

PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS THE PRESERVE AT WATERWAY VILLAGE PD - POD X, 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) STREETS AND RIGHTS-OF-WAY (TRACT RW):

ALL STREETS AND RIGHTS-OF-WAY (TRACT RW), SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS 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 STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) UTILITY EASEMENTS AND WATER AND SEWER EASEMENTS (U.E. AND W.S.E.):

THE UTILITY EASEMENTS (U.E.) TOGETHER WITH THE WATER AND SEWER EASEMENTS (W.S.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA 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 AND WATER AND SEWER EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

3) DRAINAGE EASEMENTS (D.E.):

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA IS GRANTED ACCESS, THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.

4) STORMWATER MANAGEMENT TRACTS (S.M.T.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.):

THE STORMWATER MANAGEMENT TRACTS "S.M.T. #3" AND "S.M.T. #4" AND THE 20' LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE STORM WATER TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE 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) COMMON SPACE TRACTS:

COMMON SPACE TRACTS "C7" THROUGH "C14", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

6) LANDSCAPE BUFFER, OPEN SPACE AND DRAINAGE TRACTS:

LANDSCAPE BUFFER, OPEN SPACE AND DRAINAGE TRACTS "C6" AND "C15" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO INDIAN RIVER COUNTY.

7) LIMITED ACCESS EASEMENT (L.A.E.):

THE LIMITED ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8) CONSERVATION TRACT:

THE CONSERVATION TRACT "CT-1" AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO THE WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. A CONSERVATION EASEMENT ON THE CONSERVATION TRACT AS SHOWN ON THIS PLAT AND RECORDED IN OFFICIAL RECORD BOOK 3654, PAGE 1865 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 THE WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK GONZALEZ, ITS VICE PRESIDENT OF LAND DEVELOPMENT, THIS _____ DAY OF _____, 2024.

BY: _____
PATRICK GONZALEZ, VICE PRESIDENT OF LAND DEVELOPMENT

WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024. BY DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK GONZALEZ, VICE PRESIDENT OF LAND DEVELOPMENT OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, WITH FULL AUTHORITY TO DO SO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____
PRINT NAME: _____ MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS BY (THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.):

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS TRACT "RW", STORMWATER MANAGEMENT TRACTS, LAKE MAINTENANCE ACCESS EASEMENTS AND COMMON AREA / OPEN SPACE TRACTS "C7" THROUGH "C14".

THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: DAVID KANAREK, PRESIDENT

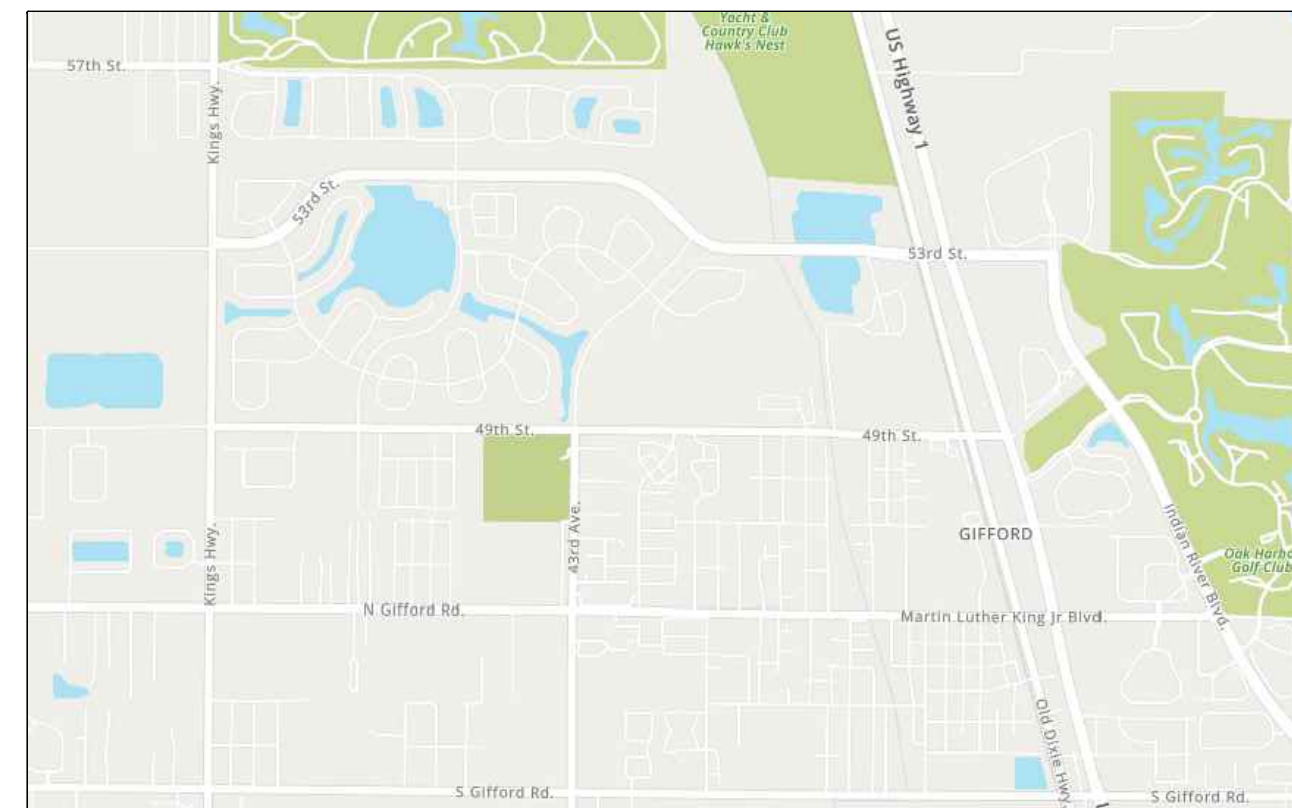
WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

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: 5/2/23

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2065, PAGE 1776 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA FOR THE MASTER COVENANTS AND RESTRICTIONS TOGETHER WITH ALL OF THE AMENDMENTS THERETO AND FILED IN OFFICIAL RECORD BOOK 3430, PAGE 1437 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA FOR THE SUB COVENANTS AND RESTRICTIONS TOGETHER WITH ALL OF THE AMENDMENTS THERETO.

A PORTION OF LAND LYING AND BEING IN THE NORTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22 AS SHOWN ON THE PLAT OF PRESERVE AT WATERWAY VILLAGE PD - POD V, AS RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°28'39" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 676.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1827, PAGE 1707, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°43'25" WEST ALONG SAID NORTH LINE A DISTANCE OF 304.26 FEET TO THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1827, PAGE 1707; THENCE SOUTH 00°16'35" WEST ALONG SAID WEST LINE A DISTANCE OF 565.74 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 49TH STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 1951, PAGE 1891, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°43'25" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2184.94 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 43RD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 2221, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 44°43'25" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 56.57 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°16'35" EAST, A DISTANCE OF 393.08 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1510.00 FEET, THROUGH A CENTRAL ANGLE OF 40°14'33", FOR AN ARC LENGTH OF 1060.57 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY LINE AS SHOWN ON SAID PLAT OF PRESERVE AT WATERWAY VILLAGE PD - POD V, AS RECORDED IN PLAT BOOK 32, PAGE 40, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID INTERSECTION BEING A NON-TANGENT POINT; THENCE FOLLOWING ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING CALLS; THENCE SOUTH 49°28'51" EAST, A DISTANCE OF 102.28 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 385.00 FEET, THROUGH A CENTRAL ANGLE OF 31°35'00", FOR AN ARC LENGTH OF 212.23 FEET TO A POINT OF TANGENCY, SAID CURVE IS SUBTENDED BY A CHORD OF 209.55 FEET THAT BEARS NORTH 71°02'46" EAST; THENCE NORTH 86°50'16" EAST, A DISTANCE OF 432.22 FEET; THENCE NORTH 74°25'32" EAST, A DISTANCE OF 62.88 FEET; THENCE SOUTH 89°16'36" EAST, A DISTANCE OF 97.37 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 28°08'40", FOR AN ARC LENGTH OF 187.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°07'56" EAST, A DISTANCE OF 133.67 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF 29°45'06", FOR AN ARC LENGTH OF 264.83 TO A NON-TANGENT POINT; THENCE NORTH 85°40'57" EAST, A DISTANCE OF 804.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 AND THE POINT OF BEGINNING. SAID LAND CONTAINING 3,099,103.04 SQUARE FEET OR 71.15 ACRES±.

LOCATION MAP (NOT TO SCALE)



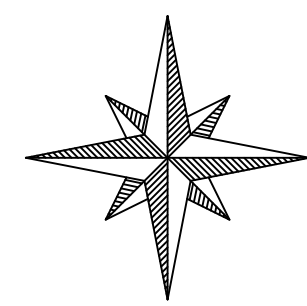
PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

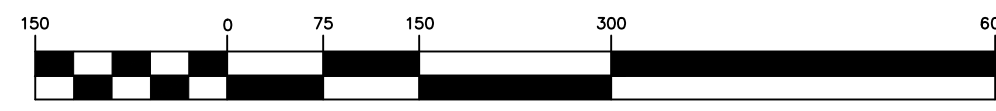
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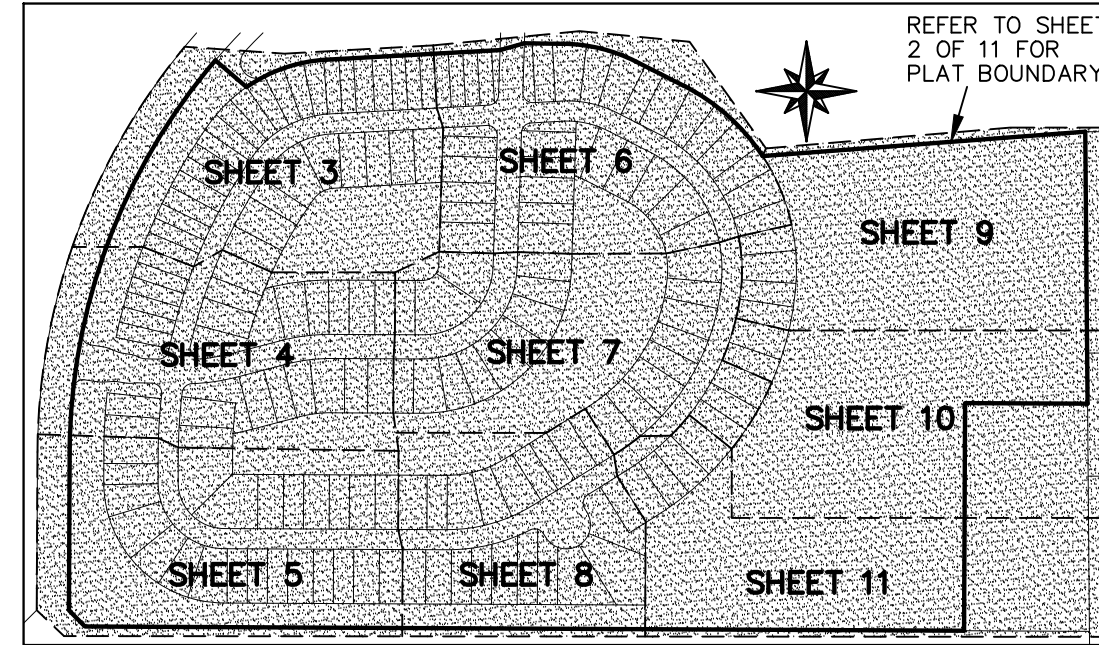


GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

SHEET INDEX



ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
NTP	NON-TANGENT POINT
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG.	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RP	RADIUS POINT
R/W	RIGHT OF WAY
T	TOWNSHIP
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

LEGEND

- SET IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED OTHERWISE.
- ⊙ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

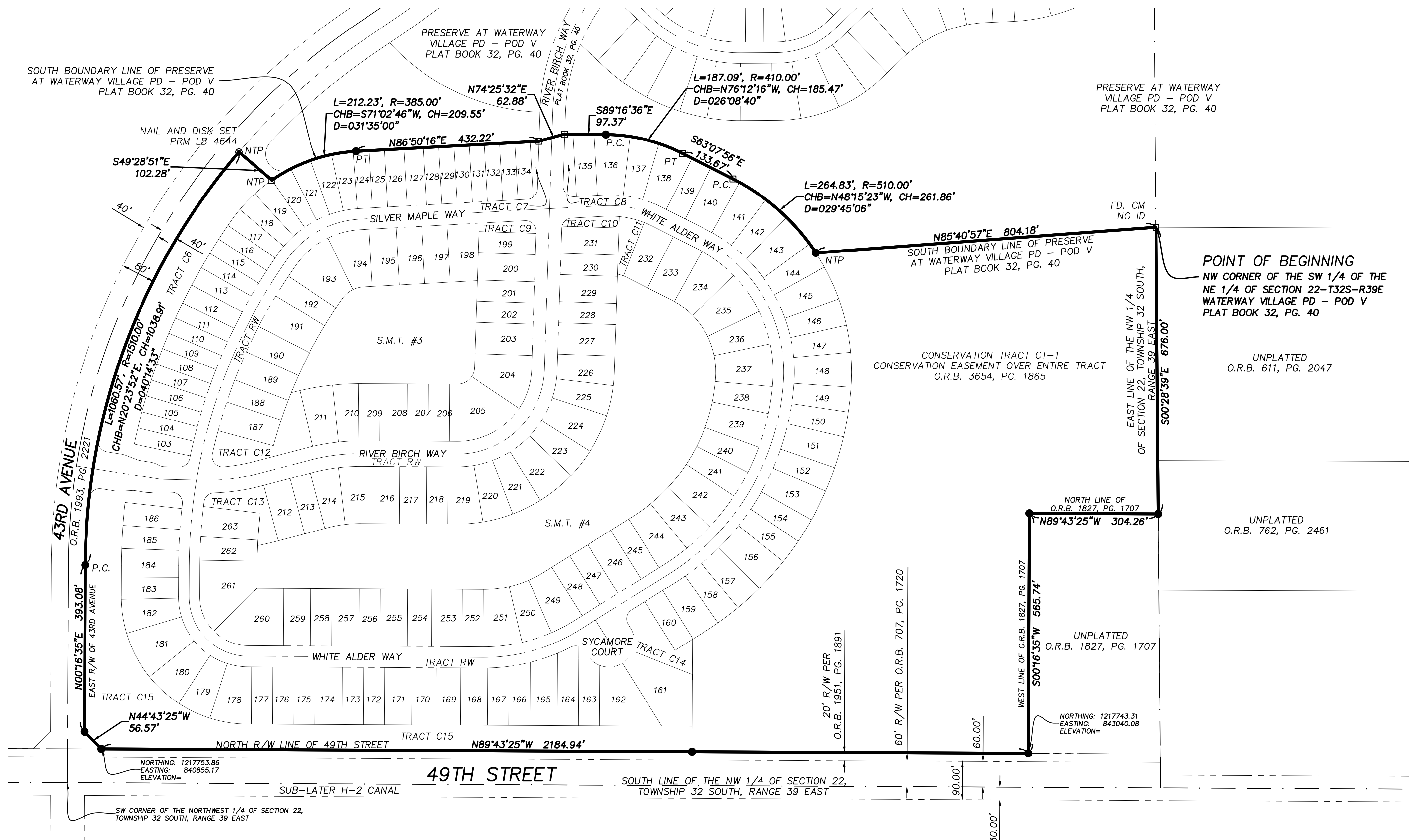
GENERAL NOTES

- 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 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.
- 5) **NOTICE:** 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 PROJECT OR 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.
- 6) **NOTICE:** 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: CATTLEYA GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 7) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND "AE" ELEVATION 6 & 7', AND VE, ELEVATION 9' PER FLOOD INSURANCE RATE MAPS 12061C0118J AND 12061C0231J, DATED JANUARY 26, 2023.
- 8) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAVD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE VERIFIED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 36 AND GPS 151.
- 9) BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH; EAST LINE OF SECTION 33-31S-39E; THE BEARING BEING N01°58'24"W.
- 10) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 11) 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.

TRACT TABLE

TRACT	USE	ACREAGE	DEDICATED TO	MAINTENANCE
RW	PRIVATE R/W	7.28	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
SMT 3	STORMWATER	1.98	PRESERVE AT WATERWAY HOA	WATERWAY VILLAGE HOA
SMT 4	STORMWATER	5.44	PRESERVE AT WATERWAY HOA	WATERWAY VILLAGE HOA
C6	OPEN SPACE/ COMMON AREA	1.61	WATERWAY VILLAGE HOA	WATERWAY VILLAGE HOA
C7	OPEN SPACE/ COMMON AREA	0.04	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C8	OPEN SPACE/ COMMON AREA	0.08	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C9	OPEN SPACE/ COMMON AREA	0.08	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C10	OPEN SPACE/ COMMON AREA	0.07	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C11	OPEN SPACE/ COMMON AREA	0.12	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C12	OPEN SPACE/ COMMON AREA	0.39	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C13	OPEN SPACE/ COMMON AREA	0.22	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C14	OPEN SPACE/ COMMON AREA	0.28	PRESERVE AT WATERWAY HOA	PRESERVE AT WATERWAY HOA
C15	OPEN SPACE/ COMMON AREA	3.57	WATERWAY VILLAGE HOA	WATERWAY VILLAGE HOA
CT-1	CONSERVATION	20.21	WATERWAY VILLAGE HOA	WATERWAY VILLAGE HOA

PRESERVE AT WATERWAY HOA = THE PRESERVE AT WATERWAY VILLAGE HOMEOWNERS ASSOCIATION
WATERWAY VILLAGE HOA = WATERWAY VILLAGE HOMEOWNERS ASSOCIATION



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: 5/2/23

PRESERVE AT WATERWAY VILLAGE PD - POD X

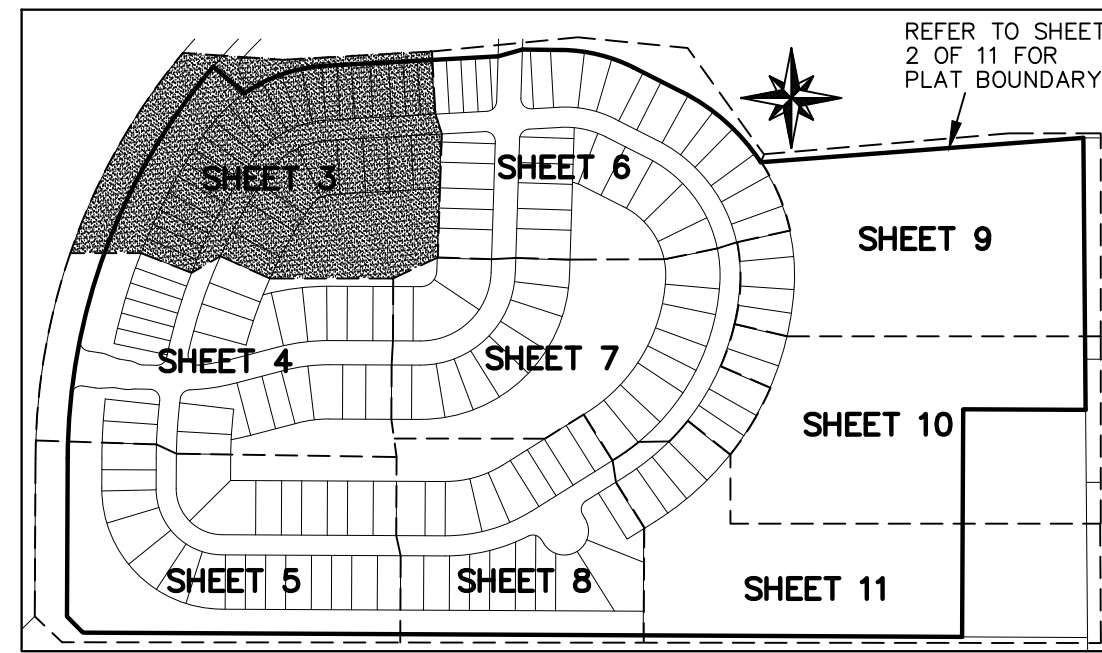
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PLAT BOOK: _____

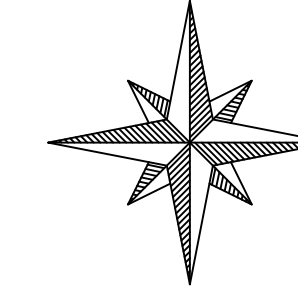
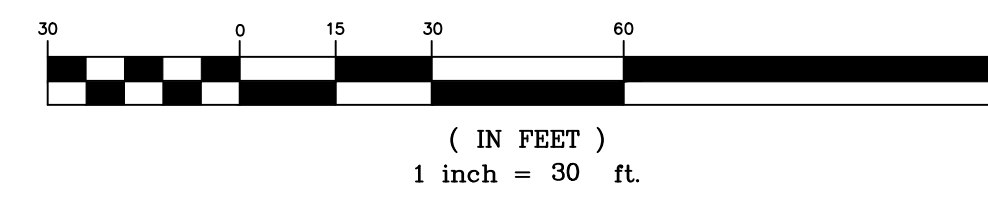
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SHEET INDEX

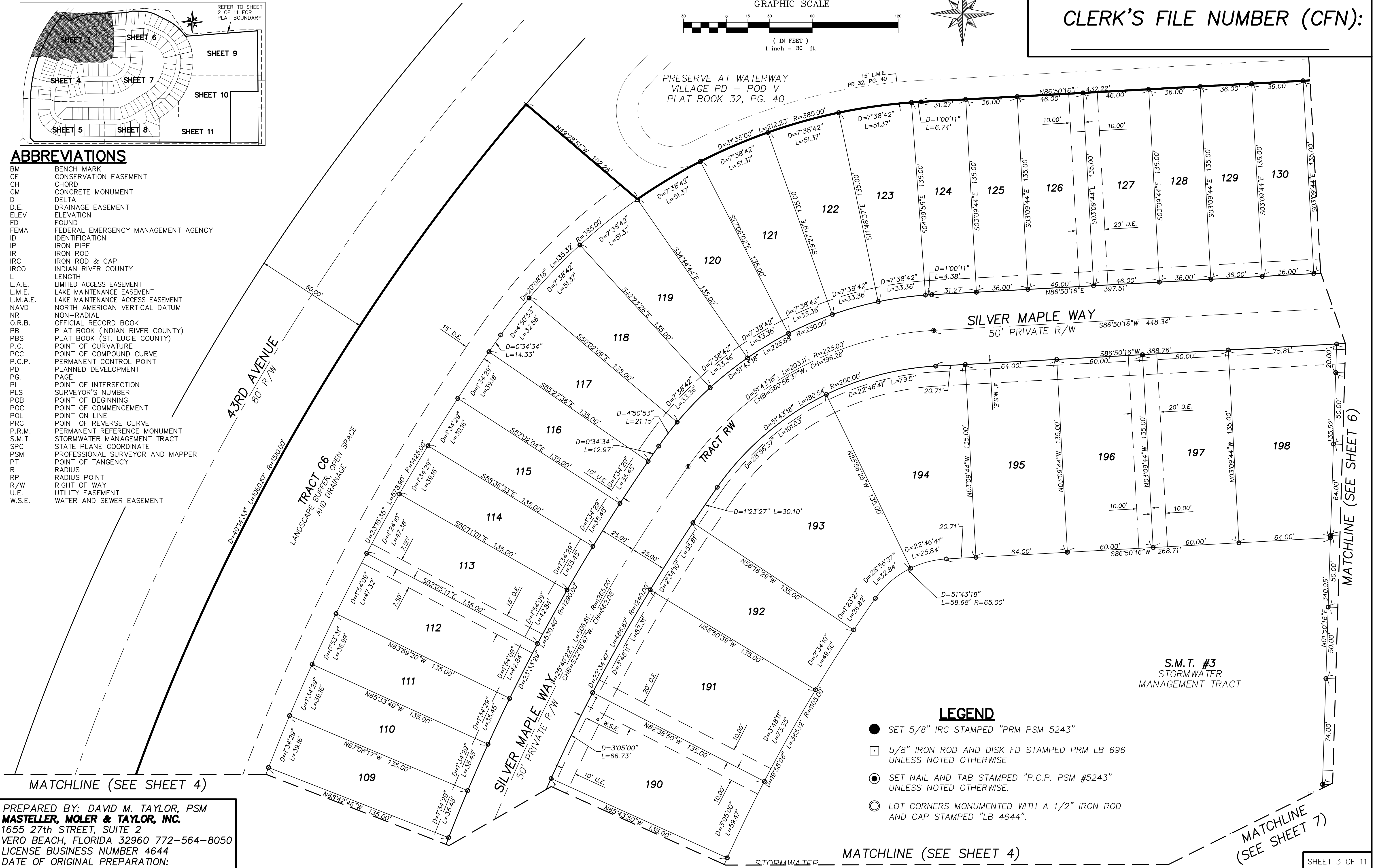


GRAPHIC SCALE



ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
P.C.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
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S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RP	RADIUS POINT
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT



LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

S.M.T. #3
STORMWATER
MANAGEMENT TRACT

PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
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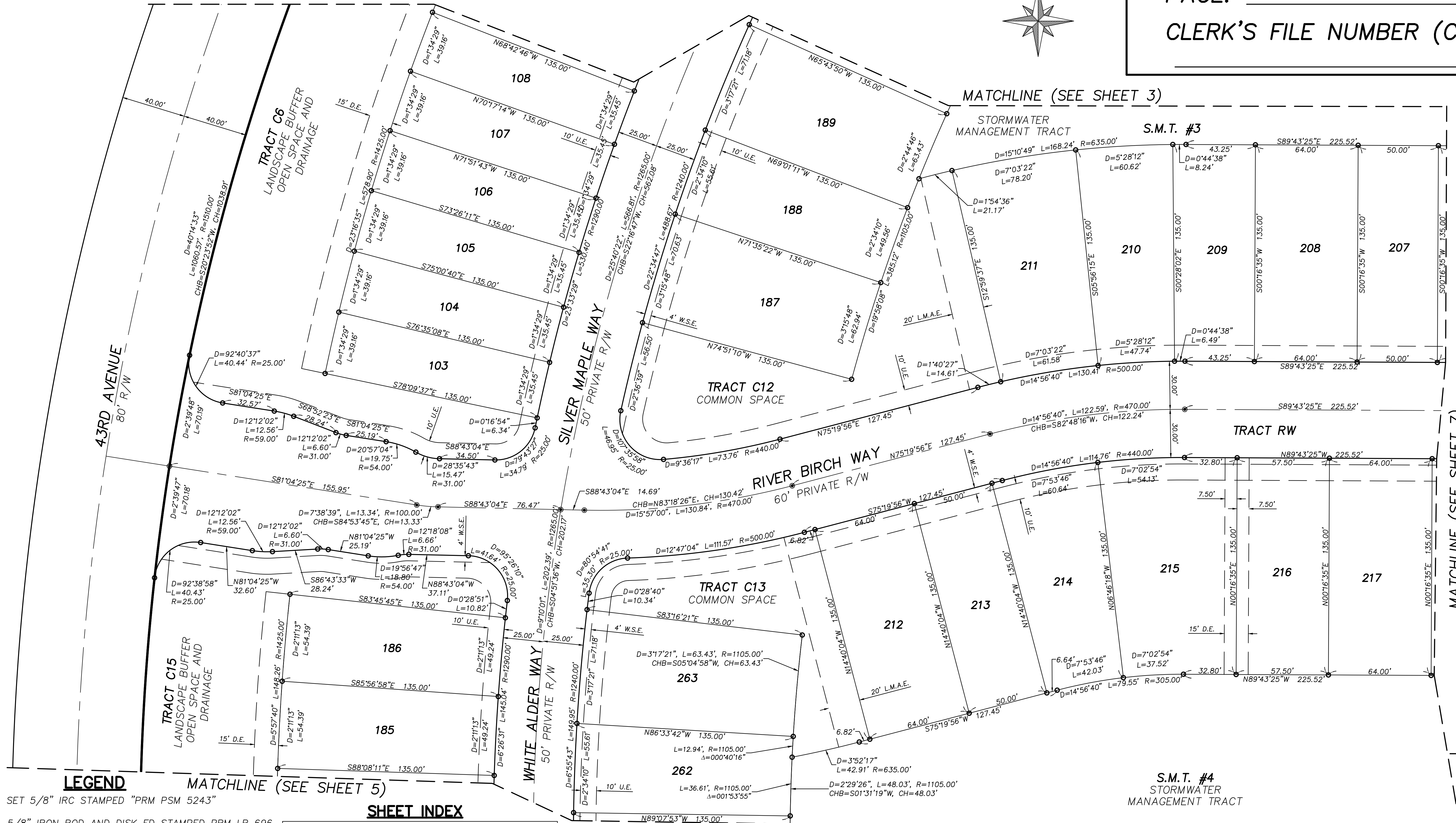
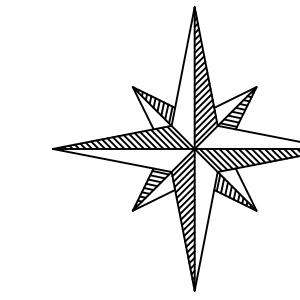
PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

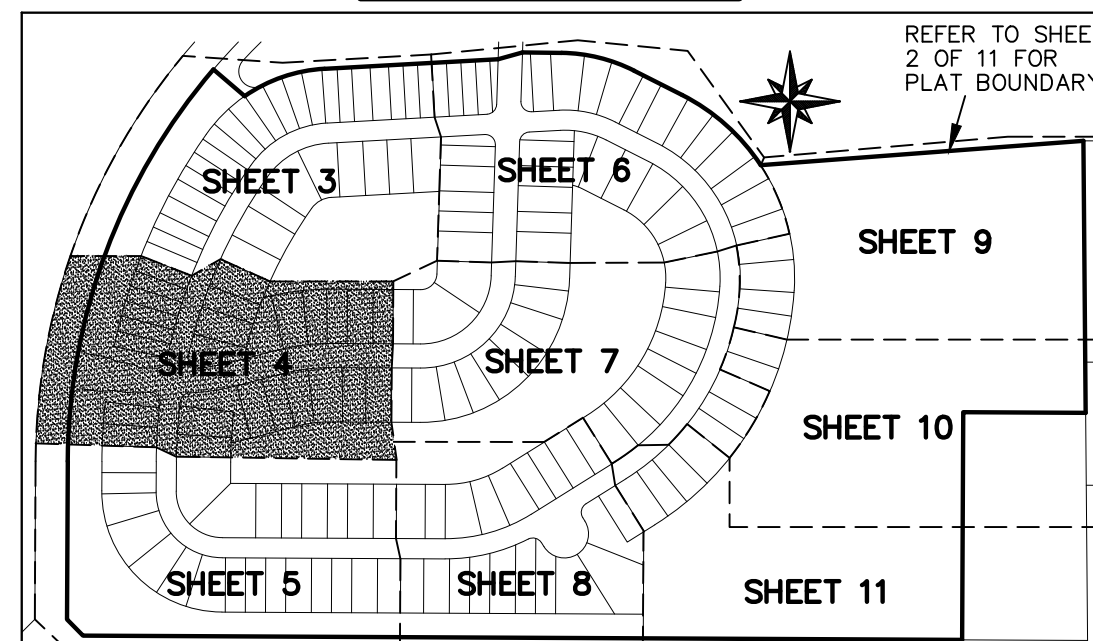


LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

MATCHLINE (SEE SHEET 5)

SHEET INDEX



ABBREVIATIONS

BM	BENCH MARK	L.A.E.	LIMITED ACCESS EASEMENT	POB	POINT OF BEGINNING
CE	CONSERVATION EASEMENT	L.M.A.	LAKE MAINTENANCE AREA	POC	POINT OF COMMENCEMENT
CH	CHORD	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	POL	POINT ON LINE
CM	CONCRETE MONUMENT	NAVD	NORTH AMERICAN VERTICAL DATUM	PRC	POINT OF REVERSE CURVE
D	DELTA	NR	NON-RADIAL	P.R.M.	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK	S.M.T.	STORMWATER MANAGEMENT TRACT
ELEV	ELEVATION	PB	PLAT BOOK (INDIAN RIVER COUNTY)	SPC	STATE PLANE COORDINATE
FD	FOUNDATION	P.B.	PLAT BOOK (ST. LUCIE COUNTY)	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE	PT	POINT OF TANGENCY
ID	IDENTIFICATION	P.C.P.	POINT OF COMPOUND CURVE	R	RADIUS
IP	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	RP	RADIUS POINT
IR	IRON ROD	PD	PLANNED DEVELOPMENT	R/W	RIGHT OF WAY
IRC	IRON ROD & CAP	PG	PAGE	U.E.	UTILITY EASEMENT
IRCO	INDIAN RIVER COUNTY	PI	POINT OF INTERSECTION	W.S.E.	WATER AND SEWER EASEMENT
L	LENGTH	PLS	SURVEYOR'S NUMBER		

MATCHLINE (SEE SHEET 5)

GRAPHIC SCALE



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: 5/2/23

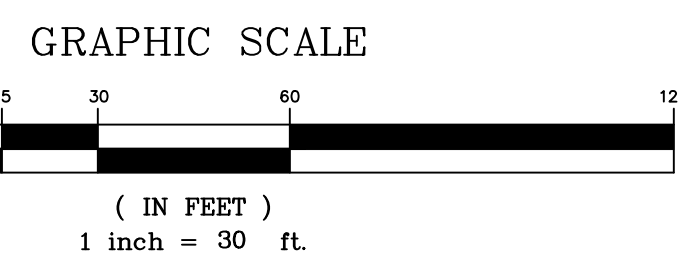
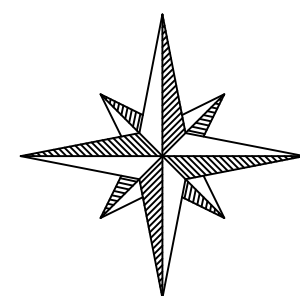
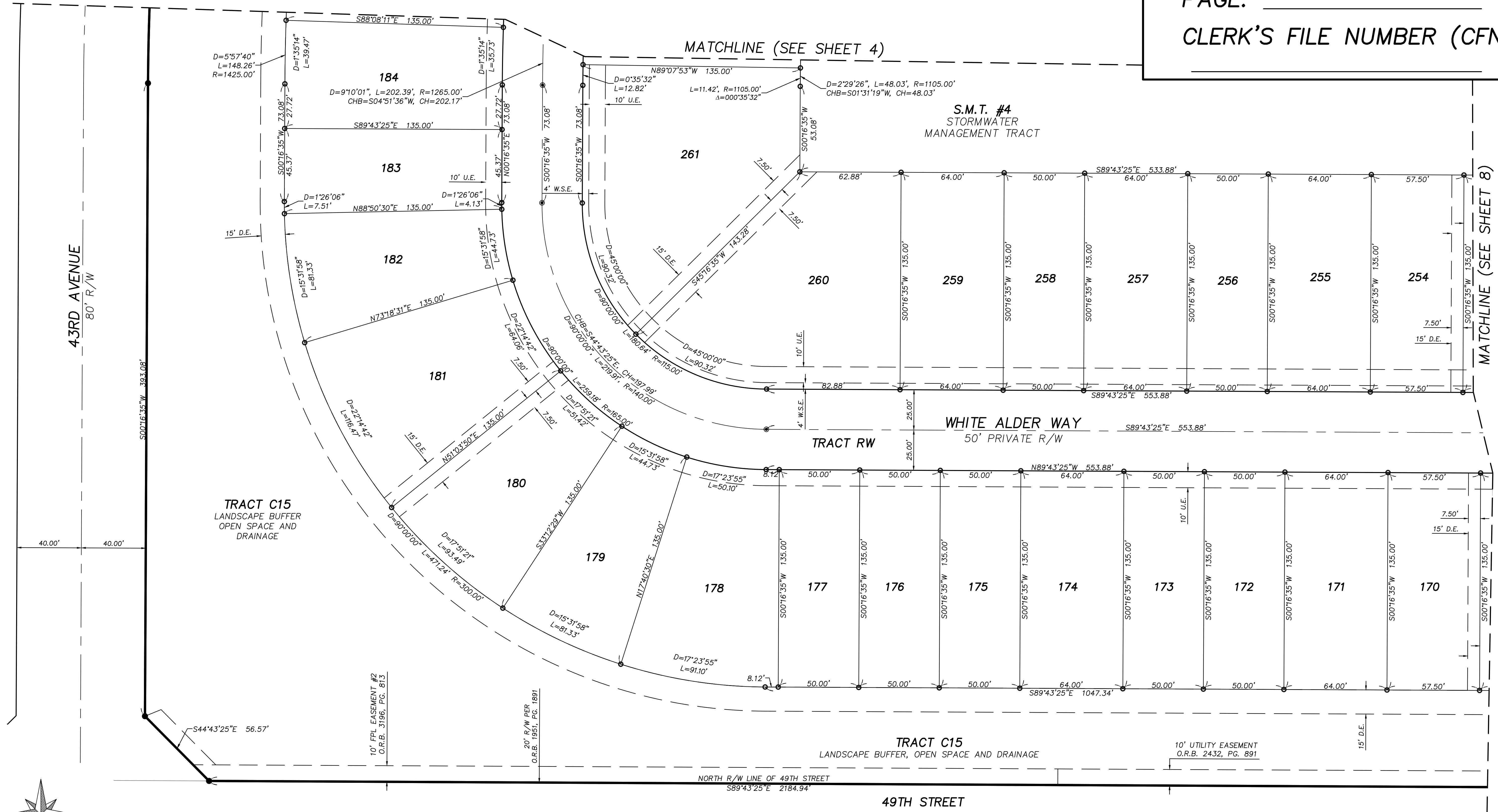
PRESERVE AT WATERWAY VILLAGE PD - POD X

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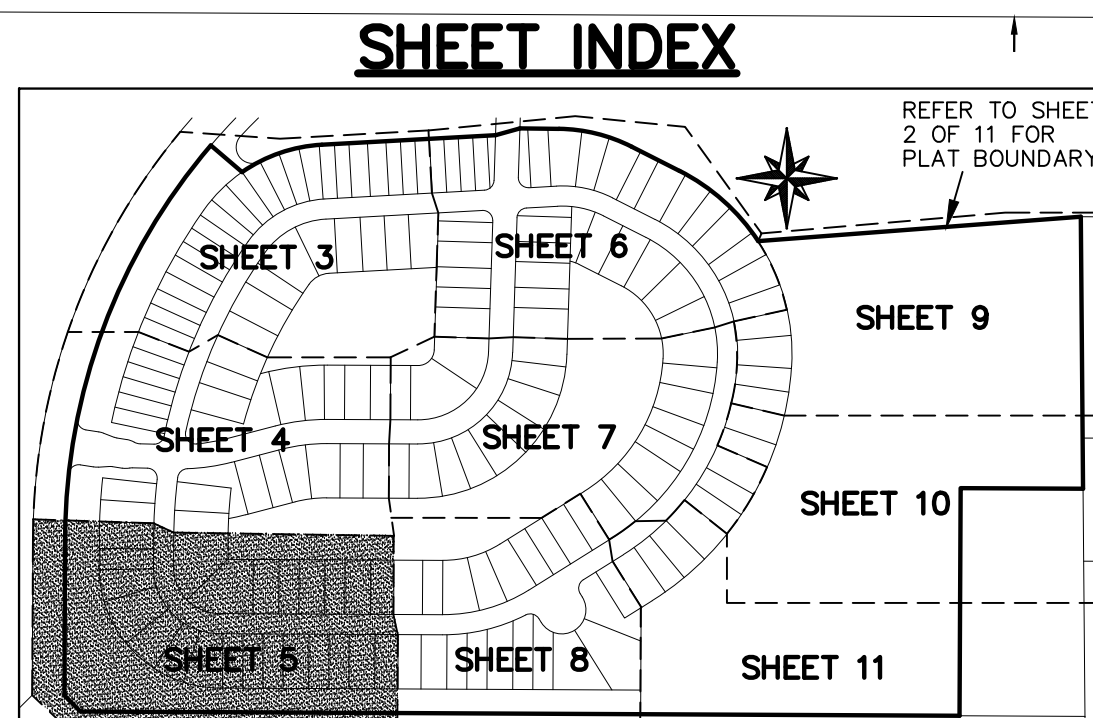
PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____



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: 5/2/23



ABBREVIATIONS

BM	BENCH MARK	POB	POINT OF BEGINNING
CE	CONSERVATION EASEMENT	POC	POINT OF COMMENCEMENT
CH	CHORD	POL	POINT ON LINE
CM	CONCRETE MONUMENT	PRC	POINT OF REVERSE CURVE
D	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	S.M.T.	STORMWATER MANAGEMENT TRACT
ELEV	ELEVATION	SPC	STATE PLANE COORDINATE
FD	FOUND	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PT	POINT OF TANGENCY
ID	IDENTIFICATION	R	RADIUS
IP	IRON PIPE	RP	RADIUS POINT
IR	IRON ROD	R/W	RIGHT OF WAY
IRC	IRON ROD & CAP	U.E.	UTILITY EASEMENT
IRCO	INDIAN RIVER COUNTY	W.S.E.	WATER AND SEWER EASEMENT
L	LENGTH		
L.A.E.	LIMITED ACCESS EASEMENT		
L.M.A.	LAKE MAINTENANCE AREA		
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT		
NAVD	NORTH AMERICAN VERTICAL DATUM		
NR	NON-RADIAL		
O.R.B.	OFFICIAL RECORD BOOK		
PB	PLAT BOOK (INDIAN RIVER COUNTY)		
PBS	PLAT BOOK (ST. LUCIE COUNTY)		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.C.P.	PERMANENT CONTROL POINT		
PD	PLANNED DEVELOPMENT		
PG.	PAGE		
PI	POINT OF INTERSECTION		
PLS	SURVEYOR'S NUMBER		

LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

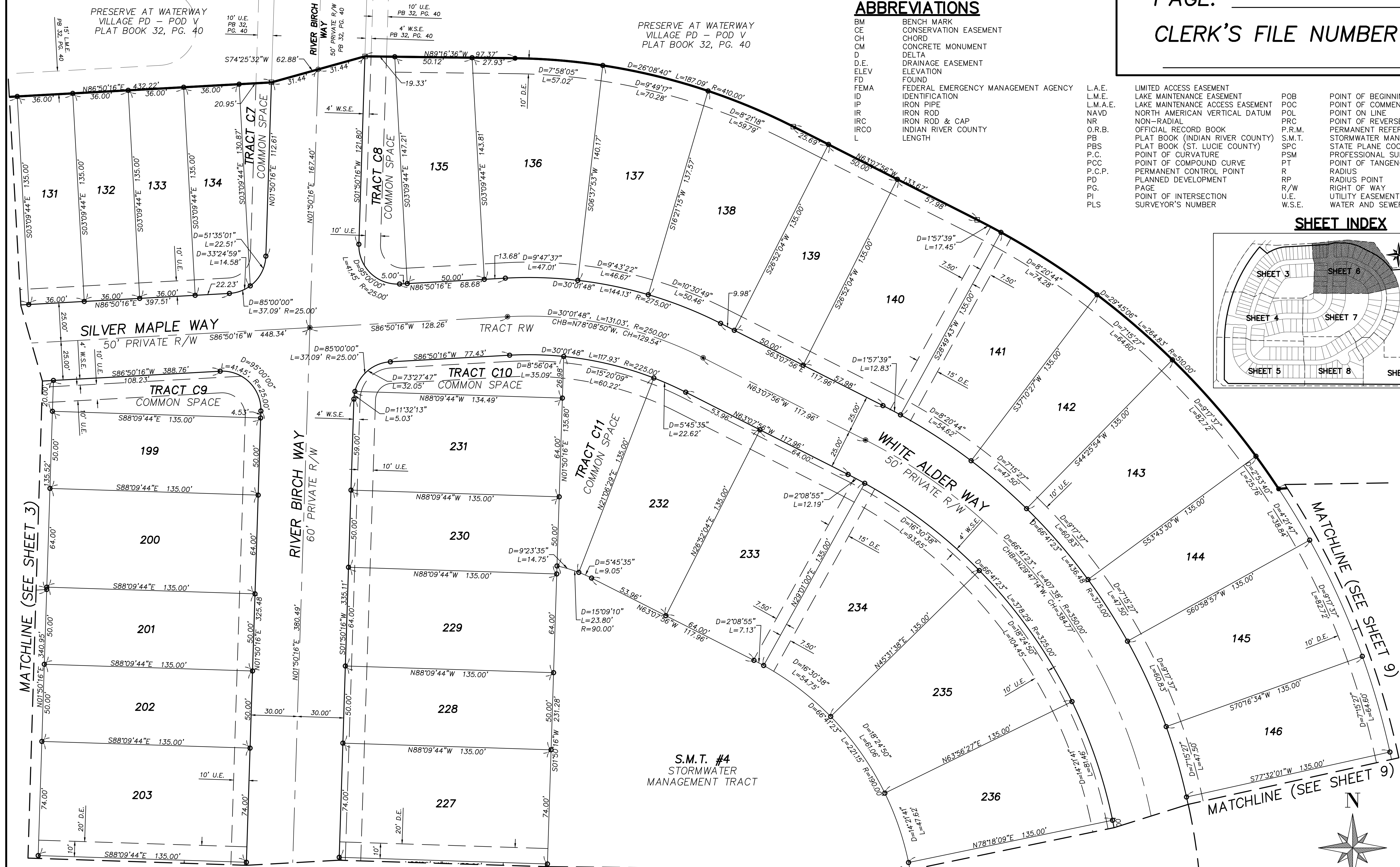
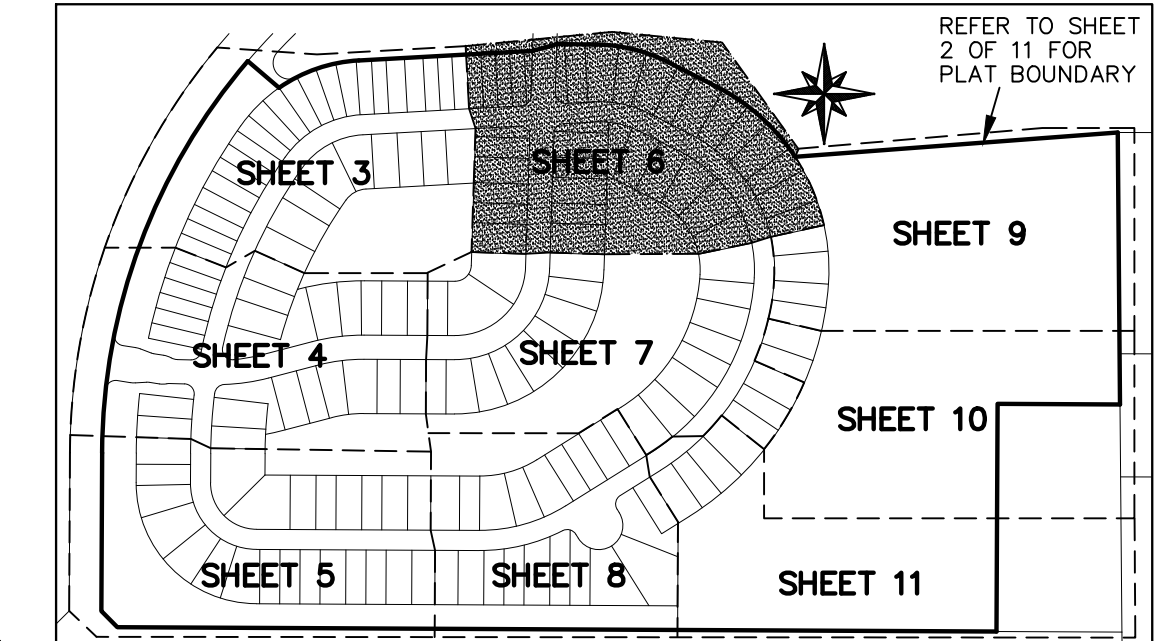
PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

ABBREVIATIONS

BM	BENCH MARK	L.A.E.	LIMITED ACCESS EASEMENT	POB	POINT OF BEGINNING
CE	CONSERVATION EASEMENT	L.M.E.	LAKE MAINTENANCE EASEMENT	POC	POINT OF COMMENCEMENT
CH	CHORD	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	POL	POINT ON LINE
CM	CONCRETE MONUMENT	NAVD	NORTH AMERICAN VERTICAL DATUM	PRC	POINT OF REVERSE CURVE
D	DELTA	NR	NON-RADIAL	P.R.M.	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK	SPC	STATE PLANE COORDINATE
ELEV	ELEVATION	PB	PLAT BOOK (INDIAN RIVER COUNTY)	PT	POINT OF TANGENCY
FD	FOUND	PBS	PLAT BOOK (ST. LUCIE COUNTY)	R	RADIUS
FEMA ID	FEDERAL EMERGENCY MANAGEMENT AGENCY IDENTIFICATION	P.C.	POINT OF CURVATURE	RP	RADIUS POINT
IP	IRON PIPE	P.C.P.	POINT OF COMPOUND CURVE	R/W	RIGHT OF WAY
IR	IRON ROD	PD	PLANNED DEVELOPMENT	U.E.	UTILITY EASEMENT
IRC	IRON ROD & CAP	PG.	PAGE	W.S.E.	WATER AND SEWER EASEMENT
IRCO	INDIAN RIVER COUNTY	PLS	POINT OF INTERSECTION SURVEYOR'S NUMBER		
L	LENGTH				

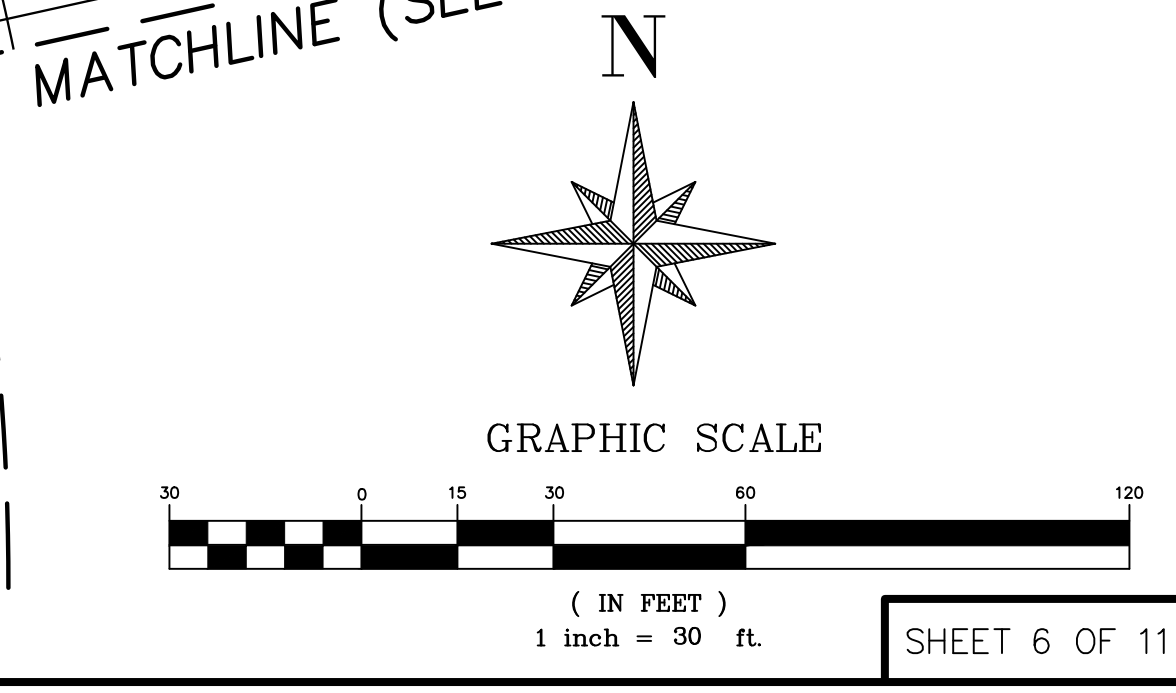
SHEET INDEX



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: 5/2/23

LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".



PRESERVE AT WATERWAY VILLAGE PD - POD X

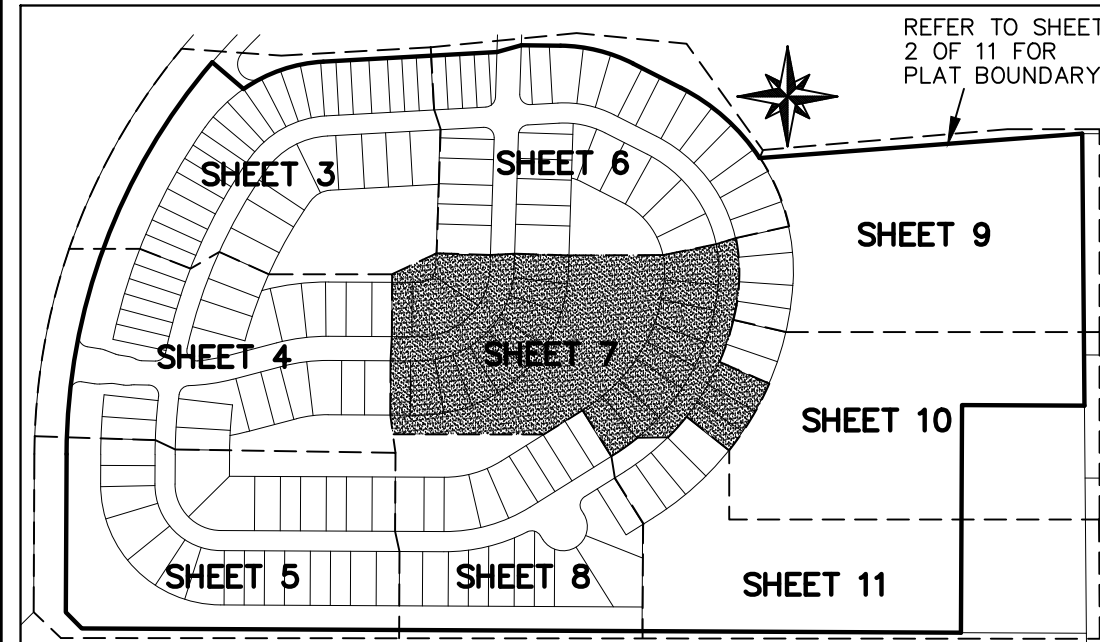
BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

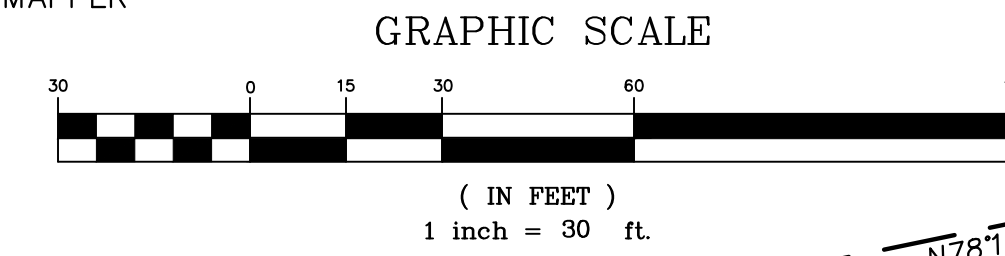
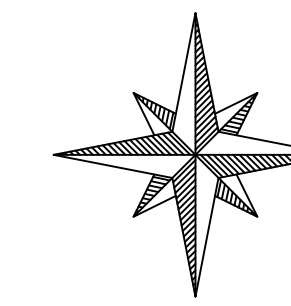
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SHEET INDEX

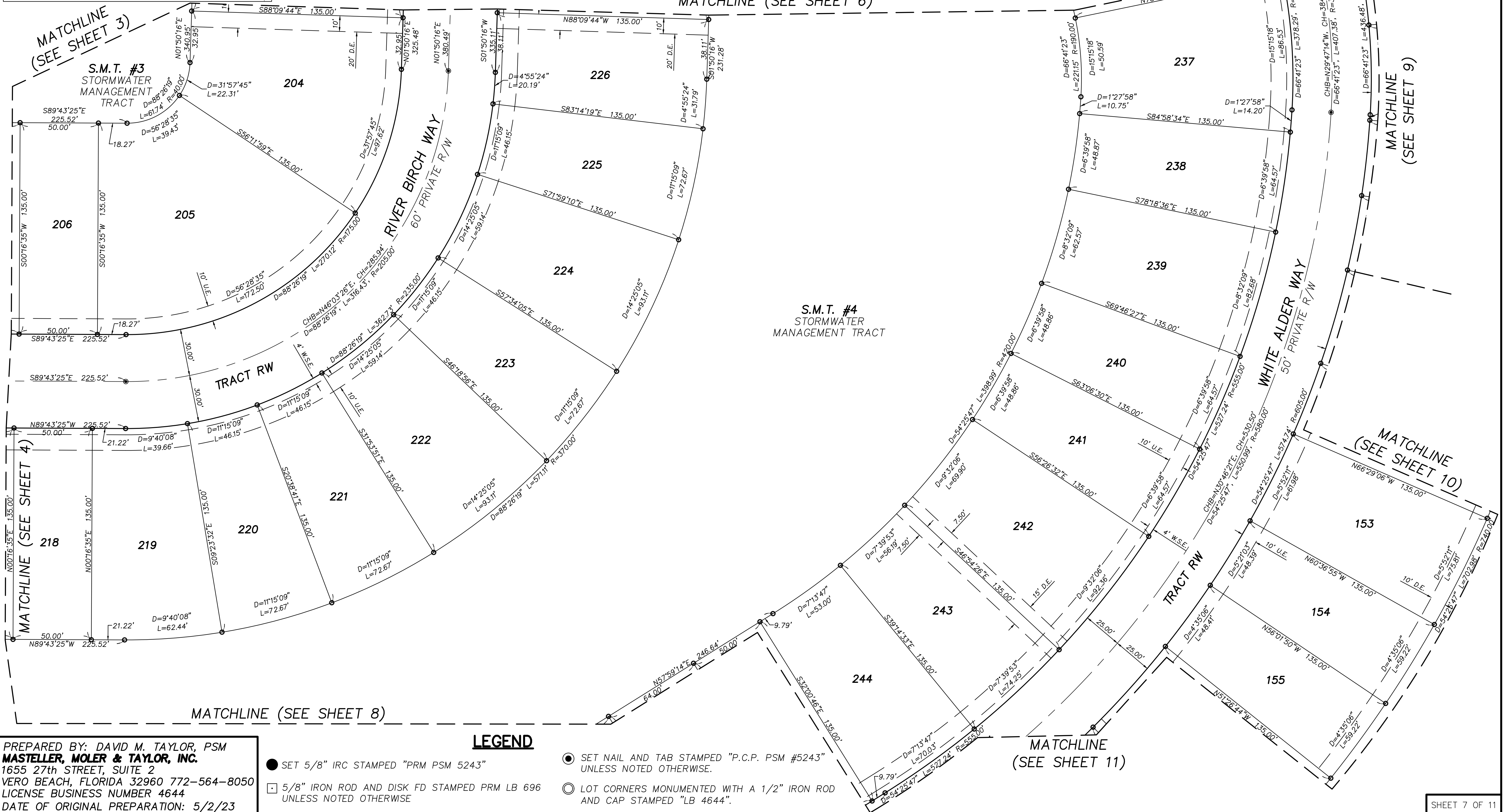


ABBREVIATIONS

BM	BENCH MARK	L.A.E.	LIMITED ACCESS EASEMENT	POB	POINT OF BEGINNING
CE	CONSERVATION EASEMENT	L.M.E.	LAKE MAINTENANCE EASEMENT	POC	POINT OF COMMENCEMENT
CH	CHORD	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	POL	POINT ON LINE
CM	CONCRETE MONUMENT	NAVD	NORTH AMERICAN VERTICAL DATUM	PRC	POINT OF REVERSE CURVE
D	DELTA	NR	NON-RADIAL	PRM	PERMANENT REFERENCE MONUMENT
D.E.	DRAINAGE EASEMENT	O.R.B.	OFFICIAL RECORD BOOK	S.M.T.	STORMWATER MANAGEMENT TRACT
ELEV	ELEVATION	PB	PLAT BOOK (INDIAN RIVER COUNTY)	SPC	STATE PLANE COORDINATE
FD	FOUND	PBS	PLAT BOOK (ST. LUCIE COUNTY)	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	P.C.	POINT OF CURVATURE	PT	POINT OF TANGENCY
ID	IDENTIFICATION	P.C.P.	POINT OF COMPOUND CURVE	R	RADIUS
IP	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	RP	RADIUS POINT
IR	IRON ROD	PD	PLANNED DEVELOPMENT	R/W	RIGHT OF WAY
IRC	IRON ROD & CAP	PG.	PAGE	U.E.	UTILITY EASEMENT
IRCO	INDIAN RIVER COUNTY	PI	POINT OF INTERSECTION	W.S.E.	WATER AND SEWER EASEMENT
L	LENGTH	PLS	SURVEYOR'S NUMBER		



MATCHLINE (SEE SHEET 6)



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: 5/2/23

LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- SET 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
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- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

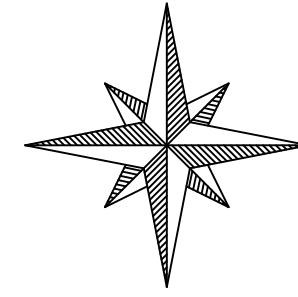
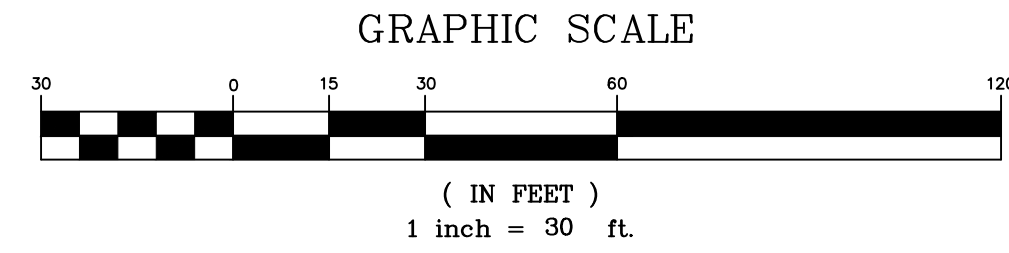
PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

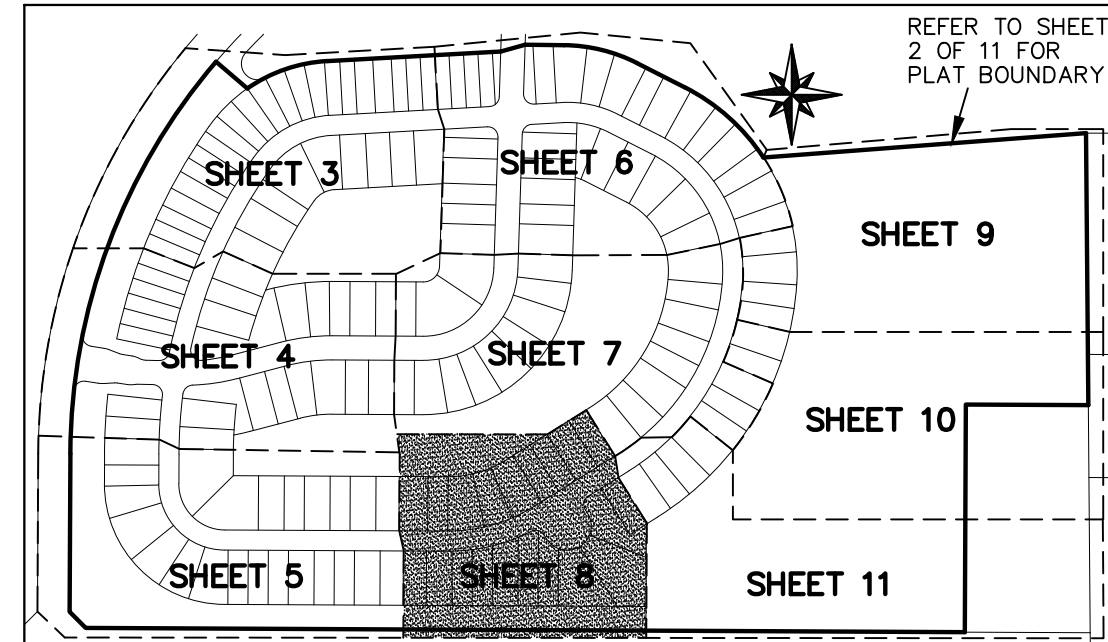
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LEGEND

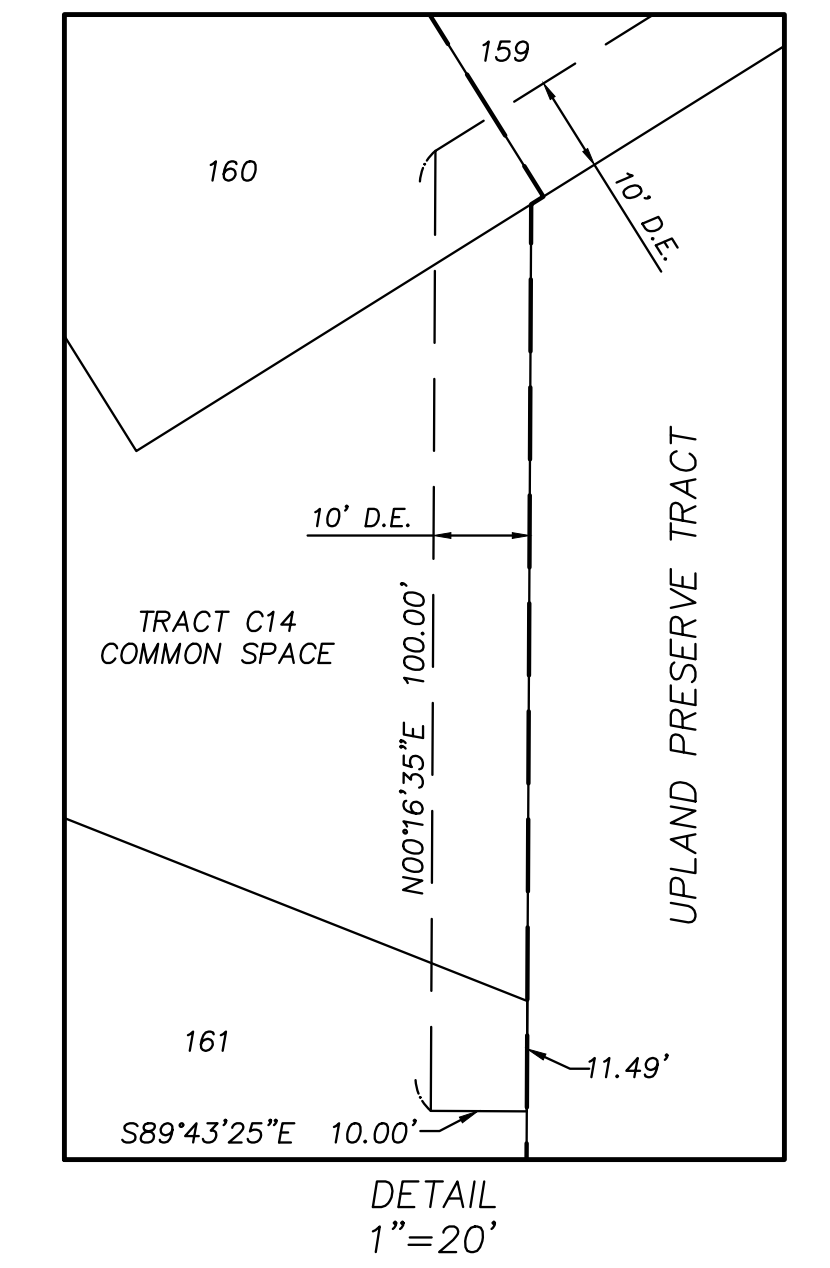
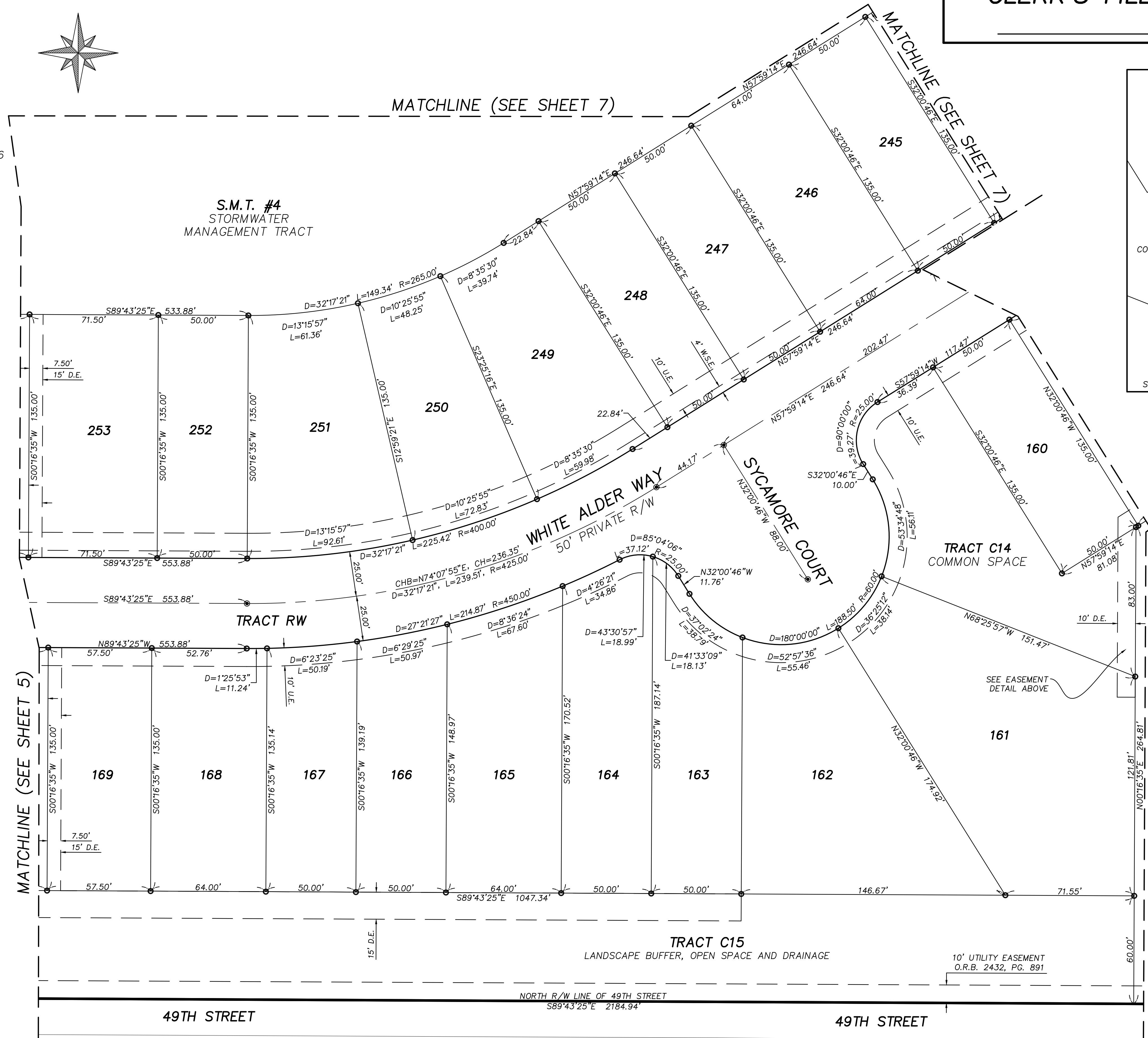
- SET 5/8" IRC STAMPED "PRM PSM 5243"
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
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- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

SHEET INDEX



ABBREVIATIONS

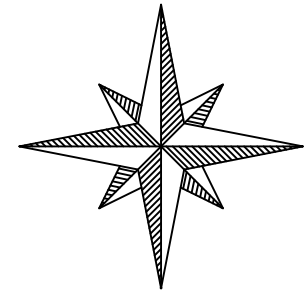
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
P.C.	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
P.C.P.	PERMANENT CONTROL POINT
PD	PLANNED DEVELOPMENT
PG	PAGE
PI	POINT OF INTERSECTION
PLS	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
S.M.T.	STORMWATER MANAGEMENT TRACT
SPC	STATE PLANE COORDINATE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RP	RADIUS POINT
R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT



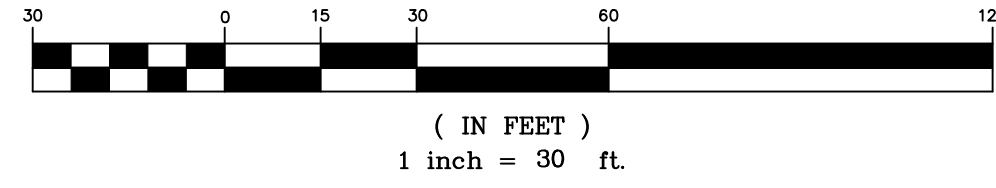
PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 5/2/23

PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



GRAPHIC SCALE



PLAT BOOK: _____

PAGE: _____

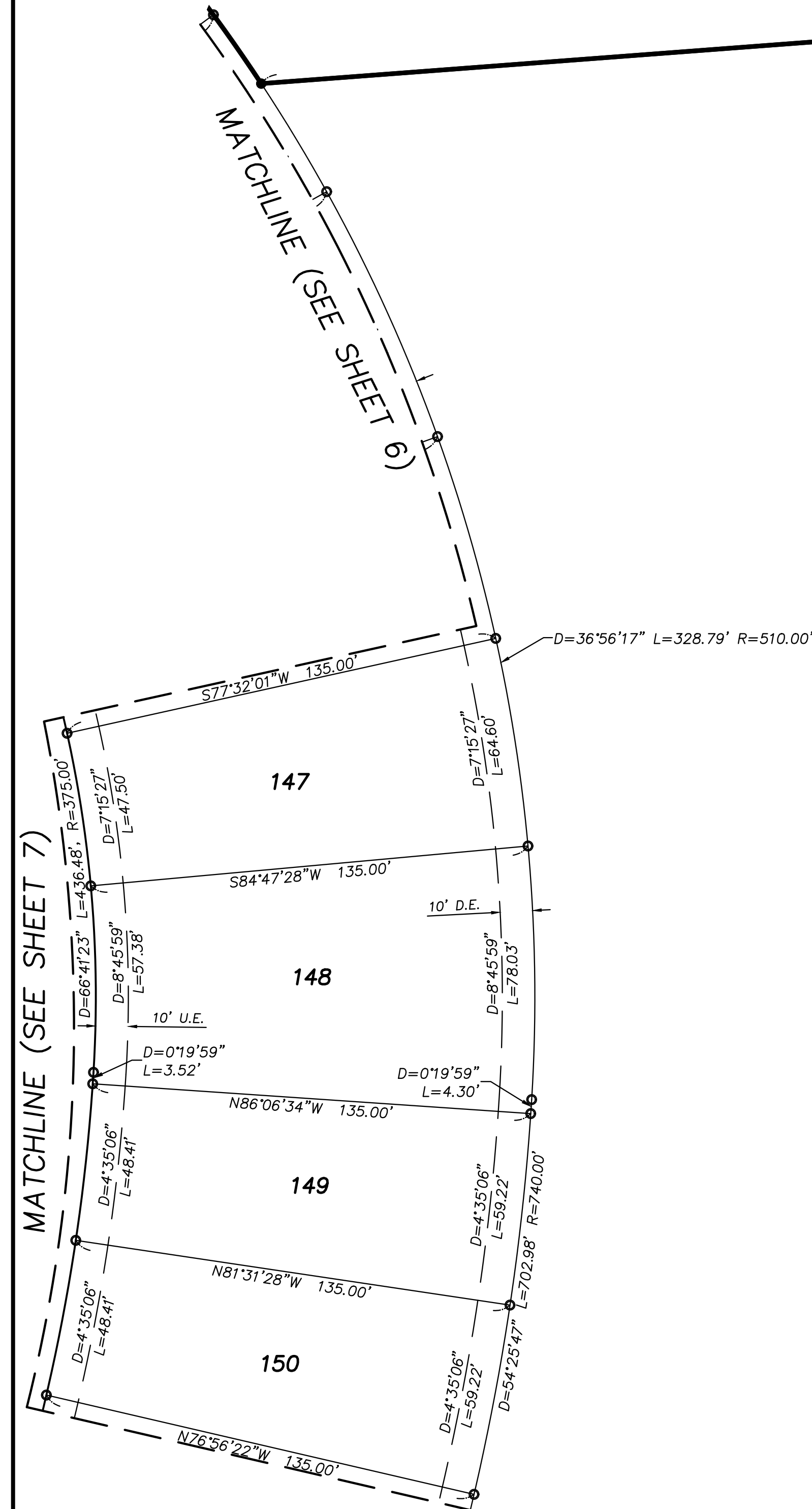
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PRESERVE AT WATERWAY VILLAGE PD - POD V
PLAT BOOK 32, PG. 40

SOUTH BOUNDARY LINE OF PRESERVE AT WATERWAY VILLAGE PD - POD V, PLAT BOOK 32, PG. 40

FD. CM
NO ID.

CONSERVATION TRACT CT-1
CONSERVATION EASEMENT OVER ENTIRE TRACT
O.R.B. 3654, PG. 1865



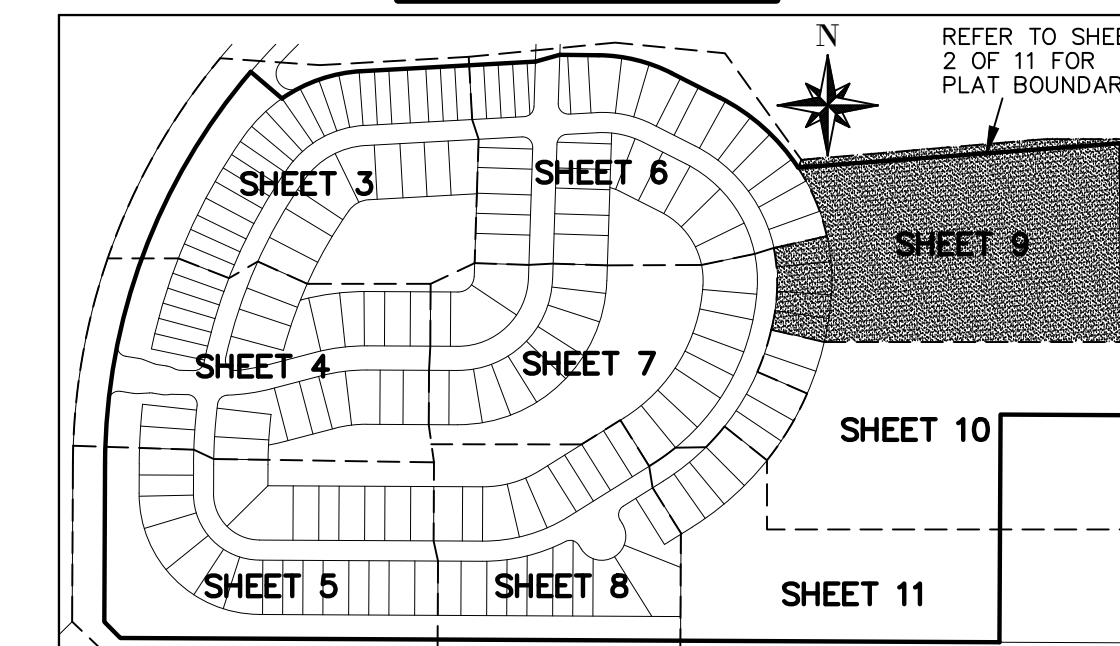
LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- ◻ 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- ⊙ SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- ⊙ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

ABBREVIATIONS

BM	BENCH MARK	P.C.	POINT OF CURVATURE
CE	CONSERVATION EASEMENT	PCC	POINT OF COMPOUND CURVE
CH	CHORD	P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT	PD	PLANNED DEVELOPMENT
D	DELTA	PG.	PAGE
D.E.	DRAINAGE EASEMENT	PI	POINT OF INTERSECTION
ELEV	ELEVATION	PLS	SURVEYOR'S NUMBER
FD	FOUND	POB	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	POC	POINT OF COMMENCEMENT
ID	IDENTIFICATION	POL	POINT ON LINE
IP	IRON PIPE	PRC	POINT OF REVERSE CURVE
IR	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT
IRC	IRON ROD & CAP	S.M.T.	STORMWATER MANAGEMENT TRACT
IRCO	INDIAN RIVER COUNTY	SPC	STATE PLANE COORDINATE
L	LENGTH	PSM	PROFESSIONAL SURVEYOR AND MAPPER
L.A.E.	LIMITED ACCESS EASEMENT	PT	POINT OF TANGENCY
L.M.E.	LAKE MAINTENANCE EASEMENT	R	RADIUS
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	RP	RADIUS POINT
NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT OF WAY
NR	NON-RADIAL	U.E.	UTILITY EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	W.S.E.	WATER AND SEWER EASEMENT
PB	PLAT BOOK (INDIAN RIVER COUNTY)		
PBS	PLAT BOOK (ST. LUCIE COUNTY)		

SHEET INDEX



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: 5/2/23

MATCHLINE (SEE SHEET 10)

EAST LINE OF THE NW 1/4 OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST
N00°28'39"W 676.00'

UNPLATTED
O.R.B. 611, PG. 2047

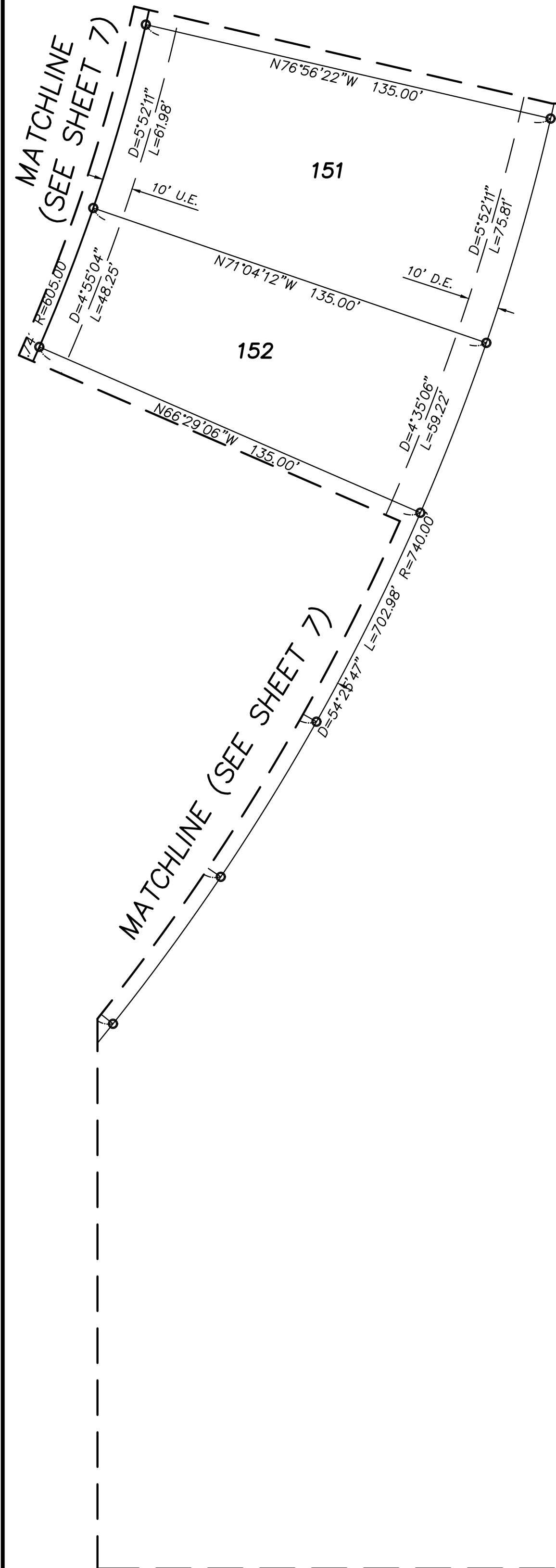
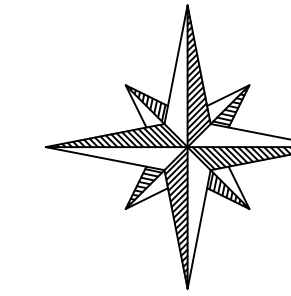
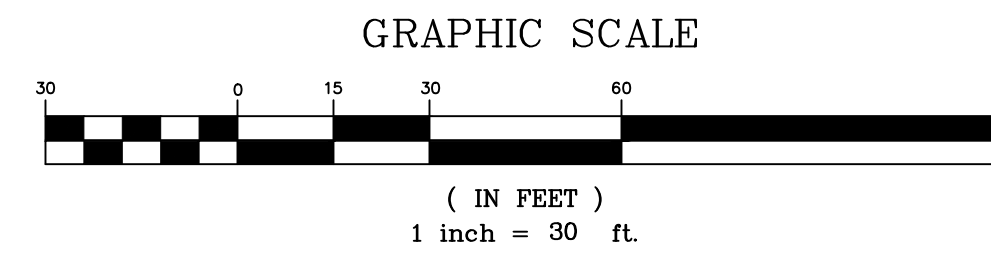
PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____



MATCHLINE (SEE SHEET 9)

CONSERVATION TRACT CT-1
CONSERVATION EASEMENT OVER ENTIRE TRACT
O.R.B. 3654, PG. 1865

MATCHLINE (SEE SHEET 7)

NORTH LINE OF O.R.B. 1827, PG. 1707
S89°43'25\"/>

UNPLATTED
O.R.B. 1827, PG. 1707

WEST LINE OF O.R.B. 1827, PG. 1707
S00°16'35\"/>

UNPLATTED
O.R.B. 1827, PG. 1707

EAST LINE OF O.R.B. 1827, PG. 1707
N00°28'59\"/>

UNPLATTED
O.R.B. 611, PG. 2047

UNPLATTED
O.R.B. 762, PG. 2461

LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- ⊙ SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- ⊕ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

ABBREVIATIONS

BM	BENCH MARK	P.C.	POINT OF CURVATURE
CE	CONSERVATION EASEMENT	PCC	POINT OF COMPOUND CURVE
CH	CHORD	P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT	PD	PLANNED DEVELOPMENT
D	DELTA	PG.	PAGE
D.E.	DRAINAGE EASEMENT	PI	POINT OF INTERSECTION
ELEV	ELEVATION	PLS	SURVEYOR'S NUMBER
FD	FOUND	POB	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	POC	POINT OF COMMENCEMENT
ID	IDENTIFICATION	POL	POINT ON LINE
IP	IRON PIPE	PRC	POINT OF REVERSE CURVE
IR	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT
IRC	IRON ROD & CAP	S.M.T.	STORMWATER MANAGEMENT TRACT
IRCO	INDIAN RIVER COUNTY	SPC	STATE PLANE COORDINATE
L	LENGTH	PSM	PROFESSIONAL SURVEYOR AND MAPPER
L.A.E.	LIMITED ACCESS EASEMENT	PT	POINT OF TANGENCY
L.M.E.	LAKE MAINTENANCE EASEMENT	R	RADIUS
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	RP	RADIUS POINT
NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT OF WAY
NR	NON-RADIAL	U.E.	UTILITY EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	W.S.E.	WATER AND SEWER EASEMENT
PB	PLAT BOOK (INDIAN RIVER COUNTY)		
PBS	PLAT BOOK (ST. LUCIE COUNTY)		

SHEET INDEX

REFER TO SHEET 2 OF 11 FOR PLAT BOUNDARY

MATCHLINE (SEE SHEET 11)

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MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 5/2/23

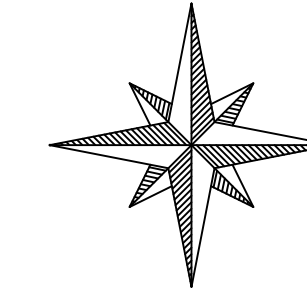
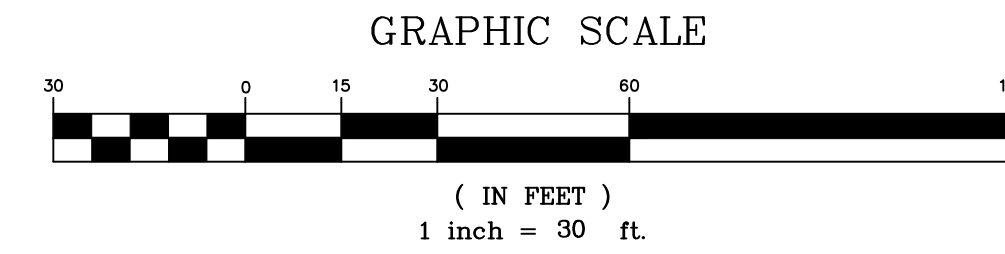
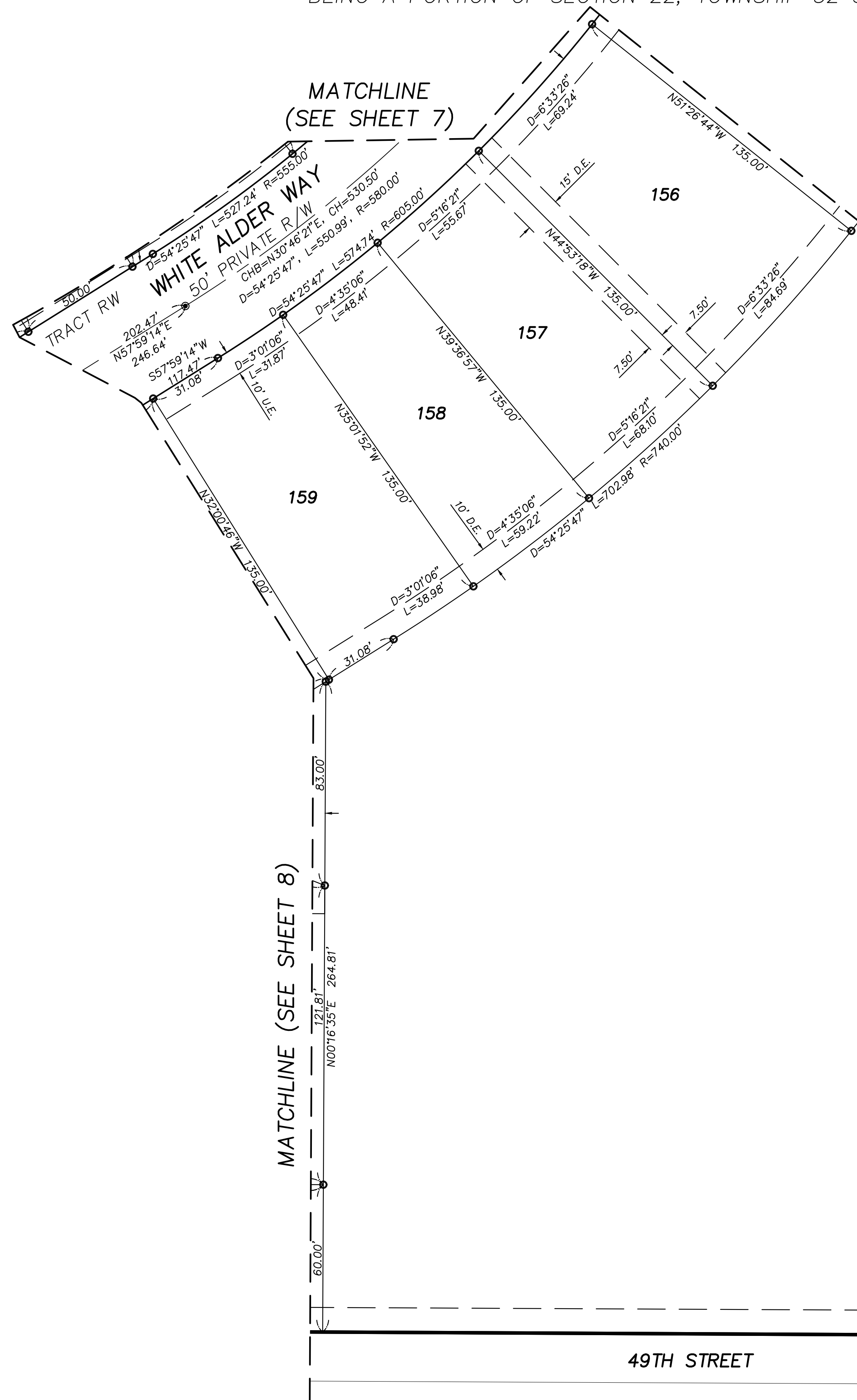
PRESERVE AT WATERWAY VILLAGE PD - POD X

BEING A PORTION OF SECTION 22, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

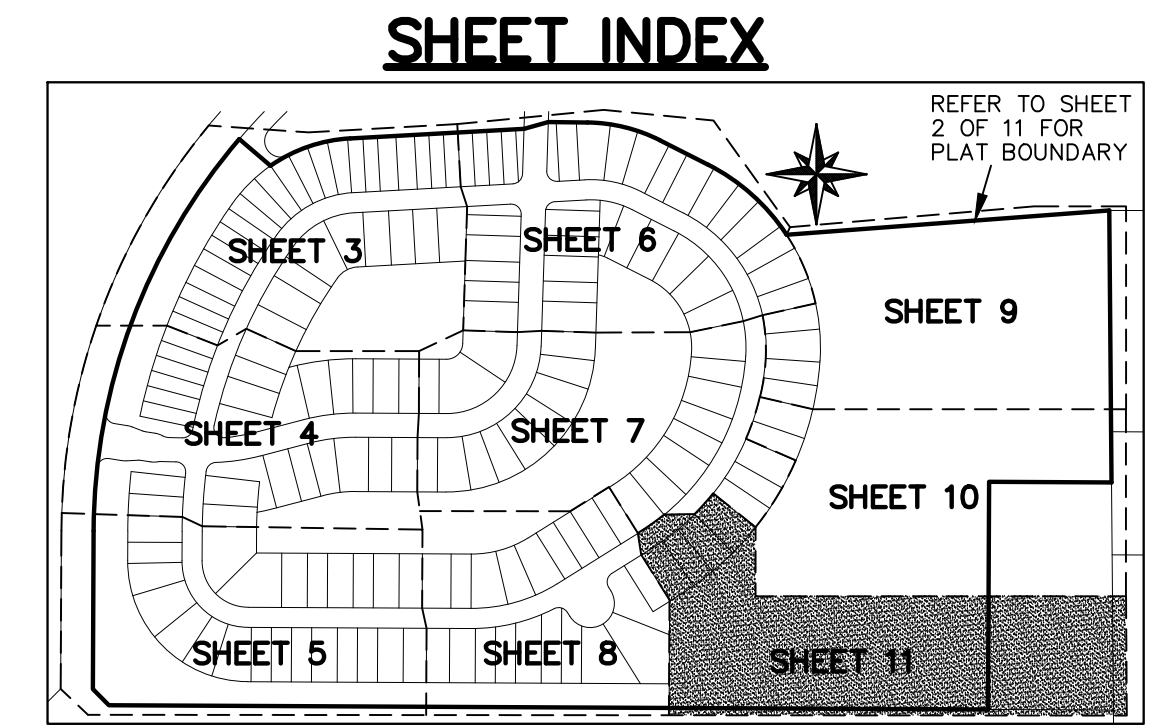
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ABBREVIATIONS

BM	BENCH MARK	P.C.	POINT OF CURVATURE
CE	CONSERVATION EASEMENT	PCC	POINT OF COMPOUND CURVE
CH	CHORD	P.C.P.	PERMANENT CONTROL POINT
CM	CONCRETE MONUMENT	PD	PLANNED DEVELOPMENT
D	DELTA	PG.	PAGE
D.E.	DRAINAGE EASEMENT	PI	POINT OF INTERSECTION
ELEV	ELEVATION	PLS	SURVEYOR'S NUMBER
FD	FOUND	POB	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	POC	POINT OF COMMENCEMENT
ID	IDENTIFICATION	POL	POINT ON LINE
IP	IRON PIPE	PRC	POINT OF REVERSE CURVE
IR	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT
IRC	IRON ROD & CAP	S.M.T.	STORMWATER MANAGEMENT TRACT
IRCO	INDIAN RIVER COUNTY	SPC	STATE PLANE COORDINATE
L	LENGTH	PSM	PROFESSIONAL SURVEYOR AND MAPPER
L.A.E.	LIMITED ACCESS EASEMENT	PT	POINT OF TANGENCY
L.M.E.	LAKE MAINTENANCE EASEMENT	R	RADIUS
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	RP	RADIUS POINT
NAVD	NORTH AMERICAN VERTICAL DATUM	R/W	RIGHT OF WAY
NR	NON-RADIAL	U.E.	UTILITY EASEMENT
O.R.B.	OFFICIAL RECORD BOOK	W.S.E.	WATER AND SEWER EASEMENT
PB	PLAT BOOK (INDIAN RIVER COUNTY)		
PBS	PLAT BOOK (ST. LUCIE COUNTY)		



LEGEND

- SET 5/8" IRC STAMPED "PRM PSM 5243"
- 5/8" IRON ROD AND DISK FD STAMPED PRM LB 696 UNLESS NOTED OTHERWISE
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

MATCHLINE (SEE SHEET 10)

CONSERVATION TRACT CT-1
CONSERVATION EASEMENT OVER ENTIRE TRACT
O.R.B. 3654, PG. 1865

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