

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)
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.
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK 3629, PAGE 536 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK:_____

PAGE: _____

CLERK’S FILE NUMBER (CFN):_____

DESCRIPTION OF POD 1A OF SPIRIT OF SEBASTIAN:

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), ALL LYING AND BEING IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 7, MARKED BY 1 INCH DIAMETER IRON PIPE, RUN NORTH 00° 14’ 10” EAST (BEARING BASIS), ALONG THE WEST LINE OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4) OF SAID SECTION 7, A DISTANCE OF 1333.23 FEET TO THE NORTH LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4); THENCE RUN NORTH 89° 43’ 34” EAST, ALONG SAID NORTH LINE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4), A DISTANCE OF 661.31 FEET TO THE PROPOSED WEST LINE OF SPIRIT OF SEBASTIAN PUD POD 1B–2, A FUTURE DEVELOPMENT;

THENCE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID PROPOSED WEST LINE OF SPIRIT OF SEBASTIAN PUD POD 1B–2, A FUTURE DEVELOPMENT:

- (1) SOUTH 00°14’10” WEST, PARALLEL WITH AND NORMAL TO THE WEST LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4), A DISTANCE OF 405.02 FEET TO THE NORTH LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4) OF SECTION 7;
- (2) THENCE RUN SOUTH 89° 43’ 34” WEST, PARALLEL WITH AND NORMAL TO THE AFORESAID NORTH LINE OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4), A DISTANCE OF 19.11 FEET TO A POINT 0.84 FEET WEST OF THE EAST LINE OF SAID WEST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4) OF SECTION 7;
- (3) THENCE RUN SOUTH 00° 16’ 26” EAST A DISTANCE OF 159.67 FEET;
- (4) THENCE RUN SOUTH 10° 37’ 06” WEST A DISTANCE OF 32.26 FEET TO THE NORTH LINE OF STORMWATER TRACT 1, AS SHOWN ON SPIRIT OF SEBASTIAN PUD – POD 2, RECORDED IN PLAT BOOK 33, PAGE 1, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A NON–TANGENT CURVE;

THENCE RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE NORTH AND WEST LINES OF SAID STORMWATER TRACT 1:

- (1) WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 10° 53’ 32”, SUBTENDED BY A CHORD BEARING OF NORTH 84° 49’ 40” WEST, A CHORD DISTANCE OF 14.24 FEET, AND AN ARC DISTANCE OF 14.26 FEET TO A POINT OF TANGENCY;
- (2) THENCE RUN SOUTH 88° 43’ 34” WEST A DISTANCE OF 224.47 FEET TO A POINT OF CURVATURE;
- (3) THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89° 29’ 24”, SUBTENDED BY A CHORD BEARING OF SOUTH 44° 58’ 52” WEST, A CHORD DISTANCE OF 105.59 FEET, AND AN ARC DISTANCE OF 117.14 FEET TO A POINT OF TANGENCY;
- (4) THENCE RUN SOUTH 00° 14’ 10” WEST, PARALLEL WITH AND NORMAL TO THE AFOREMENTIONED WEST LINE OF THE WEST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4), A DISTANCE OF 759.94 FEET TO A POINT OF CURVATURE;
- (5) THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60° 12’ 23”, SUBTENDED BY A CHORD BEARING OF SOUTH 30° 20’ 22” WEST, A CHORD DISTANCE OF 150.47 FEET, AND AN ARC DISTANCE OF 157.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SPIRIT BOULEVARD, 102 FEET WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON AFOREMENTIONED SPIRIT OF SEBASTIAN PUD – POD 2A, A NON–TANGENT LINE;

THENCE RUN NORTH 89° 37’ 52” WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF SPIRIT BOULEVARD, A DISTANCE OF 250.05 FEET TO THE WEST LINE OF THE AFOREMENTIONED NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 7; THENCE RUN NORTH 00° 22’ 08” EAST, ALONG SAID WEST LINE OF THE NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 7, A DISTANCE OF 222.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 701,220 SQUARE FEET OR 16.10 ACRES, MORE OR LESS.

NOTICE:

- 1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT APPROVAL AND CONSENT OF THE SPIRIT OF SEBASTIAN PROPERTY OWNER’S ASSOCIATION, INC.
- 4. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY THE SPIRIT OF SEBASTIAN PROPERTY OWNER’S ASSOCIATION, INC.
- 5. 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.

FLOOD_ZONE: THIS PLAT LIES WITHIN FLOOD_ZONE ‘X’, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD_ZONE ‘A’ AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C112J, COMMUNITY NUMBER 120119, PANEL 0112, SUFFIX ‘J’ MAP REVISED DATE JANUARY 26, 2023.

NOTE: PORTIONS OF SOME LOTS WITHIN SPIRIT OF SEBASTIAN PUD – POD 2, POD 1A, AND FUTURE POD 1B–2 WERE INDICATED TO LIE WITHIN FLOOD_ZONE “A”, HOWEVER BASED UPON FEMA LETTER OF MAP AMENDMENT DOCUMENT (REMOVAL) CASE NO. 21–04–5367A, DATED OCTOBER 20, 2021, ALL LOTS WITHIN SPIRIT OF SEBASTIAN PUD – POD 2, POD 1A, AND FUTURE POD 1B–2 LIE WITHIN FLOOD_ZONE “X”, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FLOOD_HAZARD_WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT CITY OF SEBASTAIN TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.

GENERAL NOTES:

- 1. HORIZONTAL COORDINATE VALUES AND THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011 AND PROJECTED IN THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST_ZONE (901). DIMENSIONS ARE DISPLAYED IN U.S. SURVEY FEET.
- 2. THE PERMANENT REFERENCE MONUMENTS WERE SET PRIOR TO THE PLAT BEING RECORDED. PERMANENT CONTROL POINTS WILL BE SET PRIOR TO THE EXPIRATION FOR THE BOND PER CHAPTER 177.091(8).

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

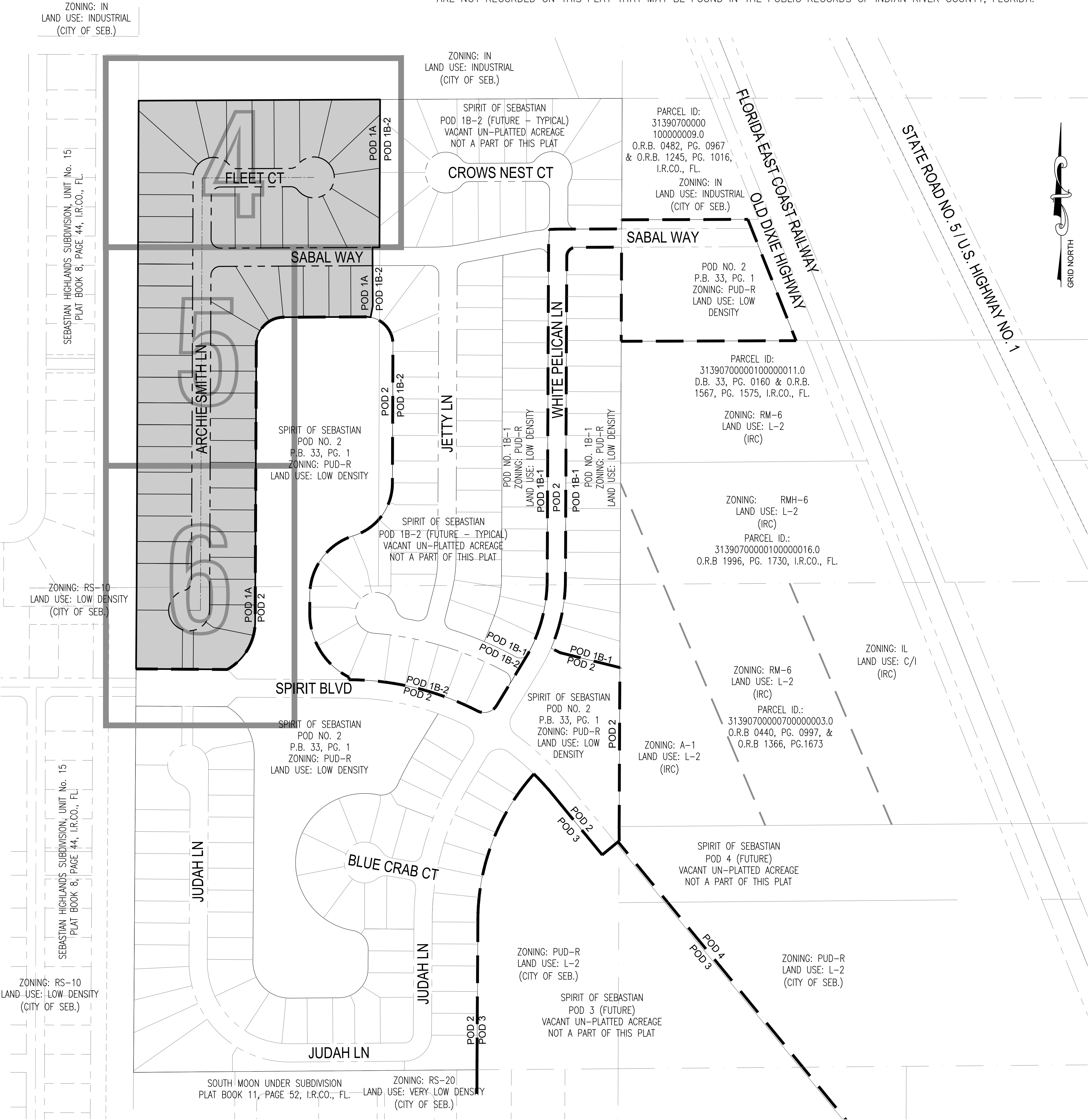
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PLAT BOOK: _____

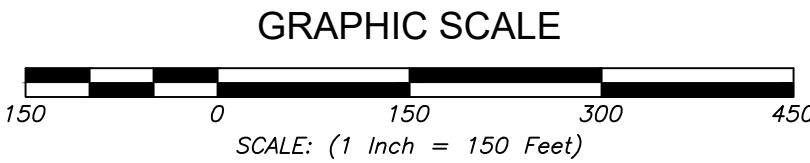
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L E G E N D

ASSOC. ID.	ASSOCIATES IDENTIFICATION		BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA		"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		
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT		
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		
P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR		
P.O.B.	POINT OF BEGINNING		FD.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
P.O.C.	POINT OF COMMENCEMENT		
R.O.W.	RIGHT-OF-WAY		S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
(P)	RECORD PLAT DATA		
S.R.C.	SET REBAR AND CAP		
S.F.	SQUARE FEET		
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA		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"
SD.	SUBDIVISION		
T.B.M.	TEMPORARY BENCH MARK		P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205" (TYP.)
TWP.	TOWNSHIP		
D.E.	DRAINAGE EASEMENT		
U.E.	UTILITY EASEMENT		
S.E.	SIDEWALK EASEMENT		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"
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		
			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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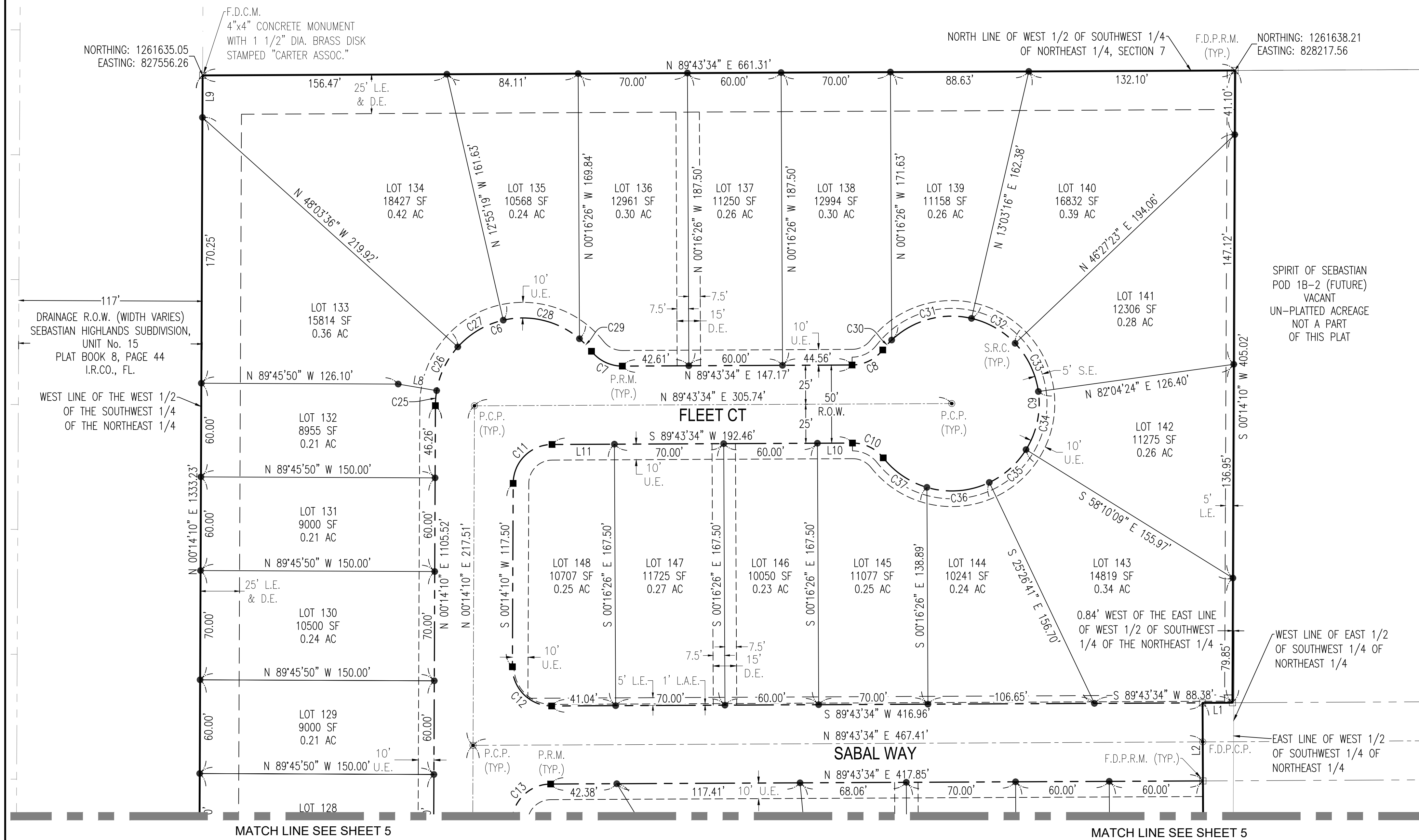
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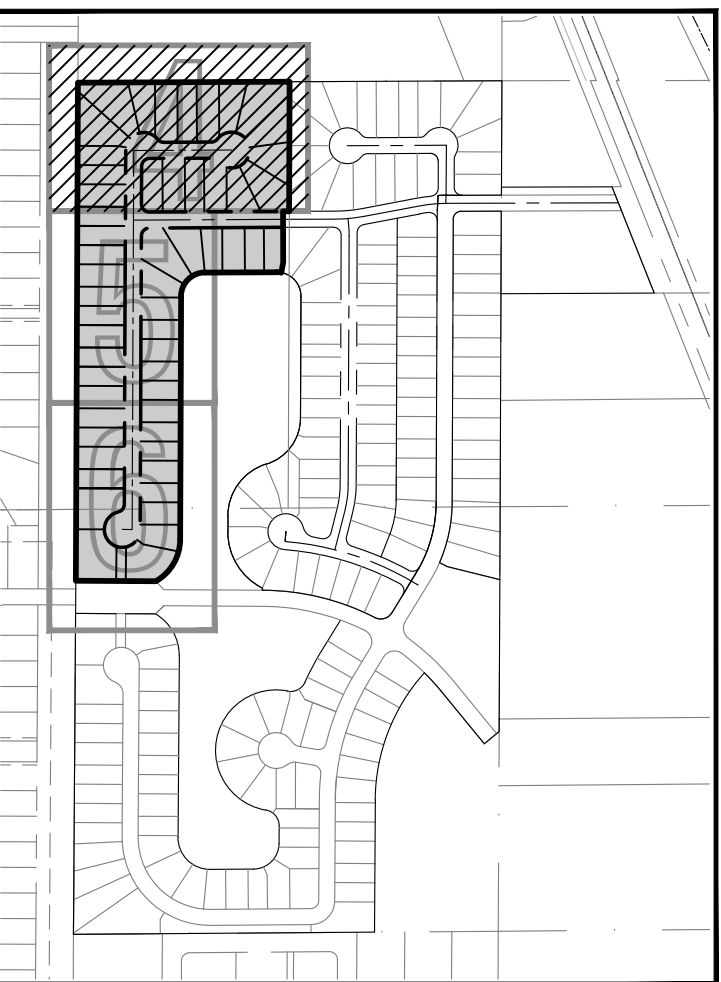
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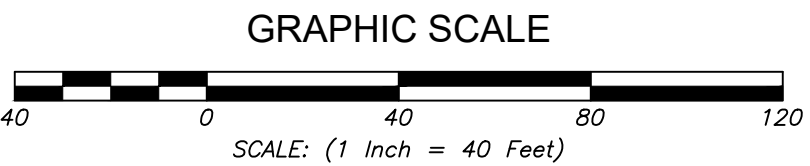
LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	BENCH MARK SYMBOL
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PG.	PAGE	S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
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L.A.E.	LIMITED ACCESS EASEMENT	
L.E.	LANDSCAPE EASEMENT	
L.S.E.	LIFT STATION EASEMENT	



KEY SHEET

SCALE 1" = 600'



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
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
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L E G E N D

ASSOC.	ASSOCIATES		BENCH MARK SYMBOL
ID.	IDENTIFICATION	P.R.M.	"PERMANENT REFERENCE MONUMENT"
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA		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		
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"
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P.B.	PLAT BOOK		
P.L.S.	PROFESSIONAL LAND SURVEYOR	S.R.C.	"SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)
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L.S.E.	LIFT STATION EASEMENT		
			PLAT BOUNDARY
			LOT LINES
			EASEMENT
			LANDSCAPE BUFFER
			CENTERLINE OF ROAD
			PLATTED R.O.W.
			R.O.W NOT INCLUDED IN THIS PLAT

Curve Table						
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 Table		
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

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 SOUTHEAST 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.

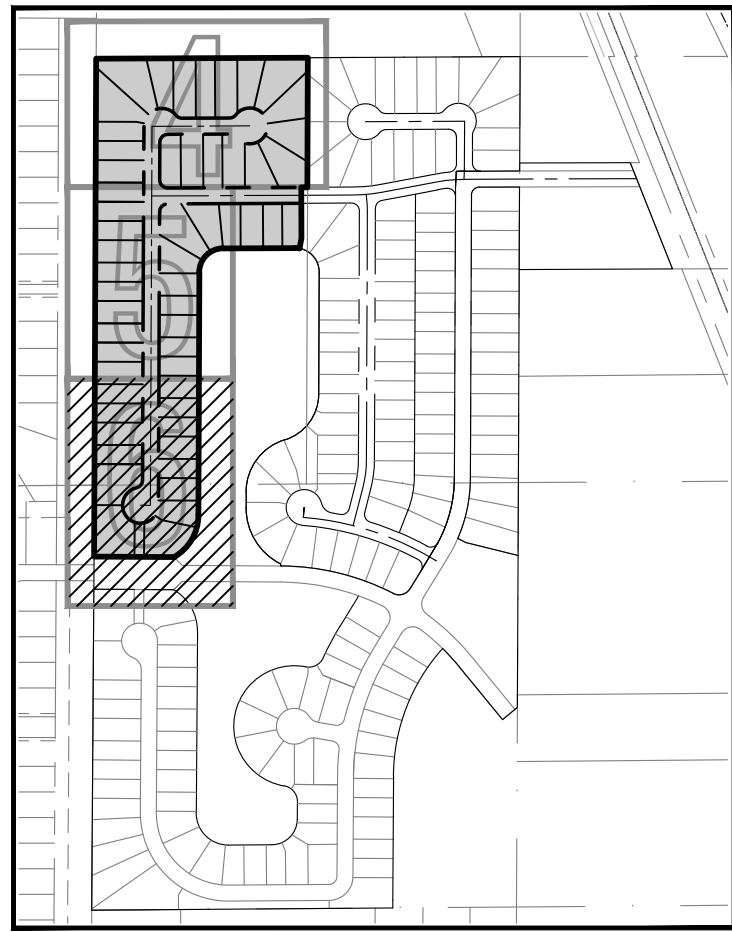
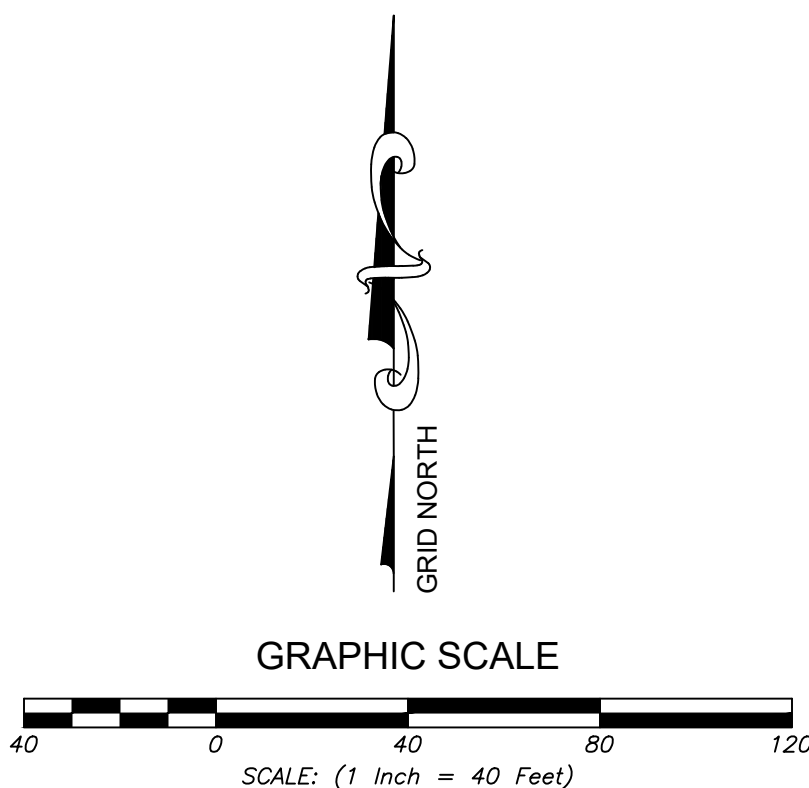
PLAT BOOK: _____

PAGE: _____

CLERK'S FILE NUMBER (CFN): _____

LEGEND

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



KEY SHEET
SCALE 1" = 600'



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

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