

SPIRIT OF SEBASTIAN PUD - POD 1A

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

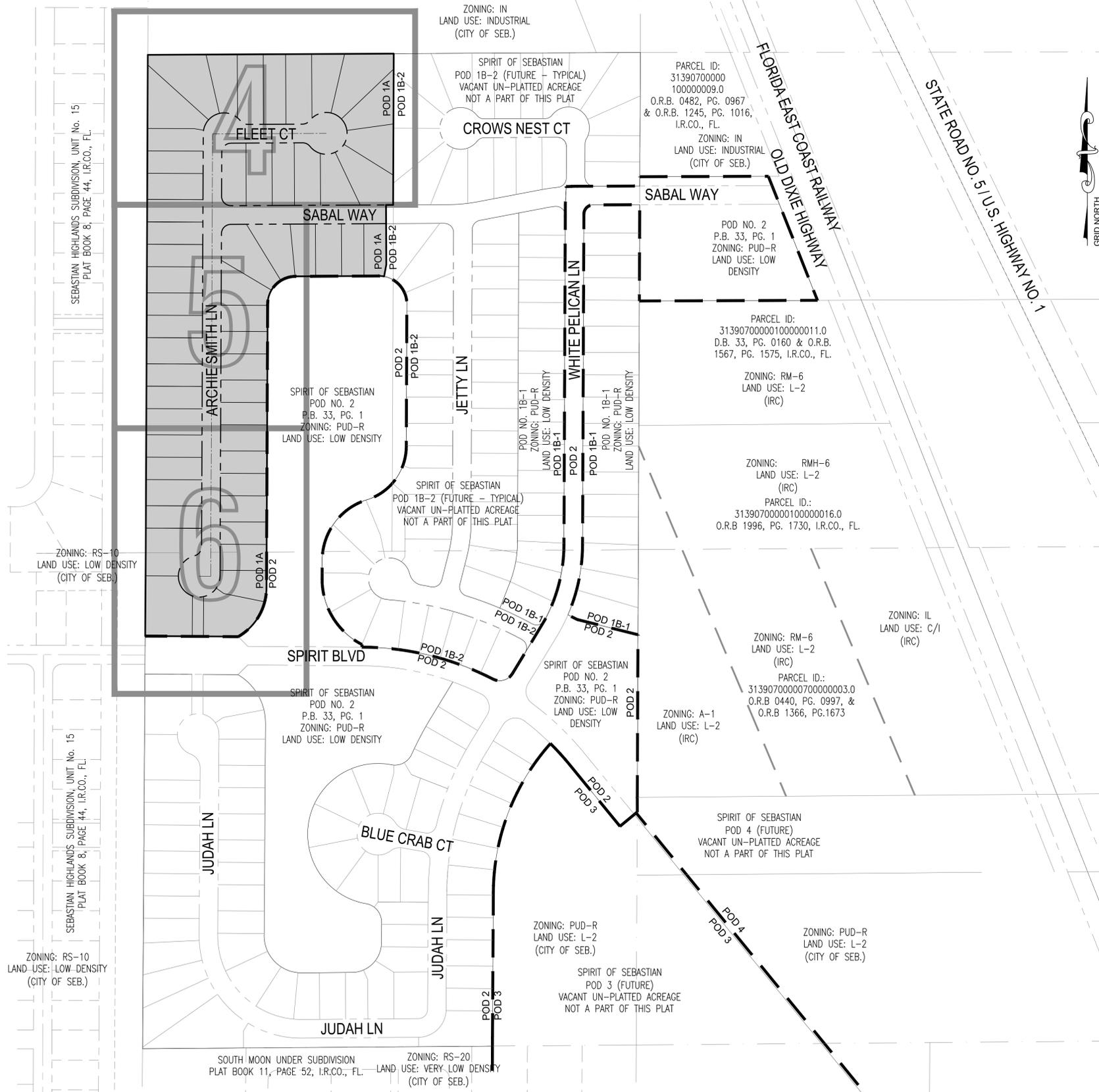
PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

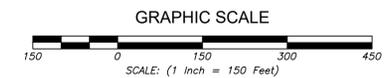
ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)

ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)



LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION		BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA		"PERMANENT REFERENCE MONUMENT"
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION		DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT		FD.P.R.M. "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
PG.	PAGE		FD.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
P.R.M.	PERMANENT REFERENCE MONUMENT		S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.B.	PLAT BOOK		FD.P.C.P. "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
P.L.S.	PROFESSIONAL LAND SURVEYOR		P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
P.O.B.	POINT OF BEGINNING		FD.C.M. "FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
P.O.C.	POINT OF COMMENCEMENT		PLAT BOUNDARY
R.O.W.	RIGHT-OF-WAY		LOT LINES
(P)	RECORD PLAT DATA		EASEMENT
S.R.C.	SET REBAR AND CAP		LANDSCAPE BUFFER
S.F.	SQUARE FEET		CENTERLINE OF ROAD
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA		PLATTED R.O.W.
SD.	SUBDIVISION		R.O.W. NOT INCLUDED IN THIS PLAT
T.B.M.	TEMPORARY BENCH MARK		
TWP.	TOWNSHIP		
D.E.	DRAINAGE EASEMENT		
U.E.	UTILITY EASEMENT		
S.E.	SIDEWALK EASEMENT		
L.M.A.	LAKE MAINTENANCE AREA		
L.M.E.	LAKE MAINTENANCE EASEMENT		
L.A.E.	LIMITED ACCESS EASEMENT		
L.E.	LANDSCAPE EASEMENT		
L.S.E.	LIFT STATION EASEMENT		



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: NOVEMBER 4, 2024

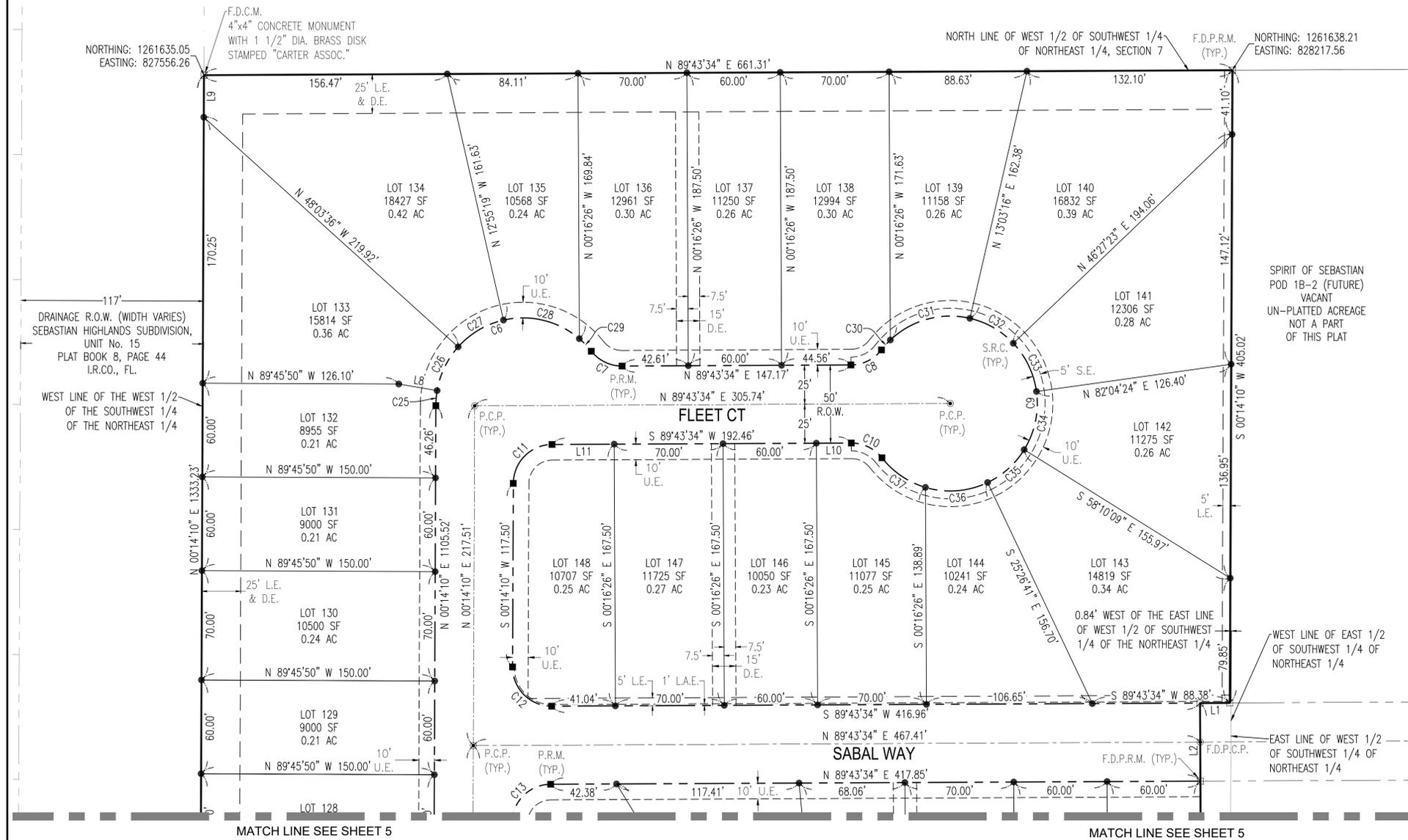
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
1708 21st. STREET
VERO BEACH, FLORIDA 32960
TEL.(772) 562-4191 FAX.(772) 562-7180
PROJECT # 17-42E

SPIRIT OF SEBASTIAN PUD - POD 1A

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

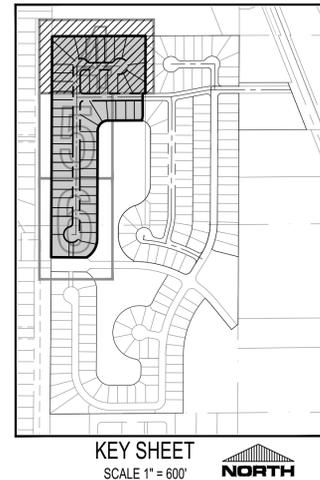
A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4)
ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT
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PLAT BOOK: _____
PAGE: _____
CLERK'S FILE NUMBER (CFN): _____



LEGEND

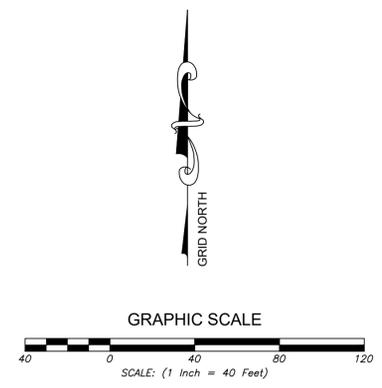
ASSOC. ID.	ASSOCIATES IDENTIFICATION	⊕	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	P.R.M.	"PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.)
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	■	"FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	□	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
PG.	PAGE	FD.P.R.M.	"FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205"
P.R.M.	PERMANENT REFERENCE MONUMENT	□	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
P.B.	PLAT BOOK	○	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.L.S.	PROFESSIONAL LAND SURVEYOR	FD.R.C.	"FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
P.O.B.	POINT OF BEGINNING	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
P.O.C.	POINT OF COMMENCEMENT	●	"FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
R.O.W.	RIGHT-OF-WAY	P.C.P.	"PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
(P)	RECORD PLAT DATA	FD.C.M.	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
S.R.C.	SET REBAR AND CAP	□	"FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205"
S.F.	SQUARE FEET	—	PLAT BOUNDARY
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA	---	LOT LINES
SD.	SUBDIVISION	---	EASEMENT
T.B.M.	TEMPORARY BENCH MARK	---	LANDSCAPE BUFFER
TWP.	TOWNSHIP	---	CENTERLINE OF ROAD
D.E.	DRAINAGE EASEMENT	---	PLATTED R.O.W.
U.E.	UTILITY EASEMENT	---	R.O.W. NOT INCLUDED IN THIS PLAT
S.E.	SIDEWALK EASEMENT	---	
L.M.A.	LAKE MAINTENANCE AREA	---	
L.M.E.	LAKE MAINTENANCE EASEMENT	---	
L.A.E.	LIMITED ACCESS EASEMENT	---	
L.E.	LANDSCAPE EASEMENT	---	
L.S.E.	LIFT STATION EASEMENT	---	



Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C6	138.74'	56.00'	141°57'05"	N 70° 46' 16" E	105.88'	162.41'
C7	22.70'	25.00'	052°01'15"	S 64° 15' 49" E	21.93'	12.20'
C8	22.64'	25.00'	051°52'55"	N 63° 47' 06" E	21.87'	12.16'
C9	277.35'	56.00'	283°45'50"	S 00° 16' 26" E	69.14'	43.94'
C10	22.64'	25.00'	051°52'55"	N 64° 19' 59" W	21.87'	12.16'
C11	39.05'	25.00'	089°29'24"	S 44° 58' 52" W	35.20'	24.78'
C12	39.49'	25.00'	090°30'36"	S 45° 01' 08" E	35.51'	25.22'
C13	39.05'	25.00'	089°29'24"	S 44° 58' 52" W	35.20'	24.78'
C25	9.68'	56.00'	009°54'05"	S 04° 44' 46" W	9.67'	4.85'
C26	31.51'	56.00'	032°14'36"	S 25° 49' 06" W	31.10'	16.19'
C27	34.34'	56.00'	035°08'17"	S 59° 30' 33" W	33.81'	17.73'

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C28	52.06'	56.00'	053°15'52"	N 76° 17' 23" W	50.21'	28.08'
C29	11.15'	56.00'	011°24'16"	N 43° 57' 19" W	11.13'	5.59'
C30	8.55'	56.00'	008°44'55"	S 42° 13' 06" W	8.54'	4.28'
C31	55.18'	56.00'	056°27'42"	S 74° 49' 25" W	52.98'	30.07'
C32	32.65'	56.00'	033°24'07"	N 60° 14' 40" W	32.19'	16.80'
C33	34.81'	56.00'	035°37'01"	N 25° 44' 06" W	34.25'	17.99'
C34	38.86'	56.00'	039°45'26"	N 11° 57' 08" E	38.08'	20.25'
C35	31.98'	56.00'	032°43'29"	N 48° 11' 35" E	31.55'	16.44'
C36	41.02'	56.00'	041°58'24"	N 85° 32' 31" E	40.11'	21.48'
C37	34.29'	56.00'	035°04'45"	S 55° 55' 54" E	33.75'	17.70'

Line Table		
LINE #	LENGTH	DIRECTION
L1	19.11	S 89° 43' 34" W
L2	50.00	S 00° 16' 26" E
L8	25.00	N 80° 18' 12" W
L9	26.96	N 00° 14' 10" E
L10	22.46	N 89° 43' 34" E
L11	40.00	N 89° 43' 34" E



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
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CARTER ASSOCIATES, INC.
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SPIRIT OF SEBASTIAN PUD - POD 1A

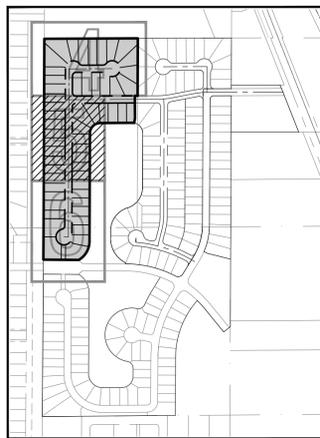
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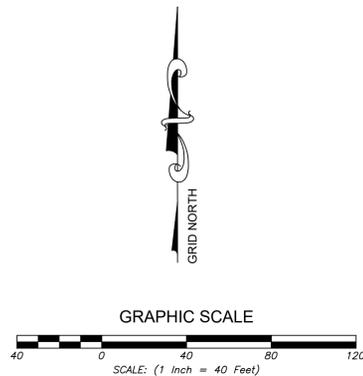
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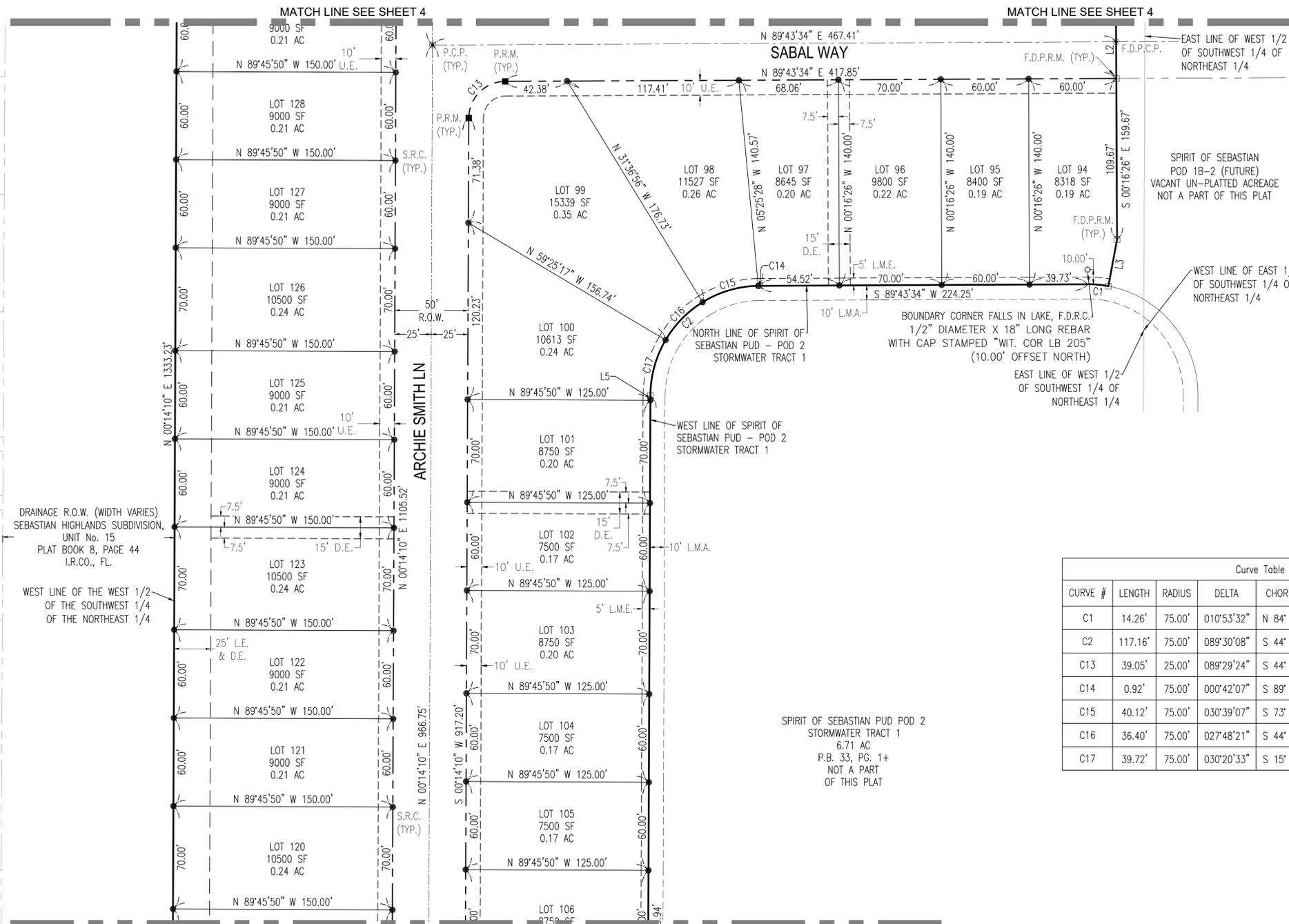


KEY SHEET
SCALE 1" = 600'



LEGEND

- | | | | |
|----------------|---|-----------|--|
| ASSOC. ID. | ASSOCIATES IDENTIFICATION | ⊕ | BENCH MARK SYMBOL |
| I.R.CO., FL. | INDIAN RIVER COUNTY, FLORIDA | P.R.M. | "PERMANENT REFERENCE MONUMENT" |
| I.R.F.CO., SD. | INDIAN RIVER FARMS COMPANY SUBDIVISION | ■ | DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) |
| I.R.F.W.C.D. | INDIAN RIVER FARMS WATER CONTROL DISTRICT | □ | "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205" |
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| P.B. | PLAT BOOK | S.R.C. | "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.) |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | FD.P.C.P. | "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" |
| P.O.B. | POINT OF BEGINNING | P.C.P. | "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.) |
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| R.O.W. | RIGHT-OF-WAY | --- | PLAT BOUNDARY |
| (P) | RECORD PLAT DATA | --- | LOT LINES |
| S.F. | SQUARE FEET | --- | EASEMENT |
| S.L.CO., FL. | ST. LUCIE COUNTY, FLORIDA | --- | LANDSCAPE BUFFER |
| SD. | SUBDIVISION | --- | CENTERLINE OF ROAD |
| T.B.M. | TEMPORARY BENCH MARK | --- | PLATTED R.O.W. |
| TWP. | TOWNSHIP | --- | R.O.W NOT INCLUDED IN THIS PLAT |
| D.E. | DRAINAGE EASEMENT | | |
| U.E. | UTILITY EASEMENT | | |
| S.E. | SIDEWALK EASEMENT | | |
| L.M.A. | LAKE MAINTENANCE AREA | | |
| L.M.E. | LAKE MAINTENANCE EASEMENT | | |
| L.A.E. | LIMITED ACCESS EASEMENT | | |
| L.E. | LANDSCAPE EASEMENT | | |
| L.S.E. | LIFT STATION EASEMENT | | |



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C1	14.26'	75.00'	010°53'32"	N 84° 49' 40" W	14.24'	7.15'
C2	117.16'	75.00'	089°30'08"	S 44° 59' 14" W	105.60'	74.35'
C13	39.05'	25.00'	089°29'24"	S 44° 58' 52" W	35.20'	24.78'
C14	0.92'	75.00'	000°42'07"	S 89° 23' 15" W	0.92'	0.46'
C15	40.12'	75.00'	030°39'07"	S 73° 42' 38" W	39.65'	20.55'
C16	36.40'	75.00'	027°48'21"	S 44° 28' 54" W	36.04'	18.56'
C17	39.72'	75.00'	030°20'33"	S 15° 24' 26" W	39.26'	20.34'

LINE #	LENGTH	DIRECTION
L2	50.00'	S 00° 16' 26" E
L3	32.26'	S 10° 37' 06" W
L5	3.16'	S 00° 14' 10" W

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: NOVEMBER 4, 2024

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PROJECT # 17-42E

SPIRIT OF SEBASTIAN PUD - POD 1A

RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
NORTHEAST ONE-QUARTER (1/4) AND THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4)
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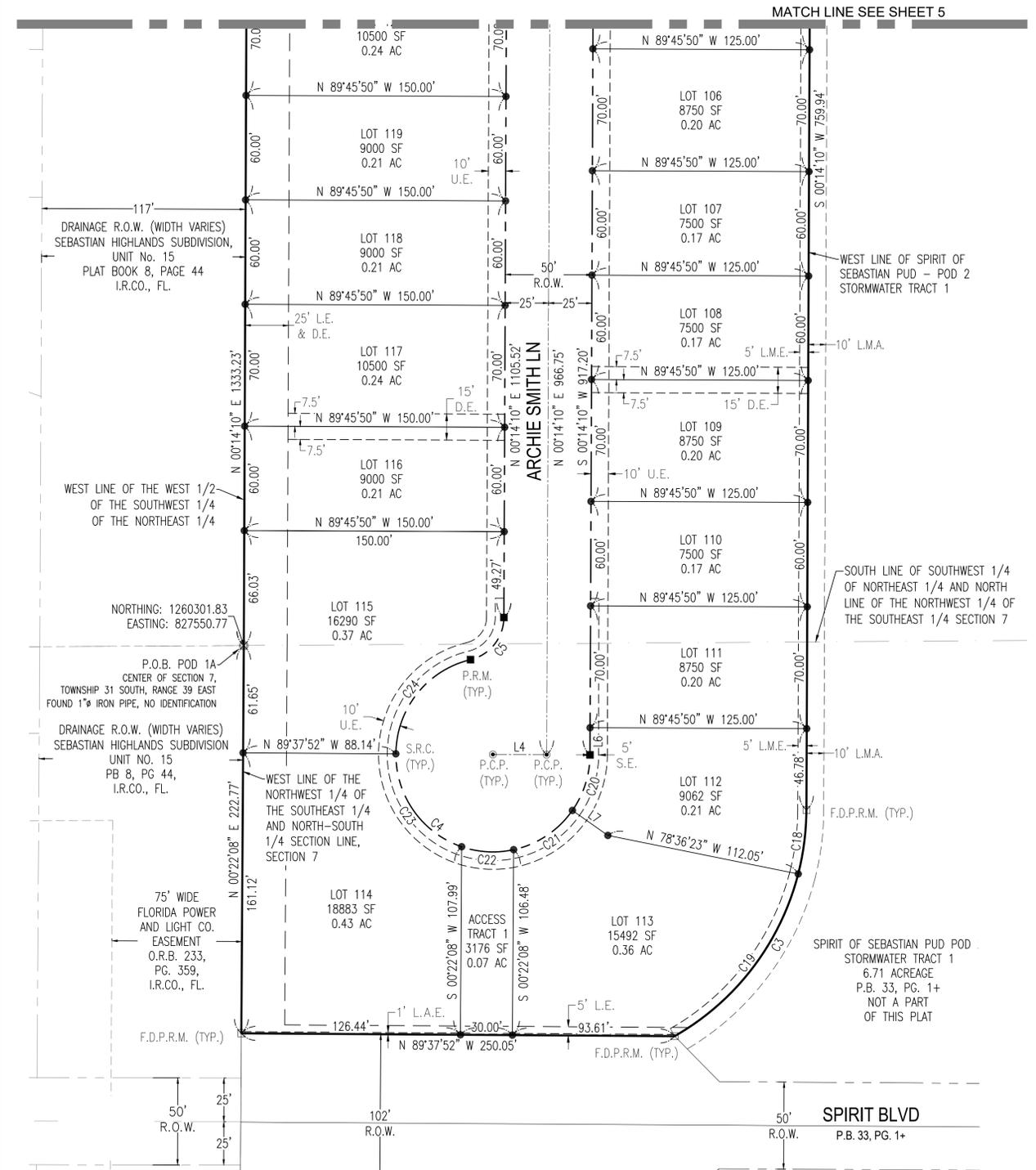
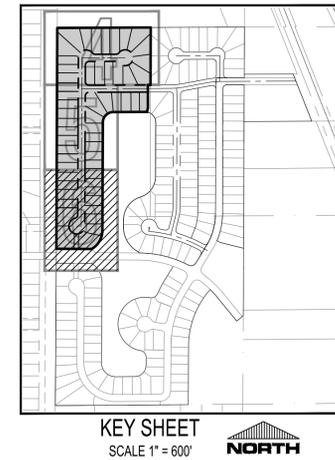
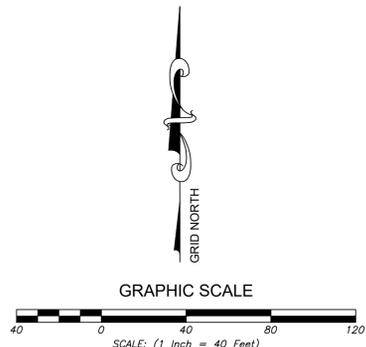
PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

LEGEND

ASSOC. ID. I.R.CO., FL. I.R.F.CO., SD. I.R.F.W.C.D. PG. P.R.M. P.B. P.L.S. P.O.B. P.O.C. R.O.W. (P) S.R.C. S.F. S.L.CO., FL. SD. T.B.M. TWP. D.E. U.E. S.E. L.M.A. L.M.E. L.A.E. L.S.E.	ASSOCIATES INDIAN RIVER COUNTY, FLORIDA INDIAN RIVER FARMS COMPANY SUBDIVISION INDIAN RIVER FARMS WATER CONTROL DISTRICT PAGE PERMANENT REFERENCE MONUMENT PLAT BOOK PROFESSIONAL LAND SURVEYOR POINT OF BEGINNING POINT OF COMMENCEMENT RIGHT-OF-WAY RECORD PLAT DATA SET REBAR AND CAP SQUARE FEET ST. LUCIE COUNTY, FLORIDA SUBDIVISION TEMPORARY BENCH MARK TOWNSHIP DRAINAGE EASEMENT UTILITY EASEMENT SIDEWALK EASEMENT LAKE MAINTENANCE AREA LAKE MAINTENANCE EASEMENT LIMITED ACCESS EASEMENT LANDSCAPE EASEMENT LIFT STATION EASEMENT	BENCH MARK SYMBOL "PERMANENT REFERENCE MONUMENT" DENOTES SET 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205" (TYP.) "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205" "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED) "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.) "FOUND PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.) "FOUND CONCRETE MONUMENT" DENOTES FOUND 4"x4"x24" CONCRETE MONUMENT WITH 1 1/2" DIAMETER BRASS DISK STAMPED "CARTER ASSOC. LB 205" PLAT BOUNDARY LOT LINES EASEMENT LANDSCAPE BUFFER CENTERLINE OF ROAD PLATTED R.O.W. R.O.W. NOT INCLUDED IN THIS PLAT
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Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.	TANGENT
C3	157.62'	150.00'	060°12'23"	S 30° 20' 22" W	150.47'	86.96'
C4	250.63'	56.00'	256°26'02"	N 51° 32' 49" W	88.00'	71.12'
C5	33.35'	25.00'	076°26'02"	N 38° 27' 11" E	30.93'	19.69'
C18	37.11'	150.00'	014°10'26"	S 07° 19' 23" W	37.01'	18.65'
C19	120.51'	150.00'	046°01'57"	S 37° 25' 35" W	117.30'	63.72'
C20	34.02'	56.00'	034°48'34"	N 17° 38' 27" E	33.50'	17.55'
C21	41.68'	56.00'	042°38'38"	N 56° 22' 03" E	40.72'	21.86'
C22	30.41'	56.00'	031°06'50"	S 86° 45' 13" E	30.04'	15.59'
C23	69.95'	56.00'	071°33'57"	S 35° 24' 50" E	65.49'	40.36'
C24	74.58'	56.00'	076°18'03"	S 38° 31' 10" W	69.19'	43.99'

Line Table		
LINE #	LENGTH	DIRECTION
L4	31.00	S 89° 45' 50" E
L6	15.58	N 00° 14' 10" E
L7	25.00	N 54° 57' 16" W

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