

**FLOOD HAZARD WARNING**  
 THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-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 USE OF THIS PROPERTY.

**PLAT BOOK** \_\_\_\_\_  
**PAGE** \_\_\_\_\_  
**CFN** \_\_\_\_\_  
**CLERK'S FILE NO.** \_\_\_\_\_

# SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA  
 BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

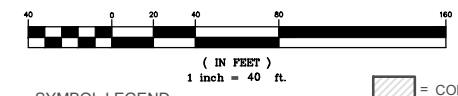
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA  
 COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND IN THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ON FILE IN OFFICIAL RECORD BOOK 1035, PAGE 1179 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH ALL ITS AMENDMENTS.

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	55.21	48.00	65°54'12"	S20°51'34"E	52.22
C2	15.92	17.00	53°38'51"	N26°59'15"W	15.34
C3	96.68	600.00	9°13'56"	S4°46'47"E	96.58
C4	25.65	25.00	58°48'59"	N19°59'44"E	24.54
C5	169.54	115.05	84°28'06"	S7°10'11"W	154.61
C6	149.97	150.00	57°17'10"	N6°24'18"W	143.81
C7	218.13	494.16	25°17'31"	S9°35'32"W	216.37
C8	10.85	13.00	47°48'29"	S14°05'58"W	10.54
C9	26.65	60.00	27°21'19"	S23°28'56"E	26.38
C10	12.17	10.00	69°45'03"	S72°02'07"E	11.44
C11	14.56	10.00	83°24'05"	N31°23'19"E	13.30
C12	23.66	50.00	27°08'35"	N23°52'01"W	23.44
C13	7.31	49.00	8°33'08"	S33°08'45"E	7.31
C14	15.11	10.00	86°35'31"	S29°47'36"W	13.72
C15	50.12	108.00	26°35'15"	N0°12'32"W	49.67
C16	18.86	92.00	11°44'51"	S7°12'40"W	18.83
C17	15.45	7.00	128°28'18"	S61°52'55"E	12.50
C18	80.60	67.00	68°55'43"	N20°28'05"E	75.83
C19	15.65	10.00	89°41'14"	N62°04'01"W	14.10
C20	11.89	20.00	33°29'46"	S17°42'07"E	11.53
C21	14.21	35.00	23°15'48"	N22°49'06"W	14.11
C22	66.89	98.16	50°43'02"	N12°19'57"E	64.08
C23	49.00	129.50	21°40'45"	S27°18'28"W	48.71
C24	46.04	611.82	4°18'41"	N2°35'47"E	46.03
C25	66.68	800.00	4°46'33"	S22°14'3"W	66.66
C26	38.85	25.00	89°02'02"	S45°27'34"E	35.06
C27	37.71	25.11	86°01'13"	S42°48'29"W	34.26
C28	36.92	1000.64	2°06'50"	S1°22'08"E	36.92

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C29	85.99	190.00	25°55'54"	N10°32'24"E	85.26
C30	60.59	456.16	7°36'39"	S19°42'01"W	60.55
C31	26.33	16.00	94°17'59"	S31°15'18"E	23.46
C32	28.13	24.00	67°09'19"	N44°49'38"W	26.55
C33	17.84	11.00	92°55'43"	S55°07'51"W	15.95
C34	94.33	461.16	11°43'13"	S2°48'23"W	94.17
C35	12.69	5.00	145°22'58"	N72°40'34"W	9.55
C36	63.94	82.05	44°39'01"	S12°18'26"W	62.33
C38	19.47	18.00	61°59'24"	S2°28'31"W	18.54
C39	18.13	100.00	10°23'06"	S33°42'44"E	18.10
C40	25.37	100.00	14°32'00"	N31°38'17"W	25.30
C41	65.37	100.00	37°27'22"	N5°38'36"W	64.22
C42	47.35	100.00	27°07'51"	S0°28'50"E	46.81
C43	36.81	150.00	14°03'41"	N7°00'55"W	36.72
C44	37.03	40.00	53°02'36"	S63°29'37"W	35.72
C45	79.59	97.05	46°59'23"	S13°28'37"W	77.38
C46	61.41	44.00	79°58'01"	S50°00'04"E	56.55
C47	68.47	171.00	22°56'25"	N11°29'08"E	68.01
C48	213.52	470.00	28°01'44"	S9°56'28"W	211.69
C49	121.80	470.00	14°49'27"	S4°20'19"W	121.26
C50	91.91	470.00	11°12'18"	S17°21'11"W	91.77
C51	46.88	40.00	67°09'21"	N44°49'37"W	44.25
C52	99.83	150.00	38°07'55"	S19°04'53"W	98.00
C53	68.38	77.66	50°27'08"	N12°27'54"E	66.19
C54	82.55	158.51	29°50'21"	N28°13'49"W	81.62
C55	49.47	158.51	17°57'17"	N34°10'21"W	49.47
C56	33.24	158.31	12°01'45"	N19°11'03"W	33.18

Line Table		
LINE	LENGTH	BEARING
L1	18.97'	S89°58'35"E
L2	6.49'	S89°58'35"E
L3	2.94'	S73°05'21"W
L4	48.71'	S73°05'21"W
L5	13.15'	S73°05'21"W
L6	12.78'	N15°42'31"W
L7	7.12'	S56°07'46"W
L8	11.30'	S56°07'46"W
L9	27.15'	S0°00'55"W
L10	14.42'	S3°03'14"E
L11	14.42'	S3°03'14"E
L12	14.42'	S3°03'14"E
L13	45.33'	S78°24'17"E
L14	17.71'	N78°24'17"W
L15	5.71'	N78°24'17"W
L16	6.64'	S89°59'05"E
L17	23.13'	S64°35'24"W
L18	19.30'	S64°35'24"W
L44	27.00'	N89°58'35"W
L45	30.00'	N0°01'25"E

GRAPHIC SCALE

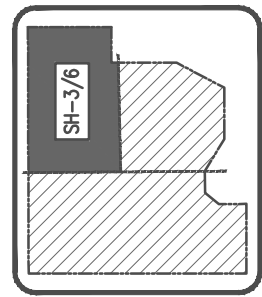


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  - L.E. = LANDSCAPE EASEMENT
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- SYMBOL LEGEND**
- ☐ SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
  - LOT CORNER MARKER SET 5/8" IRC, LB#6905
  - PERMANENT CONTROL POINT SET (PCP) LB# 6905
  - ▨ = CONSERVATION EASEMENT RECORDED IN O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_



SHEET INDEX



**MERIDIAN LAND SURVEYORS**  
 1717 INDIAN RIVER BLVD, SUITE 201  
 VERO BEACH, FL. 32960 LB#6905  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: INFO@MLLS-LB6905.COM

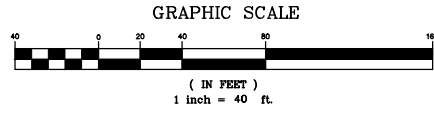
**SHEET 3 of 6**

# SEAGLASS P.D.

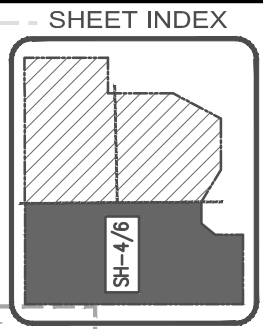
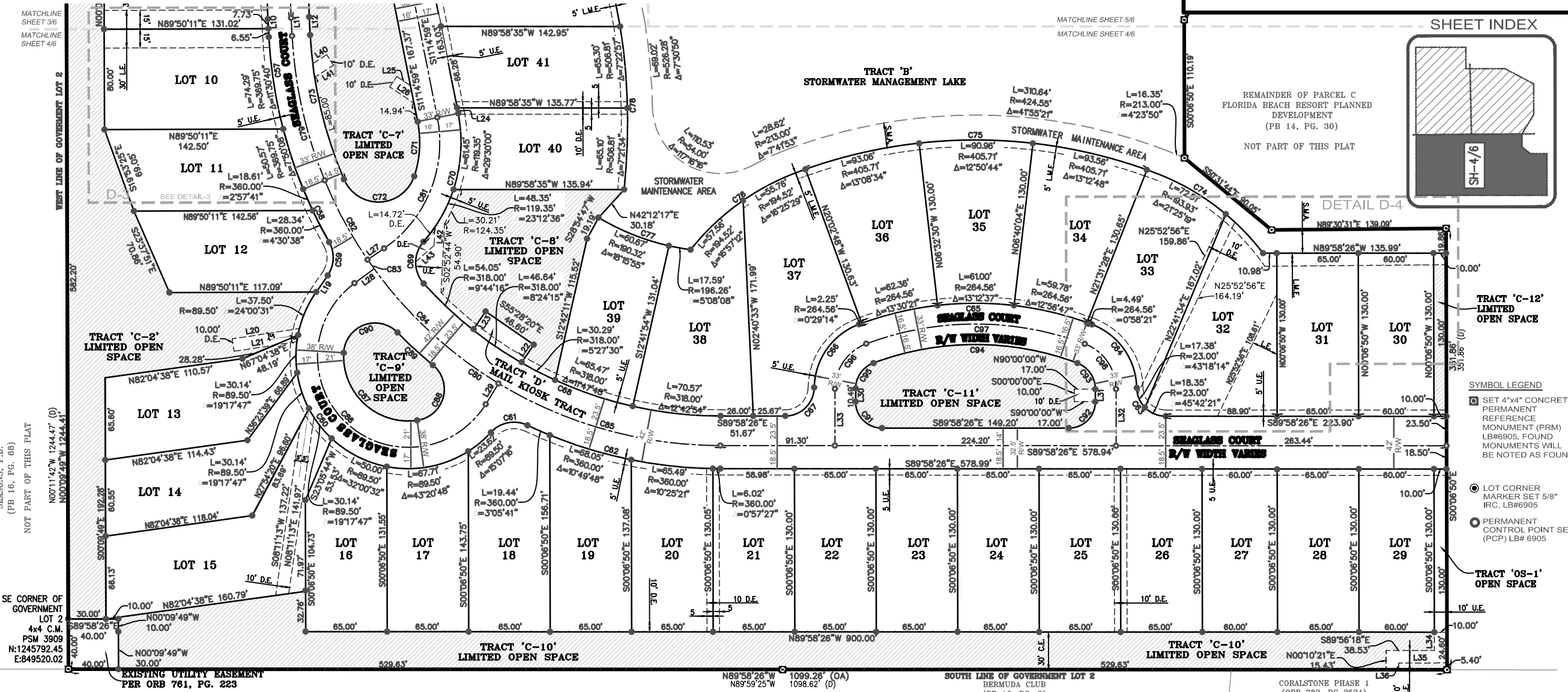
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**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C57	124.85	369.75	19°20'48"	S12°43'38"E	124.26
C58	46.95	360.00	7°28'19"	S26°08'18"E	46.92
C59	28.09	25.00	64°22'36"	N2°18'50"E	28.64
C60	269.23	89.50	172°21'11"	S51°12'41"E	178.60
C61	31.74	25.00	72°44'24"	S78°57'39"W	29.85
C62	158.99	360.00	25°18'17"	S77°19'17"E	157.71
C63	35.73	23.00	89°00'34"	S45°28'09"E	32.24
C64	65.71	55.00	68°26'54"	N35°11'19"W	61.87
C65	189.88	264.56	41°07'20"	N89°58'26"W	185.83
C66	65.71	55.00	68°26'55"	S35°14'27"W	61.87
C67	35.73	23.00	89°00'35"	N45°31'17"E	32.24
C68	267.03	318.00	48°06'43"	S65°56'38"E	258.25
C69	36.37	25.00	83°20'54"	S0°12'50"E	33.24
C70	109.80	119.35	52°42'36"	N15°06'19"E	105.97

**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C71	44.24	86.35	29°21'14"	N3°25'38"E	43.76
C72	72.58	30.00	138°36'31"	N87°24'31"E	56.13
C73	118.92	336.75	20°14'00"	S13°10'14"E	118.30
C74	115.57	193.93	34°08'36"	N54°23'34"W	113.86
C75	277.59	405.71	39°12'06"	N89°54'11"W	272.20
C76	113.32	194.52	33°22'40"	S55°03'41"W	111.73
C77	78.25	190.32	23°33'27"	S70°45'44"E	77.70
C78	130.40	506.81	14°44'31"	N1°22'25"W	130.04
C79	118.61	351.25	19°20'48"	S12°43'38"E	118.04
C80	402.75	341.50	67°34'17"	S56°11'17"E	379.81
C81	119.24	102.35	66°45'07"	N22°07'34"E	112.61
C82	72.09	341.50	12°05'44"	S28°27'01"E	71.96
C83	8.82	341.50	1°28'45"	S35°14'15"E	8.82
C84	135.81	341.50	22°47'09"	S47°22'12"E	134.92

**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C85	186.03	341.50	31°12'40"	S74°22'06"E	183.74
C86	255.64	72.50	202°01'39"	S47°19'17"E	142.33
C87	91.11	51.50	101°21'57"	S47°22'03"E	79.69
C88	57.76	25.00	132°22'11"	N15°45'53"E	45.74
C89	38.36	360.00	6°06'18"	S47°22'03"E	38.34
C90	57.76	25.00	132°22'11"	S69°30'01"W	45.74
C91	32.99	21.00	90°00'00"	S44°58'26"E	29.70
C92	33.14	21.00	90°24'20"	N44°49'21"E	29.80
C93	26.66	22.00	69°26'21"	N34°41'36"W	25.06
C94	166.19	231.56	41°07'20"	N89°58'26"W	162.65
C95	26.32	21.99	68°34'31"	S35°11'01"W	24.78
C96	46.66	38.50	69°26'20"	S34°44'44"W	43.86
C97	178.04	248.06	41°07'20"	N89°58'26"W	174.24
C98	46.66	38.50	69°26'21"	N34°41'36"W	43.86

**Line Table**

LINE	LENGTH	BEARING
L10	14.42'	S3°03'14"E
L11	14.42'	S3°03'14"E
L12	14.42'	S3°03'14"E
L19	16.11'	S34°30'08"W
L20	54.52'	N81°17'13"E
L21	50.94'	N81°17'13"E
L22	17.46'	N34°31'40"E
L23	17.75'	S34°31'40"W
L24	4.42'	S11°14'59"E
L25	13.23'	S56°14'25"E
L26	23.24'	S56°14'25"E
L27	15.91'	S55°30'07"W

**Line Table**

LINE	LENGTH	BEARING
L28	19.34'	S53°41'33"W
L29	19.46'	N31°39'54"E
L30	10.49'	S0°03'16"W
L31	10.00'	S0°01'35"W
L32	45.15'	S0°01'34"W
L33	45.15'	S0°01'34"W
L34	24.59'	N0°07'33"W
L35	38.58'	N89°52'52"E
L36	5.43'	N0°10'21"E
L40	13.20'	N57°33'00"E
L41	17.77'	N57°33'00"E
L42	14.62'	S2°52'44"W
L43	19.44'	S48°30'23"W

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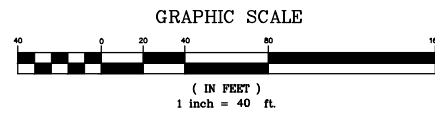
**SHEET 4 of 6**

PREPARED BY: NATHAN LEZNIEWICZ  
 BILLY M. MOODY, PSM #5336  
 MERIDIAN LAND SURVEYORS LB#6905  
 DATE OF PREPARATION: MAY 3, 2022

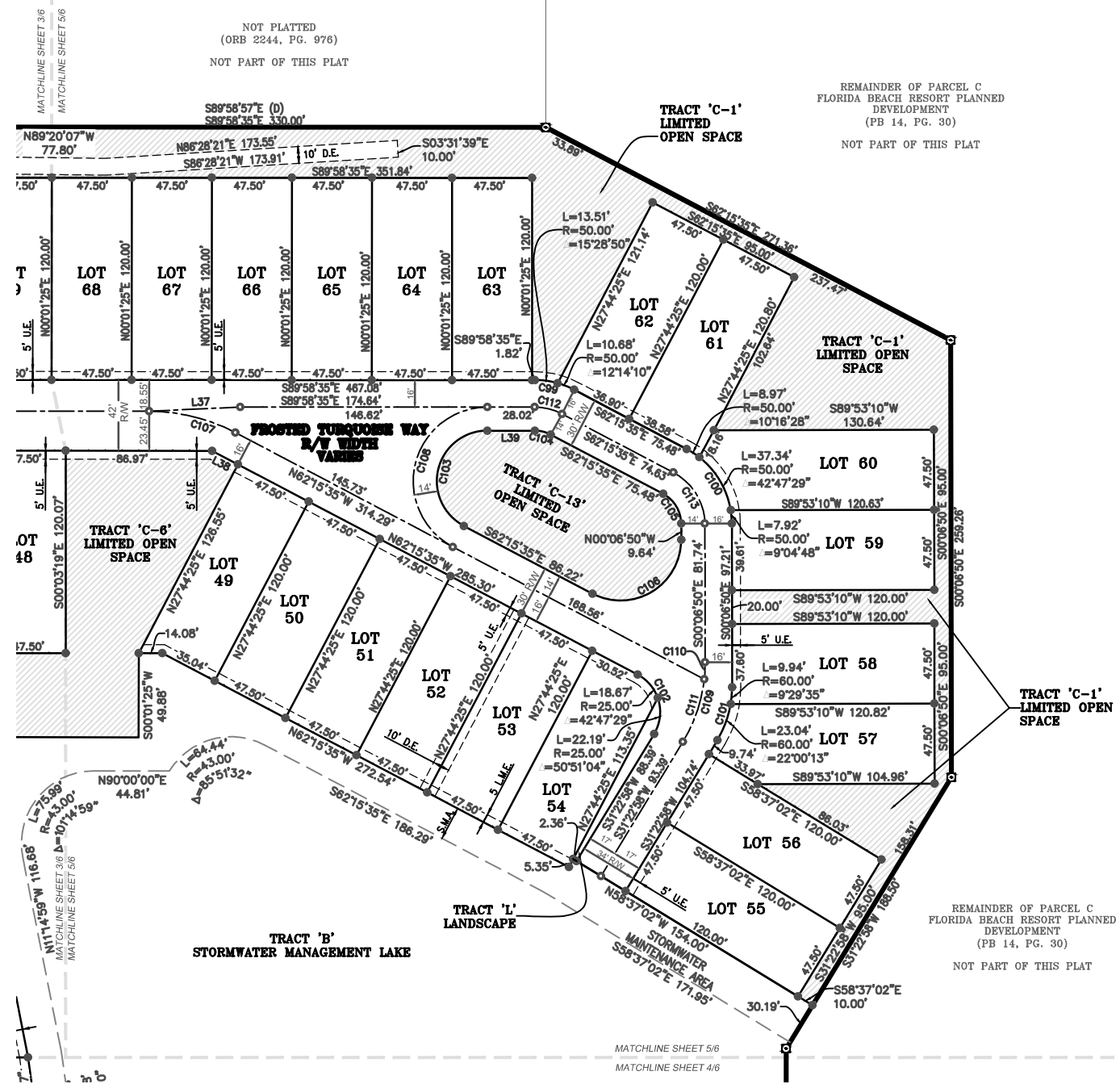
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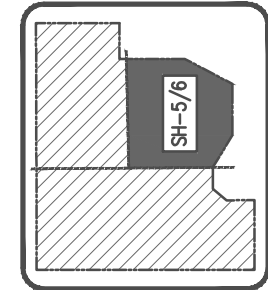
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CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C99	24.19	50.00	27°43'00"	N76°07'05"W	23.95
C100	54.23	50.00	62°08'45"	N31°11'12"W	51.61
C101	32.98	60.00	31°29'48"	N15°38'04"E	32.57
C102	40.86	25.00	93°38'33"	N15°26'18"W	36.46
C103	79.74	30.00	152°17'00"	S13°52'55"W	58.25
C104	9.67	20.00	27°43'00"	N76°07'05"W	9.58
C105	21.89	20.00	62°08'45"	N31°11'12"W	20.65
C106	74.05	36.00	117°51'15"	N58°48'47"E	61.67
C107	53.21	110.00	27°43'00"	N76°07'05"W	52.69
C108	116.95	44.00	152°17'00"	S13°52'55"W	85.44
C109	49.47	90.00	31°29'48"	N15°38'04"E	48.85
C110	10.00	90.00	6°22'08"	N3°04'14"E	10.00
C111	39.47	90.00	25°07'40"	N18°49'08"E	39.15
C112	16.93	35.00	27°43'00"	N76°07'05"W	16.77
C113	37.96	35.00	62°08'45"	N31°11'13"W	36.13

Line Table		
LINE	LENGTH	BEARING
L37	54.08'	S87°19'16"W
L38	17.28'	S62°15'35"E
L39	28.27'	N89°58'35"W

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  - RP = RADIUS POINT
  - R/W = RIGHT OF WAY
  - S.W.E. = SIDEWALK EASEMENT
  - S.M.A. = STORMWATER MAINTENANCE AREA
  - (TYP.) = TYPICAL
  - U.E. = UTILITY EASEMENT

**SYMBOL LEGEND**

- ☐ SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
- LOT CORNER MARKER SET 5/8" IRC, LB#6905
- PERMANENT CONTROL POINT SET (PCP) LB# 6905
- ▨ = CONSERVATION EASEMENT RECORDED IN O.R.B. \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET  
**5 of 6**

**MERIDIAN**  
LAND SURVEYORS

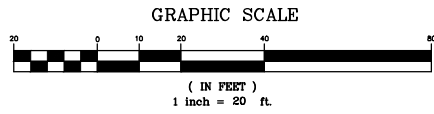
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM

# SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA  
 BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT  
 THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN  
 OFFICIAL RECORD BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AND IN THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ON FILE  
 IN OFFICIAL RECORD BOOK 1035, PAGE 1179 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH ALL ITS AMENDMENTS.

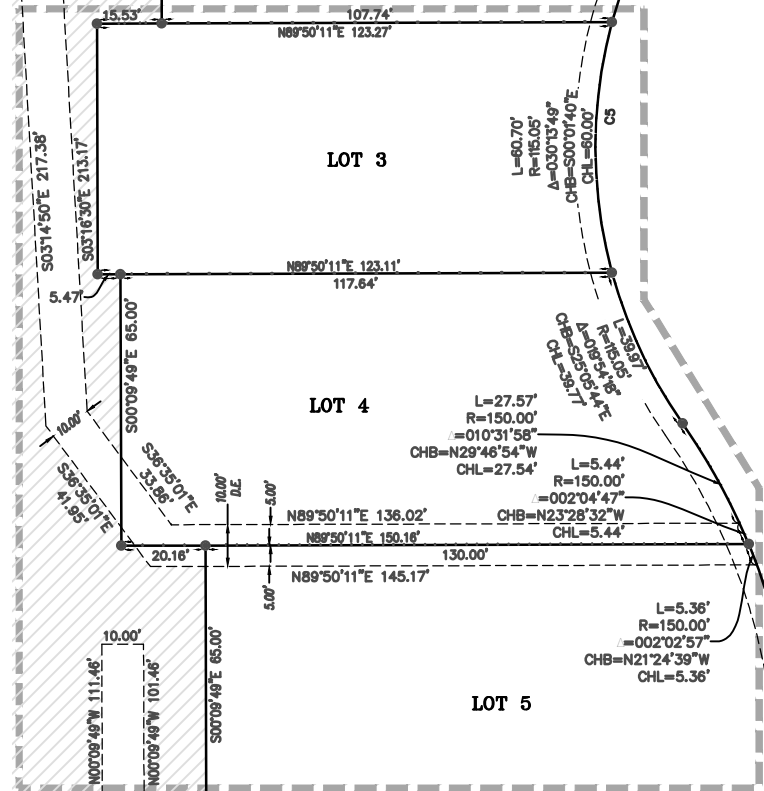


PLAT BOOK \_\_\_\_\_

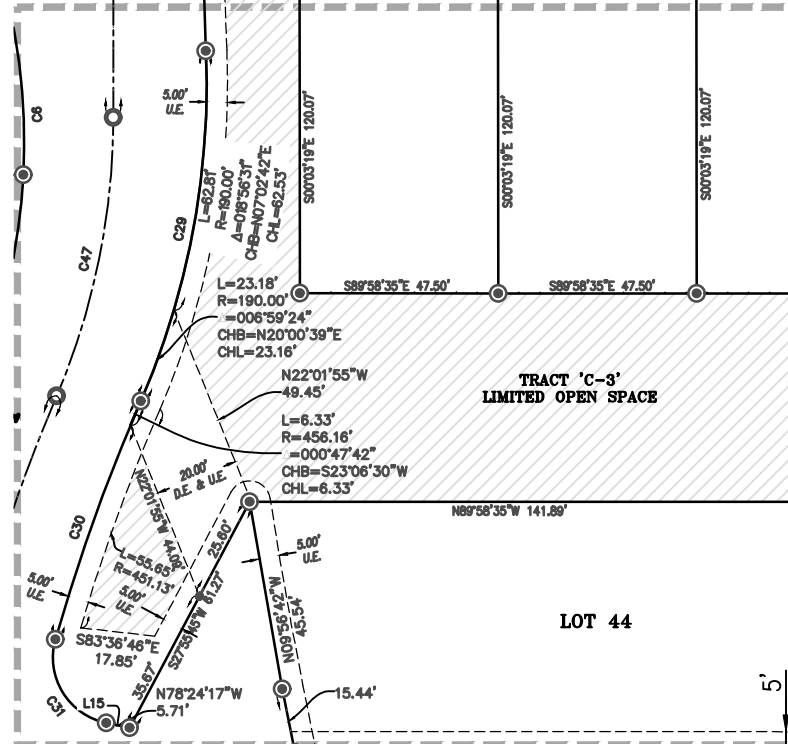
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 CLERK'S FILE NO. \_\_\_\_\_

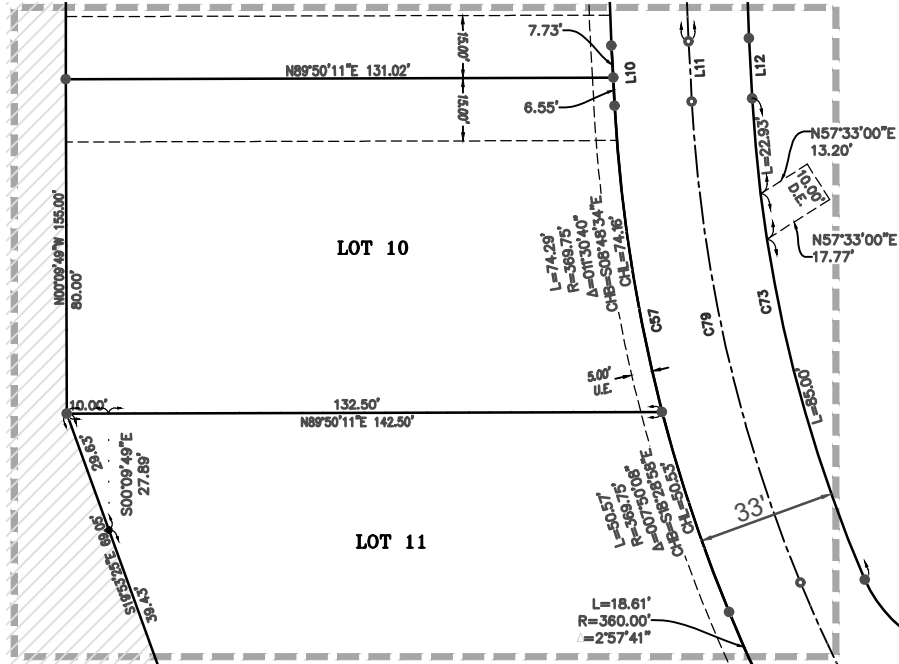
DETAIL D-1



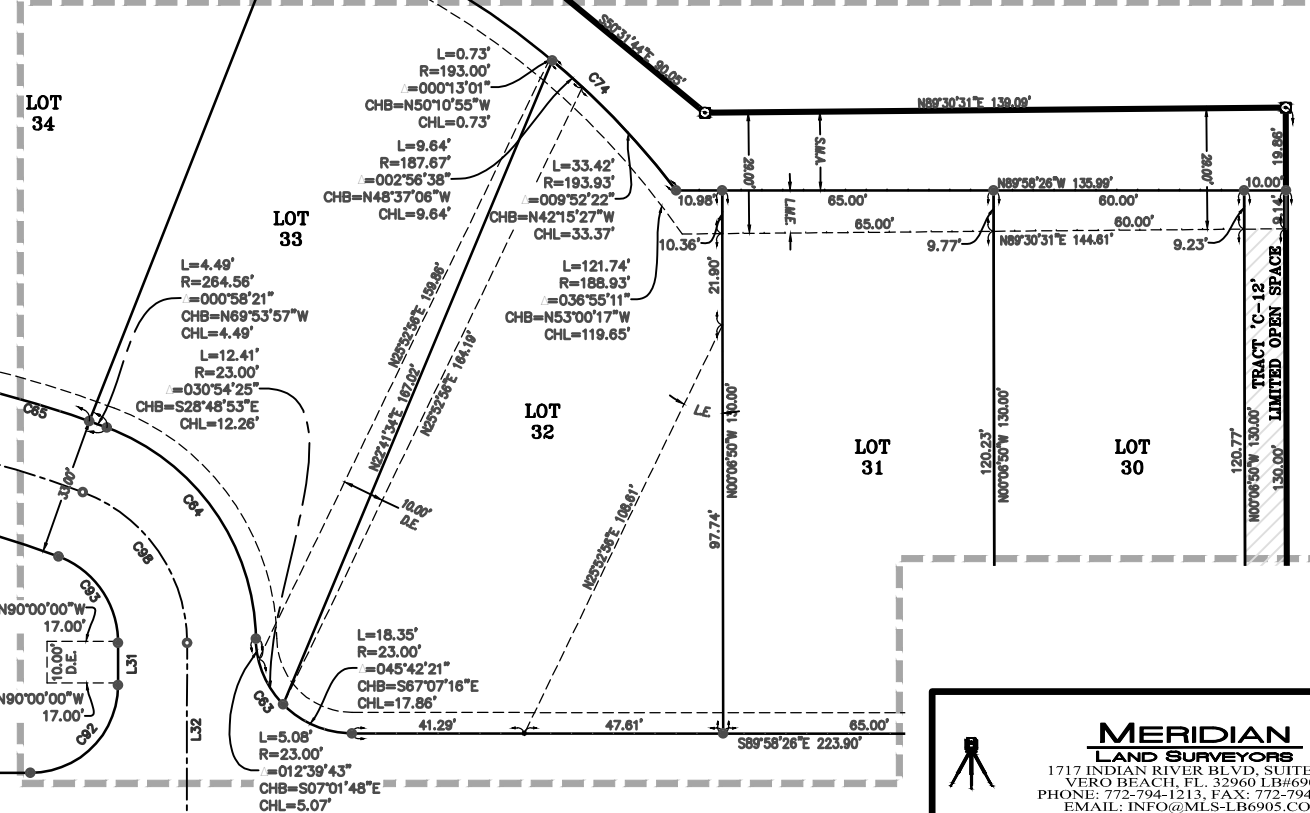
DETAIL D-2



DETAIL D-3



DETAIL D-4



**SYMBOL LEGEND**

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
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- PERMANENT CONTROL POINT SET (PCP) LB# 6905
- ▨ = CONSERVATION EASEMENT RECORDED IN O.R.B. \_\_\_\_\_ PAGE \_\_\_\_\_

**ABBREVIATIONS**

- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- CH = CHORD
- CE = CONSERVATION EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- FD = FOUND
- IRC = IRON ROD WITH CAP
- L.B. = LAND SURVEYING BUSINESS
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.E. = LANDSCAPE EASEMENT
- NAV88 = NORTH AMERICAN VERTICAL DATUM 1988
- ORB = OFFICIAL RECORD BOOK
- PG. = PAGE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- P.D. = PLANNED DEVELOPMENT
- PB. = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR (R) = RADIAL
- R = RADIUS
- RP = RADIUS POINT
- R/W = RIGHT OF WAY
- S.W.E. = SIDEWALK EASEMENT
- S.M.A. = STORMWATER MAINTENANCE AREA
- (TYP.) = TYPICAL
- U.E. = UTILITY EASEMENT

**CENTERLINE CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C5	169.54	115.05	84°26'06"	S7°10'11"W	154.61
C6	149.97	150.00	57°17'10"	N6°24'18"W	143.81
C29	85.99	190.00	25°55'54"	N10°32'24"E	85.26
C30	60.59	456.16	7°36'39"	S19°42'01"W	60.55
C31	26.33	16.00	94°17'59"	S31°15'18"E	23.46
C47	68.47	171.00	22°56'25"	N11°29'08"E	68.01
C57	124.85	369.75	19°20'48"	S12°43'38"E	124.26
C58	46.95	360.00	7°28'19"	S26°08'18"E	46.92
C63	35.73	23.00	89°00'34"	S45°28'09"E	32.24
C64	65.71	55.00	68°26'54"	N35°11'19"W	61.87
C65	189.88	264.56	41°07'20"	N89°58'26"W	185.83
C73	118.92	336.75	20°14'00"	S13°10'14"E	118.30
C74	115.57	193.93	34°08'36"	N54°23'34"W	113.86
C79	118.61	351.25	19°20'48"	S12°43'38"E	118.04
C82	72.09	341.50	12°05'44"	S28°27'01"E	71.96
C98	46.66	38.50	69°26'21"	N34°41'36"W	43.86

Line Table

LINE	LENGTH	BEARING
L10	14.42'	S3°03'14"E
L11	14.42'	S3°03'14"E
L12	14.42'	S3°03'14"E
L15	5.71'	N78°24'17"W
L32	45.15'	S0°01'34"W

**MERIDIAN**  
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**SHEET**  
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