NUMBER

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C6	159.51	253.64	036°01'55"	N71°55'57"W	156.89
C7	95.78	238.64	022°59'45"	N70°23'44"W	95.14

LEGEND

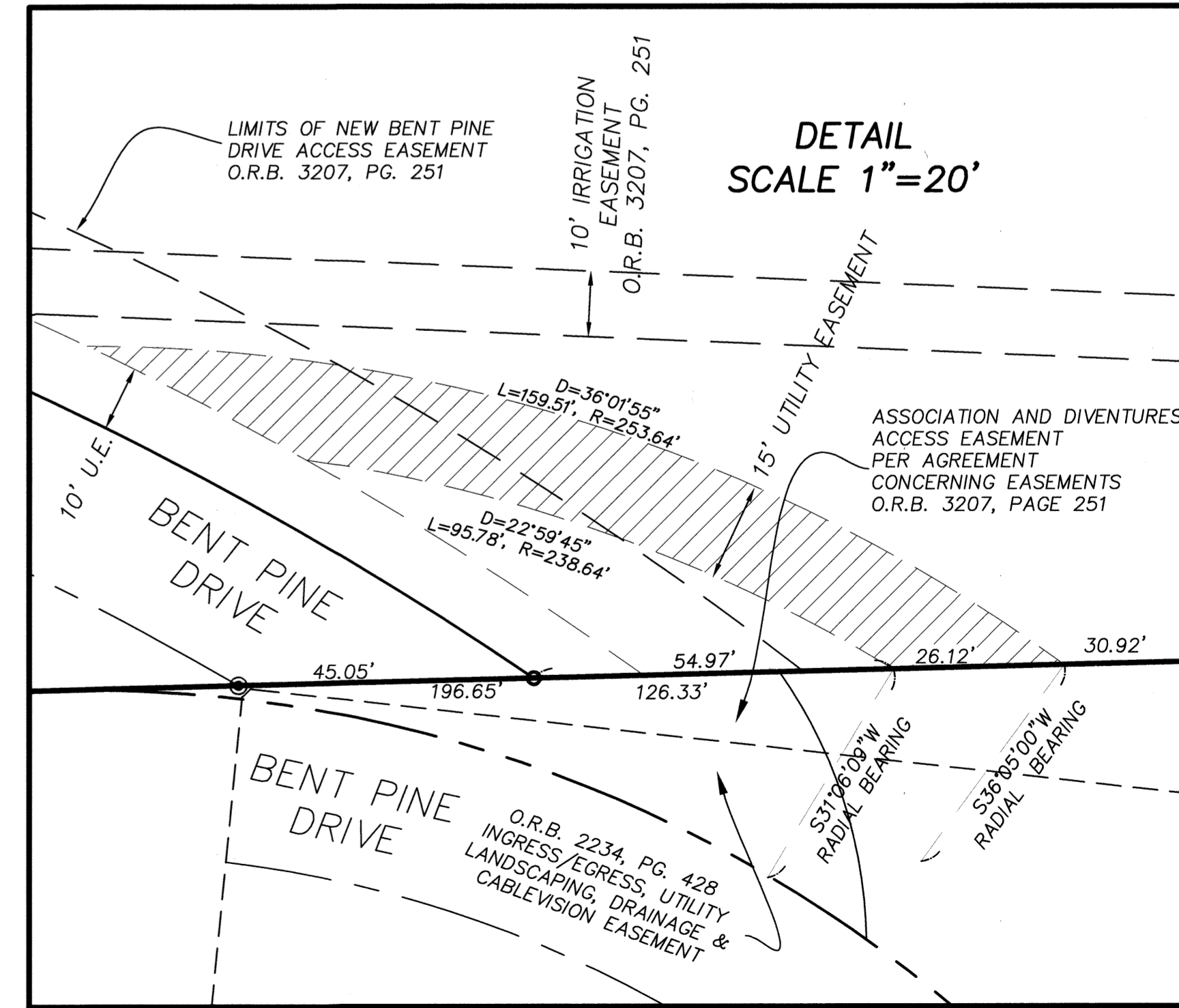
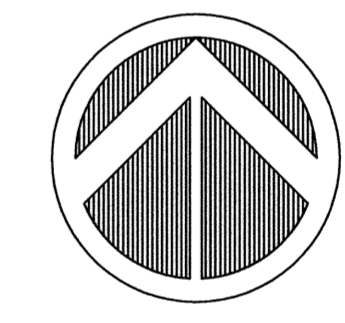
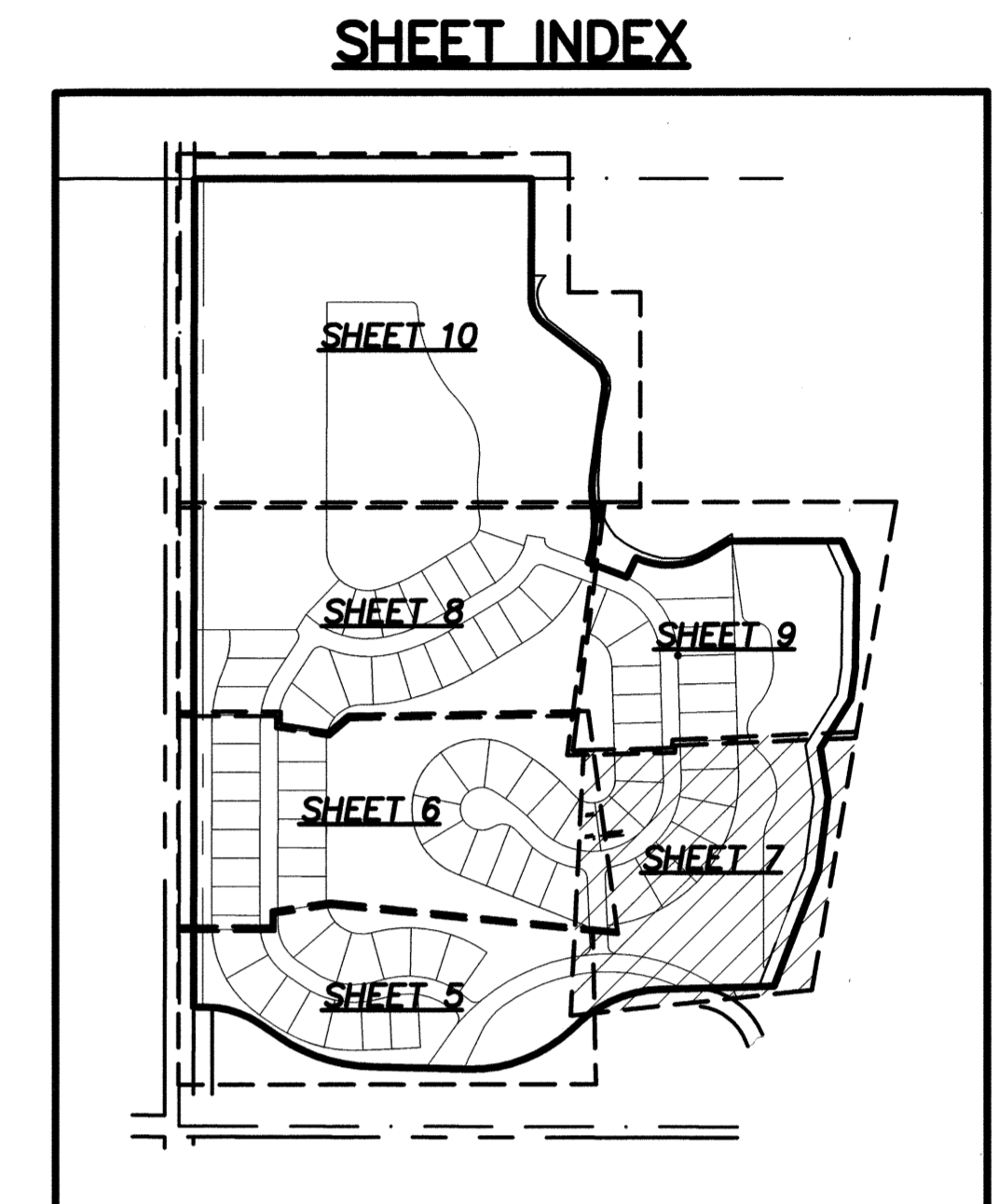
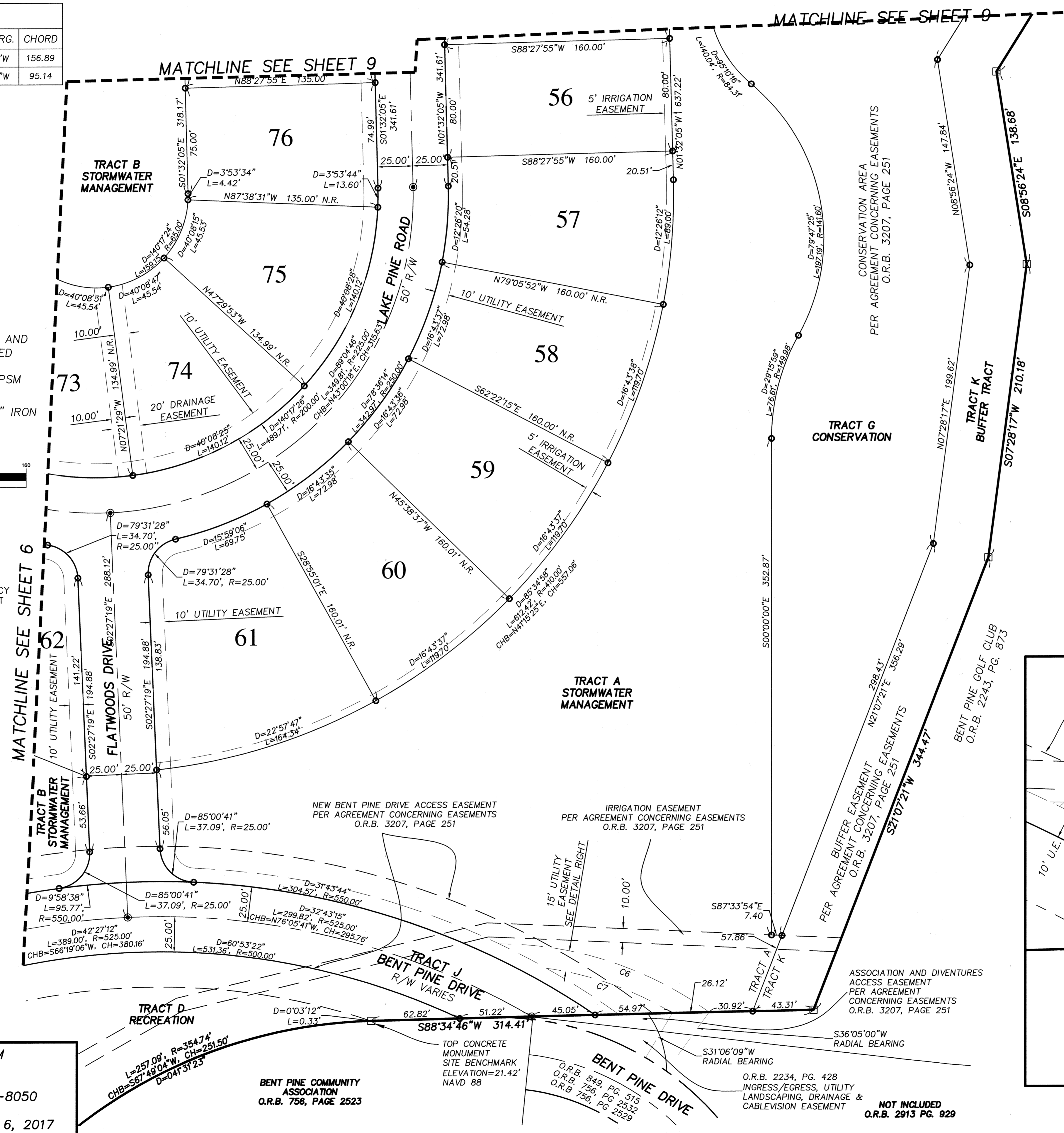
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GRAPHIC SCALE



ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK (INDIAN RIVER COUNTY)
- PBS PLAT BOOK (ST. LUCIE COUNTY)
- PG PAGE
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PRC POINT OF REVERSE CURVE
- POL POINT ON LINE
- IRCO INDIAN RIVER COUNTY



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BENT PINE COMMUNITY ASSOCIATION
 O.R.B. 756, PAGE 2523

TOP CONCRETE MONUMENT
 SITE BENCHMARK
 ELEVATION=21.42'
 NAVD 88

BENT PINE DRIVE
 O.R.B. 849, PG. 515
 O.R.B. 756, PG. 2532
 O.R.B. 756, PG. 2529

O.R.B. 2234, PG. 428
 INGRESS/EGRESS, UTILITY
 LANDSCAPING, DRAINAGE &
 CABLEVISION EASEMENT

NOT INCLUDED
 O.R.B. 2913 PG. 929

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

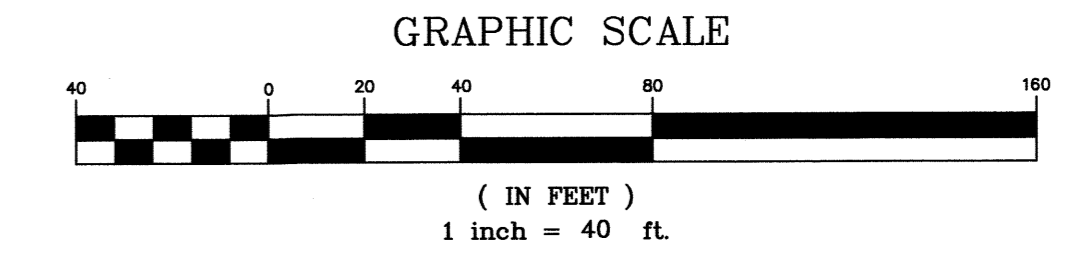
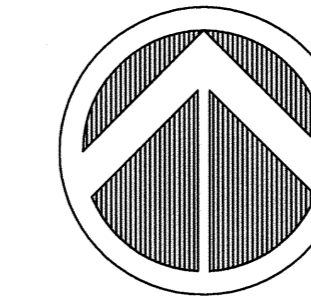
ABBREVIATIONS

BM	BENCH MARK	PCC	POINT OF COMPOUND CURVE
CE	CONSERVATION EASEMENT	PI	POINT OF INTERSECTION
CH	CHORD	PT	POINT OF TANGENCY
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PRM	PERMANENT REFERENCE MONUMENT
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	POB	POINT OF BEGINNING
FD	FOUND	POC	POINT OF COMMENCEMENT
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ELEV	ELEVATION	R/W	RIGHT OF WAY
PLS	SURVEYOR'S NUMBER	D.E.	DRAINAGE EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM	L.A.E.	LIMITED ACCESS EASEMENT
NR	NON-RADIAL	U.E.	UTILITY EASEMENT
ORB	OFFICIAL RECORD BOOK	PRC	POINT OF REVERSE CURVE
PB	PLAT BOOK (INDIAN RIVER COUNTY)	POL	POINT ON LINE
PBS	PLAT BOOK (ST. LUCIE COUNTY)	IRCO	INDIAN RIVER COUNTY
PG	PAGE		
PC	POINT OF CURVATURE		

LEGEND

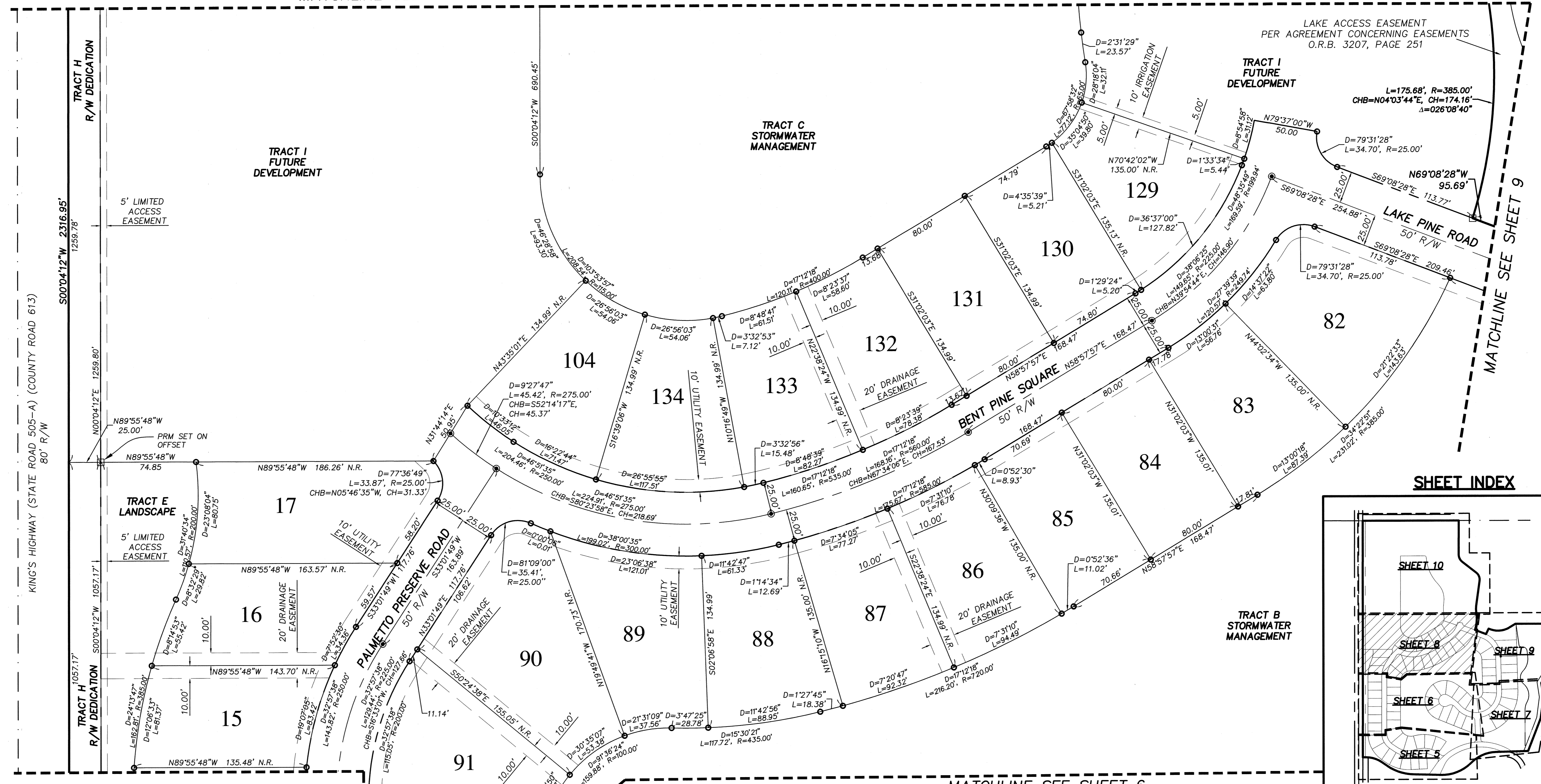
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PLAT BOOK: _____
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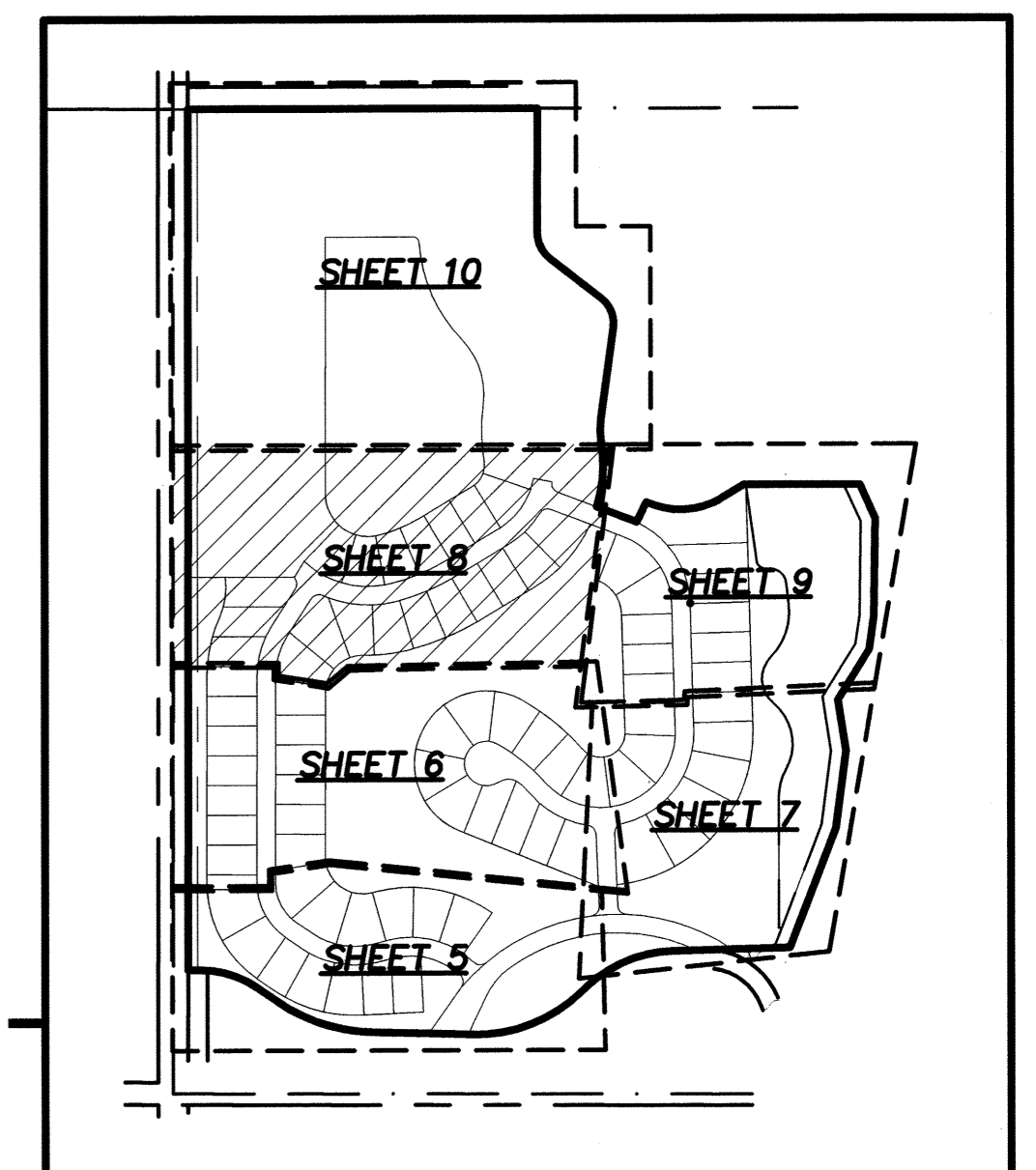


MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 10



SHEET INDEX



PREPARED BY: DAVID M. TAYLOR, PSM
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 VERO BEACH, FLORIDA 32960 772-564-8050
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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

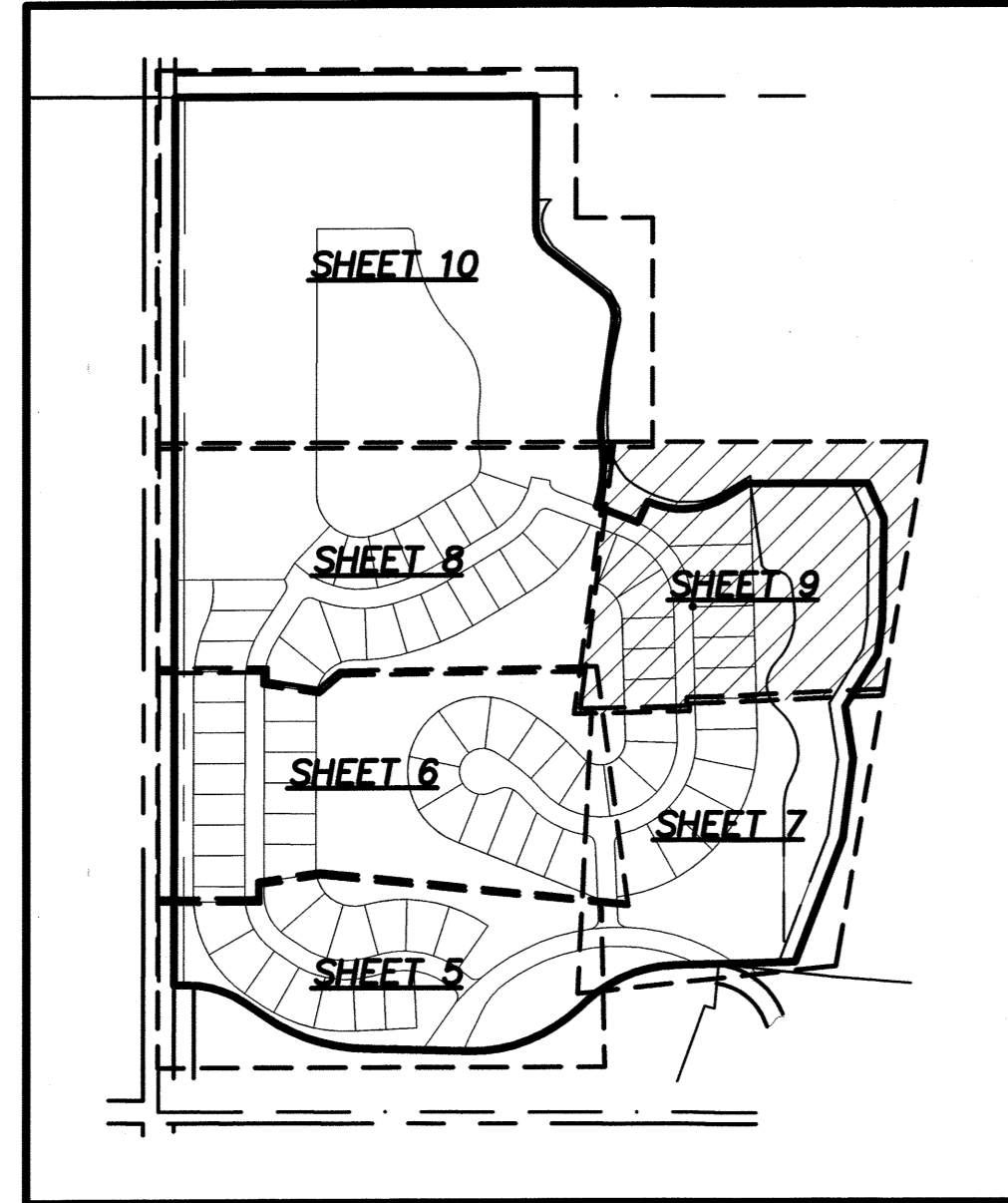
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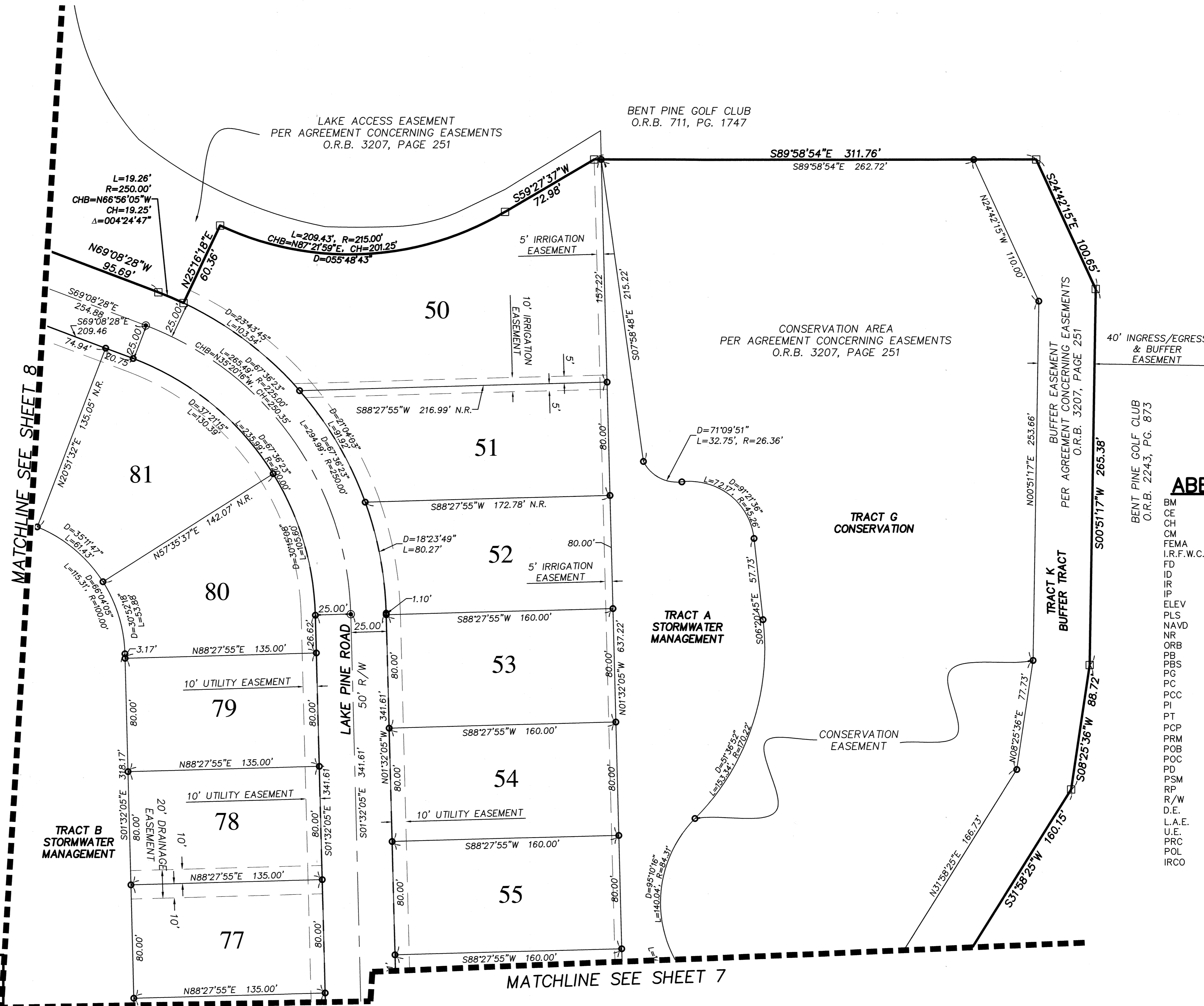
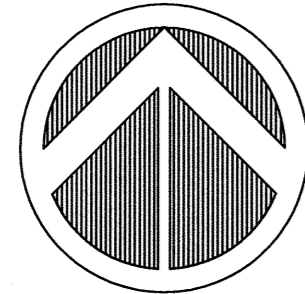
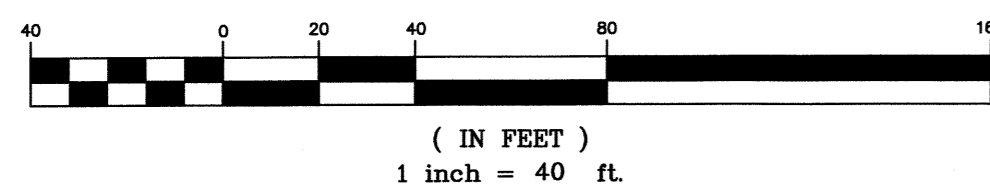
SHEET INDEX



LEGEND

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GRAPHIC SCALE



ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PAGE	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY

PREPARED BY: DAVID M. TAYLOR, PSM
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 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: JUNE 6, 2017

BENT PINE PRESERVE PHASE 1

BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER

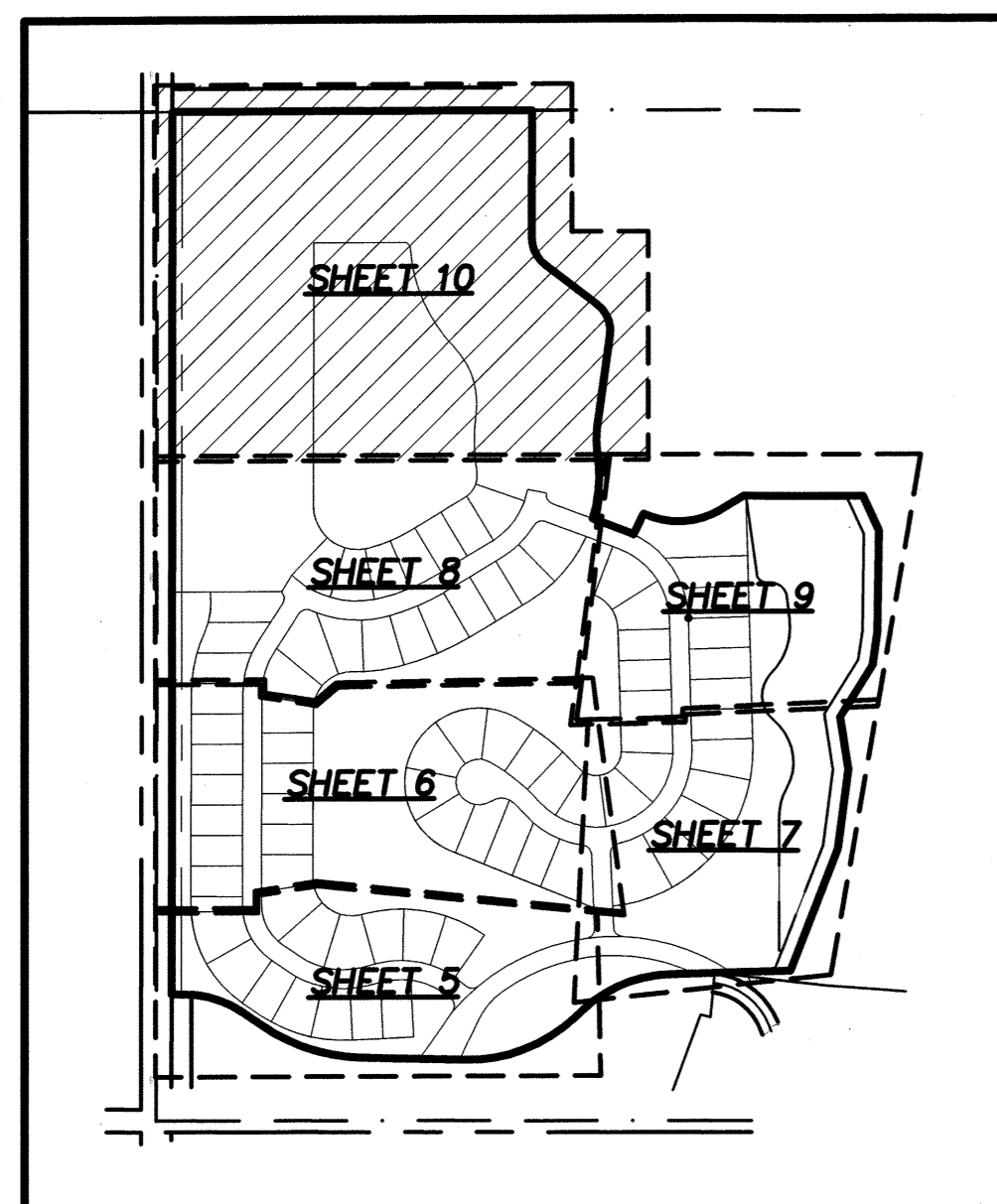
ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
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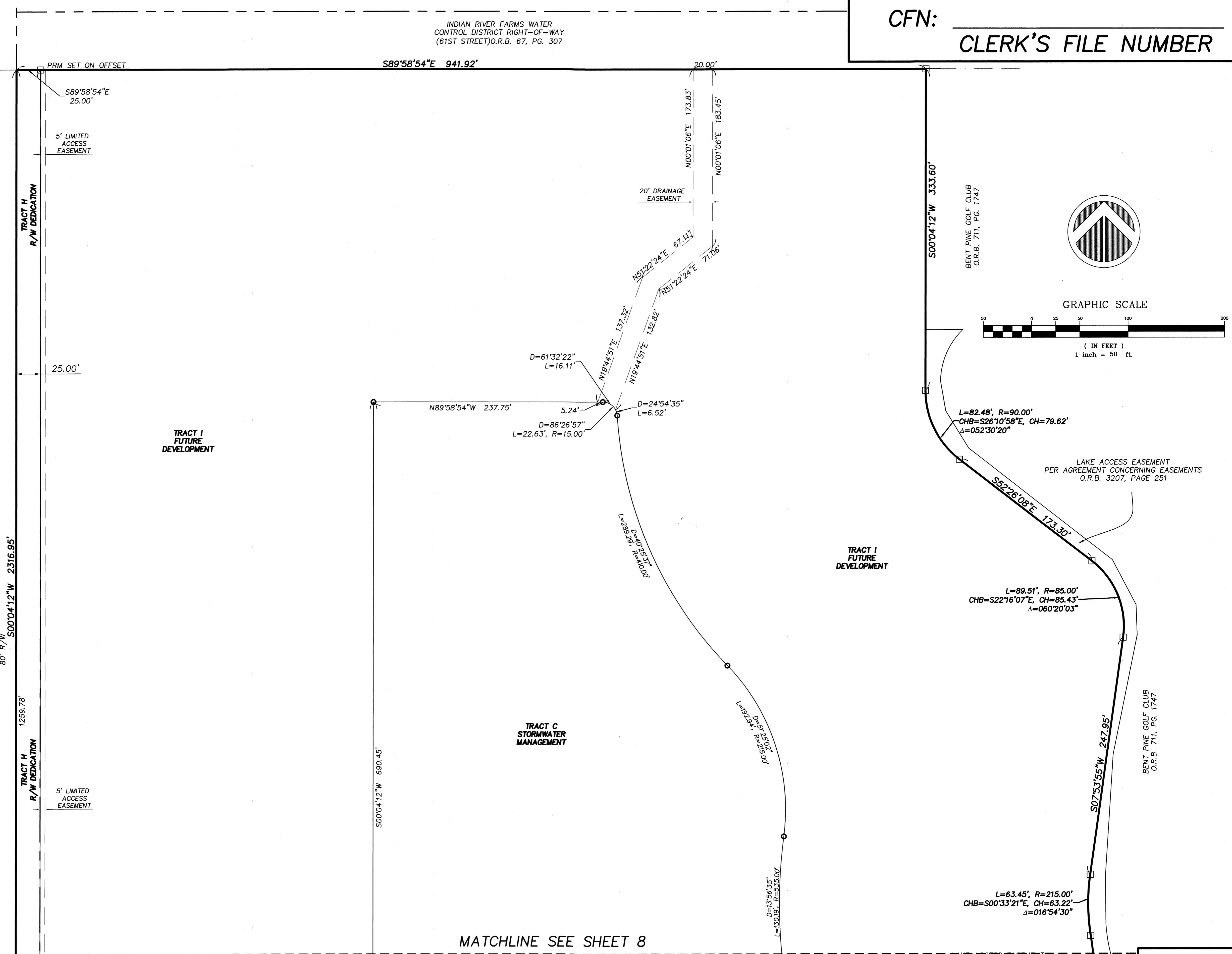
LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

SHEET INDEX



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MATCHLINE SEE SHEET 8