

RESOLUTION 2023-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
INDIAN RIVER COUNTY, FLORIDA, PROVIDING FOR THE VACATION OF
ORCHID RESERVE SUBDIVISION, PLAT BOOK 23, PAGE 53, INDIAN
RIVER COUNTY, FLORIDA, SAID LAND LYING AND BEING IN INDIAN
RIVER COUNTY, FLORIDA

WHEREAS, on July 6, 2023, Indian River County received a duly executed and documented application from DR Horton, Inc. requesting that the County vacate the plat of Orchid Reserve Subdivision recorded in Plat Book 23, Page 53 of Indian River County, Florida, said land lying and being in Indian River County, Florida; and

WHEREAS, in accordance with Florida Statutes 177.101, notice of the intent to apply for plat vacation was duly published by DR Horton, Inc. in two weekly issues of a newspaper of general circulation in the County; and

WHEREAS, after consideration of the petition, supporting documents, staff investigation and report, and testimony of all those interested and present, the Board finds that DR Horton, Inc. owns the fee simple title to all lands within the Orchid Reserve Subdivision; and

WHEREAS, the Board further finds that vacation of the subdivision plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA that:

1. The plat of Orchid Reserve Subdivision recorded in Plat Book 23, Page 53 of Indian River County, Florida, is hereby vacated. (See Exhibit A attached.)
2. The Clerk is hereby directed to record this resolution together with the proofs of publication required by Florida Statutes 177.101 in the Official Record Books of Indian River County without undue delay.
3. This resolution for the vacation of the Orchid Reserve Subdivision plat shall not affect any existing utility rights outside of the plat boundary.
4. This resolution for the vacation of the Orchid Reserve Subdivision plat shall not affect any other plat or easements of record.

The foregoing resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Chairman Susan Adams _____

Vice Chairman Joseph E. Flescher _____

Commissioner Deryl Loar _____

Commissioner Joseph H. Earman _____

RESOLUTION 2023-_____

Commissioner Laura Moss _____

The Chairman thereupon declared the resolution duly passed and adopted this _____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

BY: _____
Susan Adams, Chairman

ATTEST: Ryan L. Butler, Clerk of Court and Comptroller

BY: _____
Deputy Clerk

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in this State and County to take acknowledgments, personally appeared _____, and _____ as Chairman of the Board of County Commissioners and Deputy Clerk, respectively, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2023.

Notary Public

APPROVED AS TO LEGAL SUFFICIENCY

BY: _____
William K. DeBraal, County Attorney

APPROVED AS TO PLANNING MATTERS

BY: _____
Andrew Sobczak, Planning & Development Services Director

ORCHID RESERVE

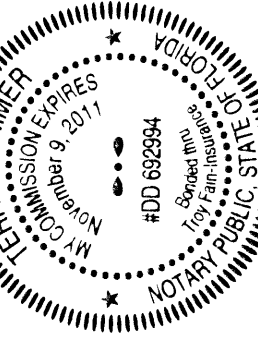
ALL OF LOTS 1 AND 2, BLOCK 4 REPLAT OF WALLS TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 46, AND A PORTION OF GOVERNMENT LOT 2 SECTION 28, TOWNSHIP 31, RANGE 39, WABASSO, INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT TOUSA HOMES, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS ORCHID RESERVE BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) TRACT "A" STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT TRACT "A", ALONG WITH THE "LAKE MAINTENANCE EASEMENT" AS SHOWN IS DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. 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 THE TRACT. 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.
- 2) TRACT "B" RECREATIONAL TRACT
THE RECREATIONAL TRACT "B", AS SHOWN IS DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.
- 3) TRACT "C" LANDSCAPE & COMMON AREA
THE LANDSCAPE & COMMON AREA TRACT "C" ALONG WITH THE MAINTENANCE EASEMENT AS SHOWN, IS DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR THE PURPOSE OF LANDSCAPING & THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.
- 4) TRACT "D" CONSERVATION EASEMENT
THE CONSERVATION EASEMENT TRACT "D" AS SHOWN IS DEDICATED IN PERPETUITY TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AS RECORDED IN OFFICIAL RECORD BOOK 2106, PAGE 952 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE PURPOSE OF THE CONSERVATION EASEMENT IS TO ENSURE THAT THE PROPERTY WILL BE RETAINED FOREVER IN ITS EXISTING NATURAL CONDITION AND TO PREVENT ANY USE OF THE PROPERTY THAT WILL IMPAIR OR INTERFERE WITH THE ENVIRONMENTAL VALUE OF THE PROPERTY. TRACT "D" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TOUSA HOMES INC., OR ITS SUCCESSORS IN OWNERSHIP OF TRACT "D". 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.
- 5) TRACT "E" DRAINAGE / ACCESS / UTILITY
THE DRAINAGE / ACCESS / UTILITY TRACT "E" AS SHOWN, AS SHOWN ARE DEDICATED IN PERPETUITY TO THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR INGRESS/EGRESS, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, & 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. ALL STREETS ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE AND ACCESS ALL COMMON AREAS AND 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, LANDSCAPING WITHIN SAID TRACT SHALL BE ALLOWED AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.
- 6) UTILITY EASEMENTS & LIFTSTATION
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER COUNTY, FLORIDA. FOR PURPOSE OF CONSTRUCTION AND THE MAINTENANCE OF THE SANITARY SEWER LIFT STATION AND 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.
- 7) LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF THE CONTROL AND JURSDICTION OVER ACCESS RIGHTS.
- 8) DRAINAGE EASEMENTS
THE DRAINAGE AND STORMWATER MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO ACCESS, USE AND DRAIN INTO THE DRAINAGE AND STORMWATER MAINTENANCE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE AND STORMWATER MAINTENANCE EASEMENTS.
- 9) OVERHANG MAINTENANCE EASEMENTS
THE OVERHANG MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR CONSTRUCTION, INSTALLATION, & MAINTENANCE OF COMMON ROOF OVERHANGS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.
- 10) MAINTENANCE EASEMENT
THE MAINTENANCE EASEMENT AS SHOWN ARE DEDICATED IN PERPETUITY TO ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC. FOR MAINTENANCE OF THE PROPERTY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ORCHID RESERVE PROPERTY OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF December 2007.



TOUSA HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA
BY: JOHN KRAVYNICK, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF December, 2007
BY, JOHN KRAVYNICK, EXECUTIVE VICE PRESIDENT, TOUSA HOMES, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: John Kravynick COMMISSION #: _____ MY COMMISSION EXPIRES: _____
PRINTED NAME: John Kravynick

FLOOD HAZARD WARNING

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

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF ORCHID RESERVE 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 171, FLORIDA STATUTES.

Michael O'Brien DATE JAN 4th 2008
MICHAEL O'BRIEN, P.S.M. FLORIDA CERTIFICATE NO. 6718
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CLERK'S CERTIFICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, JEFFREY K. BARTON, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ORCHID RESERVE AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD

THIS 18th DAY OF January, 2007, AND RECORDED ON PAGES 53 - 55 OF PLAT BOOK 23 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

Jeffrey K. Barton, Clerk of Circuit Court
By: Christine A. Klock
DEPUTY CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR
EXAMINED AND APPROVED
THIS 11 DAY OF Jan, 2007

Joseph A. Baird
COUNTY ADMINISTRATOR

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 12-19-07 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY RIGHTS, LIMITED ACCESS EASEMENTS ARE ACCEPTED.

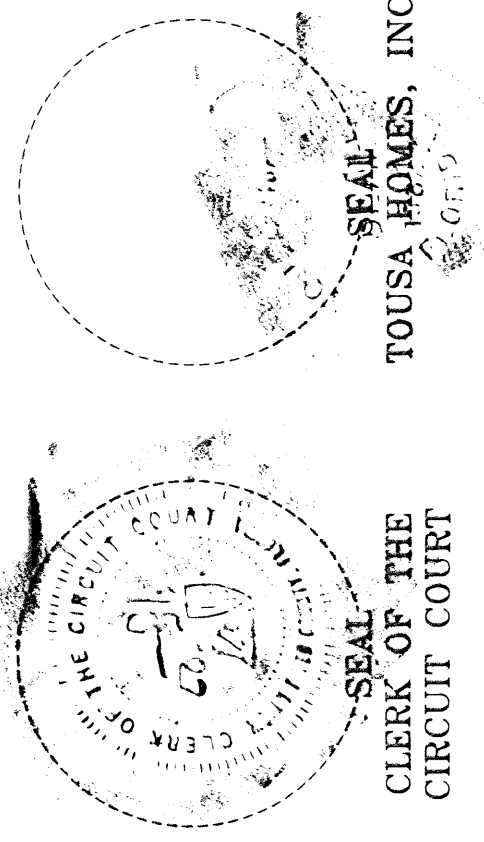
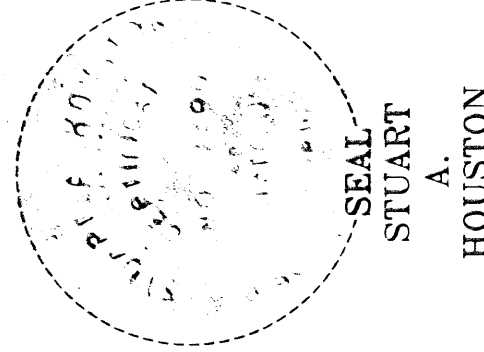
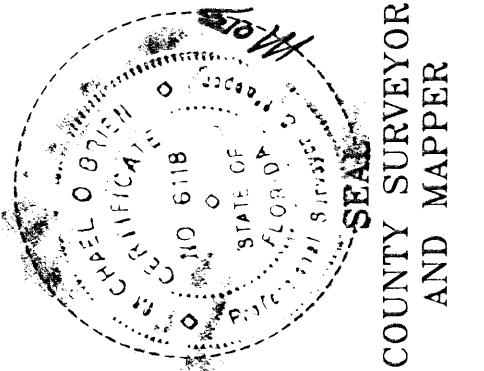
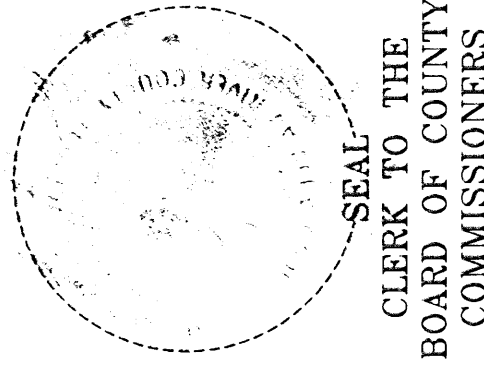
CHAIRMAN OF THE BOARD: Spadre L. Davidson

ATTEST: CLERK OF THE BOARD: Barbara M. Williams, P.C.
for: J. Kravynick, Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

For COUNTY ATTORNEY: Stacy Hane
CERTIFICATE OF APPROVAL
BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED Joseph A. Baird DATE 1/11/08



TOUSA HOMES, INC.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON JULY 12, 2005 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT:

THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH COP HAS BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 913, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913, AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA, TIES TO GOVERNMENT CORNERS AND TO IRCHON MONUMENTS CONFORM TO FCCC THIRD ORDER CLASS 1 STANDARDS.

Stuart A. Hulse DATE 12/13/07
STUART A. HOUSTON, P.L.S.
FLORIDA CERTIFICATE NO. 4490

HOUSTON, SCHULKE, BITTLE & STODDARD, INC.
1717 INDIAN RIVER BOULEVARD SUITE 101,
VERO BEACH, FLORIDA 32960

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6805

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF TOUSA HOMES, INC., A FLORIDA CORPORATION, AND APPARENT RECORD TITLE IS HELD BY TOUSA HOMES, INC., A FLORIDA CORPORATION. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE ARE NO MORTGAGES, LIENS, SECURITY INTEREST OR OTHER SUCH ENCUMBRANCES AGAINST THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT.

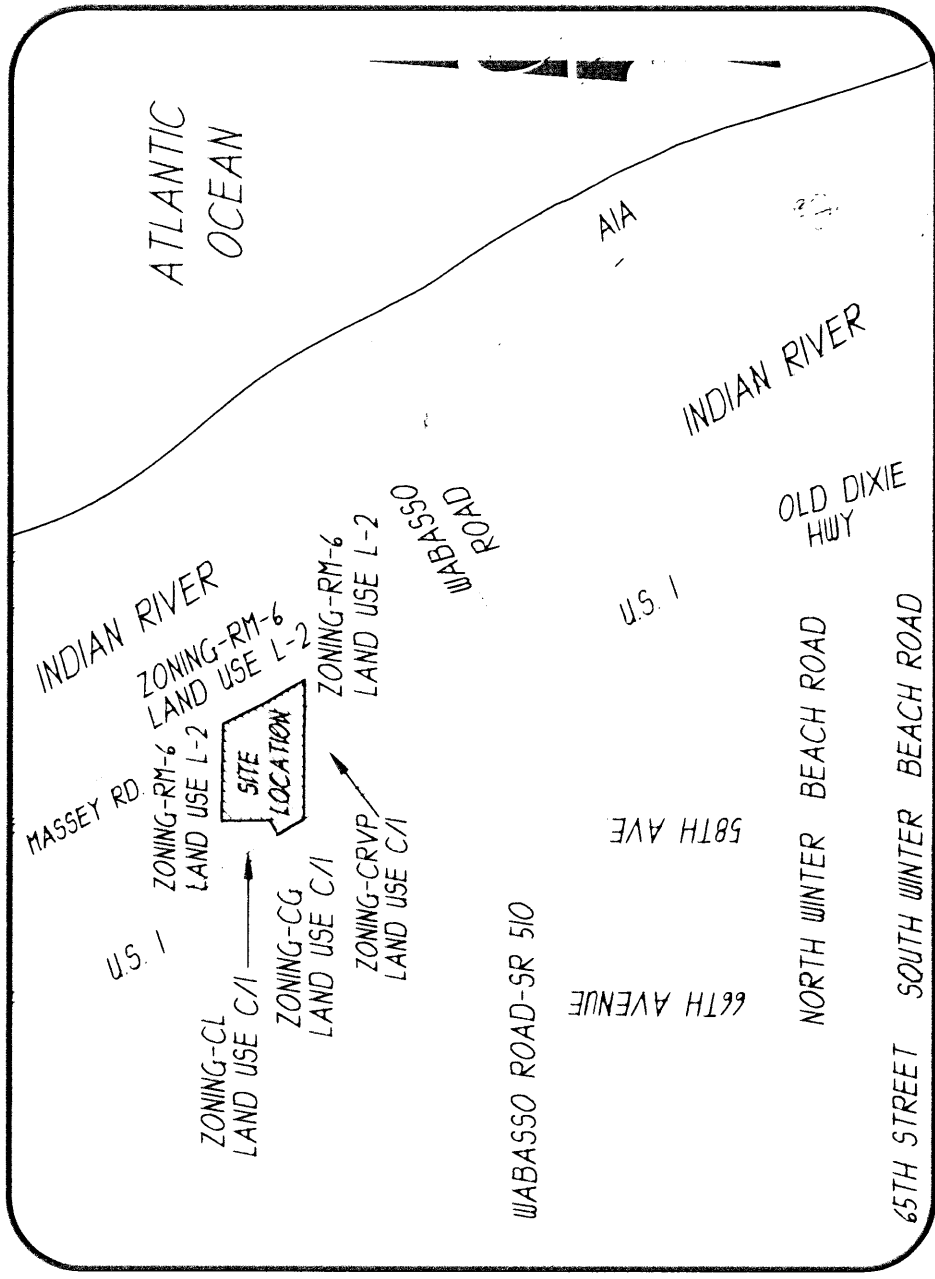
UNIVERSAL LAND TITLE

BY: Eileen Elms-McGraw DATE 12/13/07
EILEEN ELMS-MCGRAW

1897639
RECORDED IN
INDIAN RIVER COUNTY
BK. 23 PG. 53
01/18/2008 at 09:28 AM

JEFFREY K. BARTON, CLERK
OF COURTS

PLAT BOOK 23
PAGE 53
DOCKET NO. 1897639



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

ALL OF LOTS 1 AND 2, BLOCK 4 REPLAT OF WALLS TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 46, AND A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 31, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH EAST QUARTER OF SAID SECTION 28, THENCE RUN N 00°41'34" W, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2644.15 FEET; TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, (ALSO BEING THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2), THENCE RUN ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S 89°42'26" E, A DISTANCE OF 23.34 FEET TO A POINT ON EAST RIGHT-OF-WAY LINE OF STATE ROAD 5 (AKA U.S. 1), SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, THE RADIUS POINT TO WHICH BEARS S84°08'08"W, A DISTANCE OF 2944.24 FEET, THENCE RUN NORTHWESTERLY ALONG SAID CURVE (ALSO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD #5), HAVING A RADIUS OF 2944.24 FEET, THROUGH A CENTRAL ANGLE OF 0°26'04", AN ARC DISTANCE OF 22.32 FEET, THE RADIUS POINT TO WHICH BEARS S63°42'04"W, A DISTANCE OF 2944.24 FEET FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (ALSO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD #5) HAVING A RADIUS OF 2944.24 FEET, THROUGH A CENTRAL ANGLE OF 2°14'24", AN ARC DISTANCE OF 115.11 FEET TO THE POINT OF TANGENCY;

THENCE RUN N 28°33'39" W, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD #5 (AKA U.S. 1), A DISTANCE OF 195.41 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY RUN N 59°42'17" E ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 4 WALLS TERRACE, A DISTANCE OF 162.60 FEET;

THENCE RUN N 00°34'16" W, ALONG THE EAST BOUNDARY LINE OF SAID WALLS TERRACE SUBDIVISION, TO THE SOUTH LINE OF THE NORTH 440' OF GOV. LOT 2, A DISTANCE OF 501.62 FEET;

THENCE RUN SOUTH 89°07'01" EAST, ALONG SAID SOUTH LINE OF THE NORTH 440.00 FEET OF GOVERNMENT LOT 2, TO A POINT ON THE WEST RIGHT-OF-WAY OF MASSEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 2116, PAGE 1357 OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 1139.76 FEET;

THENCE RUN SOUTH 26°52'47" EAST, ALONG SAID WEST RIGHT-OF-WAY OF MASSEY ROAD (AKA 44TH AVENUE), A DISTANCE OF 460.82 FEET TO A POINT ON THE MONUMENTED SOUTH LINE OF THE NORTH 880.00 FEET OF GOVERNMENT LOT 2;

THENCE RUN NORTH 89°32'19" EAST, A DISTANCE OF 6.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MASSEY ROAD (60' RIGHT-OF-WAY);

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY RUN, SOUTH 26°57'24" EAST, A DISTANCE OF 48.32 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, RUN SOUTH 31°30'45" EAST A DISTANCE OF 263.93 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, RUN SOUTH 29°45'04" EAST TO A POINT ON THE NORTH LINE OF THE SOUTH 20.00 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 194.64 FEET;

THENCE RUN NORTH 89°42'26" WEST, ALONG THE NORTH LINE OF THE SOUTH 20.00 FEET OF GOVERNMENT LOT 2, A DISTANCE OF 1599.70 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, CONTAINING 27.17 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

DATE OF PREPARATION: MAY, 2007

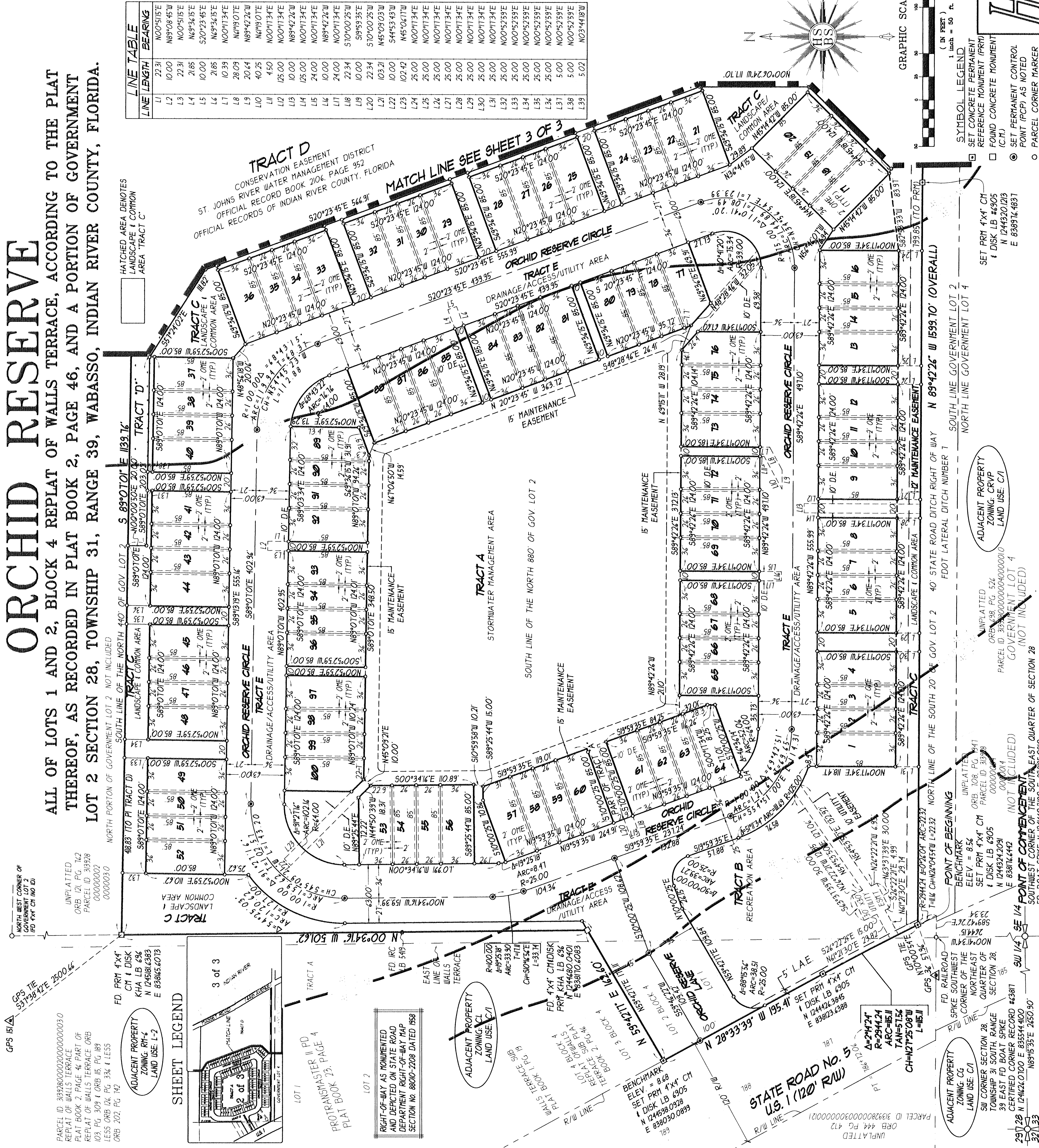
NO.	DATE	REVISIONS	DESCRIPTION
1.	9/2/07	REVISED PER IRC COMMENTS	
2.	10/5/07	REVISED PER IRC COMMENTS	
3.	12/04/07	REVISED PER IRC SURVEYOR COMMENTS	

THIS INSTRUMENT WAS PREPARED BY
HHSBS HOUSTON SCHULKE BITTLE & STODDARD, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
1717 Indian River Blvd., Suite 101 Vero Beach, Florida 32960
phone: (772) 794-1213 fax: (772) 794-1066 email: hhsbs@hhsbs.net

SHEET
1 of **3**

ORCHID RESERVE

ALL OF LOTS 1 AND 2, BLOCK 4 REPLAT OF WALLS TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 46, AND A PORTION OF GOVERNMENT LOT 2 SECTION 28, TOWNSHIP 31, RANGE 39, WABASSO, INDIAN RIVER COUNTY, FLORIDA.



LINE LENGTH	BEARING
11	N00°51'57"E
12	N89°08'45"W
13	N00°51'57"E
14	N69°34'51"E
15	S20°23'45"E
16	N69°34'51"E
17	N00°11'34"E
18	N69°09'07"E
19	N89°42'26"W
20	N45°09'03"W
21	N00°11'34"E
22	N00°11'34"E
23	N00°11'34"E
24	N00°11'34"E
25	N00°11'34"E
26	N00°11'34"E
27	N00°11'34"E
28	N00°11'34"E
29	N00°11'34"E
30	N00°11'34"E
31	N00°11'34"E
32	N00°11'34"E
33	N00°11'34"E
34	N00°11'34"E
35	N00°11'34"E
36	N00°11'34"E
37	N00°11'34"E
38	N00°11'34"E
39	N00°11'34"E
40	N00°11'34"E
41	N00°11'34"E
42	N00°11'34"E
43	N00°11'34"E
44	N00°11'34"E
45	N00°11'34"E
46	N00°11'34"E
47	N00°11'34"E
48	N00°11'34"E
49	N00°11'34"E
50	N00°11'34"E
51	N00°11'34"E
52	N00°11'34"E

SURVEYOR'S NOTES

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X". "AE 8", "AE 5", "AE 10", PER FLOOD INSURANCE RATE MAP # 1206IC0081 E, DATED MAY 4th, 1989.
- 2) THE BASIS OF BEARINGS FOR THIS SURVEY ARE GRID BEARINGS BASED ON NAD 83 / 1983 ADJUSTMENT UTILIZING INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS MARKED "GPS 34", "GPS 15", PER NGS DATA SHEETS. THE SOUTH LINE OF GOVERNMENT LOT 2 BEARS N 89°42'26" W.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. THE PRIMARY BENCHMARK IS U.S.C. & G. CONTROL MONUMENT AV 13, ELEVATION = 11.480' NGVD ON SITE BENCHMARKS ARE AS SHOWN.
- 4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED HSB5 LB 6905.
- 5) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED HSB5 LB 6905.
- 6) PARCEL CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED HSB5 LB 6905.
- 7) TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

ABBREVIATIONS

- ALL = ALUMINUM
CM = CONCRETE MONUMENT
CCR = CERTIFIED CORNER RECORD
Δ = CURVE DELTA
R = CURVE RADII
ARC = CURVE ARC LENGTH
C = CHORD BEARING
L = CHORD LENGTH
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R/P = RIGHT-OF-WAY
FD = FOUND
IR = RADIAL LINE
EBSIT = EASEMENT
DE = DRAINAGE EASEMENT
- LB = LAND SURVEYING BUSINESS
NGVD = NATIONAL GEODETIC VERTICAL DATUM
PB = PLAT BOOK
OHE = OVERHANG MAINTENANCE EASEMENT
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
PCB = POINT OF BEGINNING
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R/P = RIGHT-OF-WAY
FD = FOUND
IR = RADIAL LINE
EBSIT = EASEMENT
DE = DRAINAGE EASEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

SYMBOL LEGEND

- SET CONCRETE PERMANENT REFERENCE MONUMENT (PRM)
- FOUND CONCRETE MONUMENT (C.M.)
- SET PERMANENT CONTROL POINT (PCP) AS NOTED
- PARCEL CORNER MARKER

SET PRM 4"x4" CH
1 DISK LB #4905
N 1244320.123
E 838916.4837

ADJACENT PROPERTY
ZONING: CRVP
LAND USE: C/I

UNPLATTED
ORR 498 PG 526
PARCEL ID 339200000000000000
GOVERNMENT LOT 4
(NOT INCLUDED)

UNPLATTED
ORR 498 PG 526
PARCEL ID 339200000000000000
GOVERNMENT LOT 4
(NOT INCLUDED)

UNPLATTED
ORR 498 PG 526
PARCEL ID 339200000000000000
GOVERNMENT LOT 4
(NOT INCLUDED)

UNPLATTED
ORR 498 PG 526
PARCEL ID 339200000000000000
GOVERNMENT LOT 4
(NOT INCLUDED)

UNPLATTED
ORR 498 PG 526
PARCEL ID 339200000000000000
GOVERNMENT LOT 4
(NOT INCLUDED)

PLAT BOOK 23

PAGE 54

DOCKET NO. 1897639

FLOOD HAZARD WARNING

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

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.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXIST. CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE AND SURIYAN CHERRY, ORANGE JASMINE, CHINESE BOX ORANGE, OR OTHER HOST PLANTS FOR FRUIT FLIES MAY BE PLANTED IN THIS SUBDIVISION.

NOTICE: FOR SUBDIVISIONS AND PLATS AS WELL AS MULTI PHASE SITE PLANS AND PLANNED DEVELOPMENTS, NO BUILDING PERMITS WILL BE ISSUED FOR ALL OR ANY PORTION OF THE PROJECT UNLESS OR UNTIL THE APPLICANT OR THE APPLICANT'S SUCCESSOR OBTAINS AN INITIAL AND FINAL CONCURRING 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 THE APPLICANT OR THE APPLICANT'S SUCCESSOR CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRING CERTIFICATE.

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2202, PAGE 218, AND THE FIRST ADDENDUM TO DECLARATION FOR ORCHID RESERVE FILED IN OFFICIAL RECORD BOOK 2205, PAGE 938, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
HUSTON SCHULZE BATTLE & STODOL, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
Certified Surveyors, L.B. 6905
1711 Indian River Blvd., Suite 201C
Vero Beach, Florida 33980
phone: (772) 794-1213
email: hsb@hustonsurvey.com

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2

3

ORCHID RESERVE

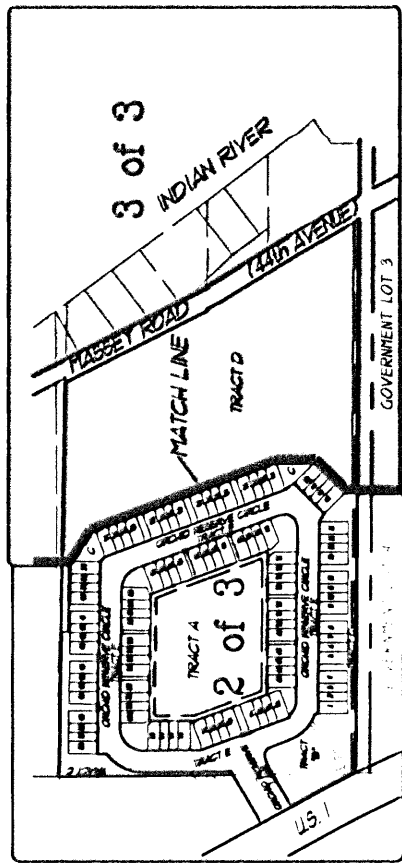
ALL OF LOTS 1 AND 2, BLOCK 4 REPLAT OF WALLS TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 46, AND A PORTION OF GOVERNMENT LOT 2 SECTION 28, TOWNSHIP 31, RANGE 39, WABASSO, INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 23

PAGE 55

DOCKET NO. 1897639

SHEET LEGEND

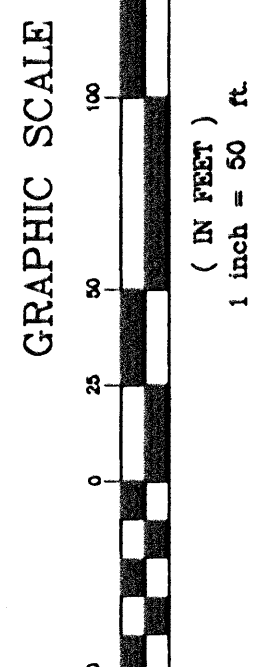
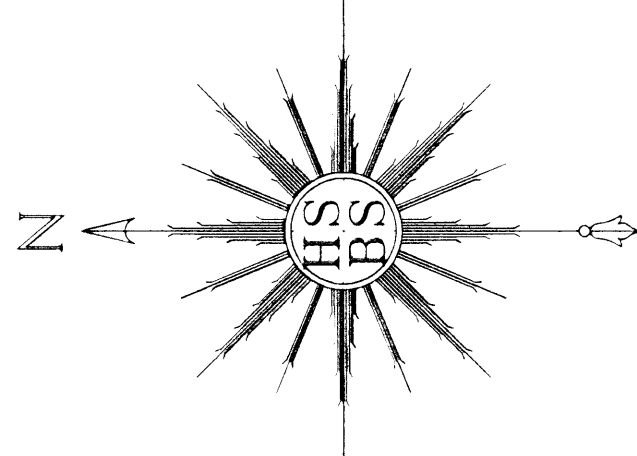


FLOOD HAZARD WARNING
"THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY."

LINE	LENGTH	BEARING
L1	22.31	N00°51'56"E
L2	10.00	N89°08'45"W
L3	22.31	N00°51'56"E
L4	21.85	N69°36'16"E
L5	10.00	S10°23'45"E
L6	21.85	N69°36'16"E
L7	10.39	N00°13'34"E
L8	28.09	N69°01'01"E
L9	20.64	N89°42'27"W
L10	40.25	N69°01'01"E
L11	4.50	N00°13'34"E
L12	125.00	N00°13'34"E
L13	10.00	N89°42'27"W
L14	125.00	N00°13'34"E
L15	24.00	N00°13'34"E
L16	10.00	N89°42'27"W
L17	24.00	N00°13'34"E
L18	22.34	S10°00'25"W
L19	10.00	S19°55'33"E
L20	22.34	S10°00'25"W
L21	103.21	N45°05'03"W
L22	10.00	S44°53'43"W
L23	102.42	N45°06'17"W
L24	25.00	N00°13'34"E
L25	25.00	N00°13'34"E
L26	25.00	N00°13'34"E
L27	25.00	N00°13'34"E
L28	25.00	N00°13'34"E
L29	25.00	N00°13'34"E
L30	25.00	N00°13'34"E
L31	25.00	N00°13'34"E
L32	25.00	N00°52'59"E
L33	25.00	N00°52'59"E
L34	25.00	N00°52'59"E
L35	25.00	N00°52'59"E
L36	25.00	N00°52'59"E
L37	5.00	N00°52'59"E
L38	5.00	N00°52'59"E
L39	5.02	N03°44'18"W

ABBREVIATIONS
ALW = ALUMINUM
CM = CONCRETE MONUMENT
CCR = CERTIFIED CORNER RECORD
Δ = CURVE DELTA
R = CURVE RADIUS
ARC = CURVE ARC LENGTH
CH = CHORD BEARING
L = CHORD LENGTH
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
FD = FOUND
ESPT = EASEMENT
LB = LAND SURVEYING BUSINESS
NGVD = NATIONAL GEODETIC VERTICAL DATUM
PB = PLAT BOOK
OTE = OVERHANG MAINTENANCE EASEMENT
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
(R) = RADIAL LINE
(TYP) = TYPICAL
LNE = LAKE MAINTENANCE EASEMENT

SYMBOL LEGEND
□ SET CONCRETE PERMANENT REFERENCE MONUMENT (PRM) (C.M.)
□ FOUND CONCRETE MONUMENT (C.M.)
● SET PERMANENT CONTROL POINT (PCP) AS NOTED
○ PARCEL CORNER MARKER



DATE OF PREPARATION: MAY, 2001

REVISIONS	
NO.	DESCRIPTION
1.	9/12/07 REVISED PER IRC COMMENTS
2.	10/25/07 REVISED PER IRC COMMENTS
3.	12/04/07 REVISED PER IRC SURVEYOR COMMENTS

HSDS
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SHEET 3 of 3

