

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 RECOURSE 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

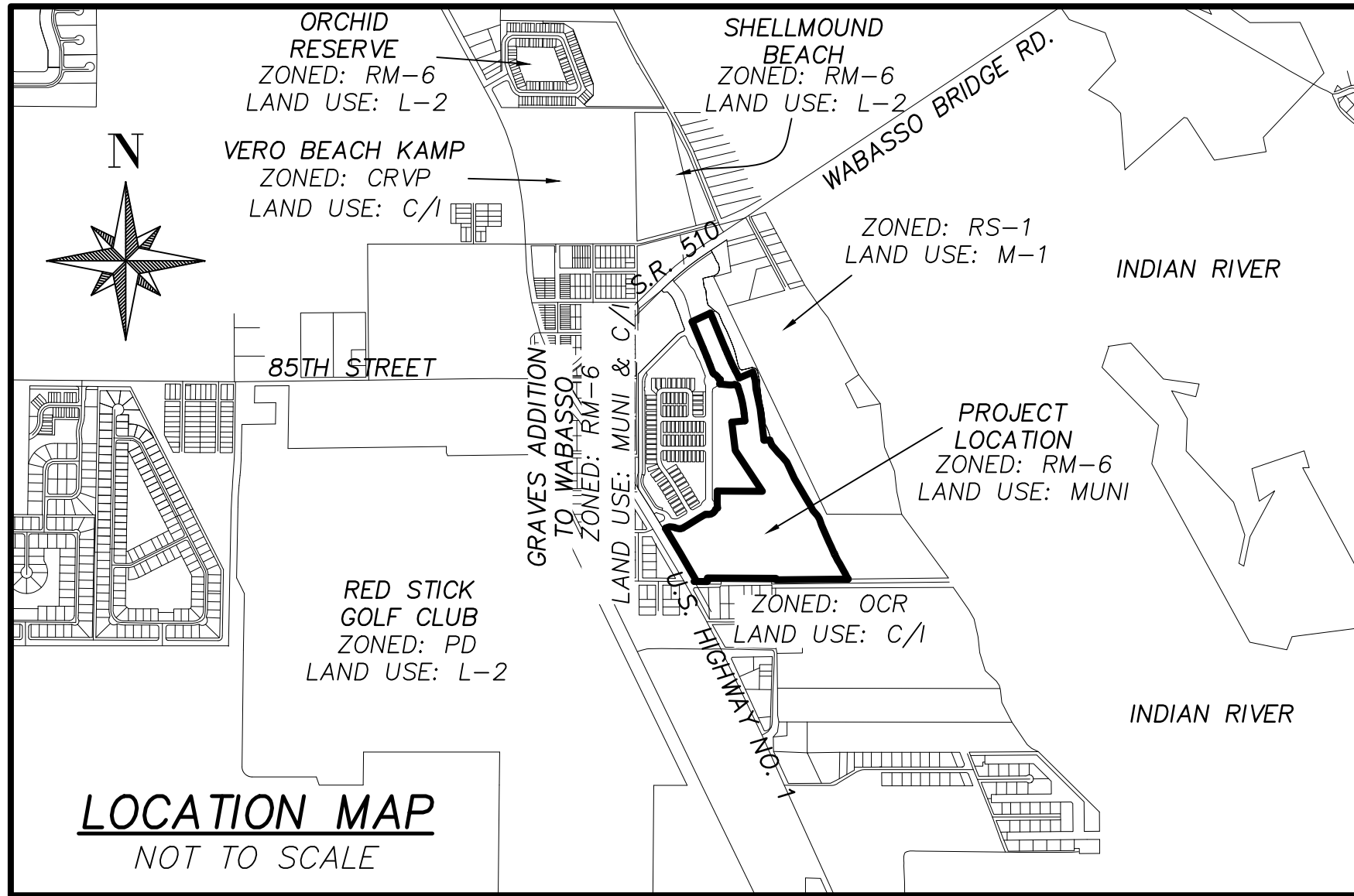
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2025. BY PATRICK GONZALEZ, AS VICE PRESIDENT OF LAND DEVELOPMENT, OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF SAID ENTITY AND SEVERALLY ACKNOWLEDGED 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 1, 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 163.38 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT ZZ AND THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE ALONG THE BOUNDARY OF SAID TRACT ZZ THE FOLLOWING CALLS: THENCE SOUTH 16°08'15" EAST A DISTANCE OF 21.85 FEET; THENCE SOUTH 04°02'30" EAST A DISTANCE OF 80.07 FEET; THENCE SOUTH 11°58'17" EAST A DISTANCE OF 197.09 FEET; THENCE SOUTH 07°02'28" EAST A DISTANCE OF 314.17 FEET; THENCE NORTH 89°19'38" EAST A DISTANCE OF 56.72 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°44'43" 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°53'13" 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°21'81" EAST A DISTANCE OF 57.89 FEET; THENCE SOUTH 31°20'49" EAST A DISTANCE OF 77.16 FEET; THENCE SOUTH 26°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 35.81 FEET; THENCE SOUTH 20°03'13" EAST A DISTANCE OF 27.61 FEET; THENCE SOUTH 19°08'09" EAST A DISTANCE OF 38.78 FEET; THENCE SOUTH 23°05'03" EAST A DISTANCE OF 54.38 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°23'32" EAST A DISTANCE OF 46.02 FEET; THENCE SOUTH 24°46'40" EAST A DISTANCE OF 42.55 FEET; THENCE SOUTH 26°49'06" EAST A DISTANCE OF 57.86 FEET; THENCE SOUTH 31°01'05" EAST A DISTANCE OF 38.27 FEET; THENCE SOUTH 29°21'50" EAST A DISTANCE OF 71.09 FEET; THENCE SOUTH 29°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 EASTERLY BOUNDARY OF TRACT ZZ, SOUTH 89°22'28" WEST ALONG SAID SOUTH LINE OF THE NORTH 1/2, THE SAME BEING THE SOUTHERLY 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°33'20" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 673.17 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00°02'38" WEST ALONG SAID EAST LINE, A DISTANCE OF 35.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 89°39'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 128.51 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID INTERSECTION BEING A POINT ON THE EASTERLY BOUNDARY OF TRACT C, AS SHOWN ON THE EASTERLY BOUNDARY 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 OF 17,288.75 FEET, THROUGH A CENTRAL ANGLE OF 01°55'51" FOR AN ARC LENGTH OF 582.59 FEET TO AN INTERSECTION WITH SOUTHERLY RIGHT OF WAY OF HARBOR ISLE WAY, SHOWN AS TRACT V, AT THE SOUTHERLY BOUNDARY OF HARBOR ISLE PHASE 1; THENCE ALONG SAID SOUTHERLY BOUNDARY OF HARBOR ISLE WAY, HAVING A RADIUS OF 59°33'57" EAST A DISTANCE OF 5.11 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 118.13 FEET, THROUGH A CENTRAL ANGLE OF 16°25'30", FOR AN ARC LENGTH OF 33.86 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBTENDED 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 169.54 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBTENDED 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 SUBTENDED 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 28°71'22" FOR AN ARC LENGTH OF 29.77 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD OF 29.44 FEET THAT BEARS NORTH 74°36'44" EAST; THENCE NORTH 59°59'57" EAST, A DISTANCE OF 54.01 FEET; THENCE NORTH 57°57'30" EAST A DISTANCE OF 126.31 FEET; THENCE NORTH 60°00'00" EAST A DISTANCE OF 73.95 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 26.00 FEET, THROUGH A CENTRAL ANGLE OF 40°56'06", FOR AN ARC LENGTH OF 18.58 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBTENDED BY A CHORD OF 18.18 FEET THAT BEARS NORTH 80°26'58" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 24.57 FEET, THROUGH A CENTRAL ANGLE OF 79°12'12", FOR AN ARC LENGTH OF 103.09 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE IS SUBTENDED BY A CHORD OF 95.07 FEET THAT BEARS NORTH 61°18'54" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 61°50'06", FOR AN ARC LENGTH OF 26.98 FEET TO A NON-TANGENT POINT, SAID CURVE IS SUBTENDED BY A CHORD OF 25.69 FEET THAT BEARS NORTH 52°37'51" EAST; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF HARBOR ISLE WAY, NORTH 04°08'35" WEST, A DISTANCE OF 44.04 FEET TO A POINT ON THE BOUNDARY OF TRACT T AS SHOWN ON THE SAID PLAT OF HARBOR ISLE PHASE 1; THENCE ALONG SAID BOUNDARY OF TRACT T THE FOLLOWING CALLS: THENCE NORTH 00°20'40" EAST A DISTANCE OF 122.83 FEET; THENCE SOUTH 89°39'20" EAST A DISTANCE OF 443.11 FEET; THENCE NORTH 33°31'28" WEST A DISTANCE OF 482.09 FEET; THENCE NORTH 06°58'58" WEST A DISTANCE OF 278.67 FEET; THENCE NORTH 84°12'48" EAST A DISTANCE OF 128.86 FEET; THENCE NORTH 05°47'12" WEST A DISTANCE OF 71.83 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,054.98 FEET, THROUGH A CENTRAL ANGLE OF 15°03'46", FOR AN ARC LENGTH OF 277.35 FEET TO A POINT OF COMPOUND CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBTENDED BY A CHORD OF 276.55 FEET THAT BEARS NORTH 13°19'05" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 27.00 FEET, THROUGH A CENTRAL ANGLE OF 84°46'51" FOR AN ARC LENGTH OF 39.95 FEET TO A POINT OF REVERSE CURVE ON A CIRCULAR CURVE, SAID CURVE IS SUBTENDED BY A CHORD A 36.41 FEET THAT BEARS NORTH 63°14'23" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 124.00 FEET, THROUGH A CENTRAL ANGLE OF 21°03'36", FOR AN ARC LENGTH OF 45.58 FEET TO A POINT OF TANGENCY, SAID CURVE IS SUBTENDED BY A CHORD OF 45.32 FEET THAT BEARS SOUTH 84°53'59" WEST; THENCE NORTH 84°34'13" WEST A DISTANCE OF 98.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID HARBOR ISLE WAY; THENCE LEAVING SAID BOUNDARY OF TRACT PROCEED ALONG THE SAID EASTERLY RIGHT OF WAY THE FOLLOWING CALLS: THENCE NORTH 05°25'47" EAST A DISTANCE OF 44.00 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE, THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 61°43'35", FOR AN ARC LENGTH OF 24.78 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE BEING SUBTENDED BY A CHORD OF 23.60 FEET THAT BEARS NORTH 53°42'25" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 45°24'29", FOR AN ARC LENGTH OF 57.06 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE IS SUBTENDED BY A CHORD OF 55.58 FEET THAT BEARS NORTH 45°32'53" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 23.00 FEET THROUGH A CENTRAL ANGLE OF 47°35'53" FOR AN ARC LENGTH OF 19.13 FEET TO A POINT OF TANGENCY, SAID CURVE IS SUBTENDED BY A CHORD OF 18.58 FEET THAT BEARS NORTH 44°25'41" WEST; THENCE NORTH 20°36'15" WEST A DISTANCE OF 78.79 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,984.00 FEET, THROUGH A CENTRAL ANGLE OF 01°44'21", FOR AN ARC LENGTH OF 90.58 FEET TO A POINT OF TANGENCY, SAID CURVE IS SUBTENDED BY A CHORD OF 90.57 FEET THAT BEARS NORTH 21°28'25" WEST; THENCE NORTH 22°28'56" WEST A DISTANCE OF 89.80 FEET; THENCE NORTH 22°50'48" WEST A DISTANCE OF 267.90 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 589.00 FEET, THROUGH A CENTRAL ANGLE OF 01°40'34", FOR AN ARC LENGTH OF 17.23 FEET TO A NON-TANGENT POINT ON THE SOUTH BOUNDARY OF TRACT U AS SHOWN ON THE SAID PLAT OF HARBOR ISLE PHASE 1, SAID CURVE IS SUBTENDED BY A CHORD OF 17.23 FEET THAT BEARS NORTH 22°00'31" WEST; THENCE, LEAVING SAID RIGHT OF WAY OF HARBOR DRIVE PROCEED ALONG THE SAID BOUNDARY OF TRACT U, NORTH 65°07'42" EAST, A DISTANCE OF 199.96 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT X AS SHOWN ON THE SAID PLAT OF HARBOR ISLE PHASE 1; THENCE ALONG THE SAID BOUNDARY OF TRACT X THE FOLLOWING CALLS, SOUTH 22°28'56" EAST A DISTANCE OF 381.88 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,990.00 FEET, THROUGH A CENTRAL ANGLE OF 01°16'01", FOR AN ARC LENGTH OF 44.00 FEET TO A POINT OF TANGENCY, SAID CURVE IS SUBTENDED BY A CHORD OF 44.00 FEET THAT BEARS SOUTH 23°08'57" EAST; THENCE SOUTH 23°44'57" EAST A DISTANCE OF 99.20 FEET TO A POINT OF CURVATURE ON A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 978.00 FEET, THROUGH A CENTRAL ANGLE OF 05°11'26", FOR AN ARC LENGTH OF 88.60 FEET TO A POINT OF REVERSE CURVATURE ON A CIRCULAR CURVE, SAID CURVE IS SUBTENDED BY A CHORD OF 88.57 FEET THAT BEARS SOUTH 26°20'40" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,098.99 FEET THROUGH A CENTRAL ANGLE OF 04°23'28", FOR AN ARC LENGTH OF 84.87 FEET TO A NON-TANGENT POINT, SAID CURVE IS SUBTENDED BY A CHORD OF 84.87 FEET THAT BEARS SOUTH 26°43'39" EAST; THENCE NORTH 66°31'33" EAST, A DISTANCE OF 147.51 FEET; THENCE SOUTH 16°08'15" EAST A DISTANCE OF 67.03 FEET TO THE POINT OF BEGINNING, CONTAINING 36.8809 ACRES, MORE OR LESS.



ACCEPTANCE OF DEDICATIONS (BY HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.):

THE HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS/ACCESS & UTILITIES TRACT "RW", RECREATION AND OPEN SPACE TRACT "1", LANDSCAPE BUFFER AND OPEN SPACE TRACTS "2", "3" AND "19", STORMWATER MANAGEMENT AND OPEN SPACE TRACTS "4 - 18", AND DRAINAGE EASEMENTS.

HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC.  
A FLORIDA CORPORATION

WITNESS:  
PRINTED NAME:

BY: DAVID KANAREK, PRESIDENT

WITNESS:  
PRINTED NAME:

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY OF 2025, BY DAVID KANAREK, PRESIDENT OF HARBOR ISLE OF INDIAN RIVER COUNTY HOA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

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

ACCEPTANCE OF DEDICATIONS (BY INDIAN RIVER MOSQUITO CONTROL DISTRICT):

THE INDIAN RIVER MOSQUITO CONTROL DISTRICT, HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES FOR THE MOSQUITO CONTROL ACCESS EASEMENT.

INDIAN RIVER MOSQUITO CONTROL DISTRICT

WITNESS:  
PRINTED NAME:

BY: SHERRY BURROUGHS, EXECUTIVE DIRECTOR

WITNESS:  
PRINTED NAME:

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS DAY OF 2025, BY SHERRY BURROUGHS, EXECUTIVE DIRECTOR OF INDIAN RIVER MOSQUITO CONTROL DISTRICT, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

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

CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF ORANGE

I, KRISTILEE CHIHOS, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT, THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY PULTE HOME COMPANY, LLC, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE ARE MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREON DESCRIBED PROPERTY WHICH ARE LISTED BELOW:

- GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2152, PAGE 2299, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2211, PAGE 2272, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF HARBOR ISLE PHASE 1, RECORDED IN PLAT BOOK 33, PAGE 29 - 34, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARBOR ISLE RECORDED IN OFFICIAL RECORDS BOOK 3655, PAGE 1970; AND AS MAY BE SUBSEQUENTLY AMENDED.

ALL RECORDING INFORMATION REFERS TO PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: KRISTILEE CHIHOS  
FLORIDA BAR NO. 1002713

DATE:

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.

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

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: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOHN A. TITKANICH JR., COUNTY ADMINISTRATOR

CLERK’S CERTIFICATION:

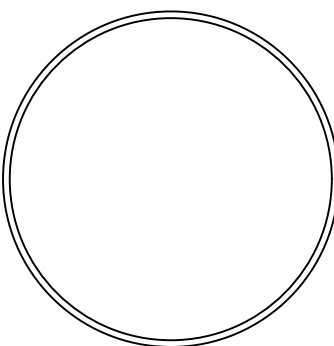
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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.

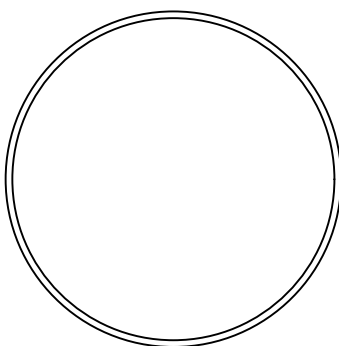
RYAN L. BUTLER, CLERK OF THE COURT AND COMPTROLLER  
INDIAN RIVER COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

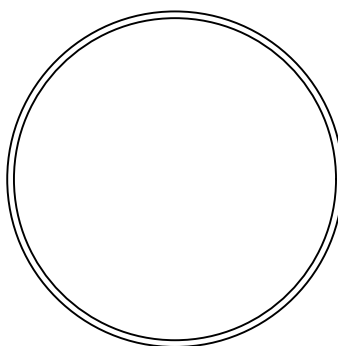
SURVEYOR



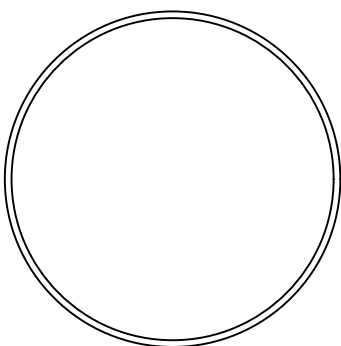
CLERK TO  
THE B.C.C.



COUNTY  
SURVEYOR



CLERK OF THE  
CIRCUIT COURT



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



## CLERK'S FILE NUMBER (CFN):

## ABBREVIATIONS

**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.

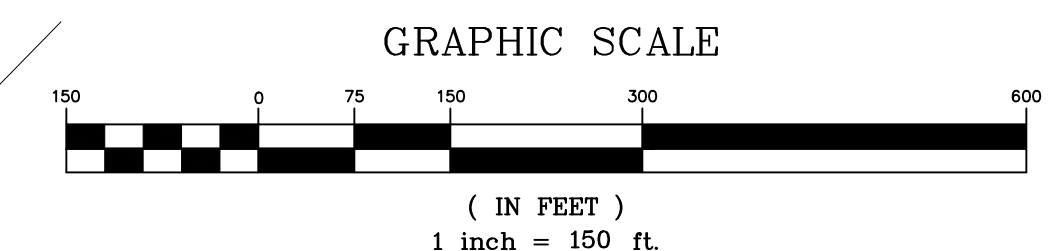
© SET IRC STAMPED  
"PRM PSM 5243"  
UNLESS NOTED.

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	21.85°	S16° 08' 15"E	L18	38.78°	S19° 08' 09"E	L35	5.11°	N59° 33' 57"W
L2	80.07°	S04° 02' 30"E	L19	54.38°	S23° 05' 03"E	L36	54.01°	N59° 59' 57"W
L3	197.08°	S11° 58' 17"E	L20	52.56°	S24° 26° 59"E	L37	126.31°	N57° 57' 30"W
L4	56.72°	N89° 19' 38"E	L21	68.83°	S23° 31' 19"E	L38	73.95°	N60° 00' 00"W
L5	53.55°	S21° 08' 23"E	L22	56.85°	S24° 43' 57"E	L39	44.04°	N04° 08' 38"W
L6	42.07°	S41° 22' 27"E	L23	46.02°	S24° 29° 52"E	L40	122.83°	N00° 20' 40"W
L7	53.65°	S44° 04' 43"E	L24	42.55°	S24° 48° 40"E	L41	128.86°	N84° 12' 12"W
L8	51.95°	S44° 09° 03"E	L25	57.86°	S26° 49° 06"E	L42	71.83°	N03° 12° 48"W
L9	74.52°	S40° 43' 17"E	L26	38.27°	S39° 01' 05"E	L43	98.19°	N84° 34' 13"W
L10	88.86°	S24° 53' 13"E	L27	71.09°	S31° 21° 50"E	L44	44.00°	N05° 25° 47"W
L11	88.92°	S24° 40' 08"E	L28	44.63°	S29° 26° 27"E	L45	78.79°	S20° 36' 15"W
L12	57.89°	S31° 12' 18"E	L29	25.40°	S24° 18° 40"E	L46	89.80°	N22° 08° 08"W
L13	77.16°	S30° 20' 49"E	L30	33.50°	S32° 00° 42"E	L47	99.20°	S23° 44' 57"W
L14	58.72°	S26° 42° 04"E	L31	15.00°	N00° 08° 57"E	L48	147.51°	N66° 31' 33"W
L15	70.21°	S41° 03' 14"E	L32	35.00°	S00° 02° 38"W	L49	67.03°	S16° 08' 15"E
L16	35.81°	S30° 15' 59"E	L33	128.51°	S18° 39° 20"W			
L17	27.61°	S20° 03' 13"E	L34	23.12°	N30° 26° 45"E			

Curve Table					
Curve #	Length	Radius	Delta	ChB	Ch
C1	582.59'	17288.75'	00°55'51"	N30°26'15"W	382.59'
C2	33.86'	118.13'	01°25'30"	N70°57'16"E	55.75'
C3	59.54'	97.23'	03°05'12"	S83°40'10"E	58.62'
C4	51.28'	117.49'	02°50'03"	S78°26'35"E	50.87'
C5	29.77'	58.01'	02°24'07"	N74°36'44"E	29.44'
C6	18.58'	26.00'	04°05'06"	N80°26'58"E	18.18'
C7	103.09'	74.57'	07°12'12"	N61°18'54"E	95.67'
C8	26.98'	25.50'	06°15'06"	N52°37'51"E	25.09'
C9	277.36'	1054.99'	01°50'348"	N131°09'04"E	276.45'
C10	39.95'	27.00'	08°46'51"	N63°14'23"W	36.91'
C11	45.58'	124.00'	02°10'336"	S84°53'59"W	45.32'
C12	24.78'	23.00'	06°14'335"	S53°42'25"E	23.60'
C13	57.06'	72.00'	04°524'29"	N45°32'53"W	55.68'
C14	19.13'	23.00'	04°738'53"	N44°25'41"W	18.58'
C15	90.58'	2984.00'	00°144'21"	N121°28'25"W	90.23'
C16	17.23'	589.00'	00°140'34"	N22°00'31"W	17.57'
C17	44.00'	1990.00'	00°116'01"	S23°06'57"E	44.00'
C18	88.60'	978.00'	00°511'26"	S26°20'40"E	88.57'
C19	84.87'	1098.99'	04°25'28"	S26°43'39"E	84.85'

TRACT	USE	ACREAGE	DEDICATED TO & PERPETUALLY MAINTAINED
RW	STREETS AND RIGHTS-OF-WAY ACCESS & UTILITY	6.34	HARBOR ISLE OF IRC, HOA, INC.
1	RECREATION AND OPEN SPACE	0.98	HARBOR ISLE OF IRC, HOA, INC.
2-3,19	L.S.B. AND OPEN SPACE	1.50	HARBOR ISLE OF IRC, HOA, INC.
4-18	SWM AND OPEN SPACE	12.58	HARBOR ISLE OF IRC, HOA, INC.

BM	BENCH MARK	O.R.B.	OFFICIAL RECORD BOOK
CE	CONSERVATION EASEMENT	P.B.	PLAT BOOK (INDIAN RIVER COUNTY)
CH	CHORD	P.C.	POINT OF CURVATURE
CM	CONCRETE MONUMENT	PCC	POINT OF COMPOUND CURVE
D	DELTA	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	PD	PLANNED DEVELOPMENT
ELEV	ELEVATION	PG.	PAGE
FD	FOUND	PI	POINT OF INTERSECTION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PLS	SURVEYOR'S NUMBER
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	POB	POINT OF BEGINNING
ID	IDENTIFICATION	POC	POINT OF COMMENCEMENT
IP	IRON PIPE	POL	POINT ON LINE
IR	IRON ROD	PRC	POINT OF REVERSE CURVE
IRC	IRON ROD & CAP	P.R.M.	PERMANENT REFERENCE MONUMENT
IRCO	INDIAN RIVER COUNTY	S.M.T.	STORMWATER MANAGEMENT TRACT
L	LENGTH	SPC	STATE PLANE COORDINATE
L.A.E.	LIMITED ACCESS EASEMENT	PSM	PROFESSIONAL SURVEYOR
L.M.E.	LAKE MAINTENANCE EASEMENT		AND MAPPER
L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT	PT	POINT OF TANGENCY
NAVD	NORTH AMERICAN VERTICAL DATUM	R	RADIUS
NR	NON-RADIAL	RP	RADIUS POINT
NTP	NON-TANGENT POINT	R/W	RIGHT OF WAY
SWM	STORMWATER MANAGEMENT	01-02S-03E	SECTION-TOWNSHIP-RANGE
L.S.B.	LANDSCAPE BUFFER	U.E.	UTILITY EASEMENT
		W.S.E.	WATER AND SEWER EASEMENT
		IRC	INDIAN RIVER COUNTY
		HOA	HOMEOWNERS ASSOCIATION
		INC.	INCORPORATED



**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 HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 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 (CLOMR) 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 VERIFIED 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 FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- SHEET 3 OF 7

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

U.S. HIGHWAY NO. 1  
R/W VARIES  
FDOT PROJECT #88010-2208



# 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 (CFN): \_\_\_\_\_

## ABBREVIATIONS

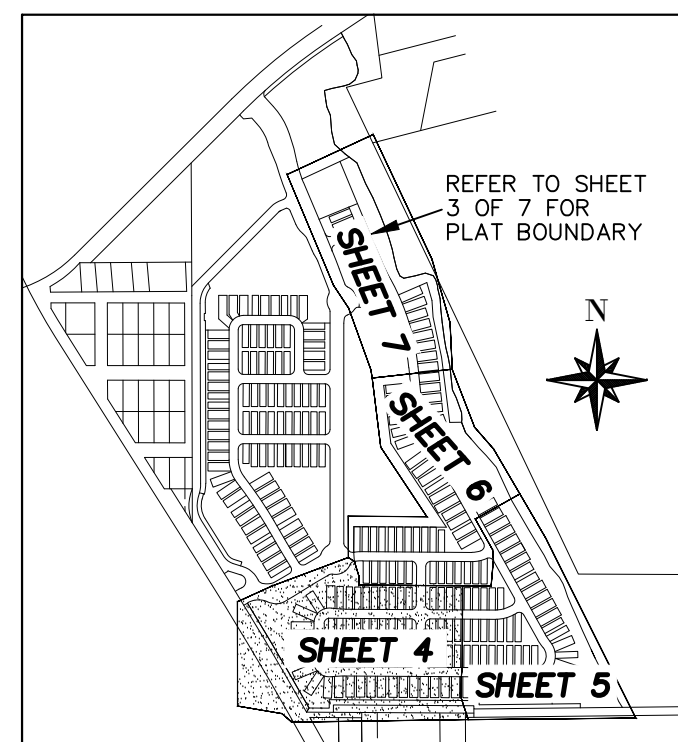
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
ELEV	ELEVATION
FD	FOUND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
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IP	IRON PIPE
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NAVD	NORTH AMERICAN VERTICAL DATUM
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NTP	NON-TANGENT POINT
O.R.B.	OFFICIAL RECORD BOOK
P.B.	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
01-02S-03E	SECTION-TOWNSHIP-RANGE
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

## LEGEND

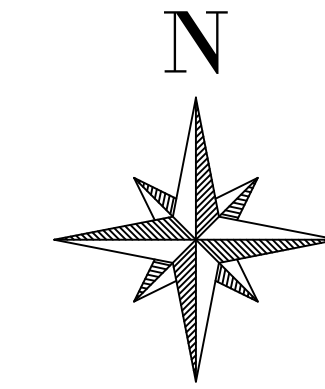
- FOUND IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- SET IRC STAMPED "PRM PSM 5243" UNLESS NOTED.
- SET NAIL AND TAB STAMPED "P.C.P. PSM #5243" UNLESS NOTED OTHERWISE.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

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'

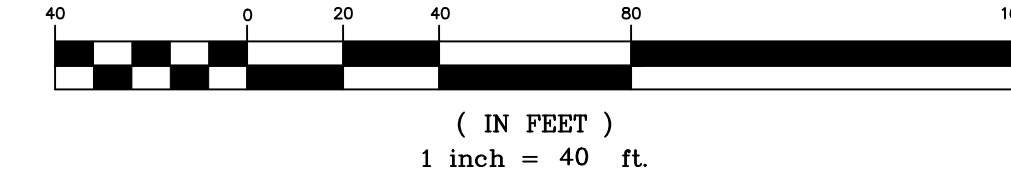
## SHEET INDEX



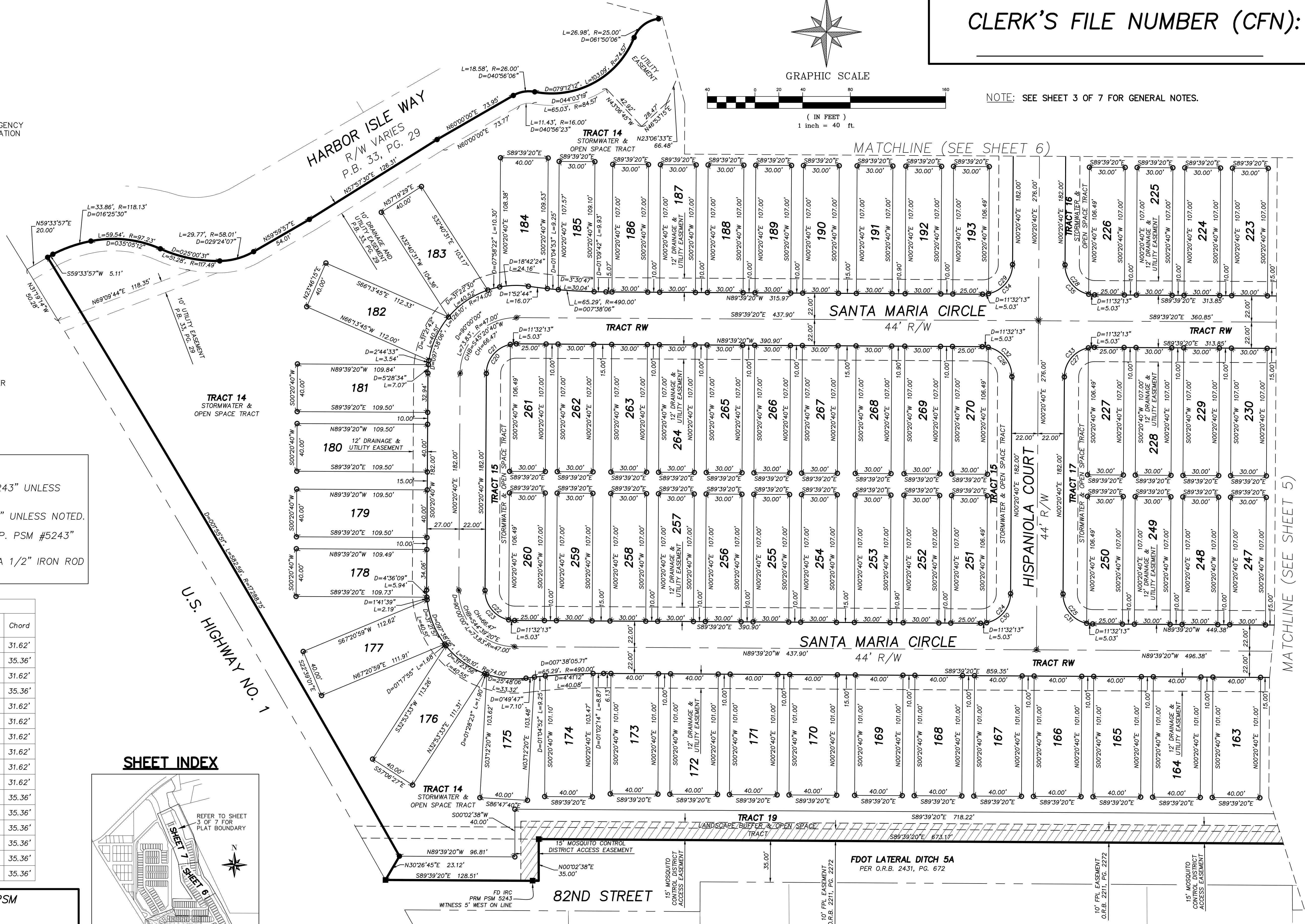
PREPARED BY: DAVID M. TAYLOR, PSM  
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1655 27th STREET, SUITE 2  
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LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 3/12/2024



GRAPHIC SCALE



NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.



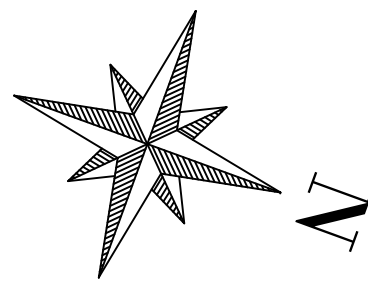


# HARBOR ISLE PHASE 2

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

## 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
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R/W	RIGHT OF WAY
01-02S-03E	SECTION-TOWNSHIP-RANGE
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT



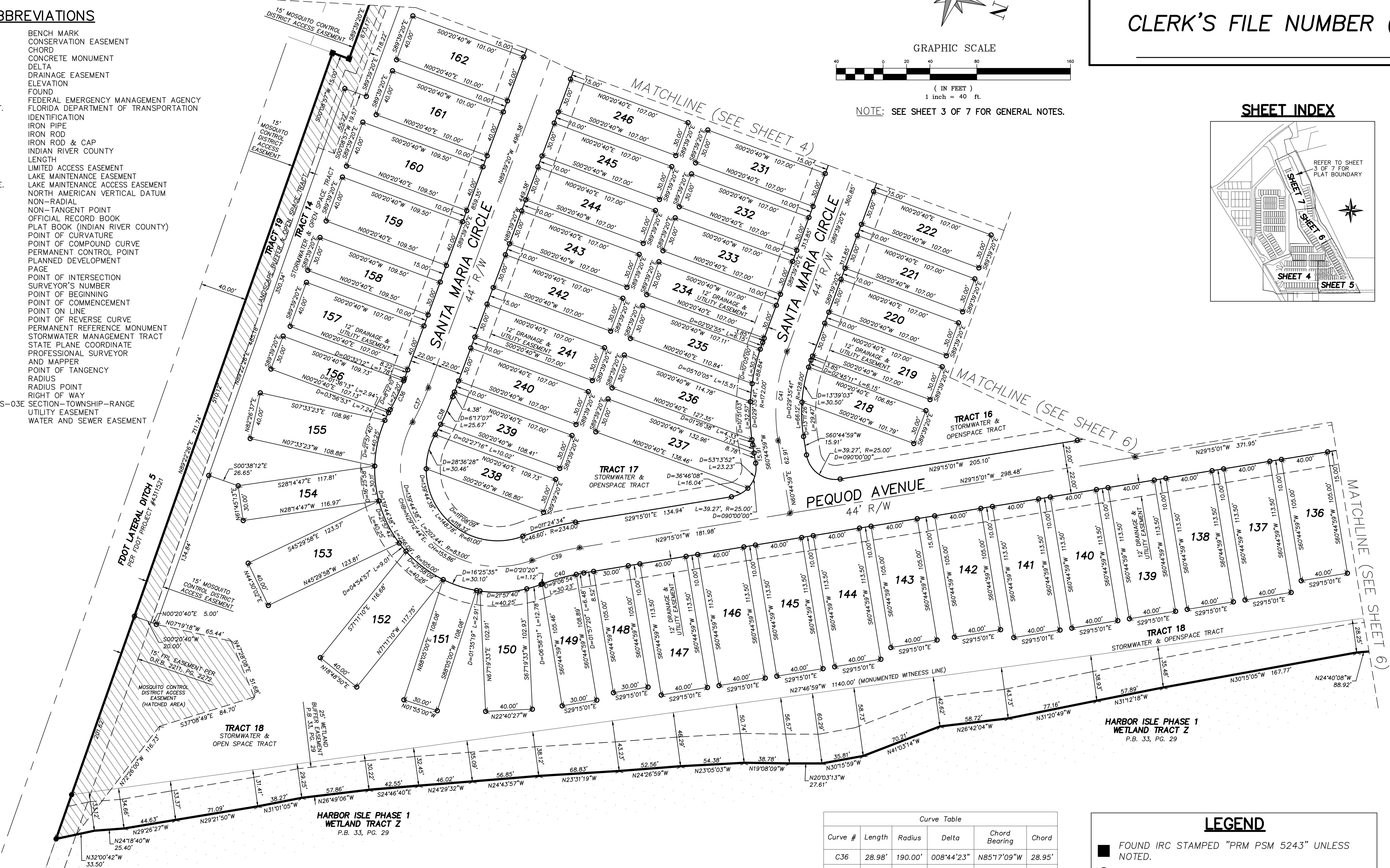
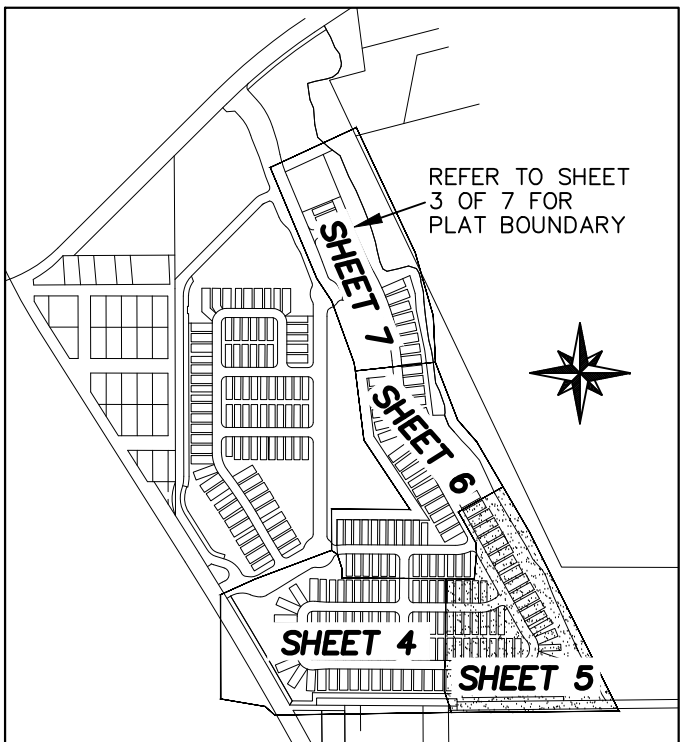
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.

## 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

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C36	28.98'	190.00'	008°44'23"	N85°17'09"W	28.95'
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.
- 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".



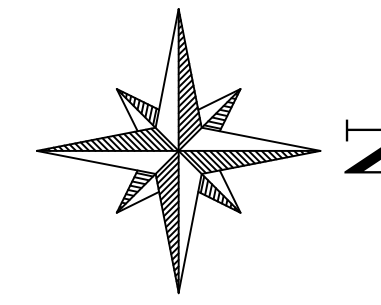
# HARBOR ISLE PHASE 2

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

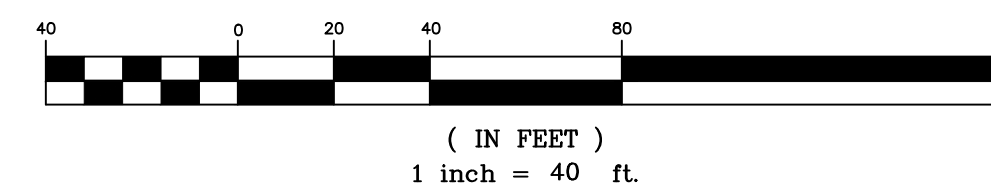
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PAGE: \_\_\_\_\_

CLERK'S FILE NUMBER (CFN): \_\_\_\_\_



GRAPHIC SCALE

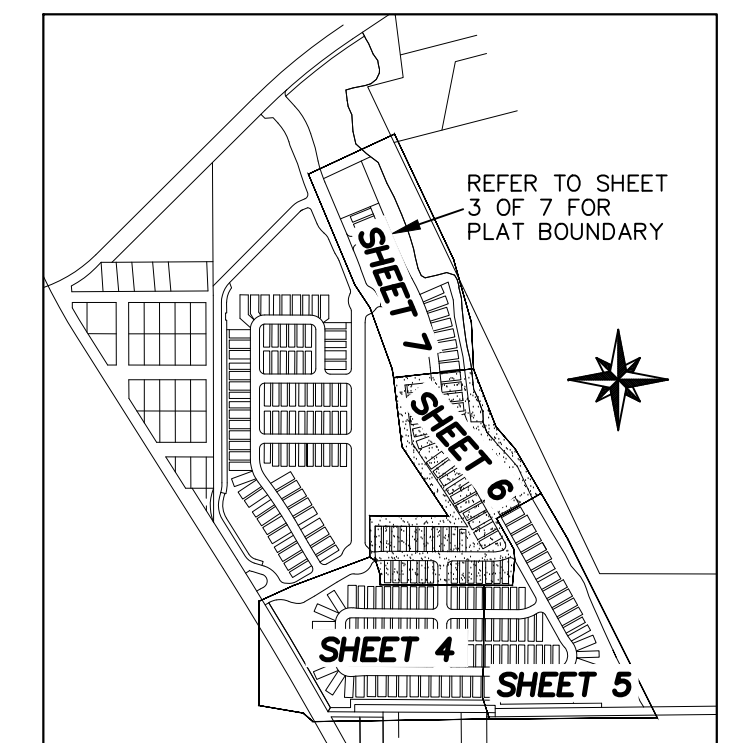


NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.

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

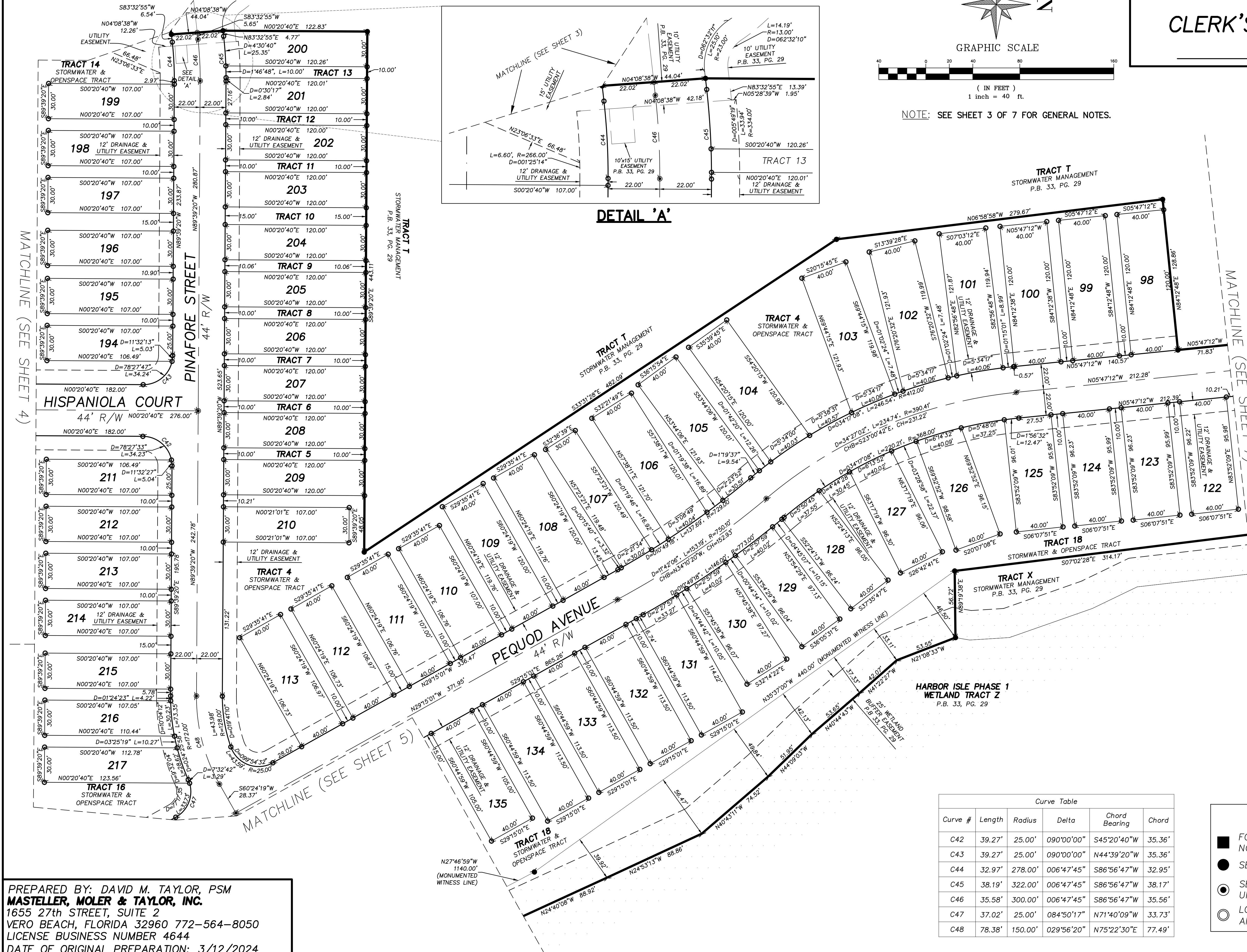
## SHEET INDEX



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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C42	39.27'	25.00'	090°00'00"	S45°20'40"W	35.36'
C43	39.27'	25.00'	090°00'00"	N44°39'20"W	35.36'
C44	32.97'	278.00'	006°47'45"	S86°56'47"W	32.95'
C45	38.19'	322.00'	006°47'45"	S86°56'47"W	38.17'
C46	35.58'	300.00'	006°47'45"	S86°56'47"W	35.56'
C47	37.02'	25.00'	084°50'17"	N71°40'09"W	33.73'
C48	78.38'	150.00'	029°56'20"	N75°22'30"E	77.49'



PREPARED BY: DAVID M. TAYLOR, PSM  
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LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 3/12/2024

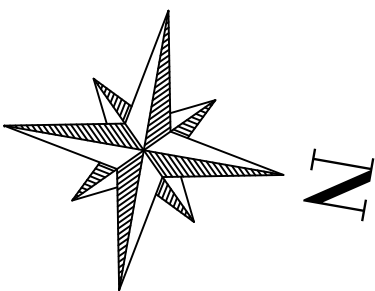
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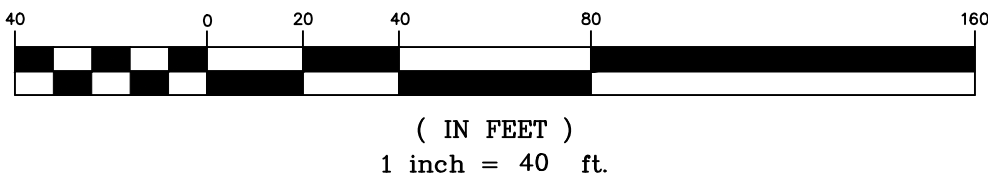
ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
D	DELTA
D.E.	DRAINAGE EASEMENT
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R/W	RIGHT OF WAY
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

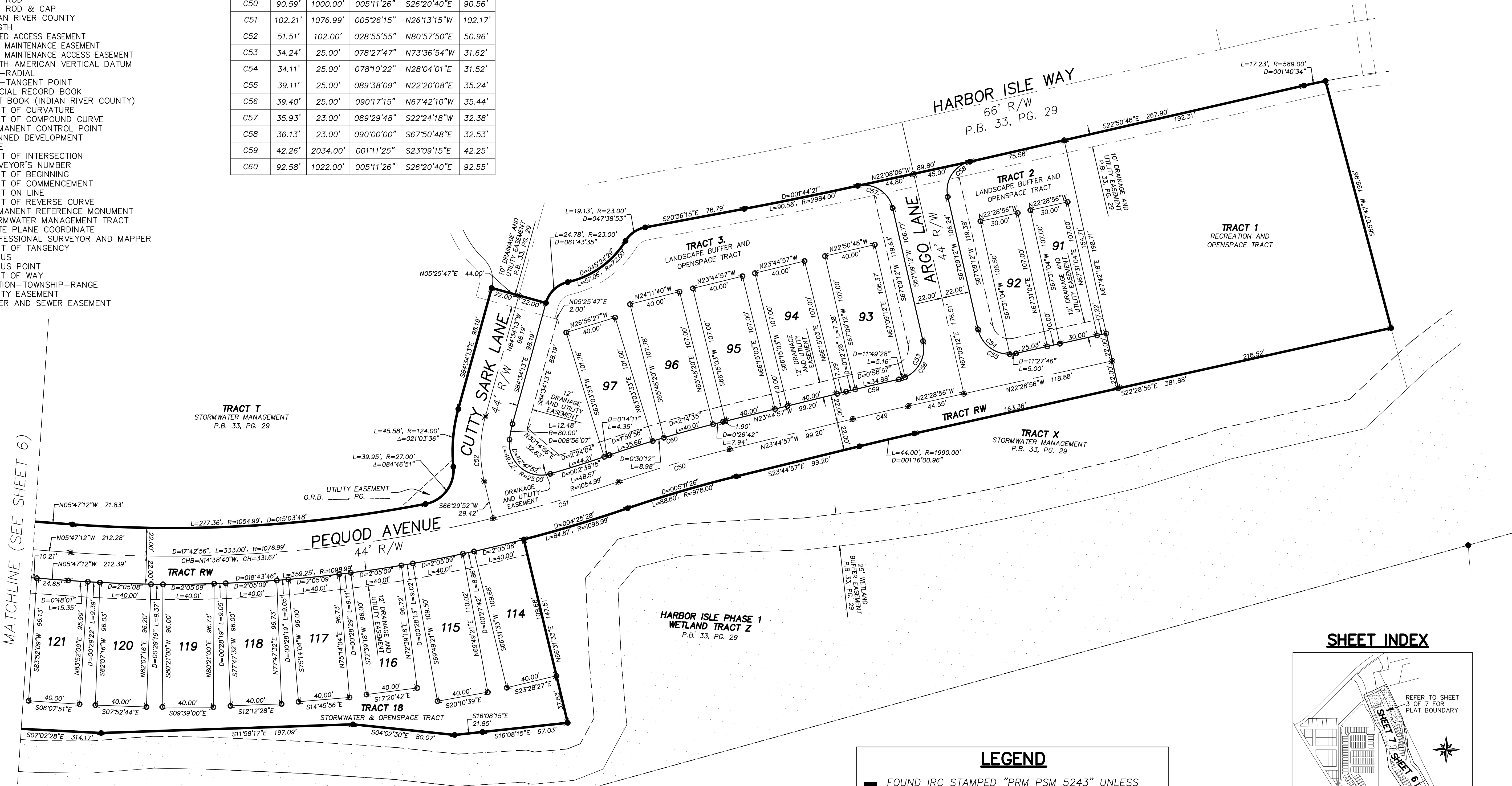


PLAT BOOK: \_\_\_\_\_

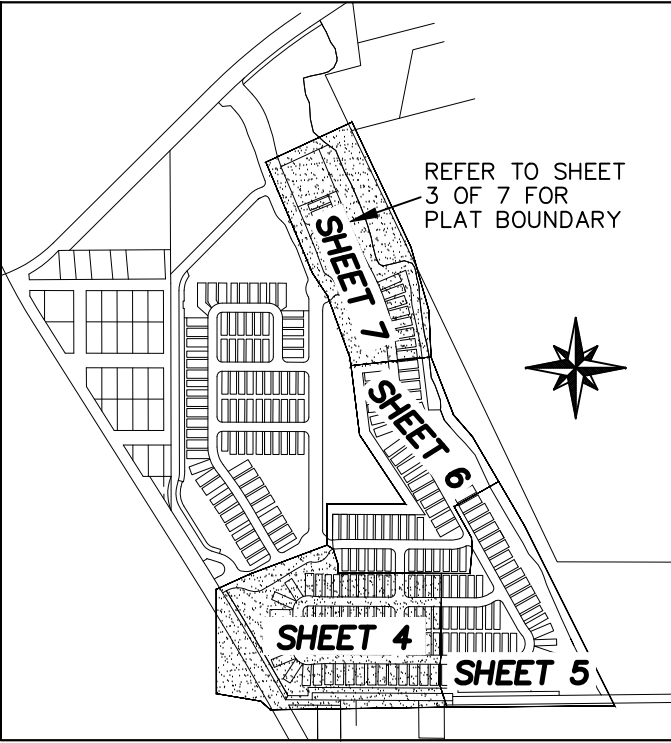
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NOTE: SEE SHEET 3 OF 7 FOR GENERAL NOTES.



SHEET INDEX



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LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 2/15/2023