

LOST TREE PRESERVE PD TOWNHOMES

BEING A REPLAT OF TRACT MF, LOST TREE PRESERVE PD, PHASES 4 AND 5, PLAT BOOK 33, PAGE 22 AND BEING A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT LOST TREE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY THROUGH LOST TREE VILLAGE CORPORATION, A FLORIDA PROFIT CORPORATION, ITS MANAGER BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND SURVEYED HEREON, AS LOST TREE PRESERVE PD TOWNHOMES, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND REPLATED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS-OF-WAY:
ALL STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS REPLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, 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.
- OPEN SPACE TRACTS (TRACT A & TRACT B):
TRACTS "A" AND "B", OPEN SPACE, AS SHOWN ON THIS REPLAT ARE DEDICATED IN PERPETUITY TO THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, 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 THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC.
- UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN ON THIS REPLAT 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.
- DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, INDIAN RIVER COUNTY IS FURTHER GRANTED THE RIGHT TO USE THE DRAINAGE EASEMENTS, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE EASEMENTS.
- ACCESS TRACTS:
THE ACCESS TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O AND P AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC., FOR VEHICULAR PARKING BY THE OWNERS OF LOTS AND RESIDENTS IN THIS SUBDIVISION AND THEIR GUESTS.
- SIDEWALK EASEMENTS:
THE SIDEWALK EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC., FOR PEDESTRIAN ACCESS BY THE OWNERS OF LOTS AND RESIDENTS IN THIS SUBDIVISION AND THEIR GUESTS.

IN WITNESS WHEREOF, LOST TREE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY THROUGH LOST TREE VILLAGE CORPORATION, A FLORIDA PROFIT CORPORATION, ITS MANAGER HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARLES M. BAYER, JR., ITS PRESIDENT THIS 21st DAY OF February, 2026.

LOST TREE PRESERVE, LLC
BY LOST TREE VILLAGE CORPORATION, ITS MANAGER
WITNESS: [Signature]
PRINTED NAME: Jonathan W. Sorenson
BY: [Signature]
CHARLES M. BAYER, JR., PRESIDENT
WITNESS: [Signature]
PRINTED NAME: Jonathan W. Sorenson

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF Indian River
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21st day of February, 2026, by CHARLES M. BAYER, JR., the president of the LOST TREE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY THROUGH LOST TREE VILLAGE CORPORATION, A FLORIDA PROFIT CORPORATION, ITS MANAGER WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE/SHE IS PERSONALLY KNOWN OR PRESENTED FORM OF IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature] COMMISSION NUMBER: 44652150
PRINT NAME: Doreen D. DeArdo MY COMMISSION EXPIRES: 7/14/2029

ACCEPTANCE OF DEDICATION BY LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC.
THE LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC. HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS REPLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHTS-OF-WAY, OPEN SPACE TRACTS A AND B, ACCESS TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O, AND P, DRAINAGE EASEMENTS AND SIDEWALK EASEMENTS.

LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC.
BY: [Signature]
JONATHAN SORENSON, PRESIDENT

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF Indian River
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21st day of February, 2026, by JONATHAN SORENSON, the president of LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION, INC. WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE/SHE IS PERSONALLY KNOWN OR PRESENTED FORM OF IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature] COMMISSION NUMBER: 44652150
PRINT NAME: Doreen D. DeArdo MY COMMISSION EXPIRES: 7/14/2029

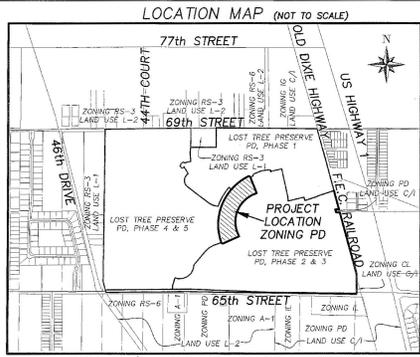
- ### GENERAL NOTES:
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAPS 12061C0233 J, DATED JANUARY 26, 2023.
 - THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NAD 83 ADJUSTMENT OF 2011). HORIZONTAL VALUES WERE OBTAINED USING GLOBAL POSITIONING SYSTEM AND TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK.
 - THE BEARING BASE FOR THIS SURVEY IS GRID NORTH ALONG THE SOUTH BOUNDARY LINE OF LANDS AS SHOWN IN THE FOREGOING PLAT, WHICH BEARS N65°33'32"E.
 - ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - 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.

PREPARED BY: DAVID M. TAYLOR, FPM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 200
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: 6/23/2025

NOTICE: COVENANTS, RESTRICTIONS AND RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS REPLAT ARE FILED IN OFFICIAL RECORD BOOK NUMBER 3333, PAGE 1453 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGAL DESCRIPTION

TRACT MF, LOST TREE PRESERVE PD, PHASES 4 AND 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 22 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



JOINDER AND MORTGAGEE'S CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3024, PAGE 253 AS MODIFIED BY MODIFICATION OF MORTGAGE DATED AUGUST 13, 2020, RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE 341 AND MODIFICATION OF MORTGAGE DATED FEBRUARY 14, 2023, RECORDED IN OFFICIAL RECORDS BOOK 3589, PAGE 2416, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, CHRISTOPHER BEBER, SENIOR VICE PRESIDENT, SOUTHSTATE BANK, N.A., FORMERLY KNOWN AS CENTERSTATE BANK OF FLORIDA, N.A. THIS 21st DAY OF February, 2026.

BY: [Signature]
CHRISTOPHER BEBER, SENIOR VICE PRESIDENT
STATE OF FLORIDA
COUNTY OF Indian River

ACKNOWLEDGEMENT TO JOINDER AND MORTGAGEE'S CONSENT TO DEDICATION:
The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21st day of February, 2026, by CHRISTOPHER BEBER, the senior vice president of SOUTHSTATE BANK, N.A., FORMERLY KNOWN AS CENTERSTATE BANK OF FLORIDA, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ASSOCIATION HE/SHE IS PERSONALLY KNOWN OR PRESENTED.

NOTARY PUBLIC: [Signature] COMMISSION NUMBER: 212320206
PRINT NAME: Patricia M. Cox MY COMMISSION EXPIRES: 11/10/2023

- ### NOTICES:
- NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS REPLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
 - NOTICE: THIS REPLAT, 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 REPLAT.
 - 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 CONCURRENTLY 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 CONCURRENTLY CERTIFICATE.
 - 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 EXIST. CATTLE GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.

RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
BOOK 33 PG 28 Page 1 of 21/2/2026 11:16:22 AM

CERTIFICATE OF TITLE

MORTGAGE IN FAVOR OF CENTERSTATE BANK AS RECORDED IN OFFICIAL RECORD BOOK 3024, PAGE 253 AS MODIFIED BY MODIFICATION OF MORTGAGE DATED AUGUST 13, 2020, RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE 341 AND MODIFICATION OF MORTGAGE DATED FEBRUARY 14, 2023, RECORDED IN OFFICIAL RECORDS BOOK 3589, PAGE 2416;

MATTERS APPEARING ON THE PLAT OF LOST TREE PRESERVE PD, PHASE 1 AS RECORDED IN PLAT BOOK 30, PAGES 1-8, ALL RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATE: February 3, 2026
BY: [Signature]
STEVEN L. HENDERSON, ATTORNEY AT LAW
FLORIDA BAR NO. 113589

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON MAY 16, 2025, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING REPLAT, THAT SAID REPLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS REPLAT 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 FCCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

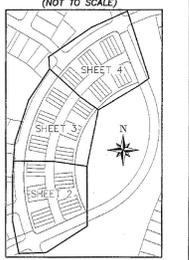
SIGNED: [Signature] DATE: 2/11/26
DAVID TAYLOR, FPM MASTELLER, MOLER & TAYLOR, INC.
FLORIDA REGISTRATION NO. 5243 CERTIFICATE OF AUTHORIZATION #6444
PROFESSIONAL SURVEYOR AND MAPPER 1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

COUNTY SURVEYOR CERTIFICATION:

THIS REPLAT OF LOST TREE PRESERVE PD TOWNHOMES HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: [Signature] DATE: 2/11/26
DAVID TAYLOR, FPM
INDIAN RIVER COUNTY COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6139

SHEET INDEX



CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATIVE OFFICER:

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS ADMINISTRATIVELY APPROVED BY INDIAN RIVER COUNTY, FLORIDA.

BY: [Signature] DATE: 2/11/26
JOHN A. TITKANCH, JR.
COUNTY ADMINISTRATOR AS ADMINISTRATIVE OFFICER

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

BY: [Signature]
SUSAN L. PRADCO, DEPUTY COUNTY ATTORNEY

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS REPLAT, LOST TREE PRESERVE PD TOWNHOMES, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS REPLAT FILED FOR RECORD THIS 17th DAY OF February, 2026, AND RECORDED IN PLAT BOOK 34 AT PAGE 63 AS FILE NUMBER 3120260007168 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: [Signature]
DEPUTY CLERK

SEALS AND STAMPS:
- SURVEYOR: DAVID M. TAYLOR, FPM, LICENSE NO. 5243
- COUNTY SURVEYOR: DAVID TAYLOR, FPM, LICENSE NO. 6139
- CLERK OF THE CIRCUIT COURT: RYAN L. BUTLER, LICENSE NO. 189343
- STATE OF FLORIDA REGISTERED LAND SURVEYOR: DAVID M. TAYLOR, LICENSE NO. 5243

LOST TREE PRESERVE PD TOWNHOMES

BEING A REPLAT OF TRACT MF, LOST TREE PRESERVE PD, PHASES 4 AND 5, PLAT BOOK 33, PAGE 22, AND BEING A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

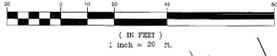
PLAT BOOK: 34

PAGE: 64

CLERK'S FILE NUMBER (CFN):
3120260007168



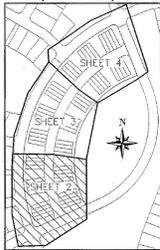
GRAPHIC SCALE



PRESERVE WAY
PRIVATE R/W
P.B. 31, PAGE 66

KEESON CIRCLE
50' PRIVATE R/W
P.B. 31, PAGE 69

SHEET INDEX (NOT TO SCALE)

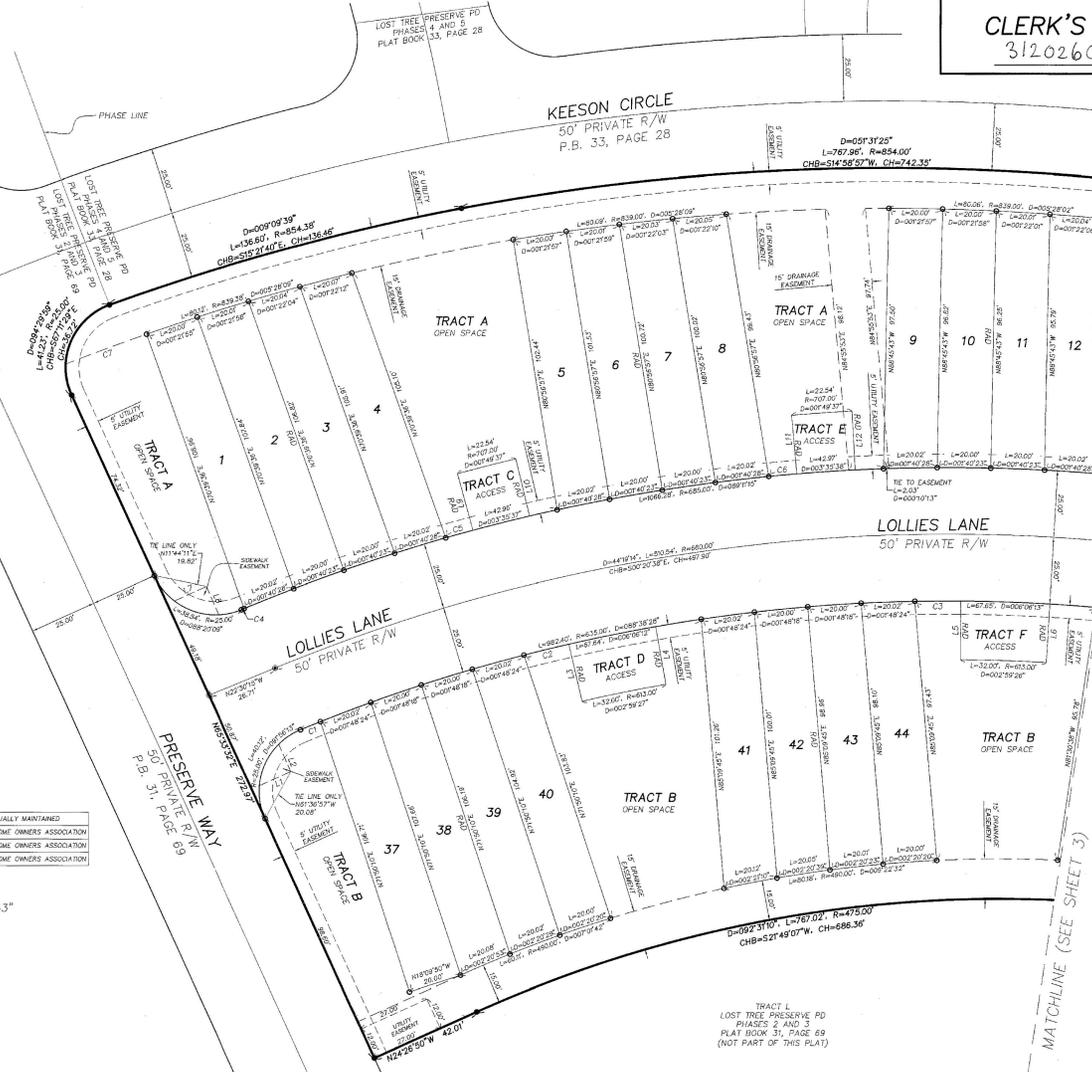


TRACT	USE	ACREAGE	DEDICATED TO & PERPETUALLY MAINTAINED
R/W	STREETS AND RIGHTS-OF-WAY	1.29	LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION
A & B	OPEN SPACE	2.50	LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION
C THRU F	PARKING AND ACCESS	0.42	LOST TREE PRESERVE TOWNHOME OWNERS ASSOCIATION

LEGEND

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

PREPARED BY: DAVID M. TAYLOR, FSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 6/23/2025



Line #	Length	Direction
L1	12.86'	N24°26'28"W
L2	11.27'	N68°37'49"E
L3	22.00'	N77°00'13"E
L4	22.00'	N79°59'40"E
L5	22.00'	N89°40'09"W
L6	22.00'	N86°40'44"W
L7	13.09'	N24°26'28"W
L8	11.55'	N66°30'48"E
L9	22.00'	N74°53'28"E
L10	22.00'	N76°43'08"E
L11	22.00'	N85°10'49"E
L12	22.00'	N87°00'25"E

Curve #	Length	Radius	Delta
C1	8.08'	635.00'	000°43'43"
C2	17.25'	635.00'	001°33'22"
C3	17.25'	635.00'	001°33'23"
C4	1.07'	685.00'	000°05'23"
C5	10.56'	685.00'	000°53'00"
C6	10.56'	685.00'	000°53'00"
C7	32.33'	839.38'	002°12'25"

ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- 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
- IRCD INDIAN RIVER COUNTY
- L LENGTH
- L.A.E. LIMITED ACCESS EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK (INDIAN RIVER COUNTY)
- P.C. POINT OF COMMENCEMENT
- P.C.C. POINT OF CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P.D. PLANNED DEVELOPMENT
- P.G. PAGE
- P.I. POINT OF INTERSECTION
- P.L.S. 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
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PT. POINT OF TANGENCY
- R. RAD
- R.D. RADIUS
- RP RADIUS POINT
- R/W RIGHT OF WAY
- SPC STATE PLANE COORDINATE
- TWP. TOWNSHIP
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT

LOST TREE PRESERVE PD TOWNHOMES

BEING A REPLAT OF TRACT MF, LOST TREE PRESERVE PD, PHASES 4 AND 5, PLAT BOOK 33, PAGE 22, AND BEING A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

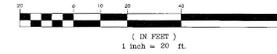
PLAT BOOK: 34

PAGE: 65

CLERK'S FILE NUMBER (CFN):
3120260007168



GRAPHIC SCALE



Line #	Length	Direction
L13	22.00'	N8°31'51"W
L14	22.00'	N82°42'14"W
L15	22.00'	N72°24'55"W
L16	22.00'	N63°55'46"W
L17	22.00'	N62°08'47"W
L18	22.00'	N53°39'51"W
L19	22.00'	N51°50'14"W
L20	22.00'	N60°01'32"W
L21	22.00'	N63°00'59"W
L22	22.00'	N73°21'07"W
L23	22.00'	N76°20'34"W
L24	22.00'	N76°20'34"W

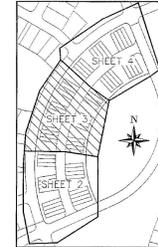
Curve #	Length	Radius	Delta
C8	10.56'	685.00'	000°53'00"
C9	10.56'	685.00'	000°53'00"
C10	10.80'	685.00'	000°54'13"
C11	10.56'	685.00'	000°53'00"
C12	17.25'	635.00'	001°33'22"
C13	17.24'	635.00'	001°33'21"

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
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
O.R.B.	OFFICIAL RECORD BOOK
PS	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	POINT OF CURVATURE
P.O.C.	POINT OF COMMENCING CURVE
P.C.P.	PERMANENT CONTROL POINT
P.L.	PLANNED DEVELOPMENT
P.	PAGE
PI	POINT OF INTERSECTION
PSN	SURVEYOR'S NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
R	RADIUS
RAD	RADIAL
RP	RADIUS POINT
RW	RIGHT OF WAY
SFC	STATE PLANE COORDINATE
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.S.E.	WATER AND SEWER EASEMENT

SHEET INDEX

(NOT TO SCALE)



MATCHLINE (SEE SHEET 2)

MATCHLINE (SEE SHEET 4)

LEGEND

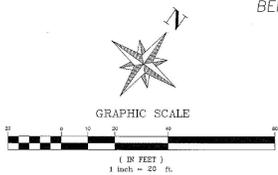
- SET IRON ROD AND CAP STAMPED "PRM PSM 5243" UNLESS NOTED.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

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: 6/23/2025

LOST TREE PRESERVE PD TOWNHOMES

BEING A REPLAT OF TRACT MF, LOST TREE PRESERVE PD, PHASES 4 AND 5, PLAT BOOK 33, PAGE 22, AND BEING A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK: 34
 PAGE: 66
 CLERK'S FILE NUMBER (CFN):
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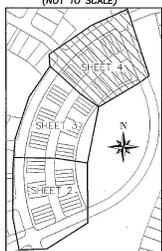


ABBREVIATIONS

- 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
- ID IDENTIFICATION
- IP IRON PIPE
- IR IRON ROD
- IRC IRON ROD & CAP
- IRCO INDIAN RIVER COUNTY
- L LENGTH
- L.A.E. LIMITED ACCESS EASEMENT
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-ROAD
- 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
- P.D. PLANNED DEVELOPMENT
- P.C. PAGE
- P.I. POINT OF INTERSECTION
- PS 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
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PT POINT OF TANGENCY
- R RADIUS
- RD RADIAL
- RP RADIUS POINT
- R/W RIGHT OF WAY
- SFC STATE PLANE COORDINATE
- TWP TOWNSHIP
- U.E. UTILITY EASEMENT
- W.S.E. WATER AND SEWER EASEMENT

SHEET INDEX

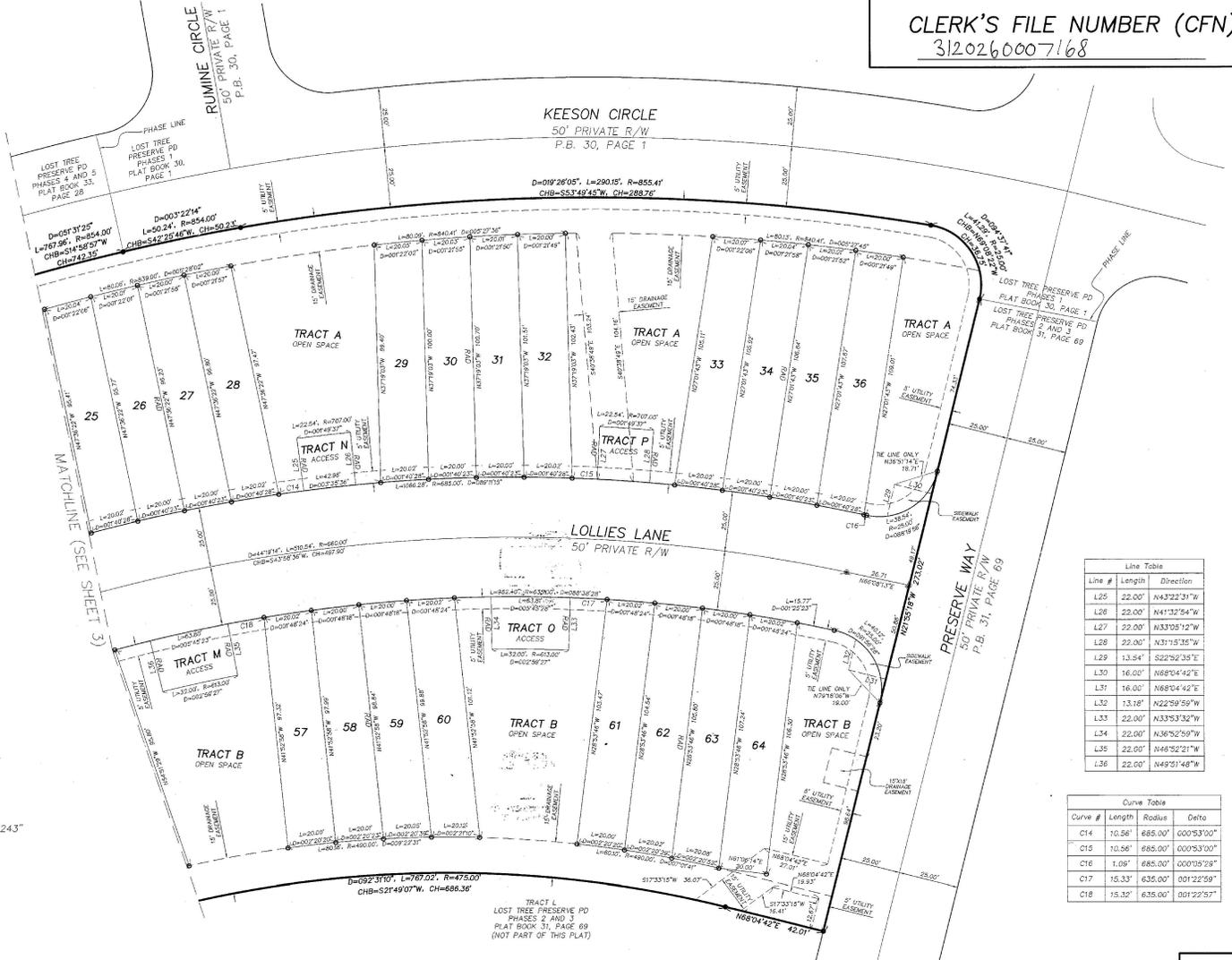
(NOT TO SCALE)



LEGEND

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Line #	Length	Direction
L25	22.00'	N42°22'31"W
L26	22.00'	N41°32'54"W
L27	22.00'	N33°05'12"W
L28	22.00'	N31°15'35"W
L29	13.84'	S22°52'35"E
L30	16.00'	N68°04'42"E
L31	16.00'	N68°04'42"E
L32	13.18'	N22°59'59"W
L33	22.00'	N33°53'32"W
L34	22.00'	N36°52'59"W
L35	22.00'	N46°52'21"W
L36	22.00'	N49°51'48"W

Curve #	Length	Radius	Delta
C14	10.56'	665.00'	0°00'53"00"
C15	10.56'	665.00'	0°00'53"00"
C16	1.06'	665.00'	0°00'59"28"
C17	15.33'	635.00'	0°01'22"56"
C18	15.32'	635.00'	0°01'22"57"