CERTIFICATE OF DEDICATION

SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

STATE OF FLORIDA STATE OF FLORIDA THESE PRESENTS, THAT HEALTH SYSTEMS OF INDIAN RIVER, INC., A FLORIDA MOT FOR PROFIT, SEBASTIAN MEDICAL SUITES, LLC., A FLORIDA LIMITED LIABRITY COMPANY, AND PIC BANK, NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO RECRAIX (USA) FEE SIMPLE OWNERS OF THE LANDOE SCRIBED AND PLATTED HEREIN, AS SEBASTIAN MEDICAL SHITE'S COMMERCIAL SHOUNDAY, BEING IN THE MUNICIPAL BOUNDARIES OF THE CITY OF SEBASTIAN, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS EDILLOWS:

THE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PROVATE THESE EASEMENTS ARE DEDICATED FOR THE USE AND RENEET OF THE OWNERS OF THIS SUBDIVISION, FOR THE CONSTRUCTION AND MAINTENANCE OF PAVED ORVIEWAYS FOR INGRESS AND EGRESS AND SHALL, BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SEBASTIAN MEDICAL SUTIES PARK PROPERTY OWNERS: ASSOCIATION INC. WITHOUT RECOURSE TO THE CITY OF SERASTIAN OR ANY OTHER PIBLIC AGENCY, ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT UNITED TO POLICE, FIRE AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THERIGHT TO USE THE DRIVEWAYS AND EASEMENTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES, THE CITY OF SEBASTIAN, FLORIDA, SHAIL HAVE NO RESPONSIBILITY, DUTY OR LIASILITY VINIATSOEVER REGARDING SUCH DRIVEWAYS.

2) <u>UTILITY EASEMENTS</u>
THE UTILITY EASEMENTS AS SHOWN AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSION ERS OF INDIAN RIVER COUNTY. FLORIDA FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPULANCE WITH SUCH ORDINANCES AND REGULATIONS ASMAY BE ADOPTED FROM TIME TO TIME BY CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FRONT YARD UTBILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS ASAPPROVED BY THE CITY OF SEBASTIAN.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEBASTIAN MEDIC AL SUITES PARK PROPIRITY OWNERS' ASSOCIATION, INC, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERFEITAL, MAINTENANCE OBLICATION OF SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS' ASSOCIATION, INC. THE INDIAN RIVER COLUNY MOSICULATOR OF THE PROPIRED CONTROL DISTRICT HAS THE RIGHTO FENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW. THE CITY OF SEBASTIAN HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION AND ENFORCEMENT OF THE MAINTENANCE AND FUNCTION OF THE STORMWATER SYSTEM

> CAL SEB

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BY

CLERK TO THE BOARD OF COUNTY COMMISSIONERS OF

INDIAN RIVER COUNTY, FLORIDA

A ACCESS, DRAMAGE AND UTILITY EASEMENTS
THE ACCESS, DRAMAGE AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEASTIAN MEDICAL SUITES PARK PROPERTY OWNERS: ASSOCIATION INC. FOR THE FOLLOWING PURPOSES: DRADAGE EASEMENTS FOR ORANINGE AND STORM WATER MAIN AGENERIT
FACILITIES: ACCESS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PAVED DRIVEWAY FOR INCRESS AND EGRESS! AND THE UTILITY EASEMENT IS ALSO DEDUCATED TO THE CITY OF SERASTIAN FLORIDA AND THE BOARD OF COLUNTY COMMISSIONERS OF INCIAN RIVER COUNTY, FLORIDA FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER NCLUDING CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFER FOR FURTHER FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLICITILITY, AND IT SHALL BE SOLEY. RESPONSIBLE FOR DAMAGES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE FELENSION SERVICES AND SHALL COMPLY WITH THE NATIONAL ELECTRICAL, SAFETY CODE AS ADOPTED BY UNFELENBED SERVICES COMMISSION, ALL UTILITIES SHOULS BE INCOMPLIANCE WITH SUCH ORDINANCES AND REQUILATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COLARCIL OF THE CITY OF SEBASTIAN, FLOR DANIED THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA UTILITY AND DRAINING EASTMENTS ARE SUBJECT TO THE RIGHT OF FACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN.

5) STORMWATER MANAGEMENT EASEMENTS
THE STORMWATER EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO SEBABTIAN MEGICAL SINTES PARK PROPERTY OWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES AND SYABLE THE PERPETUAL MAINTENANCE DISLAGATION OF SEBASTION MEGICAL SURTES PARK PROPERTY OWNERS ASSOCIATION, INC. INTENDED RIVER TO UNITY MOSCULTO. CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSOULTO INFESTATIONS, AS ALLOWED BY LAW, THE CITY OF SEBASTIAN HAS THE RIGHT OF ENERY UPON THIS TRACT FOR THE LIMITED PURPOSE OF INSPECTION AND INFORCEMENT OF THE MAINTENANCE AND FUNCTION OF THE STORMWATER SYSTEM.

6) INGRESS EGRESS UTILITY AND DRAWAGE EASEMENTS
THE INGRESS, EGRESS, UTILITY AND DRAWAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUINY TO SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS ASSOCIATION, INC., FOR THE FOLLOWING PURPOSES: INGRESS, EGRESS EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PAYED DRIVEWAY FOR INGRESS AND EGRESS DRAINAGE FASEMENTS FOR DRAINAGE AND STORMWATER NAMAGEMENT FACILITIES: AND THE UTILITY EASEMENTS ARE ALSO DEDICATED TO THE CITY OF SEBASTIAN. FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE CONSTRUCTION, HISTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, DICLUDING CABLE TELEVISION SERVICES, PROVIDED MONYEYER, NO SUCH CONSTRUCTION HISTALATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL BYMBEFER WITH THE FACRITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, AND IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES, SUCH CONSTRUCTION, INSTAIL ATION, MAINTENNING, AND OPERATION OF CABLE FLEVISION SERVICES AND SHALL COMPLY WITH THE MATIONAL ELECTRICAL. SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, ALL UTILITIES SHALL BE IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA UTILITY AND DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE CITY OF SEBASTIAN

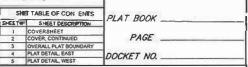
A PLAT OF A PORTION OF SECTION 30. FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179.



		COUNTY OF INDIAN RIVER STATEOF FLORIDA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
TINESS WHEREOF, SEBASTIAN MEDICAL SUITES, LL		MANAGER OF P&S IV. LLC, AFLORIDA LIMITED LIABILITY COMPANY.
SED THESE PRESENTS TO BE SIGNED BY ITS MANAG	ER THIS DAY OF 2018.	SOLE MEMBER OF SEBASTIAN MEDICAL SUITES, LLC, A PLORIDA LINITED LIABBLITY COMPANY, WHO EXECUTED SAME ON BEHALF OF
ASTIAN MEDICAL SUITES, LLC., OR DA LIMITEO LIABILITY COMPANY		AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS
		PERSONALLY MINOWR TO ME OR HAS PRODUCED AS IDENTIFICATION
IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY E MEMBER		NOTARY PUBLIC:
	WITNESS:	
	PRINTED NAME:	COMMISSION #: PRINTED NAME
	WITNESS	MY COMMISSION EXPIRES;
	PRINTED NAME:	MY COMMISSION EAPIRES;
DONALD C. PROCTOR, SR., STS NANACER	Provided in the second	SEAL
		ACKNOWNED DEMENT AS TO CERTIFICATE OF DEDICATION
TNESS WHEREOF, HEALTH SYSTEMS OF INDIAN RIV	ER, INC., A FLORIDA NOT FOR PROFIT	CCUNTY OF INDIAN RIVER SYATE OF FLORIDA
PORATION, HAS CAUSED THESE PRESENTS TO BE SI	GNED BY ITS PRESIDENT THIS DAY OF	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
, 2017.		THIS DAY OF 2017, BY JEFFREY L. SUSL AS PRESIDENT OF HEALTH SYSTEMS OF INDIAN RIVER, INC. A FLORIDA
TH SYSTEMS OF ENDIAN RIVER, INC.		NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF
CRIDA NOT FOR PROFIT CORPORATION		OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
	WITNESS:	AS IDENTIFICATION.
	PRINTEONAME	NOTARY PUBLIC:
	WITNESS:	
	PRINTED NAME:	COMMISSION B;
JEFFREY L. SUSI, PRESIDENT		PRINTED NAME
		MY COHINISSION EXPIRES:
		SEAL:
THESS VIMER EOF, PINC BANK, NATIONAL ASSOCIATIO		ADKNOVA EDGMENT AS TO CERTIFICATE OF DEDICATION
CAUSED THESE PRESENTS TO BE SIGNED BY ITS RE		COUNTY OF PALM BEACH
HORITY FROM ITS BOARD OF CIRECTORS, THIS	DAY OF, 2018.	STATE OF FLORIDA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BIRFORE ME
		THIS CAY OF 2018. BY ANDREW HOYT, AS VICE
BANK, A NATIONAL ASSOCIATION, SUCCESSOR IN IN		PRESIDENT, REGIONAL PROPERTY MANAGER OF PNC BANK, A
	WITNESS:	NATIONAL ASSOCIATION, SICCESSOR IN INTEREST TO RBC BANK RISA), WHO EXECUTE O SAME ON BEHALF OF AND WITH THE
	PRINTED NAME:	AUTHORITY OF SAID EN TITY AND WHO IS PERSONALLY KNOWN TO
	WITNESS:	ME OR HAS PRODUCED AS IDENTIFICATION.
	PRINTEONAME:	NOTARY PUBLIC:
AND REW HOYY, VICE PRESIDENT	<u> </u>	COMMASSION A:
REGIONAL PROPERTY MANAGER		PRINTED NAME
		MY COMMESSION EXPIRES:

CITY OF SEDASTIAN SURVEYOR AND MAPPER

SPAL



EE SHEET 2,	
ERTIFICATE OF APPROVAL	BY THE CITY COUNCIL
Y THE COY COUNCIL OF THE	THIS PLAT WAS APPROVE ECITY OF SEBASTIAN, FLORIDA, AND THA SHOWN HEREON HAVE BEEN ACCEPTED
	40
AYOR	
JEVI	PELL
ONSULTINO CITY ENGINEER	
	AARON BOYA.ES, P.E.
TY CLERK:	
JEA	NETTE WILLIAMS, CAIC
TERM CITY ATTORNEY:	
	CYNTHIAV, HALL

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIONED, GRAND A PROFESSIONAL SURVEYOR AND IMPOPER LOCKED BY THE STATE OF ALCORDA DOCS HERBY CESTEY FOR THAT ON HE FOR A PROFESSIONAL SURVEYOR AND THE STATE OF ALCORDA AND THAT THE PLAY COMPLEX MORPHISM OF THE PLAY COMPLEX WITH ALL THE SURVEY REQUIRED HIS DROWN AND THAT THE PLAY COMPLEX WITH ALL THE SURVEY REQUIRED AND THAT THE PLAY COMPLEX WITH ALL THE SURVEY LANGE THE PROFESSIONAL AND THAT THE PLAY COMPLEX WITH ALL THE SURVEY LANGE THE PROFESSIONAL OF THE LANGE THE PROFESSIONAL OF THE LANGE THE PROFESSIONAL OF THE PLAY COMPLEX SURVEY OF THE PLAY COMPLIANCE OF THE PLAY OF THE PLAY COMPLEX SURVEY. PERMANENT REFERENCE MONUMENTS AND P.C.P.S HAVE BEEN SET. LOT CORNERS WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF RECORDATIONOF THIS PLAT AND AN AFFIDAVITRECORDED YMEN SET AS REGIMRED BY CHAPTER 177, FLORIDA STATUTES , AS AMENDED: AS RECURRIC OF CHAPTER YIT, POPURING STAN CHESS, AS AMERICAD.

AND THAT SAID LAND IS LOCATED WITHIN THE MUNICIPAL BOUNCARD.

OF THE CITY OF SEB ASTIAN, FLORICA, TIES TO GOVERNMENT CORMERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK
MONUMENTS COMPORATO POPCE THROOPORE CLASS I STANDARDS.

CHARLES H, BLANCHARD, PSM FLORIDA CERTIFICATE NO. 5755 MERIDIAN LAND SURVE YORS 1717 WOIAH RIVER BOULEVARD SUITE 201, VERO BEAGH, FLORIDA

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. L B 6905

DAVID M. JONES P.L.S. 3809

CITY SURVEYOR'S CERTIFICATE
THIS PLATOF SEB ASTAN MEDICAL SLATES COMMERCIAL SUBDIVISION
HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL
SURVEYOR AND MAPPER ENHALDED BY THE CITY OF SEBASTIME, WHO
HERE BY CERTIFIES THAT THIS PLAT CONSORBIATS TO THE
REQUIRE LEWIS OF PART I, CHAPTER 197, FLORIDA STATUTES AND
SUBDIVISIONS OF PART I, CHAPTER 197, FLORIDA STATUTES AND
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SUBDIVISIONS OF PART I CHAPTER 197, FLORIDA STATUTES AND
SUBDIVISIONS OF PA FLORIDA

ACCEPTANC	E OF UTILITY EASEMENTS BY INDIAN RIVER
COUNTY	the state of the s
THIS IS TO CERT	FY THAT ON JANUARY 9, 2018 THE BOARD OF COUNTY
COMPASSIONER	S OF INDIAN RIVER COUNTY, ACCEPTED THE DEDICATE
OF THE UTILITY	EASEMENTS CONTAINED ON THIS PLAT.
8Y	DATE
PETERD	O'BRYAN, CHAIRMAN
ATTEST: JEFFRE	YR, SHITH, CLBRK OF COURT AND COMPTROLLER

DEPUTYCLERK PREPARED BY: CHARLES H. NO. | DATE REVISION.

MARCH 2017 HOUSTON, SCHULKE, BITTLE, & STODDARD, INC., D/B/A MERIDIAN LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32580 LBM5905
PHONE: 772-794-1213, FAX: 772-794-1094
EMAIL: LB6905@BELLSOUTHNET



SHEET

SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1.

PAGES 178 AND 179.

PLAT BOOK _	
PAGE -	
DOCKET NO	

ACCEPTANCE OF DEDICATIONS SEBASTIAN MEDICAL SUITE SPARK PROFERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE COLCATION OF DRAINAGE EASEMENTS, ACCESS, DRAINAGE AND UTILITY EASEMENTS: STORMWATER MANAGEMENT CASEMENT; AND INGRESS, EDRESS, UTILITY AND DRAINING EAS EMENT; AND PAVED ORIVEWAYS CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME. SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS ASSOCIATION INC. PRINTECHAME:

ACKNOWN EDGENENT TO ACCEPTANCE OF DEDICATIONS COUNTY OF INDIAN RIVER

JEFFREY L. SUSL PRESIDENT

AND IS WITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED

WITNESS:

PRINTED NAME

	IS IDENTIFICATION,	
NOTARY PUBLIC:	CONLESSION #;	
PRINTEDNAME	MY COMMISSION EXPIRES:	

STATE OF FLORIDA

LJEFFREY R. SMITH, CLERK OF CIRCUIST COURT AND COMPTROLLER OF BOUAN RIVER COUNTY, FLORIDA, O'DHEREBY CERTILY THAT I HAVE EXAMINED THIS FLAT OF SEBASTIAN MEDICAL SHITES COMMERCIAL SUBDIVISION, AND PHAIT TO COMPLEX SMITH ALL THE RECURDINGS. WITH ALL THE RECURDINGS. WHICH CAN ARE COMPLETED OF COUNTY OF COMPLEX STATUTES, AS A MENDED, THIS FLAT FILED FOR RECORDINGS. O'PHAIT BOOK, O'PHAIT BOOK, O'PHAIT BOOK, O'PHAIT BOOK, O'COUNT OF BOOM MINER COUNTY, FLORIDA.

DEPUTY CLERK OF CIRCUIT COURT INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF TITLS
THE LAWDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE INT HE NAME OF, AND
APPARENT RECORD THEE IS HELD BY HEALTH SYSTEMS OF INDIA'S RIVER, INC., A FLORIDA
NOT FOR PROFIT CORPORATION, SEBASTIAN MEDICAL SUITES, LIC., A FLORIDA LIMITED LIABILITY COMPANY, AND PINC BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO RBC BANK (USA), ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197,192, PLORIDA STATUTES, AS AMENDED: THE FOLLOWING MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAXOS AS DESCRIBED AND SHOWN ON THIS

RTGAGE IN FAVOR OF PNC BANK, NATIONAL ASSOCIATION, RECORDED IN OFFICIAL RECORD\$ 800K 2808, PAGE 2040

MORTGAGE IN FAVOR OF PING BANK, NATIONAL ASSOCIATION, RECORDED IN OFFICIAL RECORDS BOOK 2207. PAGE 2004

DRAINAGE EASEMENT, RECORDED IN OFFICIAL, RECORDS BOOK 2135,

PAGE 359 (EXHIBIT'C')
STORMWATER MANAGEMENT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2136, PAGE 356 (EXHIBIT*C*)

INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, RECORDED IN DEFICIAL RECORDS BOOK 2095, PAGE 1171 (EXECUTOR)

UTILITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2236, PAGE 2026

UT LITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2236, PAGE 2023

DRAWAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2361, PAGE 1098

UTILITY EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 837, PAGE 1485

ALL REFERBICES TO OFFICIAL RECORD BOOKS AND PAGES ARE TO THE OFFICIAL RECORDS OF INDIAN RIVER COUNTY, FLORIDA

WILLIAM J. STEWART, ESO. FLORIDA BARND, 125039

LEGAL-D	ESCRIPTION - PROVIDED
A PARCE	OF LAND LYING IN 'DIATPART

A PARCEL OF LIAND LYMING IN THAT PART OF LOTS 22 WIND 23, AND THAT PART OF BLOCKS 55, 56, 57, AND 58, AND PARTS OF ABANDONED RADITS OF WAY OF SPRINGE STREAM, REQUIRED NAMEL, CHESHITT STREET AND WAIREGOM WARRIE, AS SHOWN ON PLAT OF WARRIES AND SHOT SIGHT AS IN PLAT BOOK, I PAGE 37, PURSUE RECORDS OF BRE WARD COUNTY, FLORIDA, REF. ID. IN THE OFFICE OF THE CRICUIT COURT OF STLUCIES COUNTY, FLORIDA AS SHOWN IN PLAT BOOK! PAGES 13 AND 179, BEINS JAMPS PARTICULARLY DESCRIPTED AS POLICIONS.

COMMENDING AT THE WINTERLEST CONNESS OF THAT PORTION OF LOT 22 LYING WEST OF US. HIGHWAY N. TRUN SOUTH 36 WHAT LEAST, THAS FEET TO THE POINT OF BECOMING FOR THE POINT OF BECOMING COATHINGS SOUTH 36 WHAT EAST THAS FEET TO THE FORM FOR AN OSTANCE OF SHA SIE, FEET THENCE RUN SOUTH 45/23/36 WEST, 1083,50 FEET TO THE EAST RIGHT OF WAY FOR A DISTANCE OF SHA SIE, FEET THENCE RUN SOUTH 45/23/36 WEST, 1083,50 FEET TO THE CAT RIGHT OF WAY THENCE WORTH 45/29/31/5 RLST, 428,46 FEET TO THE COMMENSE OF CHANGOISEON WINESCAM WHAT IS, THENCE CORTIA 45/29/31/5 RLST, 528,46 FEET TO THE COMMENSE OF CHANGOISEON WINESCAM WHAT IS, THENCE CORTIA 45/29/31/5 RLST, 528,46 FEET TO THE REGISNING, SAID LANCE NOW SITUATE IN INDIAN RIVER DOLLN'TY

LECAL DESCRIPTION - BY SURVEYOR
A PARCEL OF LAND INTO ME INTER PART OF LOTS 22 AND 23, AND THAT PART OF BLOCKS 53, 59, 57, AND 58, AND PARTS OF ABANDONED RIGHTS OF WAY OF SPRUCE STREET, BREWARD AVENUE, CRESNUTT STREET AND WARREGAN AVENUE, AS SHOWN ON PLAT OF WARREGAN SURVINAL NA INVALID BOOK 1, PAGE 37, PUBLIC RECORD S OF BREVARD COUNTY, FLORIDA RE-FILEO IN THE OFFICE OF THE CIRCUIT COURT OF STLUCIE COUNTY, FLORIDA AS SHOVIN IN PLAT BOOK 1 PAGES 178 AND 179, BEING MORE PARTICULARLY DESCRIBED AS

COMMENSION AT THE RIGHT REAST CORNING OF THAT PORTION OF LOTT2. LIVE OWEST OF US HIGHWAY N. T. RUN SOUTH 39 MIGHT EAST 214AS FEST TO MER PORT OF EXEMBERS, FROM THE FORTOT OR ESCHWAND, CONTINUE SOUTH 35 MIGHT EAST 214AS FEST TO MER PORT OF WAY FOR A OBSTANCE OF 344AS. FEST THENCE RUN SOUTH 42233 MIGHT, 1013. SPECT TO THE EAST RIGHT OF WAY LIVE OF THE FOR DRADE AST COAST RAUROAC, THENCE RUN HORTH SYSTEX WEST, 391.31 FEET A LONG SAD FIGHT OF WAYT THENCE FORTH 45 28 MIGHT EAST, 183.81 FEET TO THE PORT OF SECRIMINES, SAD LANDS NOW STRANZE IN BOURD ARRIVER COUNTY, FLORIDA.

MORTGAGEE'S CONSENT

COUNTY OF INDIAN RIVER

STATE OF FLORIDA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PART OF THE THE UNDERSIGNED HERBEY CERT FIRST THAT IT IS THE MOUBER OF A ARRYTORGE UPDN A PART OF THE PROPERTY DESCRIBEDONE ROAD ADD DOES HERBEY JOHN AND CONSENT TO THE DOCKMINN OF THE LAND DESCRIBED WE SHAD DEBUG CHICK BY THE CONTROL OF THE LAND DESCRIBED WE SHAD DEBUG CHICK BY THE CONTROL OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PUBLIC RECORDS OF ROAD RIVER FOUNTY STATE OF FOUND A SHALL BE SUBDORDANTED TO THE OFCICATION SHOWN HERBOON. THE UNDERSIGNED DOES HERBEY JOHN AND CONSENT TO THE OFCICATION SHOWN HERBOON. THE UNDERSIGNED DOES HERBEY JOHN AND CONSENT TO THE OFCICATION SHOWN HERBOON. THE UNDERSIGNED DOES HERBEY JOHN AND CONSENT TO THE OFCICATION SHOWN HERBOON. THE UNDERSIGNED DOES HERBEY JOHN AND CONSENT TO THE OFCICATION SHOWN HERBOON. THE OFCICATION SHOWN HERBOON. THE CONTROL OF THE PROPERTY OF CONTROL OF THE STREAM HERBOON HERBOON HERBOON.

IN VATINESS WHEREOS, PINC RANK HAS CAUSED THE PRESENTS TO BE SIGNED BY IT'S REGIONAL PROPERTY

MANAGER HEREON BY AND WITHTHE AUTHORITY OF	ITS BOARD OF DIRECTORS THIS DAY
OF 2016.	
PIC BANK NATIONAL ASSOCIATION, SUCCESSOR BY	MERGER
	PRINTED NAME
87:	YATNESS:
ANDREW HOYT, VICE PRESIDENT REGIONAL PROPERTY MANAGER	PRINTED NAME:

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT

COUNTY OF PAUM BEACH

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWN EDGED BEFORE METHIS_

2018 BY ANDREW HOYT, VICE PRESIDENT, REGIONAL PROPERTY MANAGER OF PINE BANK, A NATIONAL ASSOCIATION ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR HAS

AS IDENTIF	ICATION.	
HOTARY PUBLICE	PRINT NAME:	_
COMMISSIONNO	EXPIRATION DATE:	_
CEA!		

NO CONSTRUCTION. TREES OR SHRUBS WILL BE PLACED IN UTILITY EASEMENTS WITHOUT CITY APPROVAL AND THE CONSENT OF THE SEBASTIAN MEDICAL SUITES PARK PROPERTY OWNERS ASSOCIATION, INC.

ROUTINE MAINTENANCE (E.G. MOYING ET C.) OF EASEMENTS SHALL BETHE RESPONSIBILITY OF THE LOTIPROPERTY OWNER(S).

THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEPICTION OF THE SUSDIVIDED LANG GESCRIBED HEREIN AND VILL IN NO CIRCUNISTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR BOSTIAL FORM OF THE PLAT.

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

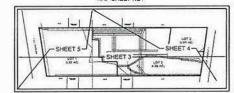
PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARRISEAN FRUIT FLY AND ASUM CITRUS PSYLUD (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXIST: CATTLEY GUAVA, COMMON GUAVA LOQUAT, ROSE APPLE, SURINAM CHERRY, CHRIESE BOX ORANGE,

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWN ERSIMP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2081, PAGE 1256, OF THE PUBLIC RECORDS OF PIDIAN RIVER COUNTY, FLORIDA.

SURVEYOR'S NOTES

- 1. THE PARCELOF LAND SHOWN HEREONIS LOCATED IN ZONE X. AS PER FLODO INSURANCERATE MAP 12061CO TO SH. DATED DECEMBER 4, 2012,
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM. FLORIDA EAST ZONE (901), HAD BE (MCS ADJUSTMENT OF 1990) AND ARE BASED ON INDUM RINKER COLUMNY HORIZONTAL CONTROL. HETWORK MOUNTERF (OR S) ON AND OPS SHE
- TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY HORIZONTAL CONTROL METWORK
 MONUMENTS CONFORM TO FOCC THIRD ORDER CLASS I STANDARDS.
- 4. THE BENCHMARKS SHOWN HERE ON ARE BASED ON NGS MORRMENT CADI (ELEVATION 21,94" MAVD 1988) AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 5. PERMANENTREFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED PRIAL B 6905.
- LOT CORNER MARKERS AS SHOWN ARE PROPOSED TO BE SET IN CONFORMANCE WITH CHAPTER 177,09169, FLORIDA STATUTES, CORNER MARKERS SET BY MERIDIAN LAND SURVEYORS ARE 58" IRON ROD WITHOR RANGE CAP STAMPED HESIS LIBEROS.

MAP SHEET KEY



PREPARED BY: CHARLES H. NO. DATE REVISION BY **BLANCHARD, PSMI5755** 1 12/17/17 MERIDIAN LAND SURVEYORS 6905 2

ULKE, BITTLE, & STODDARD, INC. D/B/A MERIDIAN

LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB46905
PHONE: 772-794-1213, FAX: 772-794-1214
EMAIL: LB6905@BELLSOUTHLNET



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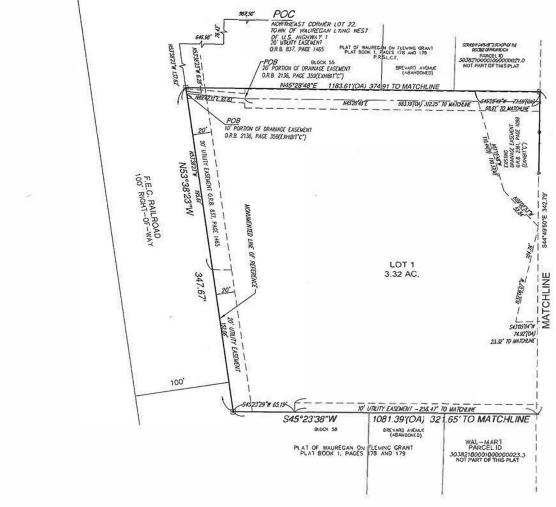
	SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION	
ABBREVIATIONS: CA. CENTRAL AVIGLE OF CURVE R. RADINS OF CURVE	A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION. AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1, PAGES 178 AND 179.	PLAT BOOK PAGE DOCKET NO
L - LENGTH OF CURVE CH - HORDO DE CURVE, DIRECTION AND LENGTH RW - RIGHT, OF-WAY CL - CENTERLINE SEC - SECTION O.R.B. OFFICUAL REPORD BOOK PR - PLAT BOOK O.A OVERBAL ORL - CONCRETE MONAUMENT ORL - CONCRETE MONAUMENT PR - PERMANNENT CONTROL POINT PLATE CF - PURILE RECORDS OF RIGHT PLATE COUNTY FLORIDA PLATE, SECTION OF REVENER COUNTY FLORIDA PLATE, POWER RECORDS OF ST. LUCIE COUNTY FLORIDA PLATE, POWER RECORDS OF ST. LUCIE COUNTY FLORIDA PLATE, POWER PLATE PLATE, POWER RECORDS OF ST. LUCIE (R), ADGAL ORDON OF REVENER CURVATURE (R), ADGAL ORDON OF REVENER CURVATURE (R), ADGAL ORDON OF RADIAR ORDON OF RA	ALL MONIMENT LABELS ARE AS FOLLOWS, UNLESS CHARRIES OF THE PRINCE MONAMENT (PORM) BISET PERMANDENT REFERENCE MONAMENT (PORM) DEPOUND PERMANDENT REFERENCE MONAMENT (PORM) PERMANDENT CONTROL TOWN (PCP) PERMICEL CORNER MARKER (SEE SURVEYOR'S NOTES FOR FALL DESCRIPTION OF SET PRINS AND CONVERNMENCES)	MORTHEAST COMMEN LOT 22 PORT OF THE PROPERTY O
Buocx 55	PLAT OF WAVERCEAN ON FLAVOR CRANT PLAT BOOK 1, PACES 178 AND 179 PR.S.L.C.F. WAS 28'48'E NA45"28'48'E NA45"28'48'E NA5"28'48'E NA5"28'E NA5"28'E NA5"28'E NA5"28'E NA	CERTIFIED CORNER RECORDI93854 POB OSERALL 1906.77
DESTRUCTION ASSESSED	NOTE: 15 ACC. NOTE: SALE ACC. NOTE: SA	## 127708.53 LOT 3 0.99 AC. 1 127008.55 1
90.00x 3d	PREPARED BY: CHARLES H, NO. DATE REVISION BY BLANCHARD, PSIMS735	SECTION 1. GPS 26 R GPS 26 R GPS 26 R

	MEDICAL SUITES CO	MMERCIAL SUBDIVI	SION	
R RADINS OF CLIRK L. LEINCH OF CURK OIL - DIORD OF CURK, DRECTION AND LENGTH R/M - RORTH-C-FASH C COTTRELET SCC - SCICING	AT OF A PORTION OF SECTION 30, FLEMING GRANT - (ORIDA, BEING A REPLAT OF A PORTION OF PLAT OF WA E 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIC COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN	UREGAN SUBDIVISION, AS IN PLAT BOOK 1, A, RE-FILED IN THE OFFICE OF THE CIRCUIT	PLAT	PAGE
O.R.B OFFICIAL RECORD BOCK O.A OVERPLL PRIM - PERMANDET REPORME MONUMENT ANOMINACINET LECENID	MAP SHEET KEY		NORTHEAST CORNER LOT 22,	11.080
POP - PERMANENT CONTROL POINT POC - POINT OF COMMENCEMENT POB - POINT OF BEDINBUIG PRIRECT PUBLIC POINT PRIRECT PUBLIC POINT (REC.NC) BIONAL BYER FARIS WATER CHINICA CHIRICA CHIRICA (IR) - RADHA (IR) - NOT RADHA (IR) - NOT RADHA (IR) - PLATTED PLAT OF WAUREGAN ON FLEMING GRANT SISSENSIND PLAT BOOK 1, PAGES TO SERVICOR'S ROUTE FOR PUBLIC CORNER MANGER (SEE SERVICOR'S ROUTE FOR PUBLIC CORNER MANGER) P. RATED P. RAT	SHEET 5 SHEET 3 SHEET 4 SHEET 3 SHEET	CSULD WHERE WITTED OUT OF THE DOCKS OF FULL WORLD CH. PARCEL ID 303821000010000000021.0 NOT PART OF THIS PLAT	N OF WAUREGAN LING WEST OF U.S. HIGHMAY 1 POC ORBANAGE EASEWH ORB. 2135, PAGE 359(EMBETC) 3 ORBANAGE EASEWH ORB 2135, PAGE 359(EMBETC) 3 ORB 2135, PAGE 3205, PAGE 339(EMBETC) 3 ORB 2235, PAGE 3	08
0.8.8 2361 PAGE 1008/EXHIBIT C*1 No.	45°28'48"E 1183.61'(OA) 608.70 TO MATCH		25125	OB ERALL DUNDARY
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\$45°23'38"W M525'59'T/N		VD(t)	POES-	,
PLAT OF WAUREGAN ON FLEMING GRANT PLAT BOOK 1, PAGES 178 AND 179 P.R.S.L.C.F.	WAL – MART PARCEL ID 3038216000100000023.3 NOT PART OF THIS PLAT	3 O.R.B. 7236	EASEMENT GEOME	;
			HOUSTON, SCHULKE, BITTLE, & STO	DDDARD, INC. DIBIA SHEET
	BLAN	ED BY: CHARLES H. NO. DATE REVISION BY: OPPREPARATION: MARQ 12017 NO. DATE REVISION BY: OPPREPARATION: MARQ 12017	MERIDIAN LAND SUPPLEYOR 1317 INDIAN RIVER BLVD. S VERO BLACH, FL. 12960 L PHONE: 772-794-1211, FAX: 772 EMAIL EB699/SERLSOU	N D A P

SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION

A PLAT OF A PORTION OF SECTION 30, FLEMING GRANT - CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF PLAT OF WAUREGAN SUBDIVISION, AS IN PLAT BOOK 1, PAGE 75, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, RE-FILED IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN IN PLAT BOOK 1. PAGES 178 AND 179.

PLAT BOOK PAGE DOCKET NO.







MONUMENT LEGEND MONIMENTS ARE WHAT ARE DESCRIBED BELOW UNLESS OTHERWISE HOTED DISET PERMANENT REFERENCE MONUMENT (PRW) DECUMO PERMANENT RETERENCE MOMBMENT (PRM) O PERMANENT CONTROL POINT (PCP)

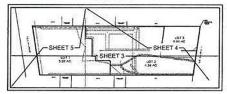
O PARCEL CORNER MARKER

STOURID: PARCEL CORNER MARKER (SEE SURVEYOR'S MOTES FOR FULL DESCRIPTION OF SET PRUS AND CORNER

ABBRE VIATIONS:
CA - COTINNA MALE OF CAME
R - RAMUS OF CAME
L - LENGTH OF CAME
L - LENGTH OF CAME
R/M - ROWT-OF-WAY
CA - CONTREASE
SC - SCRIM
ORRESPOND
SCRIME
SC - CONTREASE
SC - SCRIME
SC - S O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
O.A. - OVERALL
PRIM - FERNANDIT RETURNES IMPANIENT
PCP - PERMANDIT CONTROL PORT
PCC - PORT OF COMBINEDING
PCC - PORT OF COMBINEDING
PORT - PONT OF ECOPING
PRINCE CONTROL OF MOUN
RUGH COUNTY FLORDA
R.F.CRICA - BOUNT RECEPT RAYS WATER
CONTROL DISTRET
[R] - RADAL

(R) - RADUAL
(NR) - NOT RADIAL
(N) - MEASURED
(P) - PLATED

MAP SHEET KEY



EASEMENT GEOMETRY SHEET

PREPARED BY: CHARLES H.
BLANDHARD, PSMR5755
MERIDIAN LAND
SURVEYORS 6905
2 REVISION 1 17/01/7/1 PER CITY AND COUNT DATE OF PREPARATION

OUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/8/A

MERIDIAN LAND SURVEYORS

1717 INDIAN RIVER SLVD, SUITS 2N
VERO BEACH, FL. 3290 LBAGOS
PHONE: 772-794-1213, FAX: 773-744-1206
EMAIL: LBGOS@BELLSOUTH.NET



SHEET G to C