THREE SOUTHERN OAKS, AFFIDAVIT OF EXEMPTION PLAT BOOK: _____ BEING A RE-PLAT OF A PORTION OF TRACT 1 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA A SUBDIVISION UNDER THE AFFIDAVIT OF EXEMPTION PROCESS **DOCKET NUMBER:** ULTIMATE NORTH-RIGHT OF WAY LINE -ORIGINATING -EXISTING FP&L CO. EASE. (O.R.B. 2043, NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS B.M. "IRBM210004" PG. 1990 I.R.CO., FL) AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN _S 89°46'34" E 60.00' S 89°46'34" E 60.00'¬ -NORTH R.O.W. LINE MAGNETIC N&D IN THIS AFFIDAVIT OF EXEMPTION ARE FILED IN OFFICIAL BEARING BASIS 1ST STREET SW RECORDS BOOK____, PAGE____ OF THE PUBLIC RECORDS OF S 89°46'34" F 944.23 <u> S</u> 89°4<u>6'34</u>" E <u>391.8</u>1 INDIAN RIVER COUNTY, FLORIDA. S 89°46'34" E 409.90' S 89°46'34" 414.33 SUB-LATERAL B-5 CANAL SOUTH R.O.W. LINE \|FDRC \| EXIST. 10'x60' NORTH LINE OF TRACT 1-1 FP&L EASE. AND SECTION LINE → (O.R.B. 2050, |--|PB 2, PG 25 SLC., FL. NE CORNER TRACT 1-PG. 2456 ACCESS, UTILIȚY WEST 60.00' SECTION 19-33-39 I.R.CO., FL.) ACCESS, UTILITY AND LOW-WELL AND MAINTENANCE EASEMENT MAINTENANCE **GRAPHIC SCALE** 1ST 0.W., PG. EASEMENT +FOUND 1/2"ø REBAR/CAP STAMPED "CARTER ASSOC. LB 205" SCALE: (1 Inch = 80 Feet) EAST DRAINAGE REPLACE WITH SET 4"x4"x24" CONCRETE MONUMENT / DISK AND MAINTENANCE --EASEMENT STAMPED "PRM LB.205" LEGEND PLAT B.M.#2: 21.11NAVD'88 PARCEL 'D' B.M. = BENCH MARK N: 1188479.52 FOUND 1/2"ø REBAR/CAP-265,716.00 S.F. E: 829594.93 → = BENCH MARK SYMBOL STAMPED "CARTER ASSOC. PARCEL 'A' OR 6.10 AC. T.B.M. = TEMPORARY BENCH MARK EAST LINE OF TRACT 1-REPLACE WITH SET 391,168.80 S.F. C.R. = COUNTY ROADAND SECTION LINE 4"x4"x24" CONCRETE OR 8.98 AC. (D) = DEEDMONUMENT / DISK STAMPED "PRM LB.205" (0) = OBSERVEDUNPLATTED WEST DRAINAGE AND PLAT B.M.#: <u>21.13 NAVD'88</u> (P) = RECORD PLAT DATAMAINTENANCE EASEMENT ACREAGE N: 1188483.21 I.R.F.W.C.D. = INDIAN RIVER FARMS-WEST |120.00' E: 828650.71 NOT A PART WATER CONTROL DISTRICT EAST OF THIS I.R.CO., FL. = INDIAN RIVER COUNTY, FLORIDA DRAINAGE AND AFFIDAVIT OF I.R.F.CO., SD. = INDIAN RIVER FARMS COMPANY SUBDIVISION MAINTENANCE EXEMPTION SLC., FL. = ST. LUCIE COUNTY, FLORIDA DRAINAGE AND EASEMENT = EASEMENT R.O.W. LINE-MAINTENANCE EASEMENT N&D = NAIL AND DISKN 89°46'34" W 409.52' EASE. = EASEMENTS 89°46'34" E 409.52' -15'x20' FLOW-WELL P.B. = PLAT BOOK PG. = PAGETRACT 2 EASEMENT UNPLATTED O.R.B./O.R. BOOK = OFFICIAL RECORD BOOK F.P.&L. CO. = FLORIDA POWER AND LIGHT COMPANY ACREAGE NOT A PART OF P.C.P. = PERMANENT CONTROL POINT THIS AFFIDAVIT PARKER KALON (P.K.) NAIL AND WEST LINE OF EAST 2 ACRES TRACT BRASS DISK STAMPED "CARTER OF EXEMPTION OF WEST 10 ACRES OF EAST ASSOC. PCP LB 205" 20 ACRES OF TRACT 1 -WEST LINE OF TRACT 1 P.R.M. = PERMANENT REFERENCE MONUMENT WEST BOUNDARY LINE P.O.B. = POINT OF BEGINNING LESS AND EXCEPT 20' WIDE INGRESS/EGRESS O.R.B. 2757, PG 2322, EAST 2 ACRES OF P.O.C. = POINT OF COMMENCEMENT ACCESS EASEMENT I.R.CO., FL. THE WEST 10 ACRES R.O.W. = RIGHT-OF-WAYOF EAST 20 ACRES(D) L.A.E. = LIMITED ACCESS EASEMENT N 89°46'34" W 414.33' C.M. = CONCRETE MONUMENT (4"X4")S 89°46'34" E 414.33' \Box = FOUND CONCRETE MONUMENT (4"X4") AS NOTED LESS AND EXCEPT EAST 10 ACRES OF TRACT 1(D) FDRC = FOUND 1/2" DIAMETER X 18" LONG PARCEL 'C' REBAR WITH CAP STAMPED EAST 360,241.20 S.F. "CARTER ASSOC." (TYP.) DRAINAGE OR 8.27 AC. P.R.M. = SET PERMANENT REFERNCE MONUMENT AND (4"X4"X24" CONCRETE MONUMENT WITH MAINTENANCE -EAST 20 ACRES(D)-2" DIAMETER ALUMINUM DISK STAMPED EASEMENT "CARTER ASSOC. PRM LB 205") WEST LINE OF TRACT 1 PARCEL 'B' DENOTES 1/2" DIAMETER X 18" LONG 241,758.00 S.F. REBAR WITH CAP STAMPED OR 5.55 AC. "CARTER ASSOC." (TYP.) \wedge = G.P.S. MONUMENT -WEST 10 ACRES OF EAST 20 ACRES-FOUND 4"X4" CONCRETE FOUND 4"X4" CONCRETE MONUMENT STAMPED MONUMENT STAMPED "PRM LB 6905" "CARTER ASSOC." N 89°45'20" W 469.13' N 89°45 20" W 474.33 <u>S 89°45'20" E</u> 391<u>.81'</u> THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. DATE: APRIL 13, 2017 S 89°45'20" E 943.45' SOUTH LINE TRACT 1 CARTER ASSOCIATES, INC. |THE FARMS (AFFIDAVIT OF EXEMPTION) NOT A PART OF THIS NOT A PART OF THIS CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS (O.R.B. 1575, PG. 2085 & O.R.B. 1593, PG. 2236, I.R.CO., FL) AFFIDAVIT OF EXEMPTION AFFIDAVIT OF EXEMPTION 1708 21st. STREET LOT 12 LOT 14 VERO BEACH, FLORIDA 32960 LOT 11 LOT 13 LOT 15 TEL.(772) 562-4191 FAX.(772) 562-7180 SHEET 2 OF 2 PROJECT # 14-281S