

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

KNOW ALL MEN BY THESE PRESENTS THAT, SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SUNSHINE TRAVEL RV RESORT EXPANSION, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS AND RIGHTS OF WAY:

ALL STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND OR ASSIGNS.

2. DRAINAGE EASEMENTS (D.E.):

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

3. STORMWATER TRACT 1:

THE STORMWATER TRACT 1 AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.

4. LANDSCAPE TRACT 1 AND LANDSCAPE EASEMENTS:

THE LANDSCAPE TRACT 1 AND THE LANDSCAPE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP FOR LANDSCAPING AND BUFFERING PURPOSES.

IN WITNESS WHEREOF SUNBURST/ENCORE GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD EVERRETT BUTLER II, IT'S VICE PRESIDENT, AS THE GENERAL PARTNER OF SUNBURST ENCORE LP, A DELAWARE LIMITED PARTNERSHIP, WITH FULL AUTHORITY TO DO SO, THIS DAY OF 2023.

SUNBURST/ENCORE LP
A DELAWARE LIMITED PARTNERSHIP

BY: SUNBURST/ENCORE GP, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: DONALD EVERRETT BUTLER II
VICE PRESIDENT
WITNESS:
PRINT NAME:
WITNESS:
PRINT NAME:

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2023 BY DONALD EVERRETT BUTLER II, THE VICE PRESIDENT OF SUNBURST/ENCORE GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP ON BEHALF OF SAID ENTITY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, WITH FULL AUTHORITY TO DO SO, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN OR PRODUCED IDENTIFICATION IN THE FORM OF

NOTARIAL SEAL:
NOTARY PUBLIC
PRINTED NAME:
COMMISSION NO:
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON 2024 THE FOREGOING PLAT WAS APPROVED BY THE INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS.

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

SUSAN ADAMS, CHAIRMAN

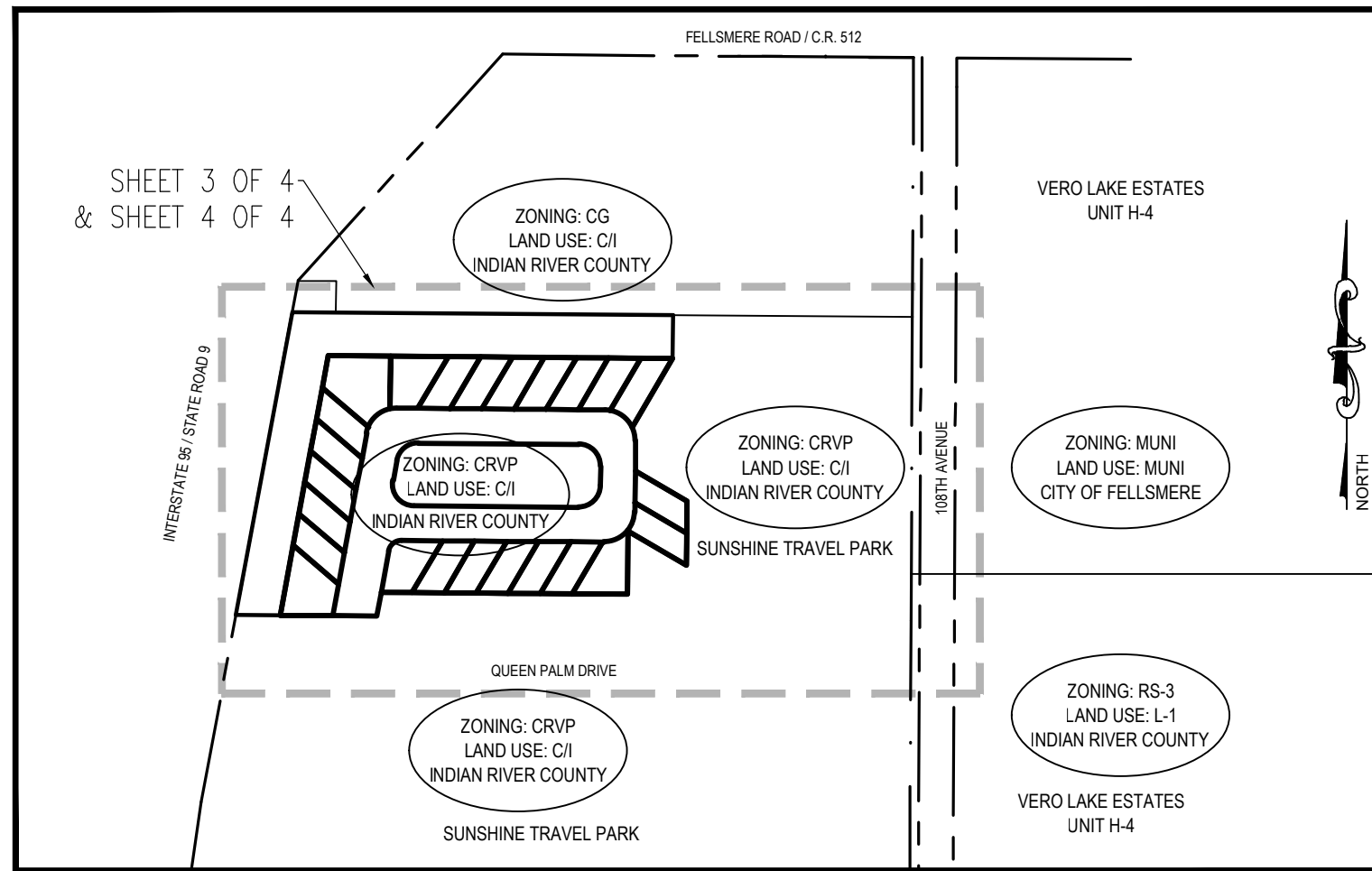
SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY

ATTEST

CLERK TO THE BOARD

SUNSHINE TRAVEL RV RESORT EXPANSION

SITUATED IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS FINAL PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



VICINITY / INDEX MAP
SCALE: 1" = 200'

ACCEPTANCE OF DEDICATIONS:

SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHTS-OF-WAY, STORMWATER TRACT '1', DRAINAGE EASEMENTS, LANDSCAPE TRACT '1', AND LANDSCAPE EASEMENTS.

SUNBURST/ENCORE LP
A DELAWARE LIMITED PARTNERSHIP

BY: SUNBURST/ENCORE GP, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: DONALD EVERRETT BUTLER II
VICE PRESIDENT
WITNESS:
PRINT NAME:
WITNESS:
PRINT NAME:

ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2023 BY DONALD EVERRETT BUTLER II, THE VICE PRESIDENT OF SUNBURST/ENCORE GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SUNBURST/ENCORE LP, A DELAWARE LIMITED PARTNERSHIP ON BEHALF OF SAID ENTITY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, WITH FULL AUTHORITY TO DO SO, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN OR PRODUCED IDENTIFICATION IN THE FORM OF

NOTARIAL SEAL:
NOTARY PUBLIC
PRINTED NAME:
COMMISSION NO:
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON HE 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 THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS; PERMANENT CONTROL POINTS AND INDIVIDUAL LOT CORNERS HAVE BEEN SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE, INDIAN RIVER COUNTY CODE CHAPTER 913; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. SURVEY TIES TO FOUND GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORMS TO FEDERAL GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS I STANDARDS.

BY: DAVID E. LUETHJE, P.S.M. NO. 5728
CARTER ASSOC., INC., L.B. 205
1708 21st STREET, VERO BEACH, FL.

INDIAN RIVER COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF SUNSHINE TRAVEL RV RESORT EXPANSION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY INDIAN RIVER COUNTY, FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: DAVID SCHRYVER, PSM, FLORIDA REGISTRATION NO. COUNTY SURVEYOR

CERTIFICATION OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED

BY: JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR
DATE:

CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SUNSHINE TRAVEL RV RESORT EXPANSION 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 2024, AND RECORDED IN PLAT BOOK PAGE, CLERK'S FILE NUMBER (CFN) IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

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

BY:
DEPUTY CLERK

CERTIFICATE OF TITLE:

I, STANLEY MARTIN, AN ATTORNEY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, CERTIFY THAT, AS OF THIS DAY OF 2023, THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAMES OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSONS EXECUTING THE DEDICATION; THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY CHAPTER 197.192, FLORIDA STATUTES, AS AMENDED; AND THAT THERE ARE MORTGAGES, LIENS OR OTHER ENCUMBRANCES AGAINST THE LAND WHICH ARE LISTED BELOW:

- 1. EASEMENT RECORDED IN DEED BOOK 34, PAGE 527.
2. EASEMENT, GRANTED FROM SEBASTIAN RIVER DRAINAGE DISTRICT, A DRAINAGE DISTRICT INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA TO GRAVES BROTHERS COMPANY, A FLORIDA CORPORATION, RECORDED IN DEED BOOK 36, PAGE 182.
3. TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN MARSHALL A. AUXIER AND LUCY POPE AUXIER, HIS WIFE AND HUGH CORRIGAN AND C.E. CORRIGAN, HIS WIFE RECORDED IN BOOK 3, PAGE 470 OF OFFICIAL RECORDS.
4. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NO. 2012-05, RECORDED IN BOOK 2535, PAGE 1975 OF OFFICIAL RECORDS.
5. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, RECORDED IN BOOK 3470, PAGE 2427 OF OFFICIAL RECORDS.
6. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RESOLUTION NUMBER 2022-03, RECORDED IN BOOK 3500, PAGE 1012 OF OFFICIAL RECORDS.
7. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 3503, PAGE 1970 OF OFFICIAL RECORDS; RE-RECORDED IN BOOK 3627, PAGE 1022; AS AFFECTED BY RE-RECORD UNDERGROUND EASEMENT (BUSINESS) RECORDED IN BOOK 3661, PAGE 2333 OF OFFICIAL RECORDS.
8. EASEMENT, GRANTED FROM SEBASTIAN RIVER IMPROVEMENT DISTRICT, A FLORIDA INDEPENDENT SPECIAL DISTRICT TO HUGH CORRIGAN, III, FAMILY LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, J. PAT CORRIGAN, FAMILY LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, RONALD M. ANSIN, RO-ED CORP., A FLORIDA CORPORATION, TRUST NO. 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND VERO LAKES WATER CONTROL DISTRICT, A FLORIDA INDEPENDENT SPECIAL DISTRICT, RECORDED IN BOOK 3505, PAGE 559 OF OFFICIAL RECORDS.
9. EASEMENT, GRANTED FROM SEBASTIAN RIVER IMPROVEMENT DISTRICT, A FLORIDA INDEPENDENT SPECIAL DISTRICT TO HUGH CORRIGAN, III, FAMILY LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, J. PAT CORRIGAN, FAMILY LIMITED PARTNERSHIP, LLLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, RONALD M. ANSIN, RO-ED CORP., A FLORIDA CORPORATION, TRUST NO. 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN BOOK 3505, PAGE 573 OF OFFICIAL RECORDS.
10. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 3600, PAGE 709; AS AFFECTED BY RE-RECORDING FOR CORRECTION EASEMENT RECORDED IN BOOK 3654, PAGE 406 OF OFFICIAL RECORDS.

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

EQUITY LIFESTYLE PROPERTIES, INC. - VICE PRESIDENT OF LEGAL
4300 WEST CYPRESS STREET, SUITE 400
TAMPA, FLORIDA 33607

BY: STANLEY MARTIN
FLORIDA BAR NO. 0186732

CLERK TO THE BOARD OF COUNTY COMMISSIONERS
COUNTY SURVEYOR'S SEAL
SEAL OF CLERK OF CIRCUIT COURT
PROJECT SURVEYOR'S SEAL

PLAT BOOK:

PAGE:

CLERK'S FILE NUMBER (CFN):

NOTICE:

- 1. 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 IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
4. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF SUNBURST/ENCORE LP AND NOT INDIAN RIVER COUNTY.
5. PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN IS PROHIBITED AND THE SAME SHALL BE REMOVED IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
6. 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 OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
7. PERMANENT OCCUPANCY OF RV LOTS IS PROHIBITED. NO RECREATIONAL VEHICLE SHALL BE USED AS A PERMANENT PLACE OF ABODE, DWELLING, OR BUSINESS OR FOR INDEFINITE PERIODS OF TIME. CONTINUOUS OCCUPANCY EXTENDING BEYOND SIX (6) MONTHS IN ANY TWELVE-MONTH PERIOD SHALL BE PRESUMED TO BE PERMANENT OCCUPANCY. ANY ACTION TOWARD REMOVAL OF WHEELS OF A RECREATIONAL VEHICLE FOR TEMPORARY PURPOSES OF REPAIR OR TO ATTACH THE TRAILER TO THE GROUND FOR STABILIZING PURPOSES IS HEREBY PROHIBITED.
8. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

FLOOD ZONE: THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES "X", AREA OF MINIMAL FLOOD HAZARD, AND "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, ELEVATION 24.3' NAVD'88, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0093J, COMMUNITY NUMBER 120120, PANEL 0093, SUFFIX "J" MAP EFFECTIVE DATE JANUARY 26, 2023.

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 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 THE PROPERTY.

GENERAL NOTES:

- 1. HORIZONTAL COORDINATE VALUES AND THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 AND PROJECTED IN THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901). DIMENSIONS ARE DISPLAYED IN U.S. SURVEY FEET.
2. THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE CERTIFIED AND/OR SET ON FEBRUARY 24, 2023.
3. THE BENCHMARKS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). ALL ESTABLISHED BENCH MARK ELEVATIONS ARE BASED ON CLOSED LEVEL LOOPS, RUN FROM INDIAN RIVER COUNTY "BM23003". SITE BENCHMARKS WERE SET ON FEBRUARY 24, 2023.
7. PLAT BENCHMARKS:
PLAT BENCHMARK #1, SET PERMANENT REFERENCE MONUMENT
NORTHING: 1248101.70 EASTING: 802057.70
ELEVATION AT TOP OF CONCRETE MONUMENT = 24.80' NAVD 1988
PLAT BENCHMARK #2, SET PERMANENT REFERENCE MONUMENT
NORTHING: 1248104.95 EASTING: 801660.39
ELEVATION AT TOP OF CONCRETE MONUMENT = 25.06' NAVD 1988
8. PERMANENT REFERENCE MONUMENTS SET ARE 4"x4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "CARTER ASSOC. PRM LB 205"
9. PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP CARTER ASSOC. LB 205"
10. LOT AND TRACT CORNER MARKERS SET ARE 1/2" IRON ROD WITH CAP STAMPED "CARTER ASSOC."

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 14, 2022

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 20-052S

SUNSHINE TRAVEL RV RESORT EXPANSION

SITUATED IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
ARE NOT RECORDED ON THIS FINAL PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

LEG-L DESCRIPTION:

A PARCEL, PIECE OR TRACT OF LAND LYING AND BEING IN A PORTION OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 20, TOWNSHIP 31 SOUTH, R-NGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 0°16'41" WEST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), A DISTANCE OF 649.15 FEET TO A POINT; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF 108TH AVENUE AS SHOWN ON THE PLAT OF VERO LAKE ESTATES UNIT H-4, RECORDED IN PLAT BOOK 6, PAGE 31, PUBLIC RECORDS IN INDIAN RIVER COUNTY, FLORIDA; THENCE LEAVING S-ID WEST RIGHT OF WAY LINE RUN NORTH 89°31'21" WEST A DISTANCE OF 616.14 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL:

FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°31'21" WEST, A DISTANCE OF 162.49 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD #9); THENCE RUN NORTH 10°31'33" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 355.33 FEET; THENCE DEPARTING S-ID EAST RIGHT OF WAY LINE, RUN SOUTH 89°31'55" EAST ALONG THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1555, PAGE 1599, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 439.24 FEET; THENCE DEPARTING S-ID NORTH LINE, RUN SOUTH 00°28'05" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 30°28'05" WEST, A DISTANCE OF 91.53 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHERLY ALONG SAID NON-TANGENT CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 26°42'56", SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°52'50" EAST, 16.17 FEET, AN ARC DISTANCE OF 16.32 FEET TO - POINT OF TANGENCY; THENCE RUN SOUTH 00°28'39" WEST, A DISTANCE OF 34.93 FEET; THENCE RUN SOUTH 59°31'21" E-ST, A DISTANCE OF 69.28 FEET; THENCE RUN SOUTH 00°28'39" WEST, - DISTANCE OF 73.90 FEET; THENCE RUN NORTH 59°31'21" WEST, A DISTANCE OF 78.20 FEET; THENCE RUN SOUTH 00°28'39" WEST, - DISTANCE OF 73.07 FEET; THENCE RUN NORTH 89°31'21" WEST, A DISTANCE OF 284.13 FEET; THENCE RUN SOUTH 10°31'33" WEST, - DISTANCE OF 27.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.43 ACRES, MORE OR LESS.

THE ABOVE-DESCRIBED PARCEL IS A PORTION OF THE PARCEL DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1555, PAGE 1599, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: SEPTEMBER 14, 2022

CARTER - SSOCTES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 20-052S

SUNSHINE TRAVEL RV RESORT EXPANSION

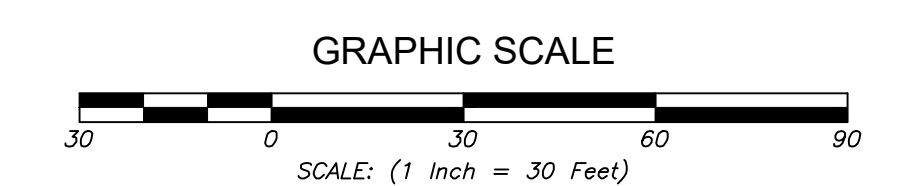
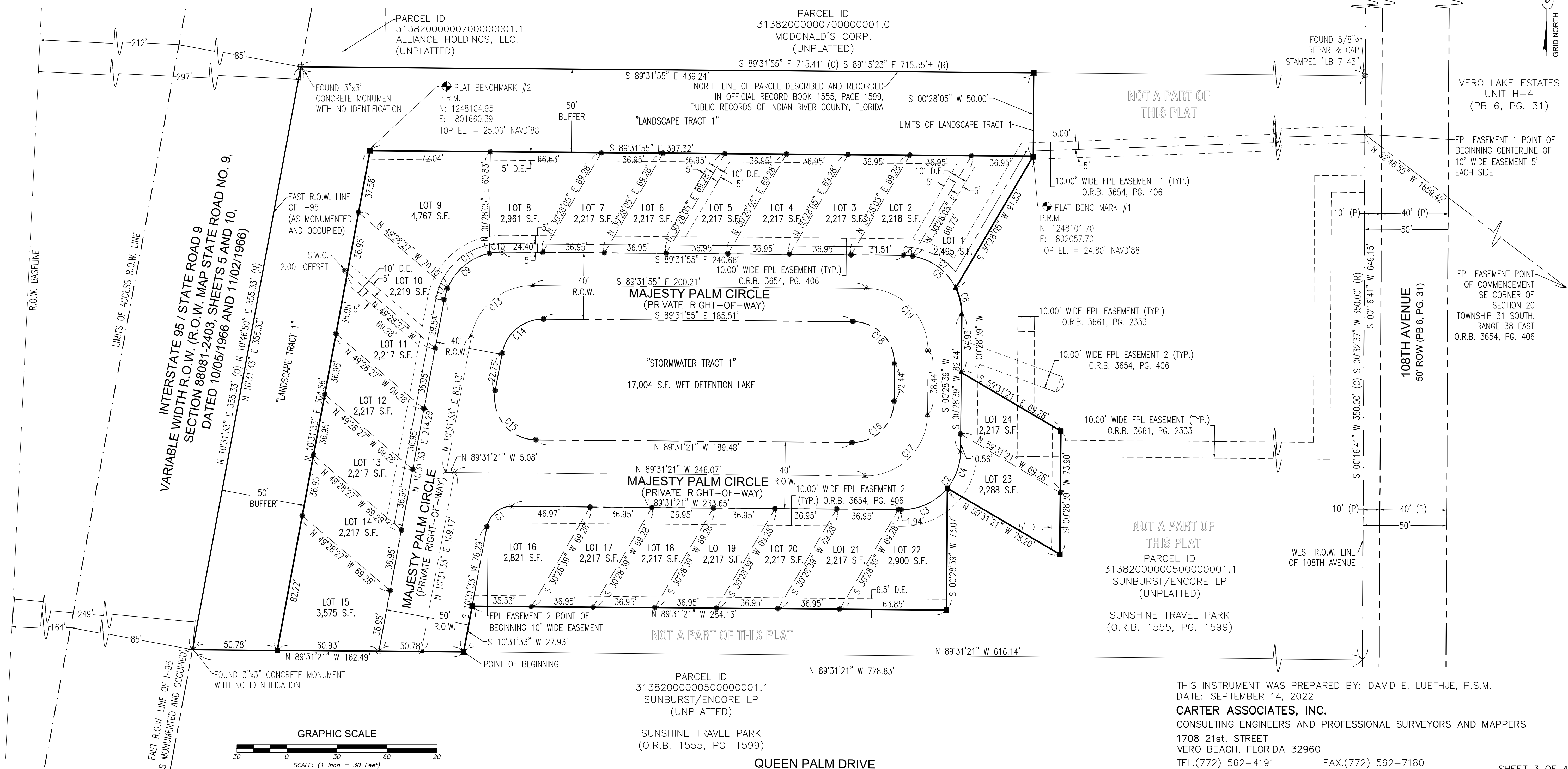
SITUATED IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA
 THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
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PLAT BOOK: _____
 PAGE: _____
 CLERK'S FILE NUMBER (CFN): _____

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C1	20.93'	15.00'	079°57'05"	S 50° 30' 06" W	19.27'
C2	54.98'	35.00'	090°00'00"	N 45° 28' 39" E	49.50'
C3	31.27'	35.00'	051°11'34"	N 64° 52' 52" E	30.24'
C4	23.71'	35.00'	038°48'26"	N 19° 52' 52" E	23.26'
C5	54.98'	35.00'	090°00'34"	N 44° 31' 38" W	49.50'
C6	16.32'	35.00'	026°42'56"	S 12° 52' 50" E	16.17'
C7	33.43'	35.00'	054°43'23"	S 53° 35' 59" E	32.17'
C8	5.24'	35.00'	008°34'14"	S 85° 14' 48" E	5.23'
C9	48.83'	35.00'	079°56'32"	S 50° 29' 49" W	44.97'
C10	7.65'	35.00'	012°31'36"	S 84° 12' 17" W	7.64'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT
C11	34.13'	35.00'	055°52'45"	S 50° 00' 06" W	32.80'
C12	7.05'	35.00'	011°32'11"	S 16° 17' 39" W	7.04'
C13	51.62'	37.00'	079°56'32"	S 50° 29' 49" W	47.54'
C14	34.88'	25.00'	079°56'32"	S 50° 29' 49" W	32.12'
C15	43.65'	25.00'	100°02'55"	S 39° 29' 54" E	38.32'
C16	39.27'	25.00'	090°00'00"	N 45° 28' 39" E	35.36'
C17	58.12'	37.00'	090°00'00"	N 45° 28' 39" E	52.33'
C18	39.27'	25.00'	090°00'34"	N 44° 31' 38" W	35.36'
C19	58.13'	37.00'	090°00'34"	N 44° 31' 38" W	52.33'

- LEGEND**
- I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA
 - P.G. PAGE
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORD BOOK
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - NO. NUMBER
 - ID IDENTIFICATION
 - (TYP.) TYPICAL
 - L LENGTH
 - R RADIUS
 - Δ DELTA
 - CHB CHORD BEARING
 - EL. ELEVATION
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - (C) CALCULATED DATA
 - (R) RECORD DATA
 - (P) PLAT DATA, PB 6, PG. 31
 - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 - FPL FLORIDA POWER & LIGHT COMPANY
 - P.R.M. "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")
 - P.R.M. "PERMANENT REFERENCE MONUMENT" DENOTES MAG NAILS WITH BRASS DISC STAMPED "PRM CARTER ASSOC. LB 205"
 - P.C.P. "PERMANENT CONTROL POINT" DENOTES MAG NAILS WITH BRASS DISC STAMPED "PCP CARTER ASSOC. LB 205"
 - P.C.P. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "PCP CARTER ASSOC. LB205"
 - S.P.K. "SET MAG NAIL" DENOTES MAG NAILS WITH BRASS DISC STAMPED "CARTER ASSOC. LB 205" (TYP.)
 - S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
 - S.W.C. "SET WITNESS CORNER" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB205"
 - F.D.C.M. FOUND CONCRETE MONUMENT (3"x3") AS NOTED
 - F.D.R.C. "FOUND REBAR & CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE, AND IDENTIFICATION AS NOTED)
 - ⊕ BENCH MARK SYMBOL

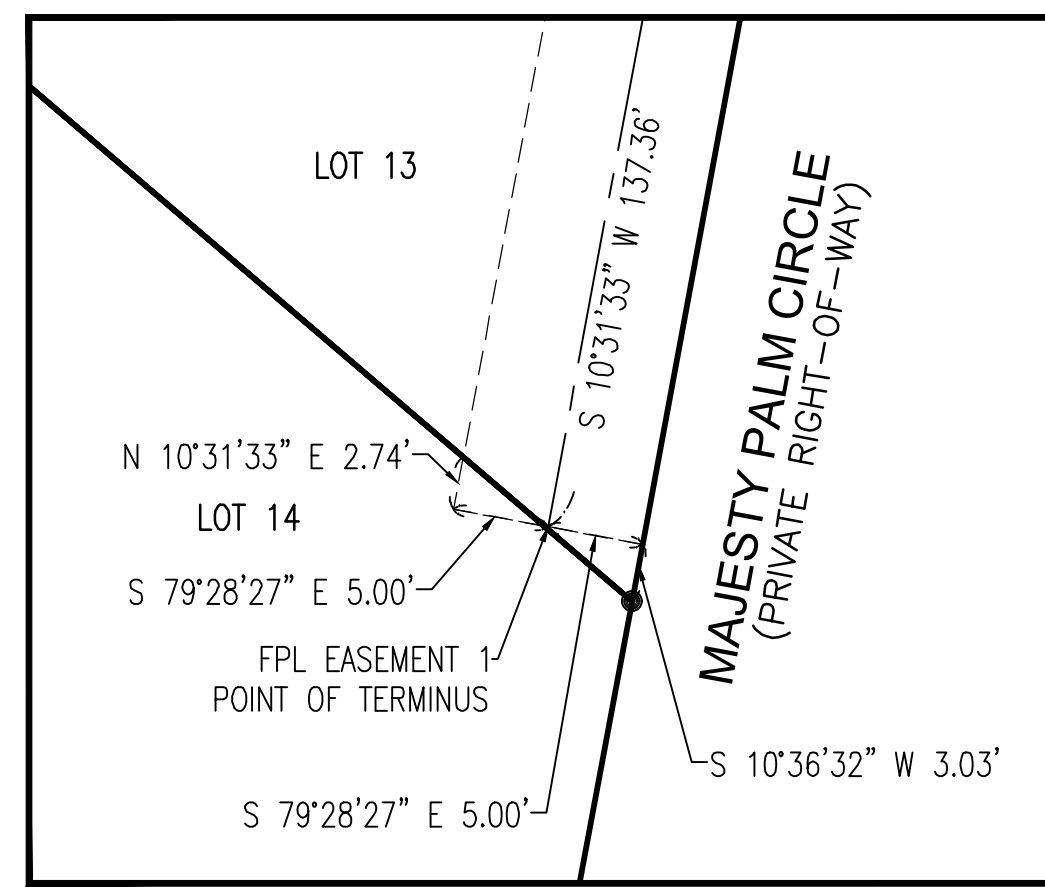
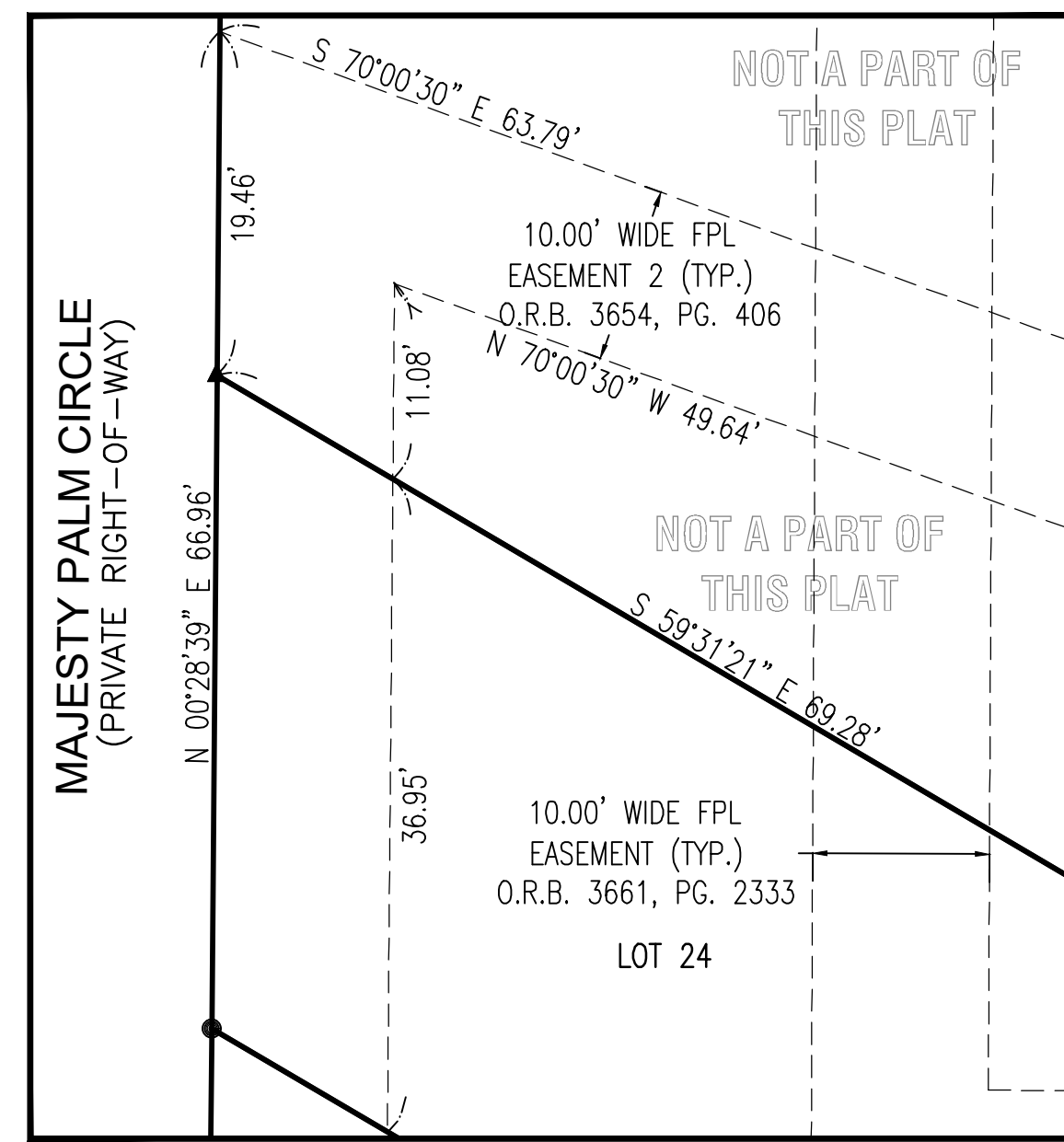


THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
 DATE: SEPTEMBER 14, 2022
CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
 1708 21st. STREET
 VERO BEACH, FLORIDA 32960
 TEL.(772) 562-4191 FAX.(772) 562-7180
 PROJECT # 20-052S

SUNSHINE TRAVEL RV RESORT EXPANSION

SITUATED IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA
 THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS FINAL PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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



LEGEND

I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	P.R.M.	"PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")	
PG.	PAGE	■	"PERMANENT REFERENCE MONUMENT" DENOTES MAG NAILS WITH BRASS DISC STAMPED "PRM CARTER ASSOC. LB 205"	
PB.	PLAT BOOK	▲	"PERMANENT REFERENCE MONUMENT" DENOTES MAG NAILS WITH BRASS DISC STAMPED "PCP CARTER ASSOC. LB 205"	
O.R.B.	OFFICIAL RECORD BOOK	△	"PERMANENT CONTROL POINT" DENOTES MAG NAILS WITH BRASS DISC STAMPED "PCP CARTER ASSOC. LB 205"	
P.R.M.	PERMANENT REFERENCE MONUMENT	⊙	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "PCP CARTER ASSOC. LB205"	
NO.	NUMBER	⊙	"SET MAG NAIL" DENOTES MAG NAILS WITH BRASS DISC STAMPED "CARTER ASSOC. LB 205" (TYP.)	
ID	IDENTIFICATION	⊙	S.P.K. "SET MAG NAIL" DENOTES MAG NAILS WITH BRASS DISC STAMPED "CARTER ASSOC. LB 205" (TYP.)	
(TYP.)	TYPICAL	⊙	S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)	
L	LENGTH	⊙	S.W.C. "SET WITNESS CORNER" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB205"	
R	RADIUS	⊙	F.D.C.M. FOUND CONCRETE MONUMENT (4"x4") AS NOTED	
Δ	DELTA	⊙	F.D.R.C. "FOUND REBAR & CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE, AND IDENTIFICATION AS NOTED)	
CHB	CHORD BEARING	⊙	⊕	BENCH MARK SYMBOL
EL.	ELEVATION			
D.E.	DRAINAGE EASEMENT			
R.O.W.	RIGHT-OF-WAY			
(C)	CALCULATED DATA			
(R)	RECORD DATA			
(P)	PLAT DATA, PB 6, PG. 31			
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER			
FPL	FLORIDA POWER & LIGHT COMPANY			

