

HARBOR ISLE PHASE 2

BEING A REPLAT OF TRACT ZZ, HARBOR ISLES PHASE 1, PLAT BOOK 33, PAGE 29 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3655, PAGE 1970 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS HARBOR ISLE PHASE 2, 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/ACCESS & UTILITY TRACT "RW":

ALL STREETS AND RIGHTS-OF-WAY/ACCESS & UTILITY TRACT "RW" AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY 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) STORMWATER MANAGEMENT AND OPEN SPACE TRACTS:

STORMWATER AND OPEN SPACE TRACTS "4 - 18" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC. ANCILLARY EQUIPMENT SUCH AS A/C PADS, GENERATORS, AND POOL PUMPS MAY BE LOCATED WITHIN THESE TRACTS PROVIDED SUCH EQUIPMENT DOES NOT IMPEDE OR AFFECT THE DRAINAGE CAPACITY THAT THESE TRACTS ARE DESIGNED FOR. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE 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 CONTROL INFESTATIONS, AS ALLOWED BY LAW.

3) LANDSCAPE BUFFER AND OPEN SPACE TRACTS:

THE LANDSCAPE BUFFER AND OPEN SPACE TRACTS "2", "3" AND "19" AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR THE EXCLUSIVE USE AND ENJOYMENT BY THE OWNERS OF LOTS AND RESIDENTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC. EACH AND EVERY LANDSCAPE BUFFER AND OPEN SPACE TRACT IS SUBJECT TO A DRAINAGE AND UTILITY EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES.

4) RECREATION AND OPEN SPACE TRACT "1":

THE RECREATION AND OPEN SPACE TRACT "1" AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.. ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO INDIAN RIVER COUNTY.

5) UTILITY EASEMENTS:

THE UTILITY EASEMENTS SHOWN HEREIN ARE HEREBY 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. IN AREAS WHERE THERE IS A SHARED UTILITY AND DRAINAGE EASEMENT AREA THE COUNTY WILL SOLELY BE RESPONSIBLE FOR ANY UTILITY MAINTENANCE AND OR REPAIR AND NOT RESPONSIBLE FOR ANY DRAINAGE MAINTENANCE AND OR REPAIR. FURTHER, ANY COST TO REPAIR DAMAGE CAUSED TO UTILITY INFRASTRUCTURE IN SAID SHARED EASEMENT AREA DURING MAINTENANCE OR REPAIR OF THE DRAINAGE EASEMENT SHALL BE BORNE BY HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.

6) DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY.

7) MOSQUITO CONTROL DISTRICT ACCESS EASEMENT:

THE 15 FOOT MOSQUITO CONTROL DISTRICT ACCESS EASEMENT AS SHOWN IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF INDIAN RIVER MOSQUITO CONTROL DISTRICT AS SOLELY DETERMINED BY THE DISTRICT FOR VEHICULAR, CONSTRUCTION AND MAINTENANCE ACCESS.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT OF LAND DEVELOPMENT, PATRICK GONZALEZ, THIS THE _____ DAY OF _____, 2025.

BY: _____
PULTE HOME COMPANY, LLC
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 _____, 2025, BY PATRICK GONZALEZ, AS VICE PRESIDENT OF LAND DEVELOPMENT, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, WITH FULL AUTHORITY TO DO SO, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

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

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: 3/12/2024

LEGAL DESCRIPTION

TRACT ZZ, FUTURE DEVELOPMENT, HARBOR ISLE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 29 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND LYING IN SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, THENCE NORTH 89°55'52" WEST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 165.38 FEET TO AN INTERSECTION WITH THE EASTERN BOUNDARY LINE OF SAID TRACT ZZ AND THE POINT OF BEGINNING OF THE HERON DESCRIBED PARCEL; THENCE ALONG THE BOUNDARY OF SAID TRACT ZZ THE FOLLOWING CALLS: THENCE SOUTH 160°15'1" EAST A DISTANCE OF 109 FEET; THENCE SOUTH 070°45'8" EAST A DISTANCE OF 80.01 FEET; THENCE SOUTH 150°43'1" EAST A DISTANCE OF 109 FEET; THENCE SOUTH 21°08'33" EAST A DISTANCE OF 53.55 FEET; THENCE SOUTH 41°22'27" EAST A DISTANCE OF 42.07 FEET; THENCE SOUTH 40°44'42" EAST A DISTANCE OF 53.65 FEET; THENCE SOUTH 44°09'03" EAST A DISTANCE OF 51.95 FEET; THENCE SOUTH 40°43'11" EAST A DISTANCE OF 74.52 FEET; THENCE SOUTH 24°33'13" EAST A DISTANCE OF 88.86 FEET; THENCE SOUTH 24°40'08" EAST A DISTANCE OF 88.92 FEET; THENCE SOUTH 30°15'05" EAST A DISTANCE OF 167.77 FEET; THENCE SOUTH 31°12'18" EAST A DISTANCE OF 57.89 FEET; THENCE SOUTH 32°00'49" EAST A DISTANCE OF 77.16 FEET; THENCE SOUTH 32°42'04" EAST A DISTANCE OF 58.72 FEET; THENCE SOUTH 41°03'14" EAST A DISTANCE OF 70.21 FEET; THENCE SOUTH 30°15'59" EAST A DISTANCE OF 58.11 FEET; THENCE SOUTH 20°33'13" EAST A DISTANCE OF 27.61 FEET; THENCE SOUTH 19°08'29" EAST A DISTANCE OF 38.78 FEET; THENCE SOUTH 23°51'03" EAST A DISTANCE OF 54.30 FEET; THENCE SOUTH 24°26'59" EAST A DISTANCE OF 52.56 FEET; THENCE SOUTH 23°31'19" EAST A DISTANCE OF 68.83 FEET; THENCE SOUTH 24°43'57" EAST A DISTANCE OF 56.85 FEET; THENCE SOUTH 24°43'32" EAST A DISTANCE OF 46.00 FEET; THENCE SOUTH 24°43'12" EAST A DISTANCE OF 42.51 FEET; THENCE SOUTH 26°01'06" EAST A DISTANCE OF 57.86 FEET; THENCE SOUTH 31°01'12" EAST A DISTANCE OF 59.77 FEET; THENCE SOUTH 30°20'27" EAST A DISTANCE OF 71.01 FEET; THENCE SOUTH 20°26'27" EAST A DISTANCE OF 44.63 FEET; THENCE SOUTH 24°18'40" EAST A DISTANCE OF 25.40 FEET; THENCE SOUTH 32°00'42" EAST A DISTANCE OF 33.50 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE, LEAVING SAID EASTERN BOUNDARY OF SAID TRACT ZZ, A DISTANCE OF 711.74 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 34, THENCE NORTH 00°08'57" EAST ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF LATERAL DITCH 5A PER QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 2431, PAGE 672 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°39'20" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 673.17 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, THENCE SOUTH 00°39'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 38.30 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, THENCE NORTH 89°39'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 128.51 FEET TO AN INTERSECTION WITH THE EASTERN BOUNDARY OF SAID TRACT C, AS SHOWN ON THE PLAT OF HARBOR ISLE PHASE 1; THENCE NORTH 30°26'45" EAST ALONG SAID BOUNDARY OF TRACT C, A DISTANCE OF 23.12 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE; THENCE CONTINUE ALONG SAID BOUNDARY OF TRACT C AND ALONG SAID CURVE, HAVING A RADIUS 17,288.75 FEET, THROUGH A CENTRAL ANGLE OF 01°55'50" FOR AN ARC LENGTH OF 582.59 FEET TO AN INTERSECTION WITH SOUTHERLY RIGHT-OF-WAY OF HARBOR ISLE WAY, SHOWN AS TRACT ZZ ON THE SOUTHERLY SIDE OF HARBOR ISLE PHASE 1, A DISTANCE OF 128.51 FEET; THENCE SOUTH 02°33'19" EAST A DISTANCE OF 59°23'57" EAST, THENCE NORTH 02°33'19" EAST A DISTANCE OF 51.11 FEET, TO A POINT OF CURVATURE ON THE NORTHERLY SIDE OF HARBOR ISLE WAY, SHOWN AS TRACT ZZ ON THE NORTHERLY SIDE OF HARBOR ISLE PHASE 1, A DISTANCE OF 59°23'57" EAST, THENCE NORTH 02°33'19" EAST, THENCE NORTH 02°33'19" EAST, A DISTANCE OF 51.11 FEET, TO A POINT OF CURVATURE ON A CIRCULAR CURVE, HAVING A RADIUS 118.13 FEET, THROUGH A CENTRAL ANGLE OF 162°53'30", FOR AN ARC LENGTH OF 33.86 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBENDED BY A CHORD OF 33.75 FEET THAT BEARS NORTH 70°57'16" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 97.23 FEET, THROUGH A CENTRAL ANGLE OF 35°05'12", FOR AN ARC LENGTH OF 59.54 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBENDED BY A CHORD OF 58.62 FEET THAT BEARS SOUTH 83°40'10" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 117.49 FEET, THROUGH A CENTRAL ANGLE OF 25°00'31", FOR AN ARC LENGTH OF 51.28 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBENDED BY A CHORD OF 50.87 FEET THAT BEARS SOUTH 78°26'35" EAST; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 58.01 FEET, THROUGH A CENTRAL ANGLE OF 25°00'31", FOR AN ARC LENGTH OF 51.28 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBENDED BY A CHORD OF 50.87 FEET THAT BEARS SOUTH 78°26'35" EAST; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 58.01 FEET, THROUGH A CENTRAL ANGLE OF 25°00'31", FOR AN ARC LENGTH OF 51.28 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBENDED BY A CHORD OF 50.87 FEET THAT BEARS SOUTH 78°26'35" EAST; THENCE EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 58.01 FEET, THROUGH A CENTRAL ANGLE OF 25°00'31", FOR AN ARC LENGTH OF 51.28 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBENDED BY A CHORD OF 50.87 FEET THAT BEARS SOUTH 78°26'35" EAST; 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HARBOR ISLE PHASE 2

BEING A REPLAT OF TRACT ZZ, HARBOR ISLES PHASE 1, PLAT BOOK 33, PAGE 29 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3655, PAGE 1970 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____
CFN: _____
CLERK'S FILE NUMBER _____

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON FEBRUARY 29, 2024, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 913, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: _____ DATED: _____
DAVID TAYLOR, PSM
FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER
MASTELLER, MOLER & TAYLOR, INC.
CERTIFICATE OF AUTHORIZATION #4644
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF HARBOR ISLE PHASE 2 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.

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON _____, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS ARE ACCEPTED.

JOSEPH E. FLESCHER, CHAIRMAN OF THE BOARD
ATTEST: RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY

BY: _____
DEPUTY CLERK
(CLERK TO THE BOARD)

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

DEPUTY COUNTY ATTORNEY
SUSAN J. PRADO

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED:
BY: JOHN A. TITKANICH JR., COUNTY ADMINISTRATOR DATE: _____

CLERK'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HARBOR ISLE PHASE 2 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2025, AND RECORDED IN PLAT BOOK _____ AT PAGE _____ AS FILE NUMBER _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

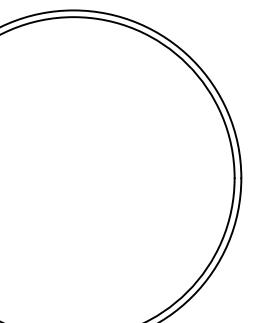
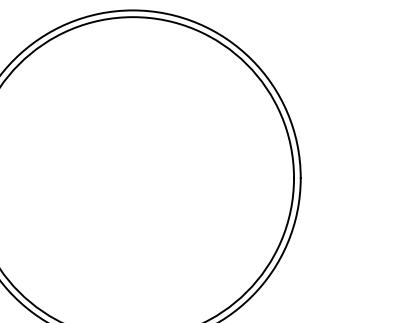
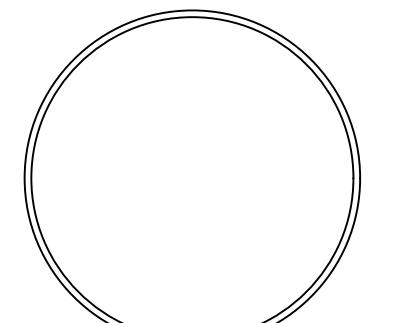
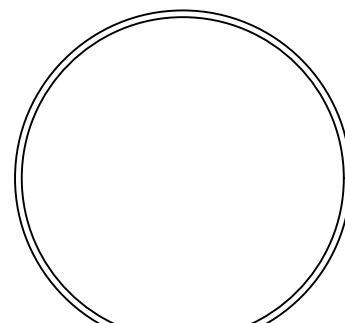
PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 3/12/2024

SURVEYOR

CLERK TO
THE B.C.C.

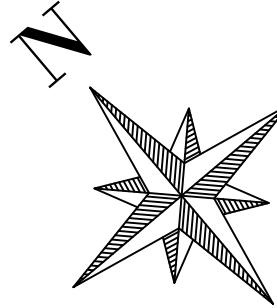
COUNTY
SURVEYOR

CLERK OF THE
CIRCUIT COURT



HARBOR ISLE PHASE 2

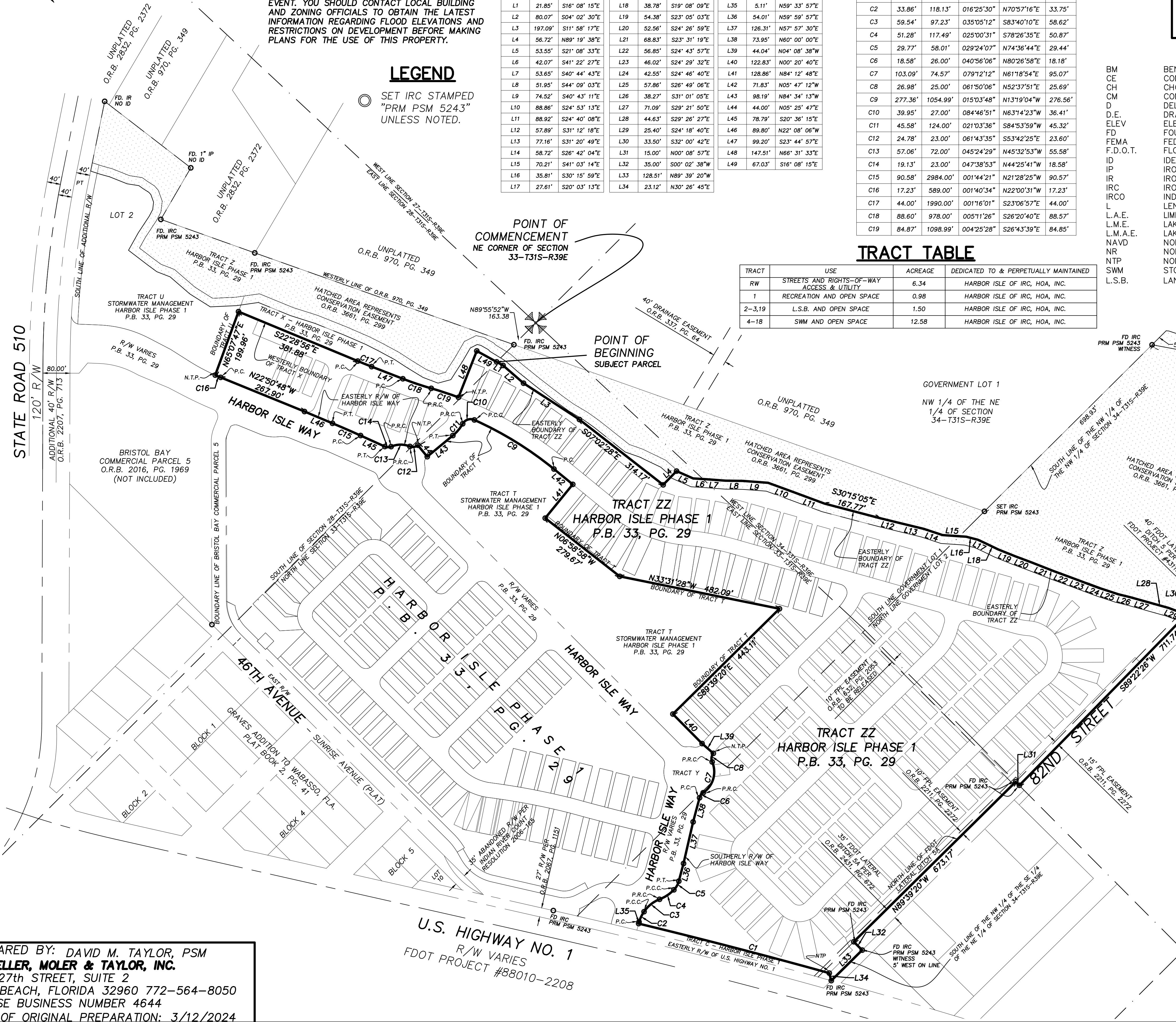
BEING A REPLAT OF TRACT ZZ, HARBOR ISLES PHASE 1, PLAT BOOK 33, PAGE 29 AND BEING A PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



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 TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

LEGEND

SET IRC STAMPED
"PRM PSM 5243"
UNLESS NOTED.



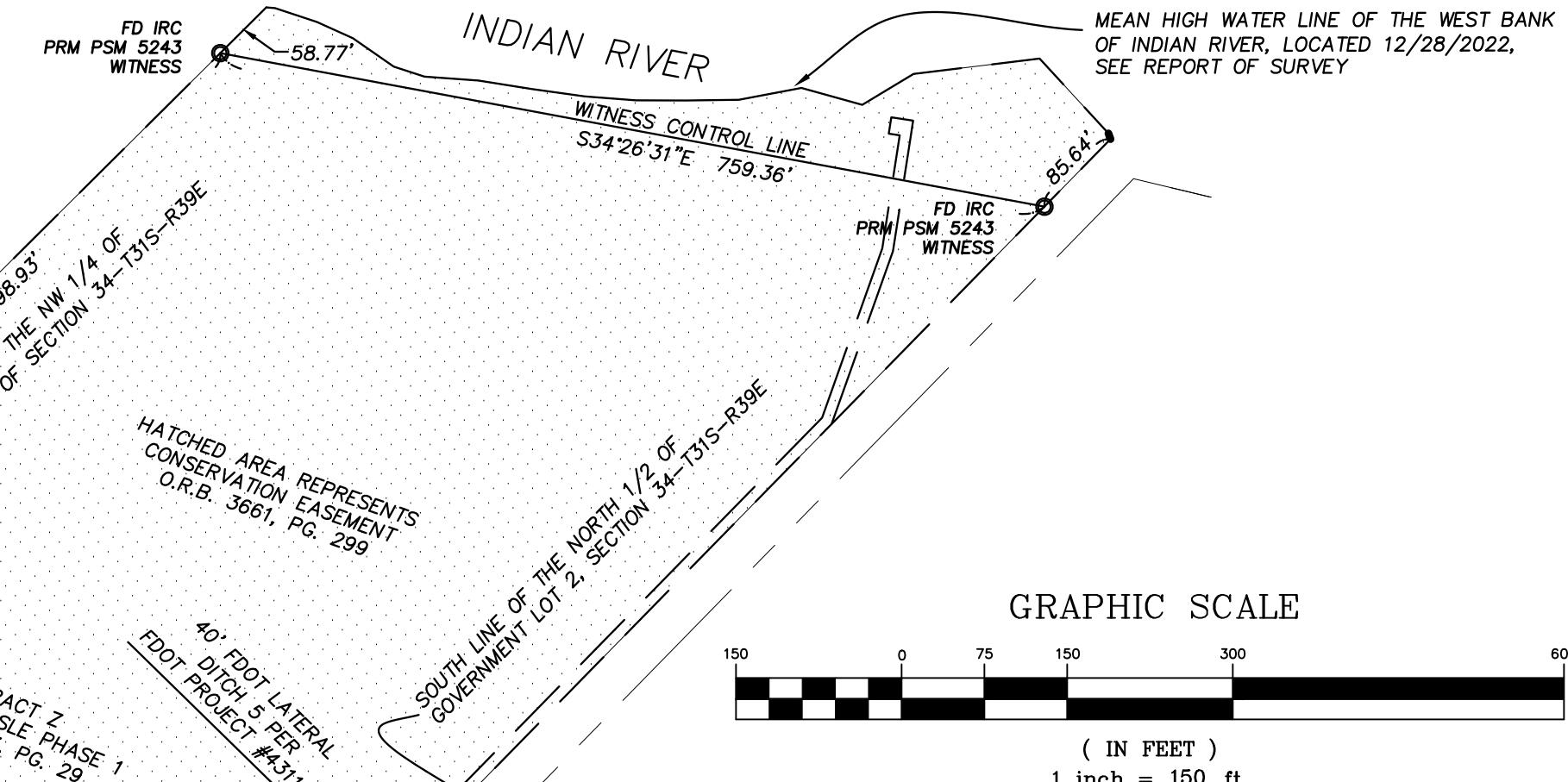
PLAT BOOK:

PAGE:

CLERK'S FILE NUMBER (CFN):

ABBREVIATIONS

BENCH MARK	O.R.B.
CONSERVATION EASEMENT	P.B.
CHORD	P.C.
CONCRETE MONUMENT	P.C.C.
DELTA	P.C.P.
DRAINAGE EASEMENT	P.D.
ELEVATION	P.G.
FOUND	P.I.
FEDERAL EMERGENCY MANAGEMENT AGENCY	PLS
FLORIDA DEPARTMENT OF TRANSPORTATION	POB
IDENTIFICATION	POC
IRON PIPE	POL
IRON ROD	PRC
IRON ROD & CAP	P.R.M.
INDIAN RIVER COUNTY	S.M.T.
LENGTH	SPC
LIMITED ACCESS EASEMENT	PSM
LAKE MAINTENANCE EASEMENT	PT
LAKE MAINTENANCE ACCESS EASEMENT	R
NORTH AMERICAN VERTICAL DATUM	R.P.
NON-RADIAL	R/W
NON-TANGENT POINT	01-02S-03E SECTION-TOWNSHIP-RANGE
STORMWATER MANAGEMENT	U.E.
LANDSCAPE BUFFER	W.S.E.
	INDIAN RIVER COUNTY
	HOMEOWNERS ASSOCIATION INC.



GENERAL NOTES AND NOTICES:

- 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: CATTLEY 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. A CONDITIONAL LETTER OF MAP REVISION (CLMR) HAS BEEN ISSUED FOR THIS PROPERTY ON 12/15/22, FEMA CASE #22-04-1083R.
- 8) THE BASIS OF BEARINGS AND HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). HORIZONTAL VALUES WERE PROVIDED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 36 AND GPS 151 HOLDING A BEARING OF N27°26'27"W BETWEEN SAID MONUMENTS.
- 9) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 10) 180 LOTS ARE BEING CREATED PER THIS PLAT.
- 11) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTOAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

HARBOR ISLE PHASE 2

BEING A REPLAT OF TRACT ZZ, HARBOR ISLES PHASE 1, PLAT BOOK 33, PAGE 29 AND BEING A PORTION OF
SECTIONS 28, 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CF)

ABBREVIATIONS

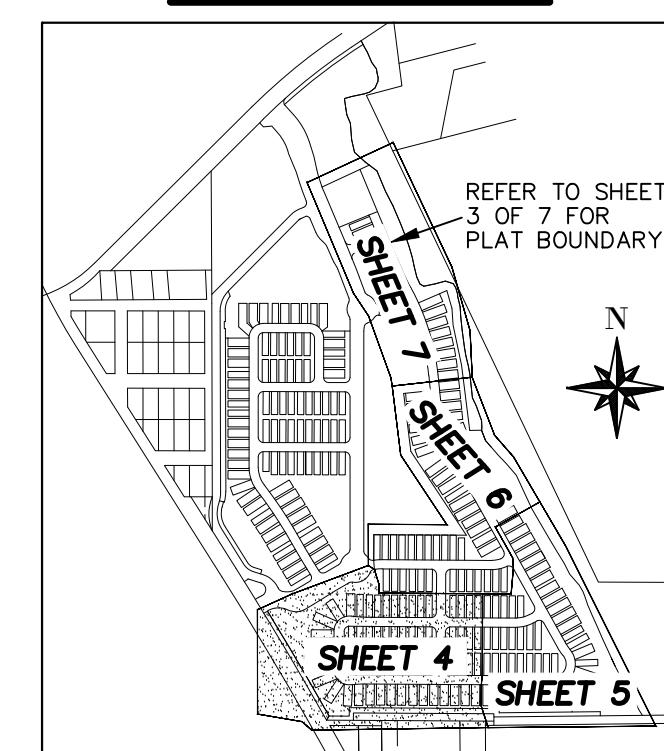
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
IRCO	INDIAN RIVER COUNTY
L	LENGTH
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
P.B.	PLAT BOOK (INDIAN RIVER 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
01-02S-03E	SECTION-TOWNSHIP-RANGE
U.E.	UTILITY EASEMENT
W.S.F.	WATER AND SEWER EASEMENT

I FGFND

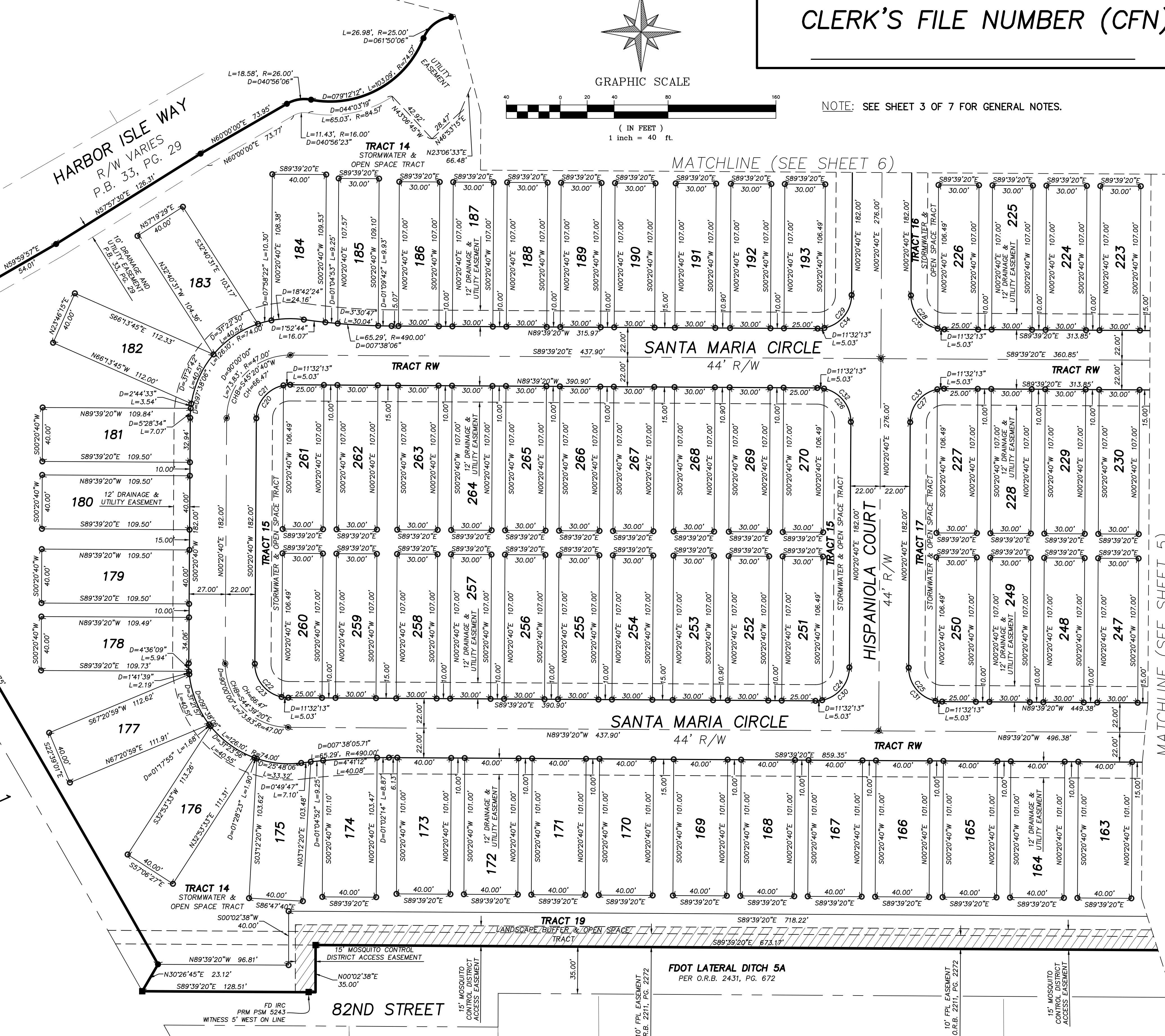
- FOUND IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- SET IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C20	34.24'	25.00'	078°27'47"	S39°34'33"W	31.62"
C21	39.27'	25.00'	090°00'00"	S45°20'40"W	35.36
C22	34.24'	25.00'	078°27'47"	S38°53'14"E	31.62"
C23	39.27'	25.00'	090°00'00"	S44°39'20"E	35.36
C24	34.24'	25.00'	078°27'47"	N39°34'33"E	31.62"
C25	34.24'	25.00'	078°27'47"	S38°53'14"E	31.62"
C26	34.24'	25.00'	078°27'47"	N38°53'14"W	31.62"
C27	34.24'	25.00'	078°27'47"	S39°34'33"W	31.62"
C28	34.24'	25.00'	078°27'47"	S38°53'14"E	31.62"
C29	34.24'	25.00'	078°27'47"	N39°34'33"E	31.62"
C30	39.27'	25.00'	090°00'00"	N45°20'40"E	35.36
C31	39.27'	25.00'	090°00'00"	S44°39'20"E	35.36
C32	39.27'	25.00'	090°00'00"	N44°39'20"W	35.36
C33	39.27'	25.00'	090°00'00"	S45°20'40"W	35.36
C34	39.27'	25.00'	090°00'00"	N45°20'40"E	35.36
C35	39.27'	25.00'	090°00'00"	S44°39'20"E	35.36

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: 3/12/2024



SHEET 4 OF 7

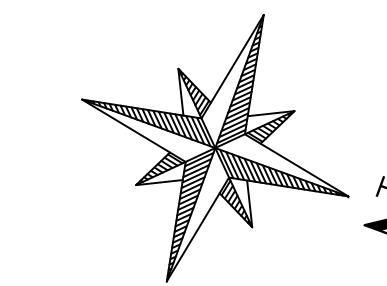
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ABBREVIATIONS

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
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
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
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O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK (INDIAN RIVER 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
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PERMANENT REFERENCE MONUMENT
STORMWATER MANAGEMENT TRACT
STATE PLANE COORDINATE
PROFESSIONAL SURVEYOR
AND MAPPER
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RP RADIUS POINT
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SECTION-TOWNSHIP-RANGE
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01-02S-03E
U.E.
W.S.E.

01-02S-03E



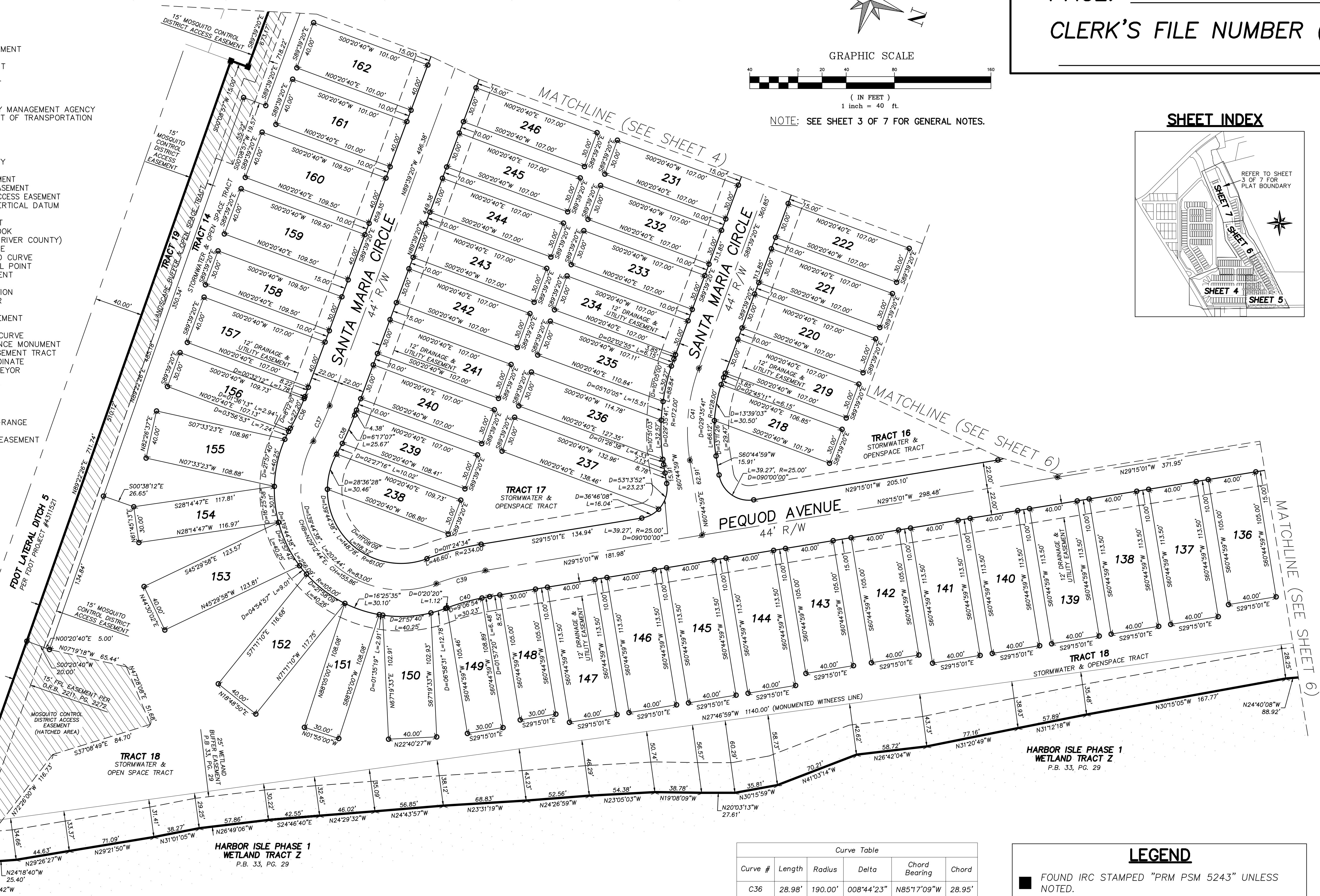
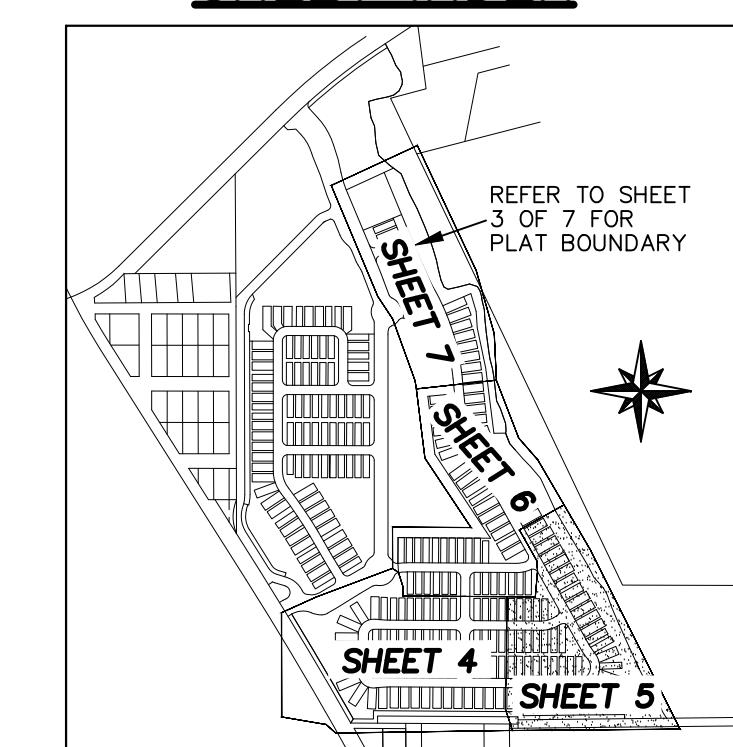
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.

PLAT BOOK: _____
PAGE: _____
CLERK'S FILE NUMBER (CFN): _____

SHEET INDEX



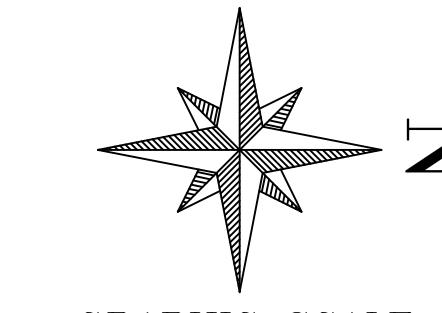
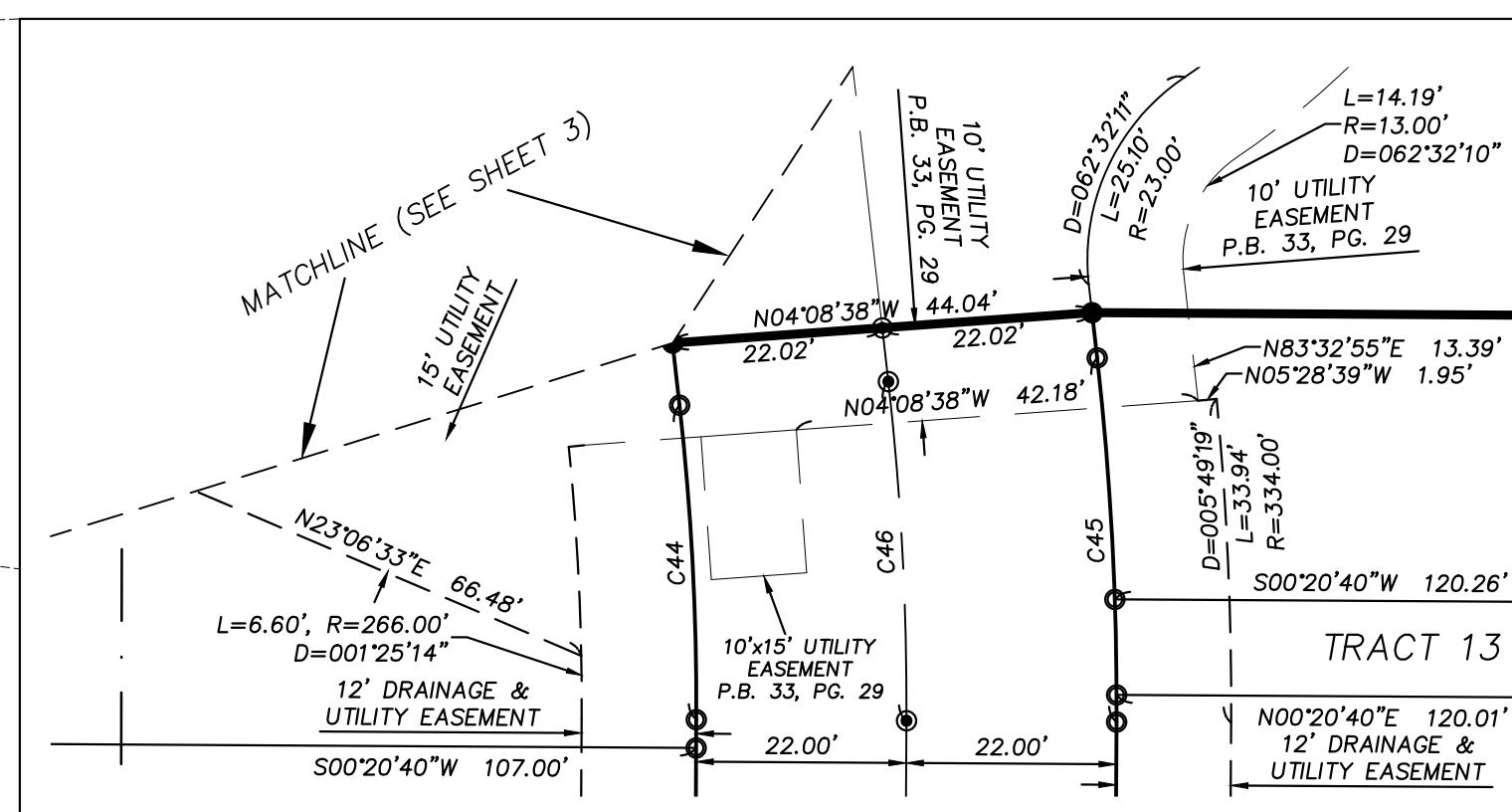
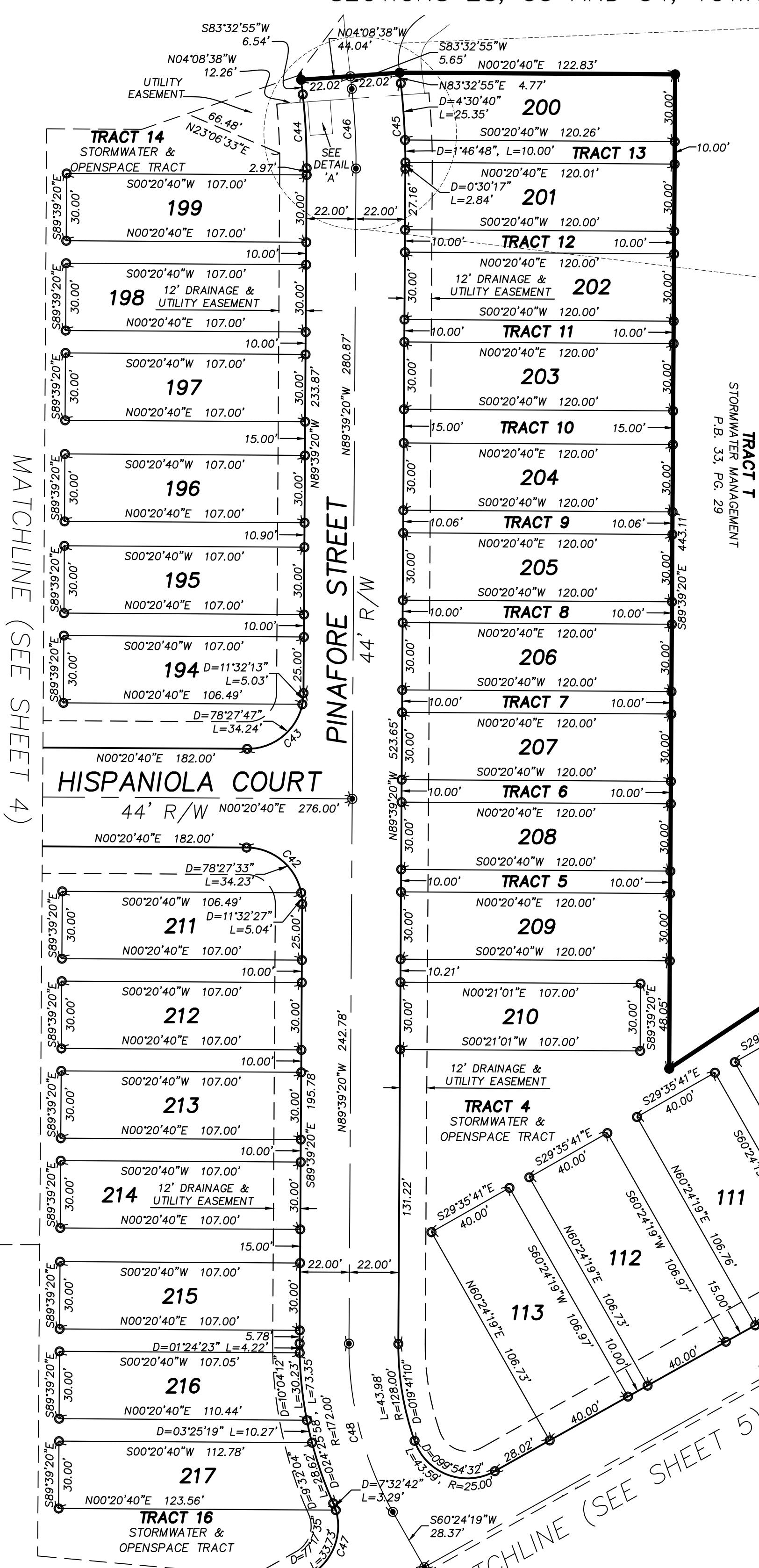
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
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C37	32.34'	212.00'	008°44'23"	N85°17'09"W	32.31'
C38	35.69'	234.00'	008°44'23"	N85°17'09"W	35.66'
C39	42.22'	212.00'	011°24'34"	S34°57'18"E	42.15'
C40	37.84'	190.00'	011°24'34"	S34°57'18"E	37.77'
C41	77.48'	150.00'	029°35'41"	N75°32'49"E	76.62'

LEGEND

- FOUND IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
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HARBOR ISLE PHASE 2

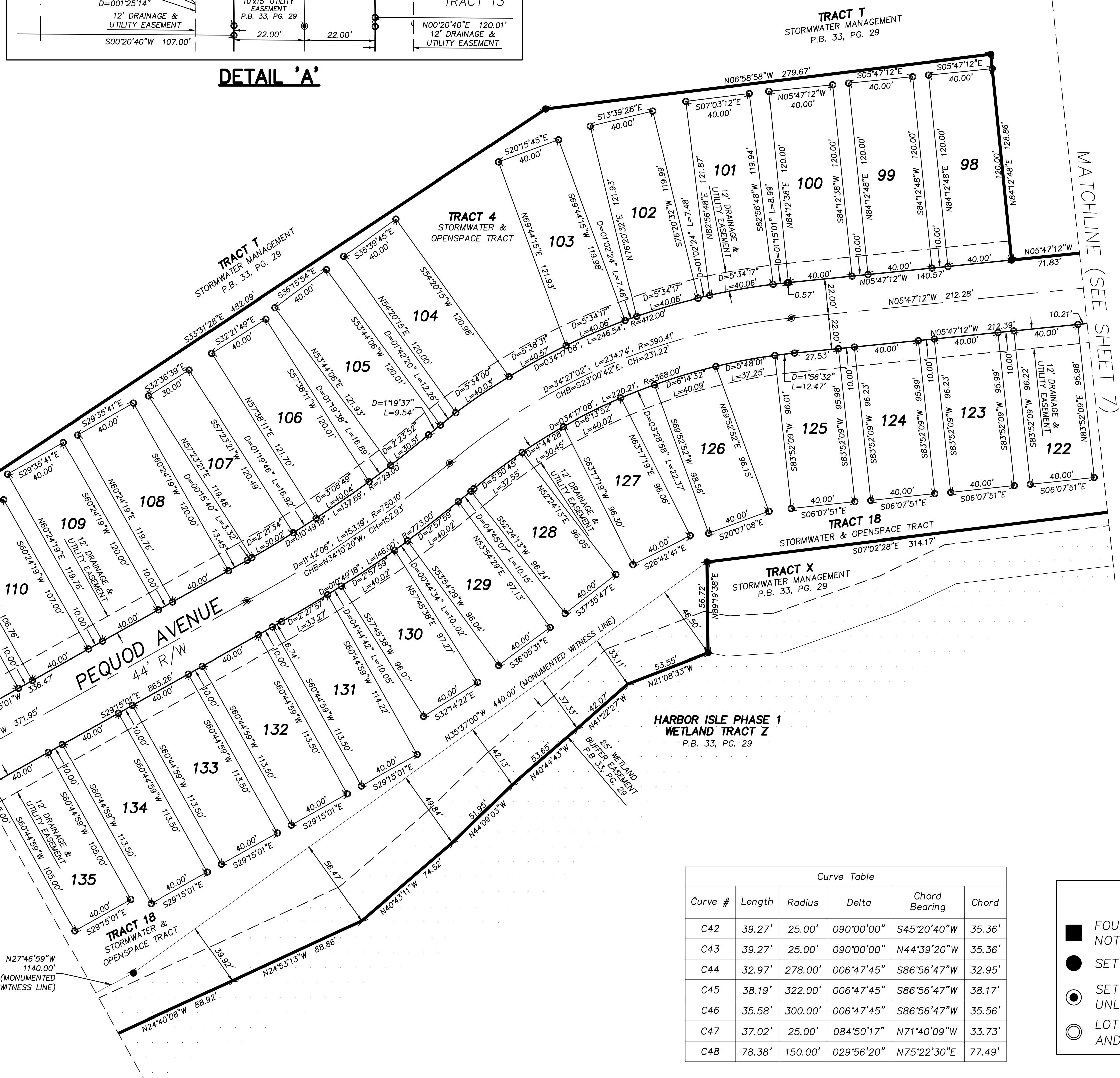
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GRAPHIC SCALE

NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.

DETAIL 'A'

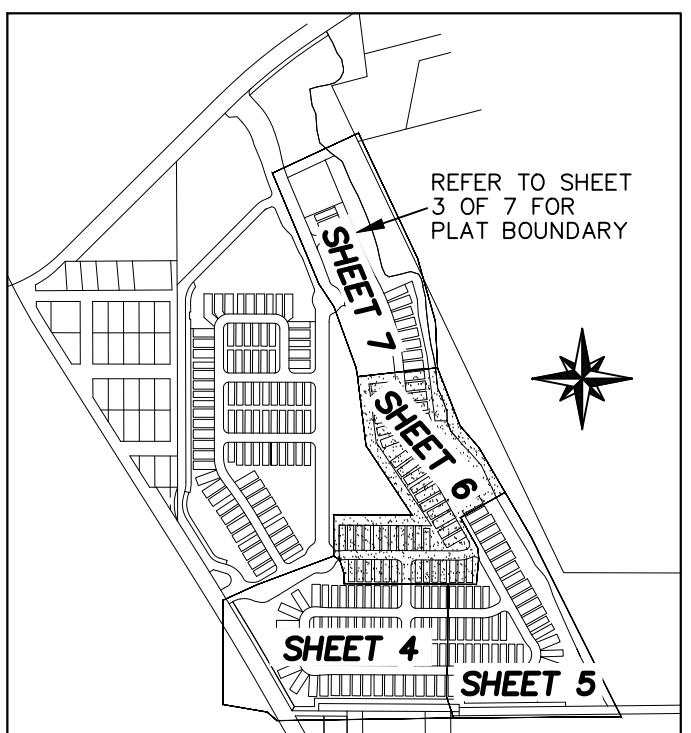


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ABBREVIATIONS

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P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.D.	PERMANENT CONTROL POINT
PG.	PLANNED DEVELOPMENT
PI	PAGE
PLS	POINT OF INTERSECTION SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF CURVATURE
P.R.M.	POINT ON REVERSE CURVE
S.M.T.	PERMANENT REFERENCE MONUMENT
SPC	STORMWATER MANAGEMENT TRACT
PSM	STATE PLANE COORDINATE
PT	PROFESSIONAL SURVEYOR AND MAPPER
R	POINT OF TANGENCY
RP	RADIUS
R/W	RIGHT OF WAY
01-02S-03E	SECTION-TOWNSHIP-RANGE
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

SHEET INDEX



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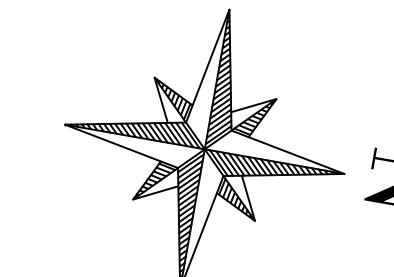
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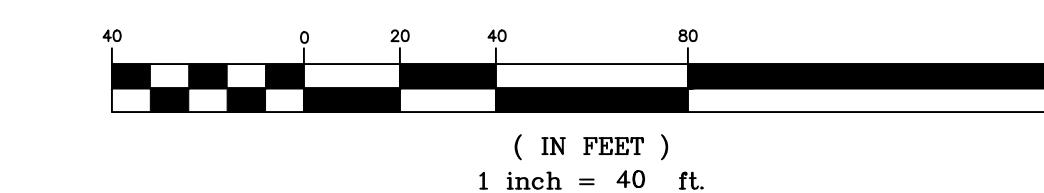
ABBREVIATIONS

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01-02S-03E	SECTION-TOWNSHIP-RANGE
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C49	44.49'	2012.00'	001°16'01"	S23°06'57"E	44.49'
C50	90.59'	1000.00'	005°11'26"	S26°20'40"E	90.56'
C51	102.21'	1076.99'	005°26'15"	N26°13'15"W	102.17'
C52	51.51'	102.00'	028°55'55"	N80°57'50"E	50.96'
C53	34.24'	25.00'	078°27'47"	N73°36'54"W	31.62'
C54	34.11'	25.00'	078°10'22"	N28°04'01"E	31.52'
C55	39.11'	25.00'	089°38'09"	N22°20'08"E	35.24'
C56	39.40'	25.00'	090°17'15"	N67°42'10"W	35.44'
C57	35.93'	23.00'	089°29'48"	S22°24'18"W	32.38'
C58	36.13'	23.00'	090°00'00"	S67°50'48"E	32.53'
C59	42.26'	2034.00'	001°11'25"	S23°09'15"E	42.25'
C60	92.58'	1022.00'	005°11'26"	S26°20'40"E	92.55'



GRAPHIC SCALE



PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.

