

LOST TREE PRESERVE PD, PHASE 1

BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____
DOCKET NUMBER: _____

ABBREVIATIONS

- 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
- P.D.B.E P.D. BUFFER EASEMENT
- D.E DRAINAGE EASEMENT
- D.M.E DRAINAGE MAINTENANCE EASEMENT
- L.A.E LIMITED ACCESS EASEMENT
- U.E UTILITY EASEMENT
- L.M.E LAKE MAINTENANCE EASEMENT
- PRC POINT OF REVERSE CURVE
- POL POINT ON LINE
- IRCO INDIAN RIVER COUNTY
- 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
- S.P.C. STATE PLAN COORDINATE
- D DELTA
- L LENGTH
- R RADIUS
- CHB CHORD BEARING

LEGEND

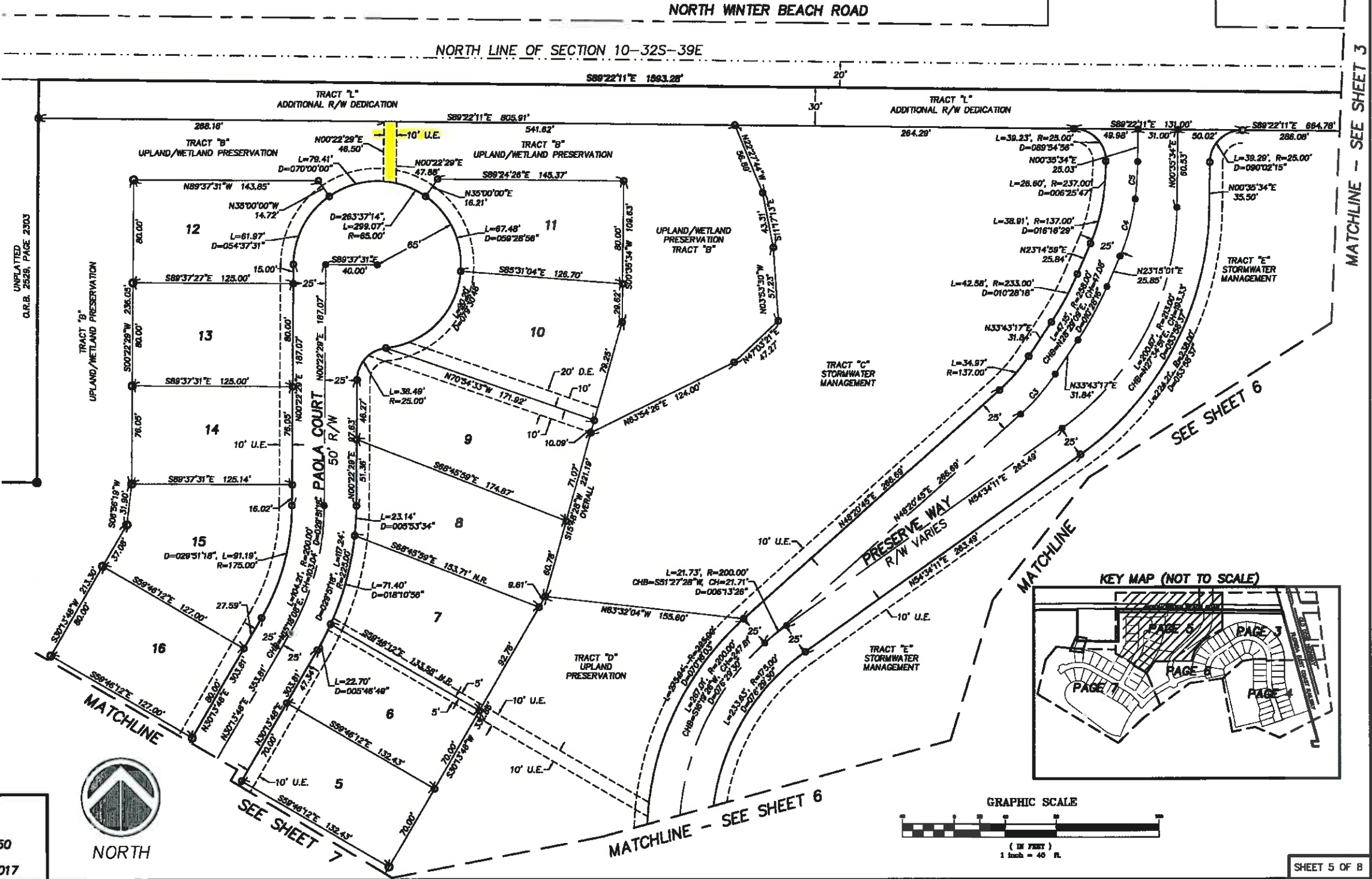
- P.R.M.=4"x4" CONCRETE MONUMENT FOUND AND NOTED ACCORDINGLY.
- ⊕ P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
- P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
- ⊙ P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE:
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.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C3	41.38'	182.00'	014°37'28"	41.24'	N41°02'01"E
C4	48.02'	182.00'	016°18'28"	48.88'	N15°05'47"E
C5	29.30'	262.00'	006°24'25"	29.28'	N03°48'20"E

NOTE:
SEE SHEET 6 FOR GENERAL NOTES.



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: 11-30-2017



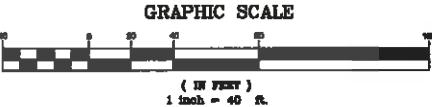
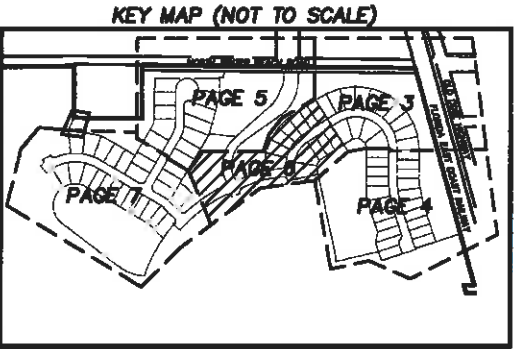
LOST TREE PRESERVE PD, PHASE 1

BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____
DOCKET NUMBER: _____

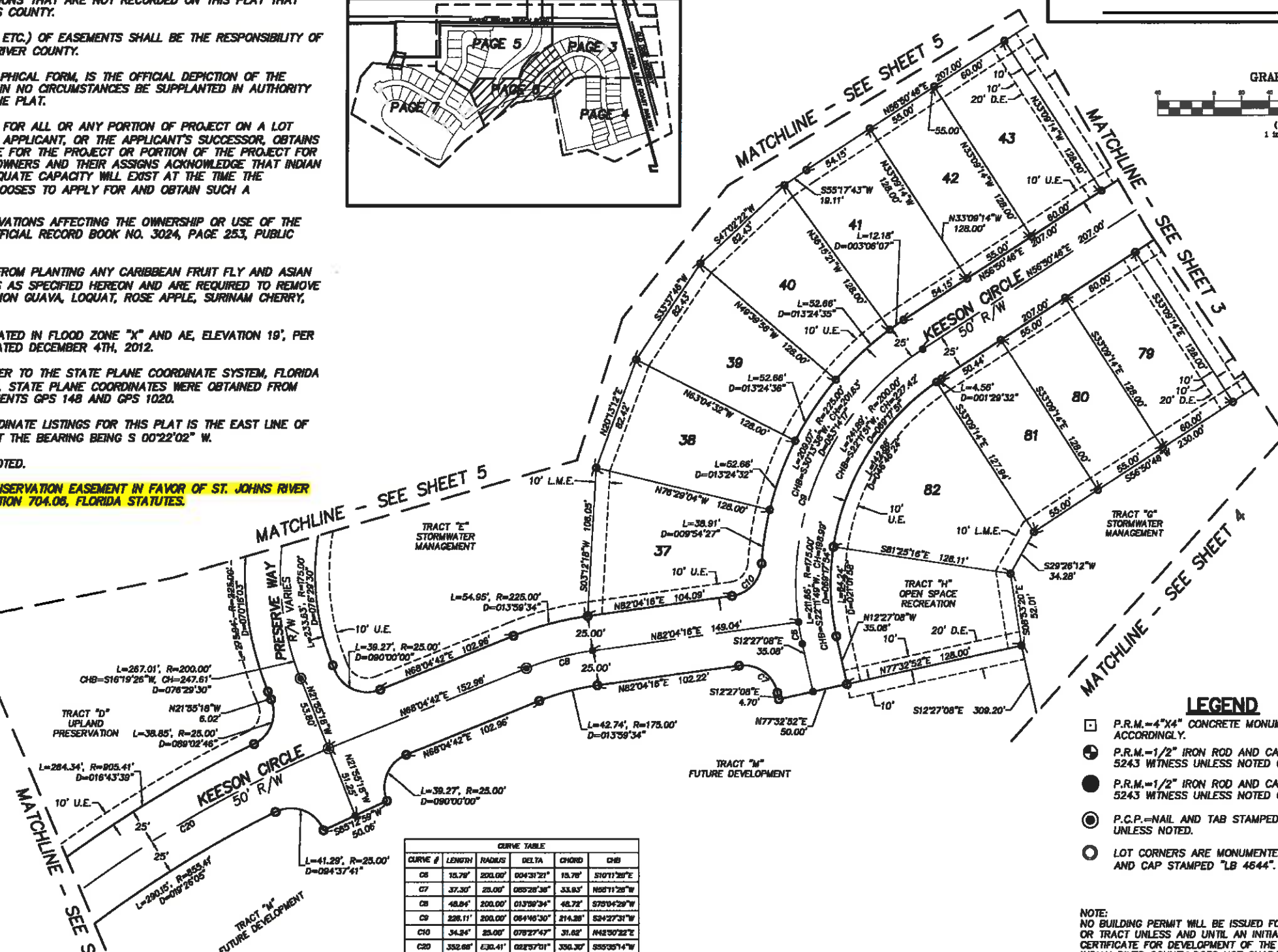
GENERAL NOTES

- 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 GRAPHICAL 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 ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE APPLICANT, OR THE APPLICANT'S SUCCESSOR, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT, OR THE APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 6) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 3024, PAGE 253, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) 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 ZONE "X" AND AE, ELEVATION 19', PER FLOOD INSURANCE RATE MAP 12061C00233 H, DATED DECEMBER 4TH, 2012.
- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 148 AND GPS 1020.
- 10) BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS PLAT IS THE EAST LINE OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST THE BEARING BEING S 00°22'02" W.
- 11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 12) TRACTS "B" AND "F" ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.



ABBREVIATIONS

- 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
PDM PLANNED DEVELOPMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
RP RADIUS POINT
R/W RIGHT OF WAY
P.D.B.E. P.D. BUFFER EASEMENT
D.E. DRAINAGE EASEMENT
D.M.E. DRAINAGE MAINTENANCE EASEMENT
L.A.E. LIMITED ACCESS EASEMENT
U.E. UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
P.R.C. POINT OF REVERSE CURVE
POL POINT ON LINE
IRCO INDIAN RIVER COUNTY
BM BENCH MARK
CE CONSERVATION EASEMENT
CH CHORD
CM CONCRETE MONUMENT
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D. INDIAN RIVER FARMERS 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
S.P.C. STATE PLANE COORDINATE
D DELTA
L LENGTH
R RADIUS
CHB CHORD BEARING



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHB
C6	15.78'	200.00'	004°31'21"	15.78'	S70°11'28"E
C7	37.30'	25.00'	089°28'38"	33.83'	N85°11'28"W
C8	48.84'	200.00'	013°59'34"	48.72'	S70°11'28"E
C9	226.11'	200.00'	084°46'30"	214.28'	S24°27'31"W
C10	34.34'	25.00'	078°27'42"	31.62'	N48°50'22"E
C20	352.68'	430.41'	022°57'01"	350.30'	S59°35'14"W



LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT FOUND AND NOTED ACCORDINGLY.
- ⊕ P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
- P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE
- ⊙ P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE:
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.

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: 11-30-2017