

A PLAT OF  
**BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION**

**CERTIFICATE OF TITLE**

STATE OF FLORIDA, COUNTY OF INDIAN RIVER

I, CHRISTOPHER H. MARINE, ESQ. OF GOULD COOKSEY FENNEL, PLLC, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY, AND I FIND THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY HAROLD L. BROOKS JR., 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:

1) CODE ENFORCEMENT LIEN IN FAVOR OF THE CITY OF SEBASTIAN, RECORDED IN O.R. BOOK 3242, PAGE 1377.

THIS SEARCH IS UP TO AND INCLUDING \_\_\_\_\_, 2022.

CHRISTOPHER H. MARINE, ESQUIRE  
FLORIDA BAR No. 0376221  
GOULD COOKSEY FENNEL, PLLC

DATE

**CERTIFICATE OF DEDICATION**

STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF SEBASTIAN

KNOW ALL MEN BY THESE PRESENTS, THAT HAROLD L. BROOKS JR., FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION, BEING IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

**1. UTILITY EASEMENTS**

THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA, AND THE CITY OF SEBASTIAN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, 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 AND THE CITY OF SEBASTIAN CITY COUNCIL. THE UTILITY EASEMENTS AS SHOWN ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, 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 FACILITY OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN AND INDIAN RIVER COUNTY.

**2. STORMWATER MANAGEMENT TRACTS**

TRACT 1 AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOT OWNERS OF THE SUBDIVISION AS PROVIDED IN THE DECLARATION OF RECIPROCAL EASEMENTS REFERENCED HEREIN FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES.

**3. BUFFER EASEMENT**

BUFFER EASEMENT AS SHOWN IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF LOT OWNERS OF THE SUBDIVISION AS PROVIDED IN THE DECLARATION OF RECIPROCAL EASEMENTS REFERENCED HEREIN FOR CONSTRUCTION AND MAINTENANCE OF APPROVED OPAQUE LANDSCAPING AND FENCE FEATURES.

IN WITNESS WHEREOF, THE ABOVE NAMED INDIVIDUAL HAS CAUSED THESE PRESENTS TO BE SIGNED.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_ WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_  
HAROLD L. BROOKS JR. PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION**

STATE OF FLORIDA, COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY HAROLD BROOKS JR. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC : \_\_\_\_\_ COMMISSION No. : \_\_\_\_\_

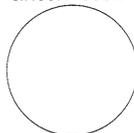
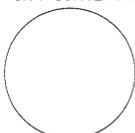
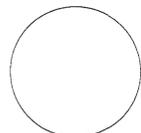
PRINT NAME : \_\_\_\_\_ EXPIRATION DATE : \_\_\_\_\_

CITY OF SEBASTIAN

CITY SURVEYOR

SURVEYOR

CLERK OF THE CIRCUIT COURT



A SUBDIVISION LYING IN SECTION 14, TOWNSHIP 31 SOUTH, RANGE 38 EAST, CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "C", SEBASTIAN LAKES UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 11, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS

**DESCRIPTION**

PART OF TRACT C, "SEBASTIAN LAKES UNIT 1", AS RECORDED IN PLAT BOOK 12, PAGE 11, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF TRACT C, AFORESAID PLAT OF SEBASTIAN LAKES UNIT 1, RUN SOUTH 89° 44' 50" WEST ALONG THE SOUTH LINE OF TRACT "C" A DISTANCE OF 10.00 FEET TO A POINT ON RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 1018, PAGE 2826, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89° 44' 50" WEST ALONG THE SOUTH LINE OF TRACTS "C" AND "D" A DISTANCE OF 2099.11 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 512 (FELLSMERE ROAD); THENCE NORTH 37° 43' 45" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 1167.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 37° 43' 45" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 425.99 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL NO. 1, "REPLAT SUBDIVISION OF TRACT C, SEBASTIAN LAKES UNIT 1" AS RECORDED IN PLAT BOOK 13, PAGE 1, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 58° 20' 57" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT A DISTANCE OF 204.65 FEET TO THE NORTHEASTERLY CORNER OF TRACT A1, "SEBASTIAN LAKES P.U.D. SUBDIVISION PHASE 1" AS RECORDED IN PLAT BOOK 15, PAGE 69, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 37° 43' 45" WEST ALONG THE NORTHWESTERLY LINE OF TRACT A1 AND PARALLEL WITH AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 512 (FELLSMERE ROAD) A DISTANCE OF 448.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SEBASTIAN LAKES DRIVE, A PRIVATE RIGHT OF WAY; THENCE NORTH 52° 06' 25" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 203.50 FEET TO THE POINT OF BEGINNING.

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON OCTOBER 1, 2021 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND LOT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND ARTICLE XIX, SUBDIVISION, LAND DEVELOPMENT CODE, CITY OF SEBASTIAN; AND THAT SAID LAND IS LOCATED IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

\_\_\_\_\_  
WILLIAM B. ZENTZ, PLS - 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

8/29/2022

DATE

**NOTICES:**

- 1. FLOOD HAZARD WARNING: PORTIONS OF THIS PLAT MAY BE SUBJECT TO FLOODING DURING A 100 YEAR FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
- 2. 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.
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT THE CITY OF SEBASTIAN APPROVAL.
- 5. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT THE CITY OF SEBASTIAN.
- 6. DECLARATION OF COVENANTS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 1283, PAGE 1036, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7. 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 EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE, AND CHINESE BOX ORANGE.
- 8. DECLARATION OF RECIPROCAL EASEMENTS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
CLERK'S FILE NUMBER (CFN) \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE BY CITY COUNCIL**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THIS PLAT WAS APPROVED BY THE CITY OF SEBASTIAN CITY COUNCIL.

MAYOR \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_  
JIM HILL KAREN MILLER, PE  
CITY CLERK \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_  
JEANETTE WILLIAMS, MMC MANNY ANON JR., ESQ.  
(ATTEST TO MAYORS SIGNATURE)

**ACCEPTANCE OF UTILITY EASEMENTS BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE UTILITY EASEMENTS WERE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
PETER D. O'BRIEN, CHAIRMAN

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

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

**CLERK'S CERTIFICATION**

STATE OF FLORIDA, COUNTY OF INDIAN RIVER  
I, JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, CLERK'S FILE NUMBER (CFN) \_\_\_\_\_, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY

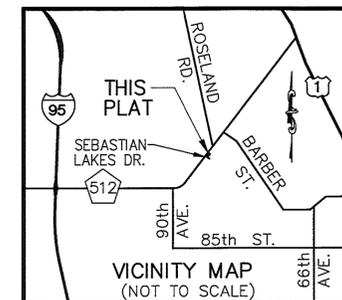
BY \_\_\_\_\_ DATE \_\_\_\_\_  
DEPUTY CLERK

**CITY SURVEYOR'S CERTIFICATE**

THIS PLAT OF BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF SEBASTIAN, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DAVID M. JONES, FLORIDA PROFESSIONAL LAND SURVEYOR, CERTIFICATE No. 3909

DATE:



THIS INSTRUMENT PREPARED BY:  
WILLIAM B. ZENTZ  
PROFESSIONAL LAND SURVEYOR #5276  
WILLIAM B. ZENTZ & ASSOCIATES, INC.  
684 OLD DIXIE HIGHWAY  
VERO BEACH, FL 32962  
LICENSED BUSINESS (LB) #6840  
(772) 567-7552

DATE OF PREPARATION:  
JANUARY 24, 2022

SHEET  
1 OF 2 SHEETS

# BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION

A SUBDIVISION LYING IN SECTION 14, TOWNSHIP 31 SOUTH, RANGE 38 EAST, CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "C", SEBASTIAN LAKES UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 11, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS

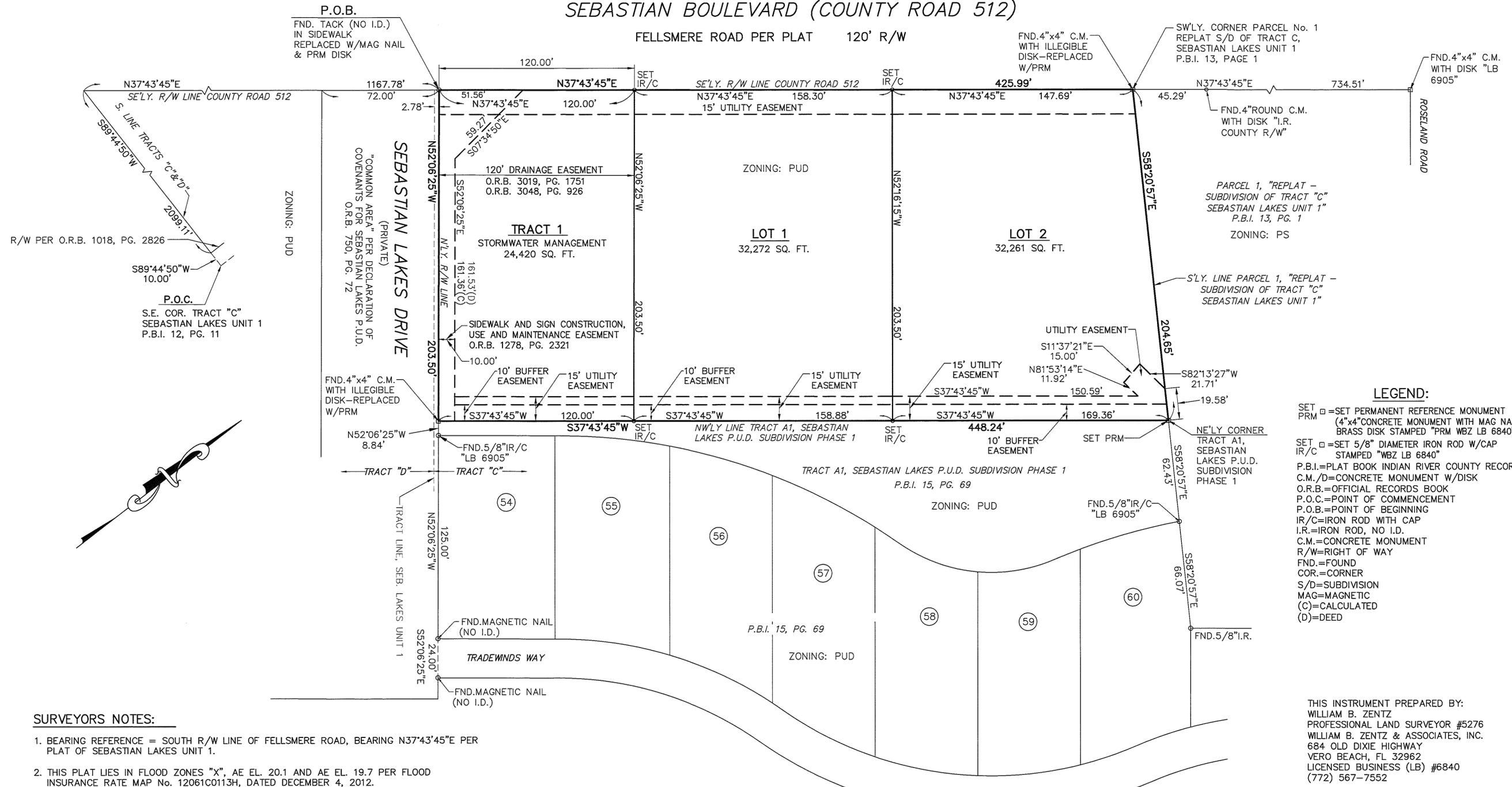
ZONING: RS-10

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

CLERK'S FILE NUMBER (CFN) \_\_\_\_\_

## SEBASTIAN BOULEVARD (COUNTY ROAD 512)



### LEGEND:

- SET PRM □ = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM WBZ LB 6840")
- SET IR/C □ = SET 5/8" DIAMETER IRON ROD W/CAP STAMPED "WBZ LB 6840"
- P.B.I. = PLAT BOOK INDIAN RIVER COUNTY RECORDS
- C.M./D = CONCRETE MONUMENT W/DISK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- IR/C = IRON ROD WITH CAP
- I.R. = IRON ROD, NO I.D.
- C.M. = CONCRETE MONUMENT
- R/W = RIGHT OF WAY
- FND. = FOUND
- COR. = CORNER
- S/D = SUBDIVISION
- MAG = MAGNETIC
- (C) = CALCULATED
- (D) = DEED

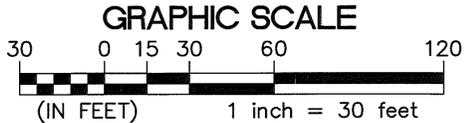
### SURVEYORS NOTES:

1. BEARING REFERENCE = SOUTH R/W LINE OF FELLSMERE ROAD, BEARING N37°43'45"E PER PLAT OF SEBASTIAN LAKES UNIT 1.
2. THIS PLAT LIES IN FLOOD ZONES "X", AE EL. 20.1 AND AE EL. 19.7 PER FLOOD INSURANCE RATE MAP No. 12061C0113H, DATED DECEMBER 4, 2012.

**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.

**FLOOD HAZARD WARNING:** PORTIONS OF THIS PLAT MAY BE SUBJECT TO FLOODING DURING A 100 YEAR FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.



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DATE OF PREPARATION:  
JANUARY 24, 2022

SHEET  
**2**  
OF  
SHEETS  
**2**