

HARBOR ISLE PHASE 1

BEING A REPLAT OF A PORTION OF GRAVES ADDITION TO WABASSO, FLA., PLAT BOOK 2, PAGE 41 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CFN: _____
CLERK'S FILE NUMBER

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS HARBOR ISLE PHASE 1, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY/ACCESS & UTILITY TRACT Y: ALL STREETS AND RIGHTS-OF-WAY/ACCESS & UTILITY TRACT "Y" AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, 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 THE 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.
- STORMWATER MANAGEMENT TRACTS: STORMWATER TRACTS "O", "P", "Q", "R", "S", "T", "U" AND "X" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC. ANCILLARY EQUIPMENT SUCH AS A/C PADS, GENERATORS, AND POOL PUMPS MAY BE LOCATED WITHIN THESE TRACTS PROVIDED SUCH EQUIPMENT DOES NOT AFFECT THE DRAINAGE CAPACITY THAT THESE TRACTS ARE DESIGNED FOR. 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 TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.
- LANDSCAPE & BUFFER TRACTS: THE LANDSCAPE & BUFFER TRACTS "C", "D", "E", "F", "G", "J" AND "DD" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR THE EXCLUSIVE USE AND ENJOYMENT BY THE OWNERS OF LOTS AND RESIDENTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC. EACH AND EVERY LANDSCAPE & BUFFER TRACT IS SUBJECT TO A DRAINAGE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
- WETLAND TRACT Z AND WETLAND BUFFER EASEMENT: WETLAND TRACT Z AND THE WETLAND BUFFER EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC. A CONSERVATION EASEMENT ON TRACT Z AND THE WETLAND BUFFER EASEMENT AS SHOWN ON THIS PLAT AND RECORDED IN OFFICIAL RECORD BOOK 3681, PAGE 299, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH SECTION 704.08, FLORIDA STATUTES (2023), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., ITS SUCCESSORS AND ASSIGNS.
- FUTURE DEVELOPMENT TRACT: FUTURE DEVELOPMENT TRACT "ZZ" IS RESERVED FOR FUTURE DEVELOPMENT BY THE OWNER AND THE PROPERTY MAINTENANCE AND TAX OBLIGATIONS FOR THIS TRACT UNTIL SAID TIME IT IS DEVELOPED SHALL REMAIN WITH THE OWNER ITS SUCCESSORS, ASSIGNS, AND HEIRS.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN HEREIN ARE HEREBY 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 SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. 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 FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY. IN AREAS WHERE THERE IS A SHARED UTILITY AND DRAINAGE EASEMENT AREA THE COUNTY WILL SOLELY BE RESPONSIBLE FOR ANY UTILITY MAINTENANCE AND OR REPAIR AND NOT RESPONSIBLE FOR ANY DRAINAGE MAINTENANCE AND OR REPAIR. FURTHER, ANY COST TO REPAIR DAMAGE CAUSED TO UTILITY INFRASTRUCTURE IN SAID SHARED EASEMENT AREA DURING MAINTENANCE OR REPAIR OF THE DRAINAGE EASEMENT SHALL BE BORNE BY HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.
- DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY. IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT, PATRICK GONZALEZ, THIS THE _____ DAY OF _____, 2023.

BY: _____
PULTE HOME COMPANY, LLC
PATRICK GONZALEZ, VICE PRESIDENT OF LAND DEVELOPMENT

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY PATRICK GONZALEZ, AS VICE PRESIDENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS (BY HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.):

THE HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS/ACCESS & UTILITIES TRACT "Y", LANDSCAPE & BUFFER TRACTS "C", "D", "E", "F", "G", "J" AND "DD", STORMWATER MANAGEMENT TRACTS "O", "P", "Q", "R", "S", "T", "U" AND "X", WETLAND TRACT Z, CONSERVATION EASEMENT, THE WETLAND BUFFER EASEMENT AND THE DRAINAGE EASEMENTS.

HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.
A FLORIDA CORPORATION

WITNESS: _____
PRINTED NAME: _____

BY: DAVID KANAREK, PRESIDENT

WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY DAVID KANAREK, PRESIDENT OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

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: 2/15/2023

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3655, PAGE 1970 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PORTION OF LAND LYING AND BEING IN SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE NORTH 89°55'52" WEST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 91.23 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 970, PAGE 349, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 25°29'32" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 1476.56 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 89°49'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 757.70 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE WEST BANK OF THE INDIAN RIVER; THENCE MEANDERING ALONG SAID WEST BANK OF THE INDIAN RIVER THE FOLLOWING CALLS; THENCE SOUTH 40°06'38" EAST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 26°39'28" EAST, A DISTANCE OF 39.93 FEET; THENCE SOUTH 20°40'08" EAST, A DISTANCE OF 35.70 FEET; THENCE SOUTH 101°2'31" EAST, A DISTANCE OF 45.13 FEET; THENCE SOUTH 26°57'33" EAST, A DISTANCE OF 29.23 FEET; THENCE SOUTH 40°51'38" EAST, A DISTANCE OF 49.16 FEET; THENCE SOUTH 35°55'44" EAST, A DISTANCE OF 49.28 FEET; THENCE SOUTH 37°04'37" EAST, A DISTANCE OF 48.08 FEET; THENCE SOUTH 40°36'39" EAST, A DISTANCE OF 46.56 FEET; THENCE SOUTH 44°50'00" EAST, A DISTANCE OF 45.73 FEET; THENCE SOUTH 45°45'35" EAST, A DISTANCE OF 47.30 FEET; THENCE SOUTH 55°45'17" EAST, A DISTANCE OF 57.72 FEET; THENCE SOUTH 29°28'06" EAST, A DISTANCE OF 57.18 FEET; THENCE SOUTH 76°03'07" EAST, A DISTANCE OF 54.26 FEET; THENCE SOUTH 51°57'20" EAST, A DISTANCE OF 114.99 FEET; THENCE SOUTH 02°22'10" WEST, A DISTANCE OF 92.16 FEET; THENCE SOUTH 24°59'46" WEST, A DISTANCE OF 5.48 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE LEAVING SAID MEAN HIGH WATER LINE SOUTH 89°22'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1714.75 FEET MORE OR LESS TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 34; THENCE NORTH 00°08'57" EAST ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LATERAL DITCH 5A PER CUT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 2431, PAGE 672 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°39'20" WEST ALONG SAID NORTH LINE, A DISTANCE OF 673.17 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00°02'38" WEST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE NORTH 89°39'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 128.51 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION BEING A NON-TANGENT POINT ON A CIRCULAR CURVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE HAVING A RADIUS OF 17288.75 FEET, THROUGH A CENTRAL ANGLE OF 02°48'48", FOR AN ARC LENGTH OF 847.78 FEET TO A POINT OF TANGENCY, SAID CURVE IS SUBTENDED BY A CHORD OF 847.88 FEET THAT BEARS NORTH 30°50'24" WEST; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 32°14'47" WEST, A DISTANCE OF 405.46 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 10, BLOCK 5 AS SHOWN ON THE PLAT OF GRAVES ADDITION TO WABASSO, FLA, PLAT BOOK 2, PAGE 41, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°55'52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 102.93 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE ABANDONED RIGHT-OF-WAY OF SUNRISE AVENUE (46TH AVENUE) AS SHOWN ON THE PLAT OF GRAVES ADDITION TO WABASSO, FLA, PLAT BOOK 2, PAGE 41, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; PER INDIAN RIVER COUNTY ORDINANCE 2008-165, THENCE NORTH 00°06'54" WEST ALONG SAID ABANDONED RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY OF SAID SUNRISE AVENUE (46TH AVENUE), A DISTANCE OF 925.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 33; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY OF SUNRISE AVENUE (46TH AVENUE) NORTH 00°19'58" WEST, A DISTANCE OF 44.60 FEET TO AN INTERSECTION WITH THE BOUNDARY LINE OF BRISTOL BAY COMMERCIAL PARCEL 5, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2016, PAGE 199, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING CALLS; THENCE NORTH 44°46'31" EAST, A DISTANCE OF 539.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, THROUGH A CENTRAL ANGLE OF 22°23'11", FOR AN ARC LENGTH OF 44.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°09'42" EAST, A DISTANCE OF 24.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 89°46'17", FOR AN ARC LENGTH OF 36.04 FEET TO A POINT OF A REVERSE CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1053.00 FEET, THROUGH A CENTRAL ANGLE OF 05°09'01", FOR AN ARC LENGTH OF 94.65 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTH 172°7'34" WEST, A DISTANCE OF 51.72 FEET; THENCE NORTH 22°16'23" WEST, A DISTANCE OF 95.34 FEET; THENCE NORTH 172°7'34" WEST, A DISTANCE OF 17.48 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 239.00 FEET, THROUGH A CENTRAL ANGLE OF 25°13'02", FOR AN ARC LENGTH OF 105.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°40'38" WEST, A DISTANCE OF 34.93 FEET; THENCE SOUTH 84°51'56" WEST, A DISTANCE OF 39.33 FEET; THENCE NORTH 44°51'16" WEST, A DISTANCE OF 27.06 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF ADDITIONAL RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 2207, PAGE 713, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID INTERSECTION BEING 80.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE CENTERLINE OF STATE ROAD 510; THENCE DEPARTING SAID BOUNDARY NORTH 45°11'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 26.53 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE HAVING A RADIUS OF 2784.79 FEET, THROUGH A CENTRAL ANGLE OF 11°10'35", FOR AN ARC LENGTH OF 543.21 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 56°21'55" EAST, A DISTANCE OF 242.95 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2832, PAGE 2372, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 07°19'34" EAST ALONG SAID WEST LINE, A DISTANCE OF 321.87 FEET TO AN INTERSECTION WITH THE BOUNDARY OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2832, PAGE 2372, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY THE FOLLOWING CALLS; THENCE SOUTH 75°09'38" WEST, A DISTANCE OF 178.42 FEET; THENCE SOUTH 25°21'22" EAST, A DISTANCE OF 294.99 FEET, TO AN INTERSECTION OF SAID WESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 970, PAGE 349, THENCE SOUTH 25°29'32" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 813.02 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF ORANGE

I, KRISTILEE CHIHOS, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT, THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY PULTE HOME COMPANY, LLC, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE ARE MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREON DESCRIBED PROPERTY WHICH ARE LISTED BELOW:

- A 10 FOOT WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 193, PAGE 84.
- A 10 FOOT WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 632, PAGE 2053.
- GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2152, PAGE 2298, IN FAVOR OF THE INDIAN RIVER MOSQUITO CONTROL DISTRICT, AN INDEPENDENT TAXING DISTRICT UNDER THE LAWS OF THE STATE OF FLORIDA. (EASEMENT DESCRIPTION NOT PLOTTABLE)
- BRINE LINE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2207, PAGE 717.
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2211, PAGE 2272.
- ACCESS EASEMENT GRANTED TO INDIAN RIVER COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 3638, PAGE 2287.
- CONSERVATION EASEMENT GRANTED TO INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS, RECORDED IN OFFICIAL RECORDS BOOK 3681, PAGE 299.
- WATER/SEWER EASEMENT RECORDED MARCH 3, 2023, IN OFFICIAL RECORDS BOOK 3603, PAGE 1358.
- DRAINAGE EASEMENT RECORDED MARCH 3, 2023, IN OFFICIAL RECORDS BOOK 3603, PAGE 1382.
- ENTRANCE MONUMENT ACCESS EASEMENT RECORDED MARCH 3, 2023, IN OFFICIAL RECORDS BOOK 3603, PAGE 1425. (EASEMENT NOT PLOTTABLE)
- EASEMENT AND RIGHT OF WAY AGREEMENT RECORDED APRIL 18, 2023, IN OFFICIAL RECORDS BOOK 3614, PAGE 637.
- RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 5, PAGE 474. AS TO SAID RESERVATIONS THE RIGHT OF ENTRY AND SURFACE EXPLORATION HAS BEEN RELEASED PURSUANT TO F.S. 270.11 AND THE STATE ROAD RESERVATION IS NOT APPLICABLE PURSUANT TO SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1569, PAGE 2425. (AS TO LOT 4, BLOCK 12, EUREKA ESTATES, RECORDED IN PLAT BOOK 1, PAGE 40).
- COST-SHARING AND MAINTENANCE AGREEMENT RECORDED MARCH 3, 2023, IN OFFICIAL RECORDS BOOK 3603, PAGE 1408.

ALL RECORDING INFORMATION REFERS TO PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: KRISTILEE CHIHOS
FLORIDA BAR NO. 1002713

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON DECEMBER 28, 2022, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 913, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: _____ DATED _____
DAVID TAYLOR, PSM
FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER
MASTELLER, MOLER & TAYLOR, INC.
CERTIFICATE OF AUTHORIZATION #4644
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF HARBOR ISLE PHASE 1 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 177, FLORIDA STATUTES, AS AMENDED.

DAVID W. SCHRYVER, PSM
INDIAN RIVER COUNTY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4884

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT OF HARBOR ISLE PHASE 1 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS AND CONSERVATION EASEMENT ARE ACCEPTED.

SUSAN ADAMS
CHAIRMAN OF THE BOARD

ATTEST: RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY

BY: _____
DEPUTY CLERK
(CLERK TO THE BOARD)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DEPUTY COUNTY ATTORNEY

SUSAN J. PRADO

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HARBOR ISLE PHASE 1 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2023, AND RECORDED IN PLAT BOOK _____ AT PAGE _____ AS FILE NUMBER _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

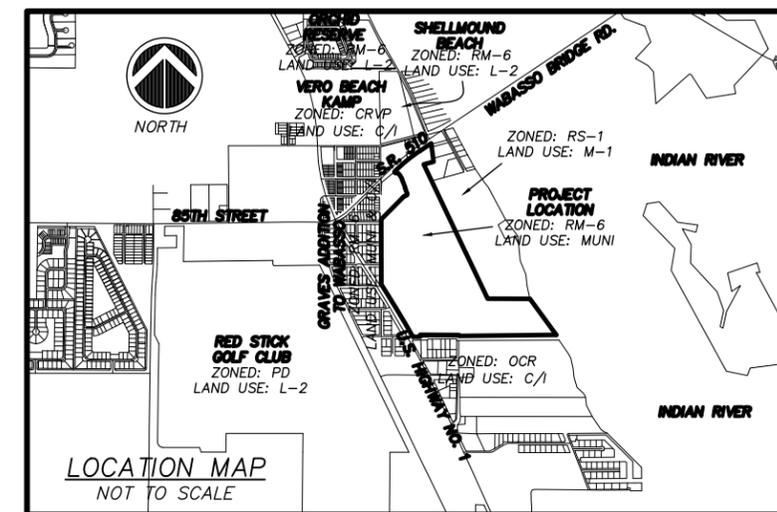
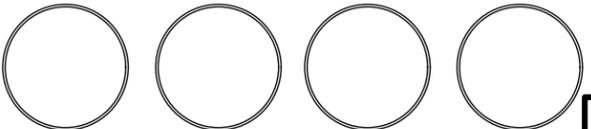
BY: _____
DEPUTY CLERK

SURVEYOR

CLERK TO
THE B.C.C.

COUNTY
SURVEYOR

CLERK OF THE
CIRCUIT COURT



HARBOR ISLE PHASE 1

BEING A REPLAT OF A PORTION OF GRAVES ADDITION TO WABASSO, FLA., PLAT BOOK 2, PAGE 41 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



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

GENERAL NOTES

- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 4) 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.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S)

ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

6) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON 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) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND "AE" ELEVATION 6 & 7, AND VE, ELEVATION 9' PER FLOOD INSURANCE RATE MAPS 12061C0118J AND 12061C0231J, DATED JANUARY 26, 2023. A CONDITIONAL LETTER OF MAP REVISION (CLMR) HAS BEEN ISSUED FOR THIS PROPERTY ON 12/15/22, FEMA CASE #22-04-1083R.

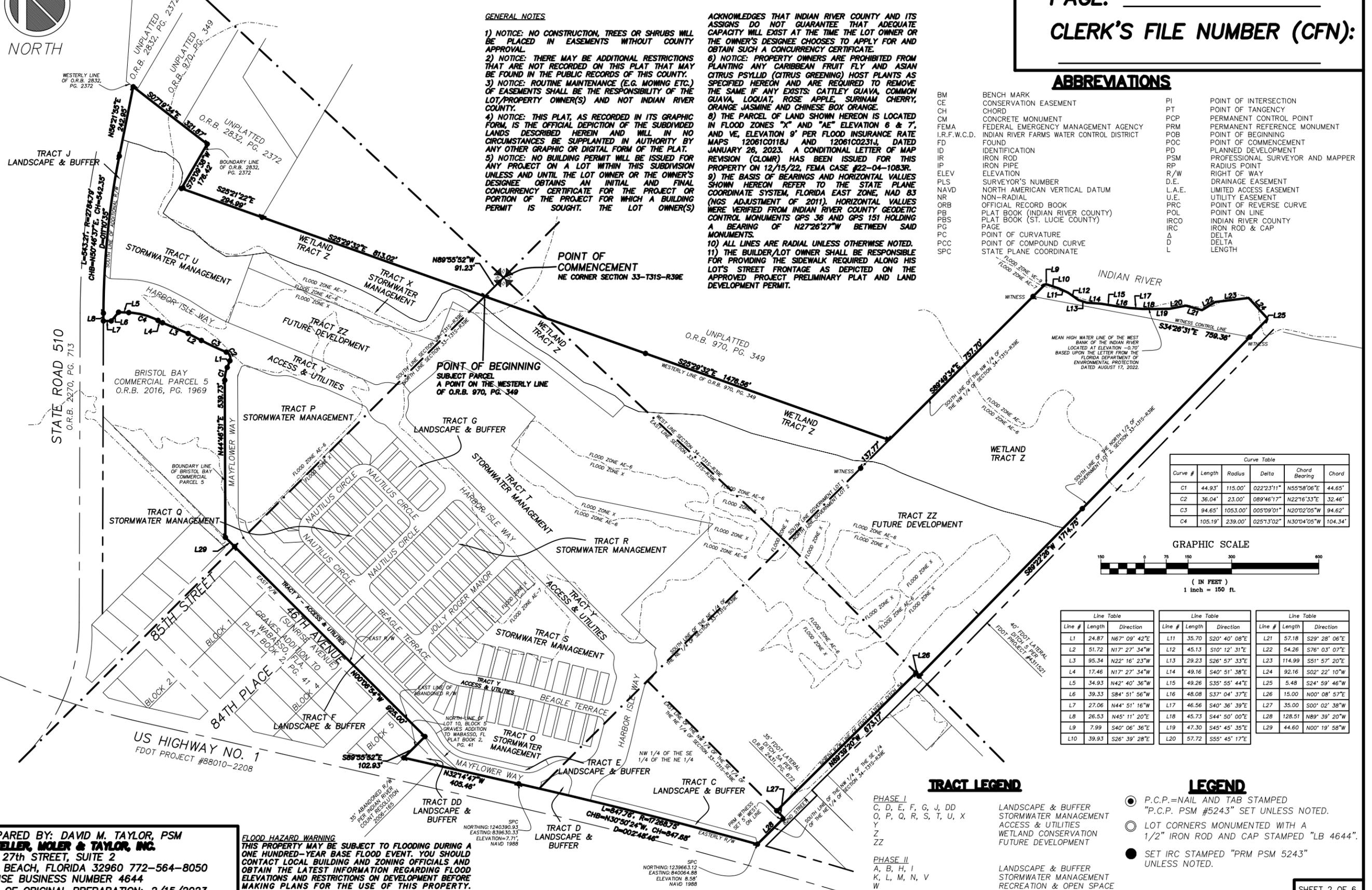
9) THE BASIS OF BEARINGS AND HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). HORIZONTAL VALUES WERE VERIFIED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 36 AND GPS 151 HOLDING A BEARING OF N27°26'27"W BETWEEN SAID MONUMENTS.

10) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

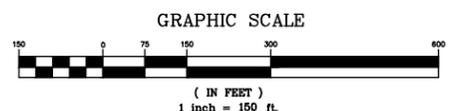
11) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

ABBREVIATIONS

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



Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	44.93'	115.00'	022°23'11"	N55°58'06"E	44.65'
C2	36.04'	23.00'	089°46'17"	N22°16'33"E	32.46'
C3	94.65'	1053.00'	005°09'01"	N20°02'05"W	94.62'
C4	105.19'	239.00'	025°13'02"	N30°04'05"W	104.34'



Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	24.87	N67° 09' 42"E	L11	35.70	S20° 40' 08"E	L21	57.18	S29° 28' 06"E
L2	51.72	N17° 27' 34"W	L12	45.13	S10° 12' 31"E	L22	54.26	S76° 03' 07"E
L3	95.34	N22° 16' 23"W	L13	29.23	S26° 57' 33"E	L23	114.99	S51° 57' 20"E
L4	17.46	N17° 27' 34"W	L14	49.16	S40° 51' 38"E	L24	92.16	S02° 22' 10"W
L5	34.93	N42° 40' 36"W	L15	49.26	S35° 55' 44"E	L25	5.48	S24° 59' 46"W
L6	39.33	S84° 51' 56"W	L16	48.08	S37° 04' 37"E	L26	15.00	N00° 08' 57"E
L7	27.06	N44° 51' 16"W	L17	46.56	S40° 36' 39"E	L27	35.00	S00° 02' 38"W
L8	26.53	N45° 11' 20"E	L18	45.73	S44° 50' 00"E	L28	128.51	N89° 39' 20"W
L9	7.99	S40° 06' 36"E	L19	47.30	S45° 45' 35"E	L29	44.60	N00° 19' 58"W
L10	39.93	S26° 39' 28"E	L20	57.72	S55° 45' 17"E			

TRACT LEGEND

- PHASE I
 C, D, E, F, G, J, DD
 O, P, Q, R, S, T, U, X
 Y
 Z
 ZZ
- PHASE II
 A, B, H, I
 K, L, M, N, V
 W

- LANDSCAPE & BUFFER
- STORMWATER MANAGEMENT
- ACCESS & UTILITIES
- WETLAND CONSERVATION
- FUTURE DEVELOPMENT
- LANDSCAPE & BUFFER
- STORMWATER MANAGEMENT
- RECREATION & OPEN SPACE

LEGEND

- 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".
- SET IRC STAMPED "PRM PSM 5243" UNLESS NOTED.

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: 2/15/2023

FLOOD HAZARD WARNING
 THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-YEAR BASE 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.

SPC
 NORTHING: 1239663.12
 EASTING: 840064.88
 ELEVATION: 8.58'
 NAVD 1988

HARBOR ISLE PHASE 1

BEING A REPLAT OF A PORTION OF GRAVES ADDITION TO WABASSO, FLA., PLAT BOOK 2, PAGE 41 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

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

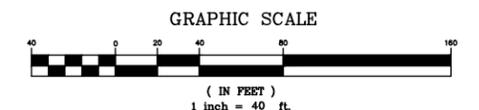


Curve #	Length	Radius	Delta	Chord Bearing	Chord
C5	39.20'	25.00'	089°50'36"	N44°55'23"W	35.31'
C6	39.34'	25.00'	090°09'43"	S45°04'28"W	35.41'
C7	198.32'	2099.83'	005°24'40"	N34°55'03"W	198.24'
C8	119.49'	182.00'	037°37'00"	S18°48'53"E	117.35'
C9	194.16'	2055.83'	005°24'40"	N34°55'03"W	194.09'
C10	53.49'	2090.74'	001°27'57"	N31°28'28"W	53.49'
C11	54.29'	2112.74'	001°28'20"	N31°28'16"W	54.29'
C12	52.68'	2066.74'	001°27'33"	N31°28'40"W	52.68'
C13	122.80'	5642.74'	001°14'49"	S30°07'00"E	122.80'
C14	123.40'	5686.74'	001°14'36"	S30°07'11"E	123.39'
C15	35.49'	23.00'	088°24'16"	S75°47'52"E	32.07'
C16	34.17'	23.00'	085°07'20"	N10°42'20"E	31.11'
C17	47.74'	75.00'	036°28'23"	N78°14'12"E	46.94'
C18	30.48'	30.00'	058°13'17"	S54°24'58"E	29.19'
C19	101.14'	122.00'	047°30'01"	N49°03'20"W	98.27'
C20	55.40'	78.00'	040°41'46"	S52°27'27"E	54.24'
C21	71.03'	100.00'	040°41'46"	S52°27'27"E	69.54'
C22	12.04'	119.00'	005°47'51"	S69°54'25"E	12.04'
C23	6.26'	81.00'	004°25'51"	N70°35'25"W	6.26'
C24	77.22'	33.00'	134°04'23"	N01°20'17"W	60.77'
C25	15.04'	207.00'	004°09'42"	S63°37'03"W	15.03'
C26	20.01'	207.00'	005°32'17"	S58°46'04"W	20.00'
C27	33.86'	118.13'	016°25'30"	S70°57'16"W	33.75'
C28	59.54'	97.23'	035°05'12"	N83°40'10"W	58.62'
C29	51.28'	117.49'	025°00'31"	S78°26'35"E	50.87'
C30	29.77'	58.01'	029°24'07"	N74°36'44"E	29.44'
C31	18.58'	26.00'	040°56'06"	S80°26'58"W	18.18'
C32	26.98'	25.00'	061°50'06"	S52°37'51"W	25.69'
C33	25.10'	23.00'	062°32'11"	S65°11'01"E	23.88'
C34	21.70'	74.57'	016°40'32"	N42°15'11"W	21.63'
C35	20.31'	23.00'	050°35'22"	S25°17'46"E	19.65'
C36	25.52'	25.00'	058°28'58"	N29°14'24"E	24.42'
C37	18.57'	26.00'	040°55'00"	N39°32'30"E	18.18'

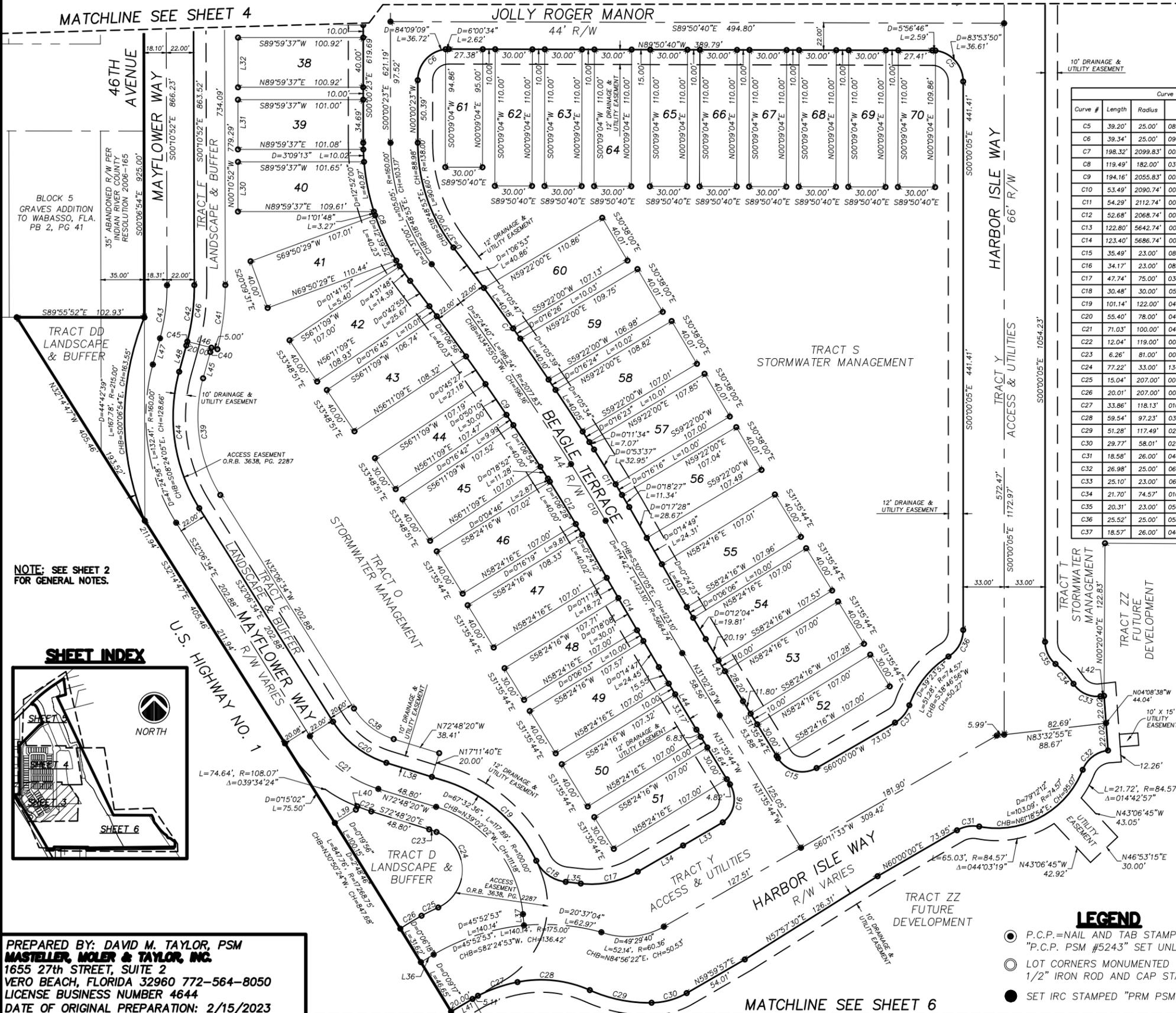
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C38	41.20'	58.00'	040°41'46"	S52°27'27"E	40.34'
C39	97.65'	118.00'	047°24'58"	S08°24'05"E	94.89'
C40	3.69'	202.00'	001°02'49"	N14°46'59"E	3.69'
C41	52.17'	207.00'	014°26'27"	N07°02'21"E	52.03'
C42	49.20'	182.00'	015°29'16"	N07°33'46"E	49.05'
C43	43.25'	160.00'	015°29'16"	N07°33'46"E	43.12'
C44	114.20'	138.00'	047°24'58"	S08°24'05"E	110.97'
C45	3.33'	182.00'	001°02'49"	N14°46'59"E	3.33'
C46	45.87'	182.00'	014°26'27"	N07°02'21"E	45.75'

Line #	Length	Direction
L30	40.00'	S00°00'23"E
L31	40.00'	S00°00'23"E
L32	40.00'	S00°00'00"E
L33	37.08'	N59°45'17"E
L34	42.13'	N60°00'00"E
L35	12.27'	S83°31'37"E
L36	11.95'	N59°28'31"E
L37	9.06'	N05°15'44"W
L38	48.80'	N72°48'20"W
L39	20.00'	N58°00'14"E
L40	3.00'	N22°59'30"E
L41	25.11'	S59°33'57"W
L42	2.98'	N83°32'55"E
L43	58.40'	S31°02'19"E
L44	58.72'	S31°02'19"E
L45	21.83'	N15°18'23"E
L46	25.00'	S75°44'25"E
L47	21.83'	S15°18'23"W
L48	21.83'	S15°18'23"W

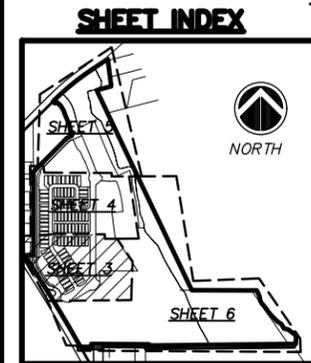
- ABBREVIATIONS**
- BM BENCH MARK
 - CE CONSERVATION EASEMENT
 - CH CHORD
 - CM CONCRETE MONUMENT
 - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 - I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - FD FOUND
 - ID IDENTIFICATION
 - IR IRON ROD
 - IP IRON PIPE
 - ELEV ELEVATION
 - PLS SURVEYOR'S NUMBER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



- LEGEND**
- 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".
 - SET IRC STAMPED "PRM PSM 5243" UNLESS NOTED.



NOTE: SEE SHEET 2 FOR GENERAL NOTES.



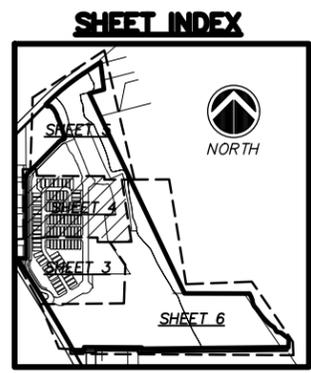
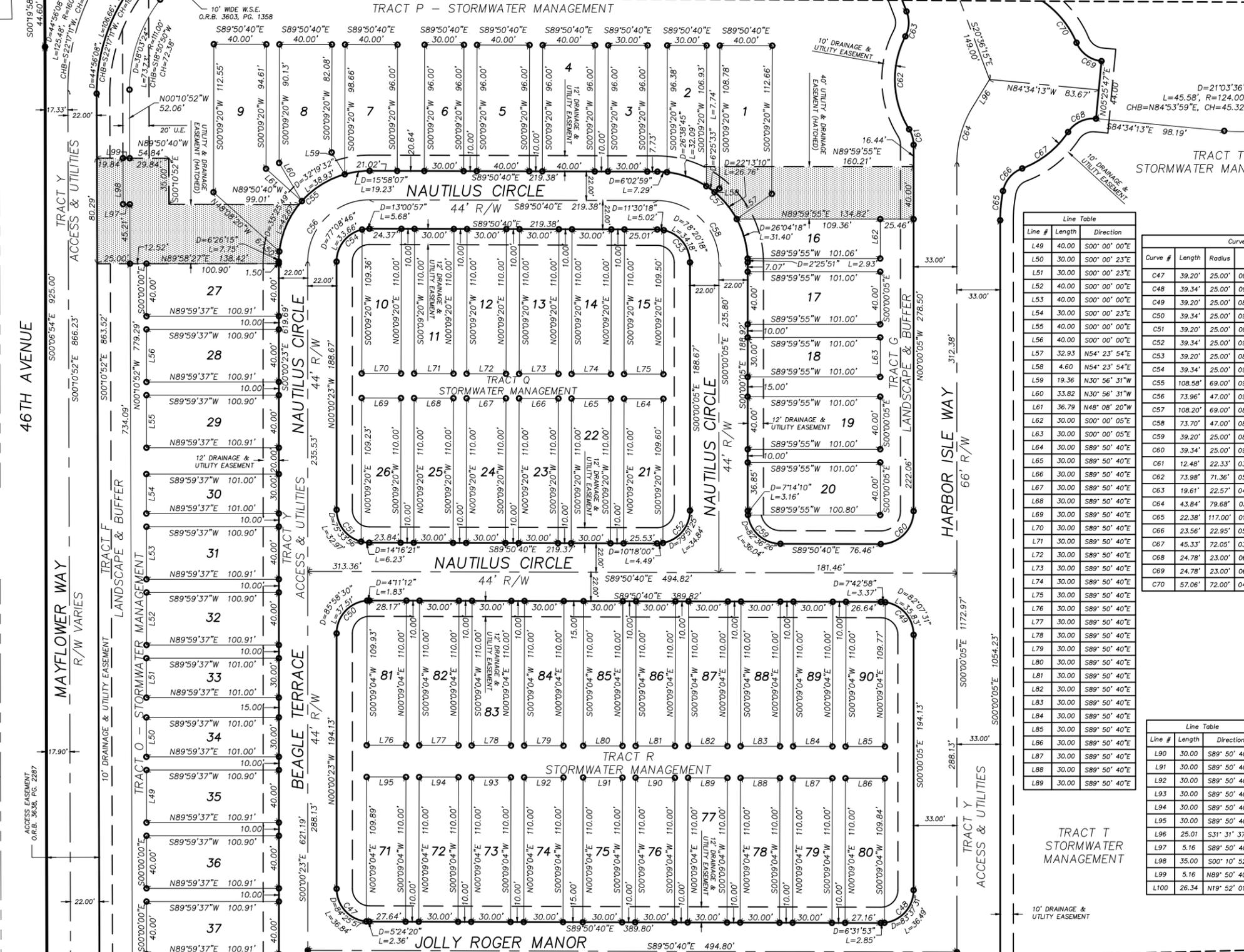
PREPARED BY: DAVID M. TAYLOR, PSM
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VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 2/15/2023

HARBOR ISLE PHASE 1

BEING A REPLAT OF A PORTION OF GRAVES ADDITION TO WABASSO, FLA., PLAT BOOK 2, PAGE 41 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

MATCHLINE SEE SHEET 5

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



Line #	Length	Direction
L49	40.00	S00°00'00"E
L50	30.00	S00°00'23"E
L51	30.00	S00°00'23"E
L52	40.00	S00°00'00"E
L53	40.00	S00°00'00"E
L54	30.00	S00°00'23"E
L55	40.00	S00°00'00"E
L56	40.00	S00°00'00"E
L57	32.93	N54°23'54"E
L58	4.60	N54°23'54"E
L59	19.36	N30°56'31"W
L60	33.82	N30°56'31"W
L61	36.79	N48°08'20"W
L62	30.00	S00°00'05"E
L63	30.00	S00°00'05"E
L64	30.00	S89°50'40"E
L65	30.00	S89°50'40"E
L66	30.00	S89°50'40"E
L67	30.00	S89°50'40"E
L68	30.00	S89°50'40"E
L69	30.00	S89°50'40"E
L70	30.00	S89°50'40"E
L71	30.00	S89°50'40"E
L72	30.00	S89°50'40"E
L73	30.00	S89°50'40"E
L74	30.00	S89°50'40"E
L75	30.00	S89°50'40"E
L76	30.00	S89°50'40"E
L77	30.00	S89°50'40"E
L78	30.00	S89°50'40"E
L79	30.00	S89°50'40"E
L80	30.00	S89°50'40"E
L81	30.00	S89°50'40"E
L82	30.00	S89°50'40"E
L83	30.00	S89°50'40"E
L84	30.00	S89°50'40"E
L85	30.00	S89°50'40"E
L86	30.00	S89°50'40"E
L87	30.00	S89°50'40"E
L88	30.00	S89°50'40"E
L89	30.00	S89°50'40"E
L90	30.00	S89°50'40"E
L91	30.00	S89°50'40"E
L92	30.00	S89°50'40"E
L93	30.00	S89°50'40"E
L94	30.00	S89°50'40"E
L95	30.00	S89°50'40"E
L96	25.01	S31°31'37"W
L97	5.16	S89°50'40"E
L98	35.00	S00°10'52"E
L99	5.16	N89°50'40"W
L100	26.34	N19°52'01"W

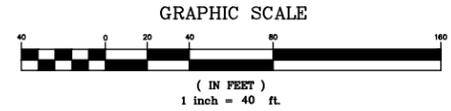
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C47	39.20	25.00	089°50'17"	S44°55'32"E	35.31
C48	39.34	25.00	090°09'31"	N45°04'34"E	35.40
C49	39.20	25.00	089°50'36"	N44°55'23"W	35.31
C50	39.34	25.00	090°09'43"	S45°04'28"W	35.41
C51	39.20	25.00	089°50'17"	S44°55'32"E	35.31
C52	39.34	25.00	090°09'24"	N45°04'37"E	35.40
C53	39.20	25.00	089°50'36"	N44°55'23"W	35.31
C54	39.34	25.00	090°09'43"	S45°04'28"W	35.41
C55	108.58	69.00	090°09'43"	S45°04'28"W	97.72
C56	73.96	47.00	090°09'43"	S45°04'28"W	66.56
C57	108.20	69.00	089°50'36"	N44°55'23"W	97.45
C58	73.70	47.00	089°50'36"	N44°55'23"W	66.38
C59	39.20	25.00	089°50'36"	S44°55'23"E	35.31
C60	39.34	25.00	090°09'24"	N45°04'37"E	35.40
C61	12.48	22.33	032°00'49"	N16°00'29"W	12.32
C62	73.98	71.36	059°23'42"	S02°19'03"E	70.71
C63	19.61	22.57	049°46'47"	N02°29'24"E	19.00
C64	43.84	79.68	031°31'42"	S15°45'46"W	43.29
C65	22.38	117.00	010°57'30"	S05°28'40"W	22.34
C66	23.56	22.95	058°48'43"	S40°33'20"W	22.54
C67	45.33	72.05	036°03'04"	N51°36'24"E	44.59
C68	24.78	23.00	061°43'35"	S64°34'00"W	23.60
C69	24.78	23.00	061°43'35"	S53°42'25"E	23.60
C70	57.06	72.00	045°24'29"	N45°32'53"W	55.58

Line #	Length	Direction
L90	30.00	S89°50'40"E
L91	30.00	S89°50'40"E
L92	30.00	S89°50'40"E
L93	30.00	S89°50'40"E
L94	30.00	S89°50'40"E
L95	30.00	S89°50'40"E
L96	25.01	S31°31'37"W
L97	5.16	S89°50'40"E
L98	35.00	S00°10'52"E
L99	5.16	N89°50'40"W
L100	26.34	N19°52'01"W

- 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
 - FOUND FOUND
 - ID IDENTIFICATION
 - IR IRON ROD
 - IP IRON PIPE
 - ELEV ELEVATION
 - PLS SURVEYOR'S NUMBER
 - NAVD NORTH AMERICAN VERTICAL DATUM
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 - PSM PROFESSIONAL SURVEYOR AND MAPPER
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 - R/W RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
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 - PRC POINT OF REVERSE CURVE
 - POL POINT ON LINE
 - IRCO INDIAN RIVER COUNTY
 - IRC IRON ROD & CAP
 - W.S.E. WATER / SEWER EASEMENT
 - Δ DELTA
 - Δ DELTA
 - L LENGTH

LEGEND

- 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".
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 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 2/15/2023

NOTE: SEE SHEET 2 FOR GENERAL NOTES. SHEET 4 OF 6

HARBOR ISLE PHASE 1

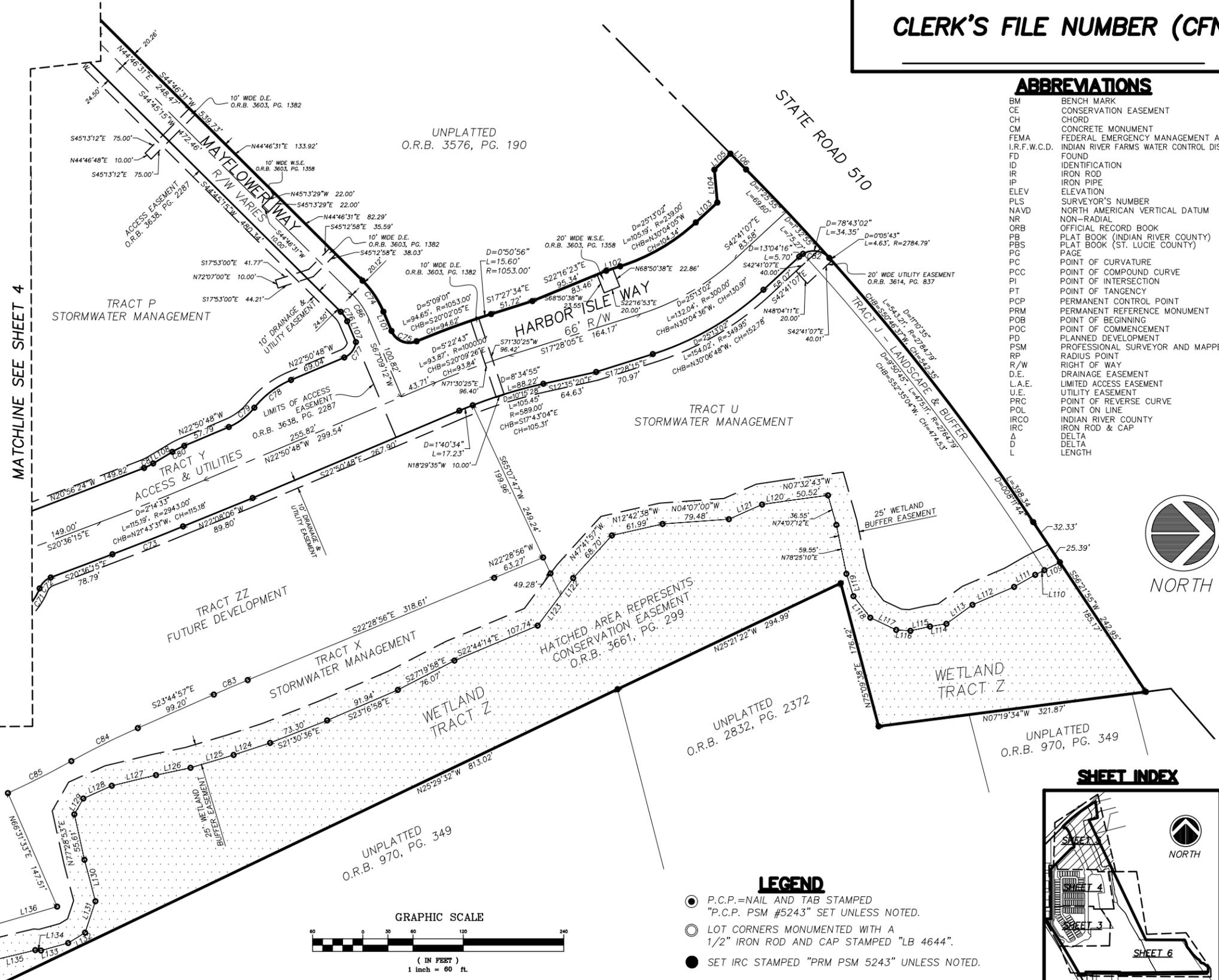
BEING A REPLAT OF A PORTION OF GRAVES ADDITION TO WABASSO, FLA., PLAT BOOK 2, PAGE 41 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

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

Line #	Length	Direction
L101	24.87	S67° 09' 42"W
L102	17.46	S17° 27' 34"E
L103	34.93	S42° 40' 36"E
L104	39.33	N84° 51' 56"E
L105	27.06	S44° 51' 16"E
L106	26.53	S45° 11' 20"W
L107	26.96	S67° 08' 26"W
L108	26.77	N30° 59' 05"W
L109	20.69	N26° 59' 39"W
L110	12.36	N26° 59' 39"W
L111	29.03	N29° 40' 36"W
L112	54.12	N23° 13' 59"W
L113	38.48	N36° 00' 23"W
L114	19.88	N09° 13' 47"W
L115	23.93	N12° 22' 27"W
L116	17.00	N03° 43' 08"E
L117	34.22	N25° 09' 26"E
L118	32.55	N51° 52' 52"E

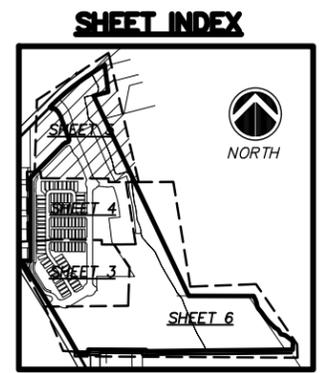
Line #	Length	Direction
L119	27.95	N72° 25' 21"E
L120	29.02	N08° 33' 37"W
L121	43.24	N23° 47' 50"W
L122	25.30	N53° 10' 02"W
L123	45.54	S53° 10' 02"E
L124	45.79	S18° 12' 14"E
L125	53.75	S16° 32' 41"E
L126	42.08	S11° 57' 29"E
L127	54.36	S13° 29' 52"E
L128	37.16	S24° 06' 13"E
L129	21.68	S60° 09' 11"E
L130	51.05	N75° 05' 47"E
L131	39.42	S71° 40' 47"E
L132	23.67	S31° 31' 52"E
L133	33.59	S15° 23' 20"E
L134	6.92	S03° 54' 38"W
L135	51.90	S13° 26' 13"E
L136	88.88	S16° 08' 15"E

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C70	57.06'	72.00'	045°24'29"	N45°32'53"W	55.58'
C72	19.13'	23.00'	047°38'53"	S44°25'41"E	18.58'
C73	90.58'	2984.00'	001°44'21"	N21°28'25"W	90.57'
C74	44.93'	115.00'	022°23'11"	S55°58'06"W	44.65'
C75	36.04'	23.00'	089°46'17"	N22°16'33"E	32.46'
C76	13.68'	35.00'	022°23'11"	S55°56'51"W	13.59'
C77	24.12'	23.00'	060°05'09"	N52°53'22"W	23.03'
C78	55.39'	112.00'	028°20'13"	S37°00'54"E	54.83'
C79	38.58'	78.00'	028°20'13"	N37°00'54"W	38.18'
C80	15.91'	112.00'	008°08'18"	S26°54'56"E	15.89'
C81	12.12'	78.00'	008°54'12"	N26°31'59"W	12.11'
C82	40.05'	25.00'	091°47'18"	S02°16'31"W	35.90'
C83	44.00'	1990.00'	001°16'01"	S23°06'57"E	44.00'
C84	88.60'	978.00'	005°11'26"	S26°20'40"E	88.57'
C85	84.87'	1098.99'	004°25'28"	N26°43'39"W	84.85'
C86	35.18'	90.00'	022°23'57"	S55°57'14"W	34.96'

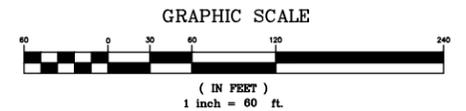


ABBREVIATIONS

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
IRC	IRON ROD & CAP
Δ	DELTA
L	LENGTH



- ### LEGEND
- P.C.P.=NAIL AND TAB STAMPED
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NOTE: SEE SHEET 2 FOR GENERAL NOTES.

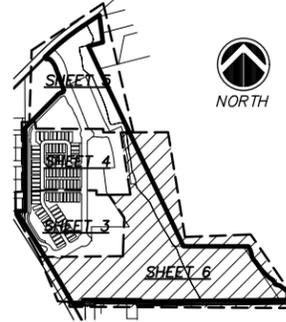
HARBOR ISLE PHASE 1

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ABBREVIATIONS

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SHEET INDEX

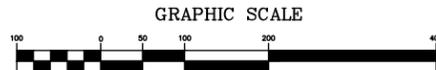


Curve #	Length	Radius	Delta	Chord Bearing	Chord
C87	11.57'	17268.75'	000°02'18"	N29°48'54"W	11.57'

LEGEND

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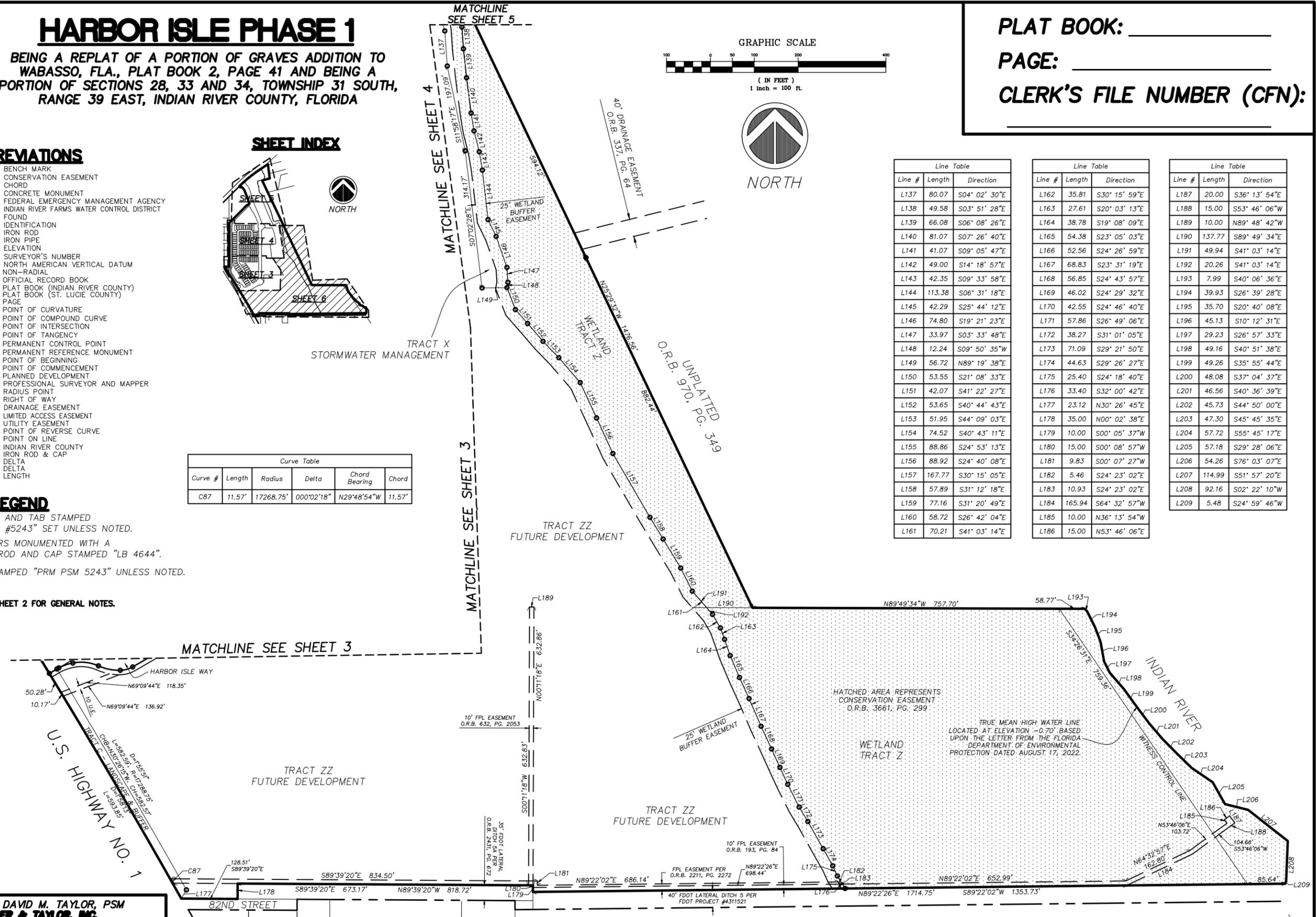


PLAT BOOK: _____
 PAGE: _____
 CLERK'S FILE NUMBER (CFN): _____

Line #	Length	Direction
L137	80.07	S04° 02' 30"E
L138	49.58	S03° 51' 28"E
L139	66.08	S06° 08' 26"E
L140	81.07	S07° 26' 40"E
L141	41.07	S09° 05' 47"E
L142	49.00	S14° 18' 57"E
L143	42.35	S09° 33' 58"E
L144	113.38	S06° 31' 18"E
L145	42.29	S25° 44' 12"E
L146	74.80	S19° 21' 23"E
L147	33.97	S03° 33' 48"E
L148	12.24	S09° 50' 35"W
L149	56.72	N89° 19' 38"E
L150	53.55	S21° 08' 33"E
L151	42.07	S41° 22' 27"E
L152	53.65	S40° 44' 43"E
L153	51.95	S44° 09' 03"E
L154	74.52	S40° 43' 11"E
L155	88.86	S24° 53' 13"E
L156	88.92	S24° 40' 08"E
L157	167.77	S30° 15' 05"E
L158	57.89	S31° 12' 18"E
L159	77.16	S31° 20' 49"E
L160	58.72	S26° 42' 04"E
L161	70.21	S41° 03' 14"E

Line #	Length	Direction
L162	35.81	S30° 15' 59"E
L163	27.61	S20° 03' 13"E
L164	38.78	S19° 08' 09"E
L165	54.38	S23° 05' 03"E
L166	52.56	S24° 26' 59"E
L167	68.83	S23° 31' 19"E
L168	56.85	S24° 43' 57"E
L169	46.02	S24° 29' 32"E
L170	42.55	S24° 46' 40"E
L171	57.86	S26° 49' 06"E
L172	38.27	S31° 01' 05"E
L173	71.09	S29° 21' 50"E
L174	44.63	S29° 26' 27"E
L175	25.40	S24° 18' 40"E
L176	33.40	S32° 00' 42"E
L177	23.12	N30° 26' 45"E
L178	35.00	N00° 02' 38"E
L179	10.00	S00° 05' 37"W
L180	15.00	S00° 08' 57"W
L181	9.83	S00° 07' 27"W
L182	5.46	S24° 23' 02"E
L183	10.93	S24° 23' 02"E
L184	165.94	S64° 32' 57"W
L185	10.00	N36° 13' 54"W
L186	15.00	N53° 46' 06"E

Line #	Length	Direction
L187	20.00	S36° 13' 54"E
L188	15.00	S53° 46' 06"W
L189	10.00	N89° 48' 42"W
L190	137.77	S89° 49' 34"E
L191	49.94	S41° 03' 14"E
L192	20.26	S41° 03' 14"E
L193	7.99	S40° 06' 36"E
L194	39.93	S26° 39' 28"E
L195	35.70	S20° 40' 08"E
L196	45.13	S10° 12' 31"E
L197	29.23	S26° 57' 33"E
L198	49.16	S40° 51' 38"E
L199	49.26	S35° 55' 44"E
L200	48.08	S37° 04' 37"E
L201	46.56	S40° 36' 39"E
L202	45.73	S44° 50' 00"E
L203	47.30	S45° 45' 35"E
L204	57.72	S55° 45' 17"E
L205	57.18	S29° 28' 06"E
L206	54.26	S76° 03' 07"E
L207	114.99	S51° 57' 20"E
L208	92.16	S02° 22' 10"W
L209	5.48	S24° 59' 46"W



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