

HIGH POINTE SUBDIVISION – PHASE 2 P.D.

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING EAST OF LATERAL "G" CANAL, ALL IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
INDIAN RIVER COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS HIGH POINTE SUBDIVISION - PHASE 2 P.D., BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) STREET AND RIGHT-OF-WAY

THE STREET AND RIGHT-OF-WAY, SHOWN ON THIS PLAT AS HIGH POINTE CIRCLE, IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREET IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SAID STREET.

2) UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES". FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

3) DRAINAGE EASEMENTS & DRAINAGE TRACT 'D-1'

THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

4) STORMWATER MANAGEMENT TRACTS 'L' AND 'T'

STORMWATER TRACTS 'L' AND 'T' ARE DEDICATED, IN PERPETUITY TO HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGH POINTE COMMUNITY ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THESE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THESE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

5) OPEN SPACE TRACT 'K-2'

OPEN SPACE TRACT 'K-2', AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC.

6) LANDSCAPE TRACTS 'M' AND 'O' & LANDSCAPE EASEMENTS

LANDSCAPE TRACTS 'M' AND 'O', AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC.

7) CONSERVATION TRACTS 'P' AND 'S'

THE CONSERVATION TRACTS 'P' AND 'S', AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO HIGH POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. A CONSERVATION EASEMENT ON CONSERVATION TRACT 'S' AND RECORDED IN OFFICIAL RECORD BOOK 3743, PAGE 1518, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUTES (2023), AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. A CONSERVATION EASEMENT OVER TRACT 'P' AND RECORDED IN OFFICIAL RECORD BOOK 3743, PAGE 1512, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSE OF PRESERVATION OF SCRUB JAY AND OTHER HABITAT AS PROVIDED IN SUCH EASEMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, GRBK GHO HIGH POINTE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS ____ DAY OF 2025.

GRBK GHO HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____

BY: WILLIAM N. Handler, Manager

PRINTED NAME: _____

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTORIZATION THIS ____ DAY OF ____ 2025 BY WILLIAM N. Handler, MANAGER OF GRBK GHO HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
COMMISSION #: _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

SEAL: _____

ACCEPTANCE OF DEDICATIONS

HIGH POINTE COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND RIGHT-OF-WAY; DRAINAGE EASEMENTS AND DRAINAGE TRACT 'D-1'; STORMWATER MANAGEMENT TRACTS 'L' AND 'T'; OPEN SPACE TRACT 'K-2'; LANDSCAPE TRACTS 'M', 'O' AND LANDSCAPE EASEMENTS; AND CONSERVATION TRACTS 'P' AND 'S' AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

HIGH POINTE COMMUNITY ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: _____

PRINTED NAME: _____

BY: WILLIAM N. Handler, President

WITNESS: _____

PRINTED NAME: _____

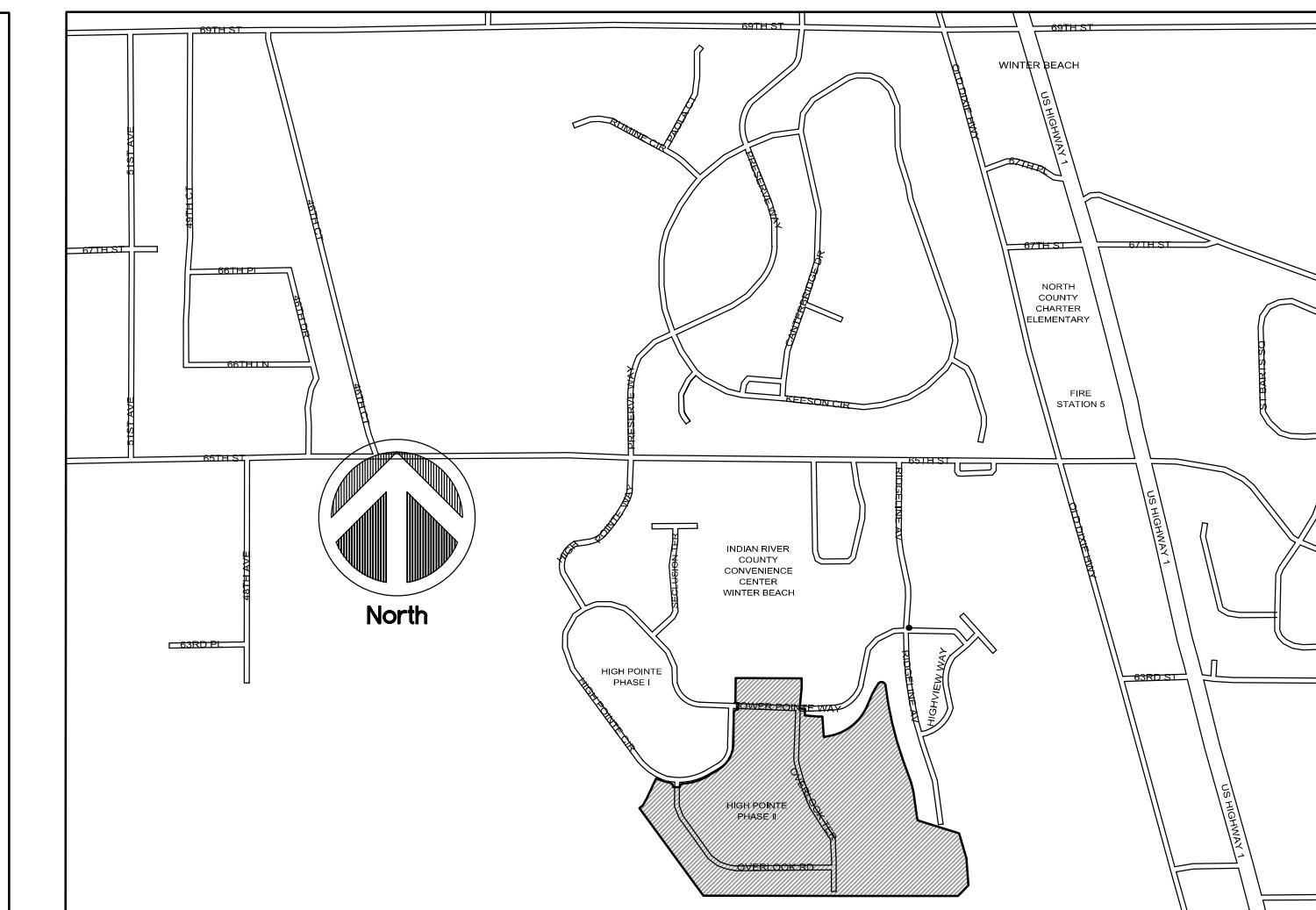
PLAT BOOK _____

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CFN _____
CLERK'S FILE NO. _____



LOCATION MAP



VICINITY MAP

ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTORIZATION THIS ____ DAY OF ____ 2025 BY RICHARD A. COSTELLO, MANAGER OF JBGL BUILDER FINANCE, LLC, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
COMMISSION #: _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

SEAL: _____

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY GRBK GHO HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, HELD BY JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862

PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: FEBRUARY 23, 2024

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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

SHEET
1 of 6

HIGH POINTE SUBDIVISION – PHASE 2 P.D.

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING EAST OF LATERAL "G" CANAL, ALL IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, 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 3565, page 2063, public records of Indian River County, Florida.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON NOVEMBER 30th, 2021, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT THE INDIVIDUAL LOT CORNERS AND PCP'S HAVE BEEN SET AS SHOWN THEREON UNDER MY DIRECTION AND SUPERVISION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 913 SUBDIVISIONS AND PLATS, OF THE INDIAN RIVER COUNTY CODE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA, TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

DATE

BILLY M. MOODY, PSM FLORIDA CERTIFICATE NO. 5336
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6905

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF HIGH POINTE SUBDIVISION - PHASE 2 P.D. HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: _____ DATE _____
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED, AND THE UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____
JOSEPH E. FLESCHER
CHAIRMAN OF THE BOARD

ATTEST: RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY: _____
DEPUTY CLERK
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

DATE
JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HIGH POINTE SUBDIVISION - PHASE 2 P.D., AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS ____ DAY OF ____, 2025 AND RECORDED IN PLAT BOOK _____, PAGE _____, CLERK'S FILE NUMBER _____, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____
DEPUTY CLERK
INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP #12061C0233 J, DATED JANUARY 26TH, 2023.
- 2) THE BEARING BASE FOR THIS PLAT IS S89°55'22"E, ALONG THE SOUTH SECTION LINE OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "AV 13", EL.= 15.99'.
- 4) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- 5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".
- 6) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 6905".
- 7) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "HSBS LB 6905".

NOTICE:

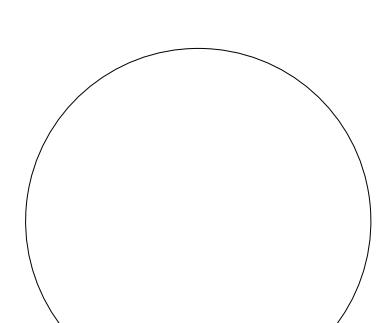
- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/ PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 3) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.
- 6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/ LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER'S LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- 7) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 8) NOTICE IS GIVEN THAT THIS DEVELOPMENT IS LOCATED NEXT TO A PRE-EXISTING LANDFILL/CONVENIENCE CENTER AND ANY PURCHASES OF RESIDENCE BUILT WAIVE ANY RIGHT TO A SUIT FOR NUISANCE.

LEGAL DESCRIPTION

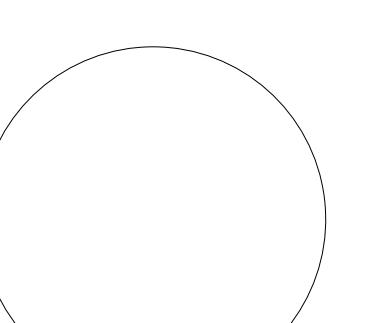
A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF LATERAL "G" CANAL, ALL IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, RUN S89°55'22"E, ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 476.24 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT OF WAY LINE OF LATERAL "G" CANAL, PER " THE PLAN OF RECLAMATION" INDIAN RIVER FARMS DRAINAGE DISTRICT, DATED MARCH, 1920; THENCE CONTINUE S89°55'22"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 198.33 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT OF WAY LINE OF LATERAL "G" CANAL; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

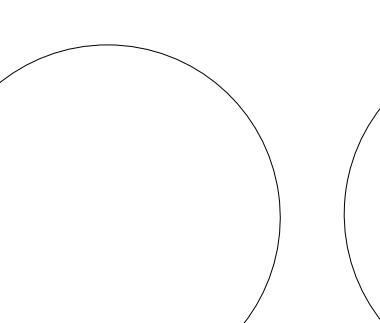
FROM THE POINT OF BEGINNING; DEPART SAID SOUTH LINE OF SECTION 10 AND RUN N36°08'38"W, ALONG THE EAST RIGHT OF WAY LINE OF LATERAL "G" CANAL, FOR A DISTANCE OF 669.13 FEET TO A POINT; SAID POINT BEING THE SOUTHWEST CORNER OF HIGH POINTE SUBDIVISION - PHASE 1 P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 8, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE DEPART SAID EAST RIGHT OF WAY LINE AND FOLLOW THE SOUTHWESTERLY BOUNDARY OF SAID HIGH POINTE - PHASE 1 P.D. FOR THE FOLLOWING FIFTEEN COURSES AS FOLLOWS:
RUN N53°52'06"E FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE RUN N29°04'00"E FOR A DISTANCE OF 46.20 FEET TO A POINT; THENCE RUN N25°18'24"E FOR A DISTANCE OF 142.04 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGH POINTE CIRCLE; SAID POINT ALSO BEING A NON -TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 34.00 FEET, A CHORD BEARING OF S72°07'11"E, AND A CHORD LENGTH OF 87.89 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°51'10", FOR A DISTANCE OF 88.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO



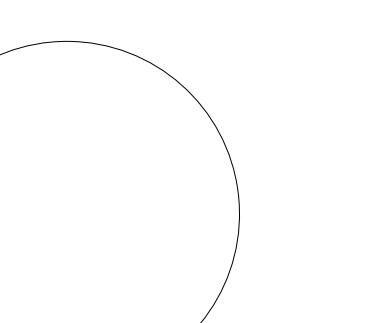
SEAL
CLERK TO THE
BOARD OF COUNTY
COMMISSIONERS



SEAL
COUNTY SURVEYOR
AND MAPPER



SEAL
BILLY M.
MOODY, P.S.M.



SEAL
CLERK OF THE
CIRCUIT COURT

PLAT BOOK _____

PAGE _____

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CLERK'S FILE NO. _____

LEGAL DESCRIPTION (CONT'D)

THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S38°05'13"E, AND A CHORD LENGTH OF 33.10 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°55'05", FOR A DISTANCE OF 36.18 FEET TO A POINT; THENCE RUN S86°37'40"E FOR A DISTANCE OF 40.00 FEET TO A NON - TANGENT POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N44°49'52"E, AND A CHORD LENGTH OF 33.10 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°55'05", FOR A DISTANCE OF 36.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 34.00 FEET, A CHORD BEARING OF N72°25'16"E, AND A CHORD LENGTH OF 163.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°41'19", FOR A DISTANCE OF 164.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 136.00 FEET, A CHORD BEARING OF N59°54'39"E AND A CHORD LENGTH OF 64.52 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°43'07" FOR A DISTANCE OF 64.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF N30°48'44"E AND A CHORD LENGTH OF 192.63 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°54'58" FOR A DISTANCE OF 202.01 FEET TO A POINT; THENCE RUN N00°21'14"E, FOR A DISTANCE OF 184.25 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N47°08'39"E AND A CHORD LENGTH OF 36.44 FEET; THENCE RUN NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°34'49" FOR A DISTANCE OF 40.83 FEET TO A POINT; THENCE RUN N03°48'35"E FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGH POINTE CIRCLE; SAID POINT ALSO BEING A NON - TANGENT POINT ON A CURVE; SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2500.00 FEET, A CHORD BEARING OF N86°16'28"W AND A CHORD LENGTH OF 17.98 FEET; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE OF HIGH POINTE CIRCLE, THROUGH A CENTRAL ANGLE OF 00°24'44" FOR A DISTANCE OF 17.98 FEET TO A POINT; THENCE DEPART SAID NORTH RIGHT OF WAY LINE AND RUN N00°21'14"E FOR A DISTANCE OF 154.22 FEET TO NORTHEASTERLY CORNER OF SAID HIGH POINTE - PHASE 1 P.D.; THENCE RUN S89°40'20"E FOR A DISTANCE OF 407.08 FEET TO A POINT; THENCE RUN S00°21'14"W FOR A DISTANCE OF 61.22 FEET TO A POINT; THENCE RUN S04°59'44"W FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN S85°00'16"E FOR A DISTANCE OF 34.83 FEET TO A POINT; THENCE RUN S05°06'37"W FOR A DISTANCE OF 40.00 FEET TO A POINT; THENCE RUN S85°00'16"E FOR A DISTANCE OF 79.37 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF S89°30'38"E AND A CHORD LENGTH OF 29.85 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°00'44" FOR A DISTANCE OF 29.89 FEET TO A POINT; THENCE RUN S04°00'58"E FOR A DISTANCE OF 127.42 FEET TO A NON - TANGENT POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N75°04'37"E AND A CHORD LENGTH OF 14.47 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°38'32", FOR A DISTANCE OF 14.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 315.00 FEET, A CHORD BEARING OF N53°20'30"E AND A CHORD LENGTH OF 315.50 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°06'21" FOR A DISTANCE OF 330.45 FEET TO A POINT; THENCE RUN N23°17'32"E, FOR A DISTANCE OF 92.55 FEET TO A TANGENT POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF N31°13'54"E AND A CHORD LENGTH OF 62.16 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°52'44" FOR A DISTANCE OF 62.36 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S73°56'48"E AND A CHORD LENGTH OF 45.98 FEET; THENCE RUN NORTHERLY AND THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 133°45'52" FOR A DISTANCE OF 58.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2165.00 FEET, A CHORD BEARING OF S13°19'39"E AND A CHORD LENGTH OF 472.37 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'33" FOR A DISTANCE OF 473.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 285.00 FEET, A CHORD BEARING OF S13°51'52"E AND A CHORD LENGTH OF 56.87 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°27'07" FOR A DISTANCE OF 56.96 FEET TO A POINT; THENCE RUN S08°08'19"E FOR A DISTANCE OF 173.14 FEET TO A POINT; THENCE RUN S26°42'35"E FOR A DISTANCE OF 6.96 FEET TO A POINT; THENCE RUN S72°28'55"E FOR A DISTANCE OF 267.78 FEET TO A POINT; THENCE RUN S16°28'10"E FOR A DISTANCE OF 159.85 FEET TO A POINT; THENCE RUN S04°13'08"E FOR A DISTANCE OF 166.96 FEET TO A POINT; THENCE RUN S43°55'10"W FOR A DISTANCE OF 91.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE RUN N89°55'22"W FOR A DISTANCE OF 1572.97 FEET TO THE POINT OF BEGINNING.

THE SUBJECT PARCEL CONTAINS APPROXIMATELY 39.9 ACRES (1,739,064.64 SQ./FT.) MORE OR LESS.

PREPARED BY: NATHAN LEZNIEWICZ

BILLY M. MOODY, PSM #5336

MERIDIAN LAND SURVEYORS LB6905

DATE OF PREPARATION: FEBRUARY 23, 2024

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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

SHEET
2 of 6

HIGH POINTE SUBDIVISION – PHASE 2 P.D.

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
LYING EAST OF LATERAL "G" CANAL, ALL IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

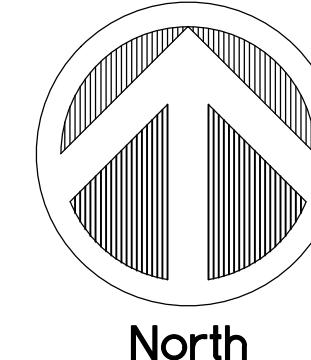
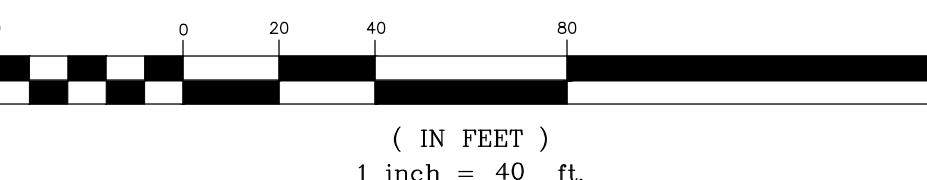
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK 3565, PAGE 2063, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

CFN _____
CLERK'S FILE NO. _____

GRAPHIC SCALE



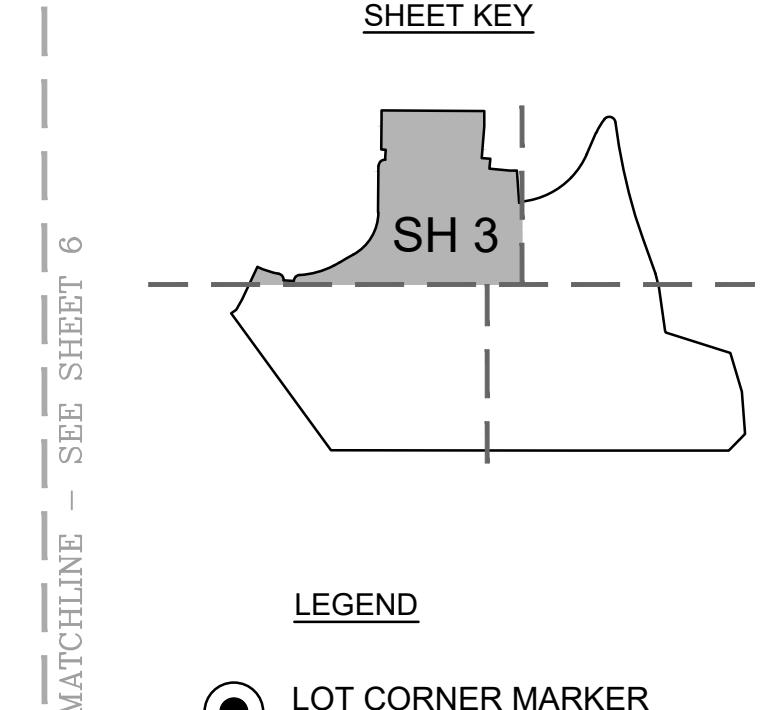
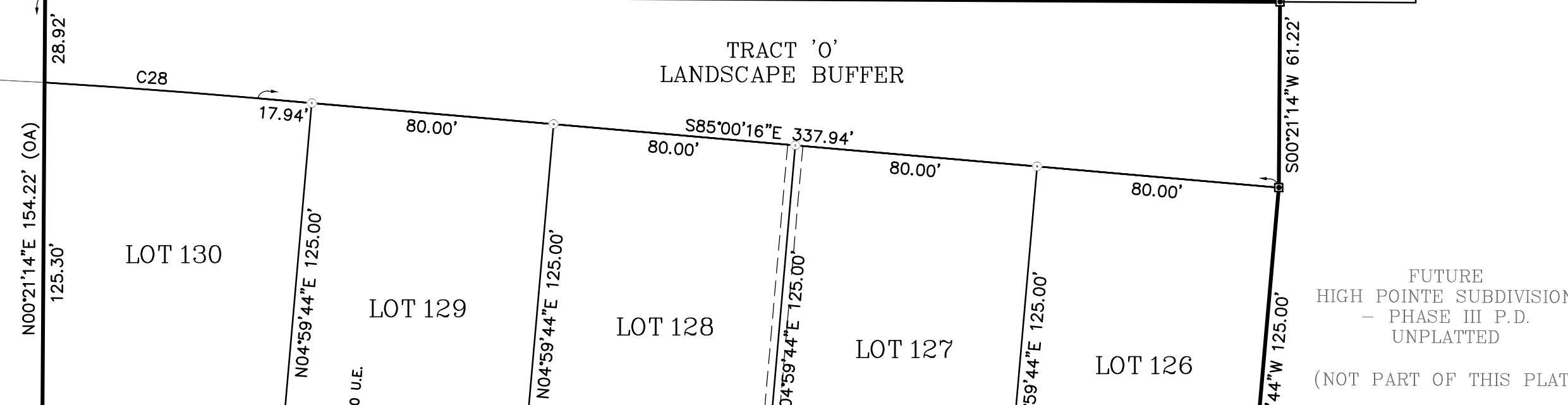
Curve Table						
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH	
C1	45.98'	2480.00'	1°03'44"	N85°32'08"W	45.98'	
C2	615.59'	790.00'	44°38'46"	S17°19'39"E	600.13'	
C6	46.39'	2500.00'	1°03'48"	N85°32'10"W	46.39'	
C7	45.57'	2460.00'	1°03'41"	N85°32'06"W	45.57'	
C8	39.27'	25.00'	90°00'00"	N40°00'16"W	35.36'	
C9	39.19'	25.00'	89°48'59"	S49°48'13"W	35.30'	
C10	631.17'	810.00'	44°38'46"	S17°19'39"E	615.32'	
C11	600.00'	770.00'	44°38'46"	S17°19'39"E	584.94'	
C20	41.30'	25.00'	94°38'29"	S47°40'29"W	36.76'	
C21	334.90'	315.00'	60°54'58"	N30°48'44"E	319.35'	
C22	58.60'	1235.00'	2°43'07"	S59°54'39"W	58.59'	
C27	728.57'	935.00'	44°38'46"	S17°19'39"E	710.28'	
C28	70.41'	2625.00'	1°32'13"	N85°46'23"W	70.41'	
C32	441.49'	645.00'	39°13'04"	S20°02'30"E	432.92'	
C33	40.83'	25.00'	93°34'49"	N47°08'39"E	36.44'	
C34	17.98'	2500.00'	0°24'44"	N86°16'28"W	17.98'	
C36	330.45'	315.00'	60°06'21"	N53°20'43"E	315.50'	
C41	36.18'	25.00'	82°55'05"	S38°05'13"E	33.10'	
C42	36.18'	25.00'	82°55'05"	N44°49'52"E	33.10'	
C43	164.60'	340.00'	27°44'19"	N72°25'16"E	163.00'	
C44	64.53'	1360.00'	2°43'07"	N59°54'39"E	64.52'	
C45	202.01'	190.00'	60°54'58"	N30°48'44"E	192.63'	

HIGH POINTE SUBDIVISION – PHASE 1 P.D.
(PB 32 , PG. 68)
NOT PART OF THIS PLAT

3955 65TH STREET
INDIAN RIVER COUNTY
UNPLATTED
(NOT PART OF THIS PLAT)

S89°40'24"E 407.08'

TRACT 'O'
LANDSCAPE BUFFER



LEGEND

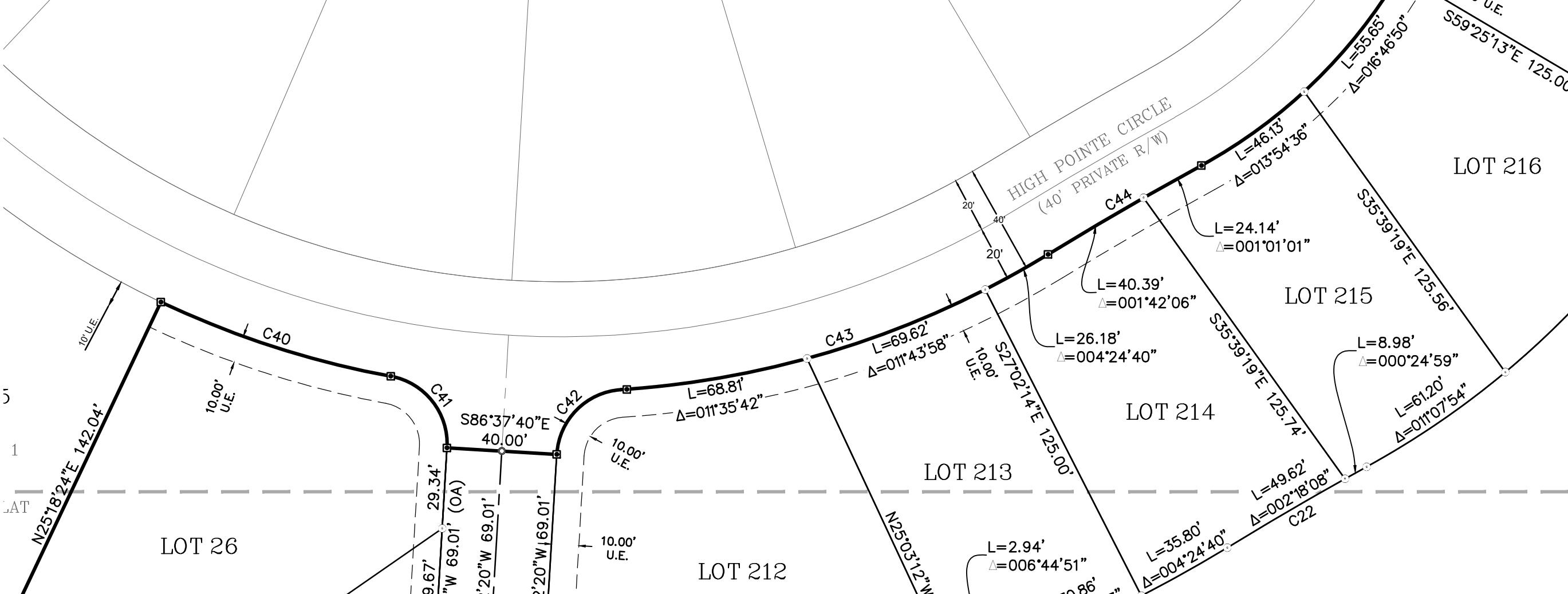
- LOT CORNER MARKER 5/8" I.R.C. LB#6905
- PERMANENT CONTROL POINT (PCP) LB# 6905
- PERMANENT REFERENCE MONUMENT (PRM) LB# 6905

ABBREVIATIONS

- Δ = CENTRAL ANGLE
- C.M. = CONCRETE MONUMENT
- CH. = CHORD
- D.E. = DRAINAGE EASEMENT
- I.R.C. = IRON ROD WITH CAP
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
- L. = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.E. = LANDSCAPE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.S.B. = LAND SURVEYING BUSINESS
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- OA. = OVERALL
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- S.M.A. = STORMWATER MAINTENANCE AREA
- S.M.A.E. = STORMWATER MAINTENANCE ACCESS EASEMENT
- S.M.E. = STORMWATER MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT

TRACT 'L'
STORMWATER MANAGEMENT

MATCHLINE – SEE SHEET 4



PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB#6905
DATE OF PREPARATION: FEBRUARY 23, 2024

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VERO BEACH, FL 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
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SHEET
3 of 6

Attachment 2

HIGH POINTE SUBDIVISION – PHASE 2 P.D.

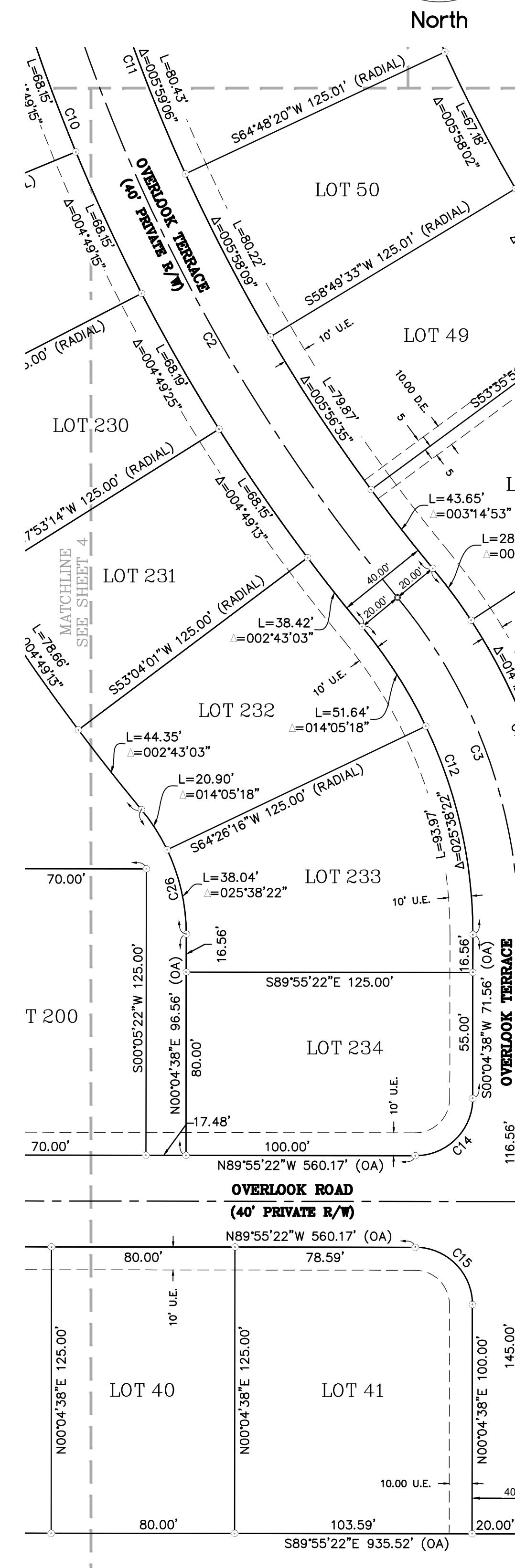
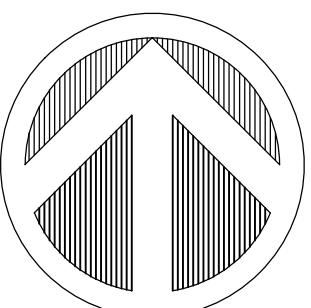
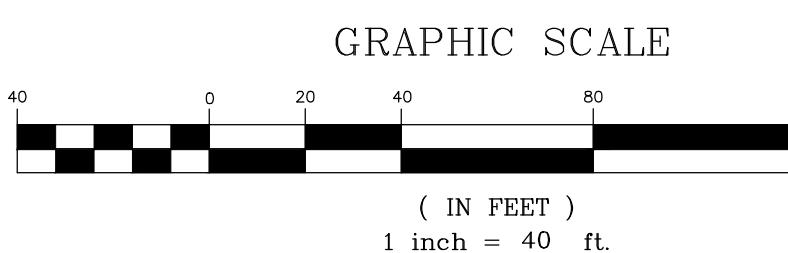
BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
LYING EAST OF LATERAL "G" CANAL, ALL IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK 3565, PAGE 2063, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

CFN _____
CLERK'S FILE NO. _____



HAWK'S NEST GOLF CLUB, INC.
(ORB 2881, PG. 1927)
UNPLATTED

(NOT PART OF THIS PLAT)

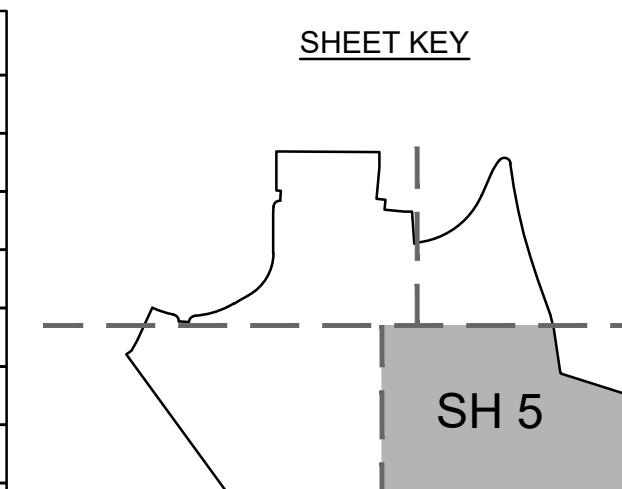
PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: FEBRUARY 23, 2024

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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

SHEET
5 of 6

Attachment 2

Curve Table					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C3	159.48'	230.00'	39°43'41"	N19°47'12"W	156.30'
C10	631.17'	810.00'	44°38'46"	S17°19'39"E	615.32'
C11	600.00'	770.00'	44°38'46"	S17°19'39"E	584.94'
C12	145.61'	210.00'	39°43'41"	N19°47'12"W	142.71'
C13	173.35'	250.00'	39°43'41"	N19°47'12"W	169.89'
C14	39.27'	25.00'	90°00'00"	N45°04'38"E	35.36'
C15	39.27'	25.00'	90°00'00"	N44°55'22"W	35.36'
C26	58.94'	85.00'	39°43'41"	N19°47'12"W	57.76'
C27	728.57'	935.00'	44°38'46"	S17°19'39"E	710.28'
C31	260.02'	375.00'	39°43'41"	N19°47'12"W	254.84'
C32	441.49'	645.00'	39°13'04"	S20°02'30"E	432.92'
C39	56.96'	285.00'	11°27'07"	S13°51'52"E	56.87'
C54	54.97'	275.00'	11°27'07"	N13°51'52"W	54.87'



ABBREVIATIONS

Δ = CENTRAL ANGLE
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D.E. = DRAINAGE EASEMENT
I.R.C. = IRON ROD WITH CAP
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LEGEND

● LOT CORNER MARKER 5/8" I.R.C. LB#6905
○ PERMANENT CONTROL POINT (PCP) LB# 6905
□ PERMANENT REFERENCE MONUMENT (PRM) LB# 6905

S. 1/4 CORNER
SECTION 10
TOWNSHIP 32 SOUTH
RANGE 39 EAST
N:1225644.69
E:843439.09

10 10
15 15

889°55'22"E 390.78"

HIGH POINTE SUBDIVISION – PHASE 2 P.D.

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
LYING EAST OF LATERAL "G" CANAL, ALL IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

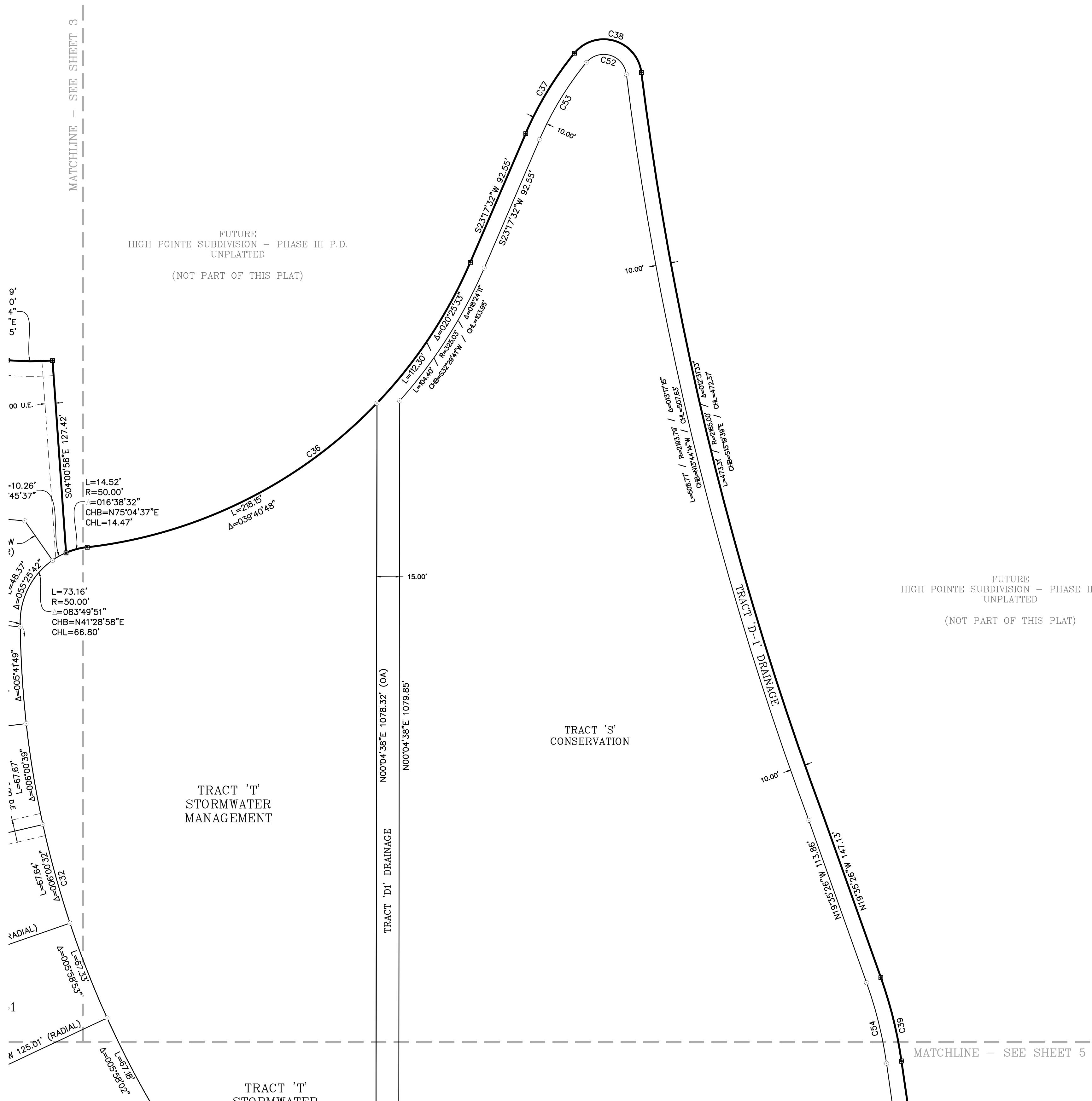
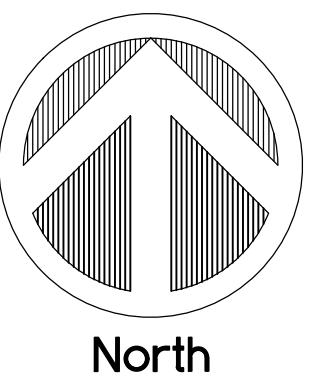
Covenants, restrictions or reservations affecting the ownership or use of the property shown in this Plat
are filed in Official Record Book 3565, Page 2063, Public Records of Indian River County, Florida.

PLAT BOOK _____

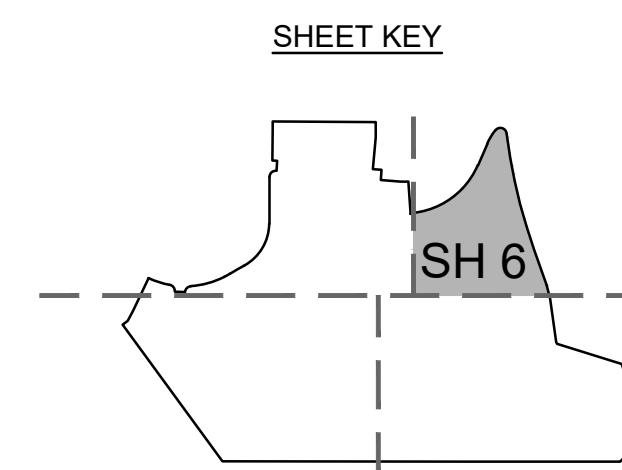
PAGE _____

CFN _____
CLERK'S FILE NO. _____

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



Curve Table					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C32	441.49'	645.00'	39°13'04"	S20°02'30"E	432.92'
C36	330.45'	315.00'	60°06'21"	N53°20'43"E	315.50'
C37	62.36'	225.00'	15°52'44"	N31°13'54"E	62.16'
C38	58.37'	25.00'	133°45'52"	S73°56'48"E	45.98'
C39	56.96'	285.00'	11°27'07"	S13°51'52"E	56.87'
C52	35.02'	15.00'	133°45'52"	N73°56'14"W	27.59'
C53	59.58'	215.00'	15°52'44"	S31°13'54"W	59.39'
C54	54.97'	275.00'	11°27'07"	N13°51'52"W	54.87'



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LEGEND

- LOT CORNER MARKER
5/8" I.R.C. LB#6905
- PERMANENT CONTROL POINT
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PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB#6905
DATE OF PREPARATION: FEBRUARY 23, 2024

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SHEET
6 of 6

Attachment 2