## LOST TREE PRESERVE PD, PHASE 1 PLAT BOOK: PAGE: BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA **DOCKET NUMBER:** MOTE: 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 **LEGEND ABBREVIATIONS** P.R.M.=4"X4" CONCRETE MONUMENT FOUND AND NOTED TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANTS SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE. POINT OF COMPOUND CURVE POINT OF INTERSECTION POINT OF TANGENCY P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT PCP PRM POB POC PD PSM RP R/W P.D.B.E. D.M.E. L.A.E. U.E. PRC POL IRCO P.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE PERMANENT REFERENCE MONUMENT POINT OF BEGINNING POINT OF COMMENCEMENT PLANNED DEVELOPMENT PLANNED DEVELOPMENT PROFESSIONAL SURVEYOR AND MAPPER RADIUS POINT RIGHT OF WAY P.D. BUFFER EASEMENT DRAINAGE EASEMENT DRAINAGE EASEMENT DRAINAGE EASEMENT UNILTY EASEMENT LAKE MAINTENANCE EASEMENT LAKE MAINTENANCE EASEMENT LAKE MAINTENANCE EASEMENT POINT OF REVERSE CURVE POINT ON LINE INDIAN RIVER COUNTY CLRVE TABLE 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 # LENGTH RADIUS DELTA CHORD CHB P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED. C3 41.35' 162.00' 01437'28' 41.24' N41122'01'E C4 48.82" 182.00" 01676"29" 45.86" N15706"47"E O LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD C5 29.30" 262.00" 006"24"25" 29.28" M03"48"20"E AND CAP STAMPED "LB 4644". NORTH WINTER BEACH ROAD INDIAN RIVER COUNTY NORTH LINE OF SECTION 10-32S-39E BM BENCH MARK CE CONSERVATION EASEMENT CH CHORD CM CONCRETE MONUMENT FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY LR.F.W.C.D. NOIAM RIVER FARMS WATER CONTROL DISTRICT FOR MANAGEMENT AGENCY LR.F.W.C.D. NOIAM RIVER FARMS WATER CONTROL DISTRICT FOR MANAGEMENT AGENCY LR.F.W.C.D. NOIAM RIVER FARMS WATER CONTROL DISTRICT FOR MANAGEMENT AGENCY FOR MANAGEMENT AG \$89'22'11'E 1893.28' TRACT "L" TRACT "L" ADDITIONAL R/W DEDICATION ADDITIONAL R/W DEDICATION FOUND S89722'11"E 805.91" FOUND DENTIFICATION IRON ROD IRON PIPE ELEVATION S89'22'11'E 664.78' 264.29 N00"22"29"E\_ L=39.23', R=25.00' D=089'54'56" TRACT "8" UPLAND/WETLAND PRESERVATION IP ELEV UPLAND/METLAND PRESERVATION \_L=39.29', R=25.00' D=090'02'15" N L=79.41"\_ D=070'00'00" PLS NAVO NR ORB PB PBS PG PC S.P.C. SURVEYOR'S NUMBER NORTH AMERICAN VERTICAL DATUM NON-RADIAL OFFICIAL RECORD BOOK N00'35'34"E L=26.60', R=237.00 N89'37'31"W 143,85 MATCHLINE N00'35'34"E PLAT BOOK (INDIAN RIVER COUNTY) PLAT BOOK (ST. LUCIE COUNTY) PAGE 0=263'37'14". L=38.91', R=137.00' D=016'16'29" L=67.48' 11 UPLAND/WETLAND PRESERVATION TRACT "B" 12 DELTA LENGTH RADIUS CHORD BEARING N2314'59'E\_/ D=054'37'31 R CHB S85'31'04"E 128.70" N2375'01'E S89'37'27"E 125.00" L=42.58', R=233.00' ja e N33'43'17"E 31.84 TRACT 10 NOTE: SEE SHEET 6 FOR GENERAL NOTES. 13 TRACT "C" STORMWATER MANAGEMENT N703435W 171.88 -20' D.E N334317E L=38.49° R=25.00° COURT R/W 9 10' U.E.— PAOLA. 58876 589T 178.87 S89'37'31'E 125.14' 16.02 ATCHINE L=23.14" 0=0055334 8 SEE AS SO T ISSN'NR 10' U.E.-15 D=029'51'18", L=91.19', R=175.00' L=21.73', R=200.00' CHB=S51'27'28'W, CH=21.71' KEY MAP (NOT TO SCALE) \_L=71.40° D=01810'56" D=00613'26' 27.59'-~10' U.E. TRACT "D" UPLAND PRESERVATION L=22.70" MATCHLINE 10' U.E. 10' U.E. MATCHLINE - SEE SHEET 6 GRAPHIC SCALE PREPARED BY: DAVID M. TAYLOR, PSM MASTELLER, MOLER & TAYLOR, INC. 1655 27th STREET, SUITE 2

( Df FEET ) 1 inch = 40 ft.

SHEET 5 OF 8

VERO BEACH, FLORIDA 32960 772-564-8050

DATE OF ORIGINAL PREPARATION: 11-30-2017

LICENSE BUSINESS NUMBER 4644

NORTH

LOST TREE PRESERVE PD, PHASE 1	PLAT BOOK:
BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA	PAGE:
GENERAL NOTES	PAGE:
1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL. KEY MAP (NOT TO SCALE)	DOCKET NUMBER:
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.	
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.  PAGE 7  PAGE 7	GRAPHIC SCALE
5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVINSION 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'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.	( III FERT ) 1 Inoh = 40 ft.
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.	WE BEN S
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.	Real Land
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.	80 E. 20 D.E.
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.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.	E. By State of the
12) TRACTS "B" AND "F" ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.08, FLORIDA STATUTES.  82  WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.08, FLORIDA STATUTES.	
PORT OF CONSERVATION OF SECRET TO CONSERVATION ADDRESS ON A STATE	TRACT "G" STORMWATER MANAGEMENT  A4.28"  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.R.M.=1/2" IRON ROD AND CAP STAMPED PRM PSM 5243 WITNESS UNLESS NOTED OTHERWISE  P.C.P.=NAITED.  LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "B 4644".
NR NON-RADIAL ORB OFFICIAL RECORD BOOK PB PLAT BOOK (INDIAN RIVER COUNTY) PB PLAT BOOK (ST. LUCE COUNTY) PG PAGE PC POINT OF CURVATURE S.P.C. STATE PLAN COORDINATE L LENGTH R RADIUS CHB CHORD BEARING  PREPARED BY: DAVID M. TAYLOR, PSM	NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNIESS 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:
MASTELLER, MOLER & TAYLOR, INC. 1655 27th STREET, SUITE 2 VERO BEACH, FLORIDA 32960 772–564–8050 UCENSE BUSINESS NUMBER 4644 DATE OF ORIGINAL PREPARATION: 11–30–2017	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.  SHEET 6 OF 8