

SPIRIT OF SEBASTIAN PUD - POD 1B-1
RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R)

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST 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 1B–1 OF SPIRIT OF SEBASTIAN:

A PARCEL OF LAND SITUATED IN A PORTION OF THE EAST 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:

COMMENCING AT THE NORTHEAST CORNER OF SAID EAST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4), MARKED BY A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH BRASS DISK STAMPED "CARTER ASSOC.", RUN SOUTH 00° 13' 59"WEST, ALONG THE EAST LINE OF SAID EAST ONE HALF (1/2) OF THE SOUTHWEST ONE–QUARTER (1/4) OF THE NORTHEAST ONE–QUARTER (1/4), A DISTANCE OF 407.59 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SABAL WAY, 50 FOOT WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON SPIRIT OF SEBASTIAN PUD – POD 2 RECORDED IN PLAT BOOK 33, PAGE 1, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 00° 13' 59"WEST, ALONG THE AFORESAID EAST LINE, A DISTANCE OF 923.50 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4); THENCE RUN SOUTH 00° 14' 40"WEST, ALONG THE EAST LINE OF THE AFOREMENTIONED NORTHWEST ONE QUARTER (1/4) OF THE SOUTHEAST ONE QUARTER (1/4), A DISTANCE OF 227.76 FEET TO THE NORTH LINE OF RECREATION TRACT 1 AS SHOWN ON THE AFOREMENTIONED SPIRIT OF SEBASTIAN PUD – POD 2; THENCE DEPARTING SAID EAST LINE, RUN NORTH 76° 00' 54"WEST, ALONG SAID NORTH LINE OF RECREATION TRACT 1, A DISTANCE OF 168.16 FEET; THENCE CONTINUING ALONG SAID NORTH LINE OF RECREATION TRACT 1, RUN NORTH 63° 18' 19"WEST A DISTANCE OF 28.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF WHITE PELICAN LANE, 50 FOOT WIDE PRIVATE RIGHT OF WAY, AS SHOWN ON THE AFORESAID SPIRIT OF SEBASTIAN PUD – POD 2, AND A POINT ON A NON–TANGENT CURVE; THENCE RUN SOUTHWESTERLY, ALONG SAID EAST RIGHT OF WAY LINE, AND ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 05° 06' 17", SUBTENDED BY A CHORD BEARING OF SOUTH 25° 59' 53"WEST, A CHORD DISTANCE OF 42.31 FEET, AND AN ARC DISTANCE OF 42.32 FEET TO A POINT ON A NON–TANGENT LINE; THENCE RUN NORTH 61° 26' 58"WEST A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AFORESAID WHITE PELICAN LANE, AND POINT ON A NON–TANGENT CURVE; THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 11' 25", SUBTENDED BY A CHORD BEARING OF SOUTH 73° 38' 44"WEST, A CHORD DISTANCE OF 35.41 FEET, AND AN ARC DISTANCE OF 39.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 05° 46' 36", SUBTENDED BY A CHORD BEARING OF NORTH 64° 08' 51"WEST, A CHORD DISTANCE OF 96.24 FEET, AND AN ARC DISTANCE OF 96.28 FEET TO A POINT; THENCE RUN NORTH 21° 22' 56"EAST A DISTANCE OF 73.09 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 21° 08' 58", SUBTENDED BY A CHORD BEARING OF NORTH 10° 48' 28"EAST, A CHORD DISTANCE OF 110.11 FEET, AND AN ARC DISTANCE OF 110.74 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00° 13' 59"EAST A DISTANCE OF 881.86 FEET; THENCE RUN NORTH 79° 17' 40"EAST A DISTANCE OF 71.36 FEET TO A POINT OF CURVATURE; THENCE RUN EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03° 15' 02", SUBTENDED BY A CHORD BEARING OF NORTH 80° 55' 11"EAST, A CHORD DISTANCE OF 26.94 FEET, AND AN ARC DISTANCE OF 26.95 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97° 41' 17", SUBTENDED BY A CHORD BEARING OF SOUTH 48° 36' 40"EAST, A CHORD DISTANCE OF 37.65 FEET AND AN ARC DISTANCE OF 42.62 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED WHITE PELICAN LANE, AND A POINT OF CUSP; THENCE RUN NORTH 00° 13' 59"EAST A DISTANCE OF 29.53 FEET; THENCE RUN SOUTH 88° 23' 40"EAST A DISTANCE OF 25.01 FEET TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF THE AFOREMENTIONED WHITE PELICAN LANE; THENCE RUN NORTH 89° 45' 13"EAST A DISTANCE OF 49.82 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF SABAL WAY; THENCE RUN NORTH 89° 48' 27"EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE AFOREMENTIONED SABAL WAY AND WHITE PELICAN LANE RIGHT OF WAYS AS SHOWN ON SPIRIT OF SEBASTIAN PUD – POD 2, RECORDED IN PLAT BOOK 33, PAGE 1, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINING 310,395.62 SQUARE FEET OR 7.13 ACRES, MORE OR LESS

NOTICE:

- 1. 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 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, FUTURE 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, FUTURE 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 8, 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

REVISED: PER IRC ATTORNEY COMMENTS 11/06/2024, CLIENT COMMENTS, EBH 11/08/2024
REVISED: PER COS STAFF COMMENTS 09/25/2024, EBH 09/25/2024
REVISED: PER ATTORNEY COMMENTS BY VOICEMAIL 09/18/2024, EBH 09/18/2024

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PLAT BOOK: _____

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

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

PARCEL ID:
31390700000
100000009.0
O.R.B. 0482, PG. 0967
& O.R.B. 1245, PG. 1016,
I.R.CO., FL.
ZONING: IN
LAND USE: INDUSTRIAL
(CITY OF SEB.)

POD NO. 2
P.B. 33, PG. 1
ZONING: PUD-R
LAND USE: LOW
DENSITY

PARCEL ID:
31390700000100000011.0
D.B. 33, PG. 0160 & O.R.B.
1567, PG. 1575, I.R.CO., FL.

ZONING: RM-6
LAND USE: L-2
(IRC)

ZONING: RMH-6
LAND USE: L-2
(IRC)
PARCEL ID:
31390700000100000016.0
O.R.B. 1996, PG. 1730, I.R.CO., FL.

ZONING: RM-6
LAND USE: L-2
(IRC)

PARCEL ID:
31390700000700000003.0
O.R.B. 0440, PG. 0997, &
O.R.B. 1366, PG.1673

ZONING: A-1
LAND USE: L-2
(IRC)

SPIRIT OF SEBASTIAN
POD 4 (FUTURE)
VACANT UN-PLATTED ACREAGE
NOT A PART OF THIS PLAT

ZONING: PUD-R
LAND USE: L-2
(CITY OF SEB.)

SPIRIT OF SEBASTIAN
POD 3 (FUTURE)
VACANT UN-PLATTED ACREAGE
NOT A PART OF THIS PLAT

ZONING: PUD-R
LAND USE: L-2
(CITY OF SEB.)

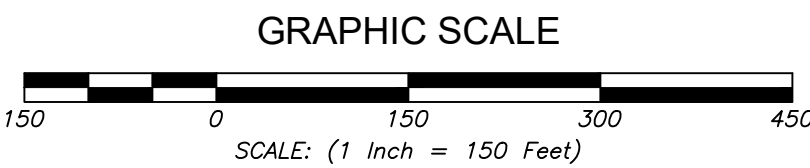
ZONING: RS-10
LAND USE: LOW DENSITY
(CITY OF SEB.)

SOUTH MOON UNDER SUBDIVISION
PLAT BOOK 11, PAGE 52, I.R.CO., FL.

ZONING: RS-20
LAND USE: VERY LOW DENSITY
(CITY OF SEB.)

LEGEND

ASSOC. ID.	ASSOCIATES IDENTIFICATION	BENCH MARK SYMBOL
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	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")
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	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")
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	FD.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
PG.	PAGE	P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
P.R.M.	PERMANENT REFERENCE MONUMENT	P.R.M. "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")
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	S.R.W.C. "SET REBAR AND WITNESS CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB 205"
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
R.O.W.	RIGHT-OF-WAY	
(P)	RECORD PLAT DATA	
S.R.C.	SET REBAR AND CAP	
S.F.	SQUARE FEET	
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA SUBDIVISION	
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 8, 2024

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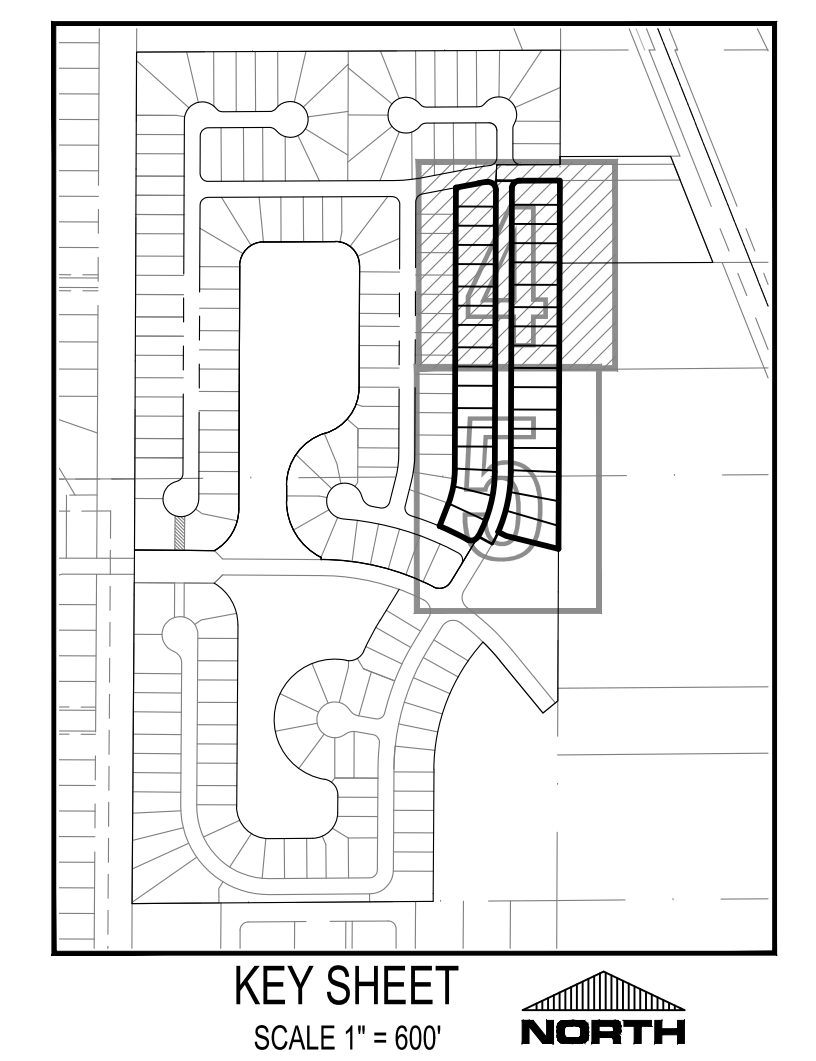
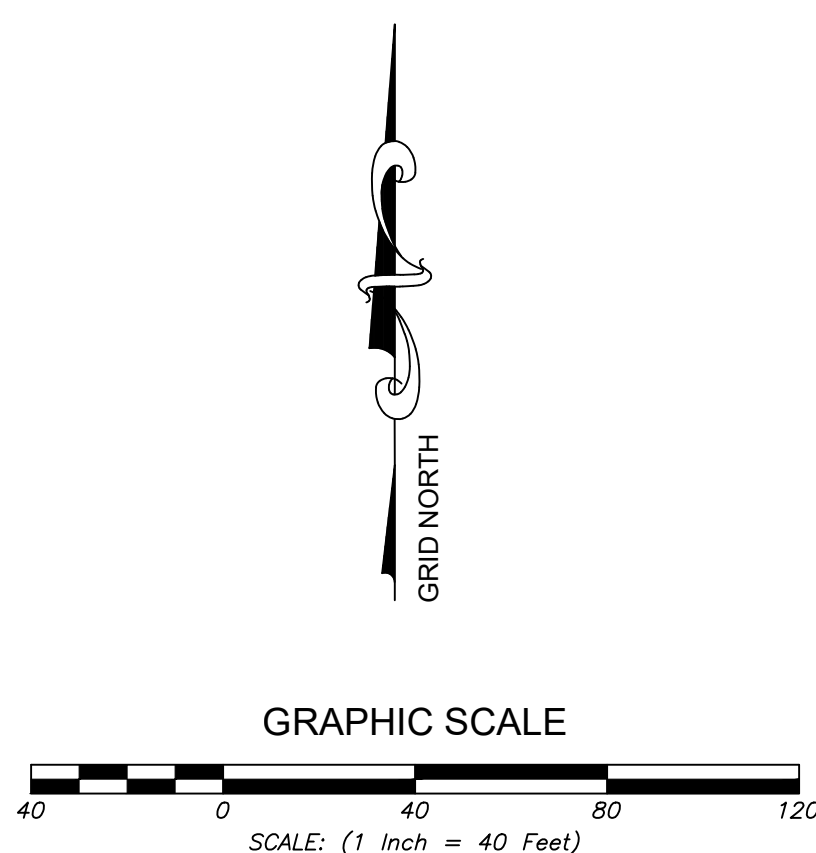
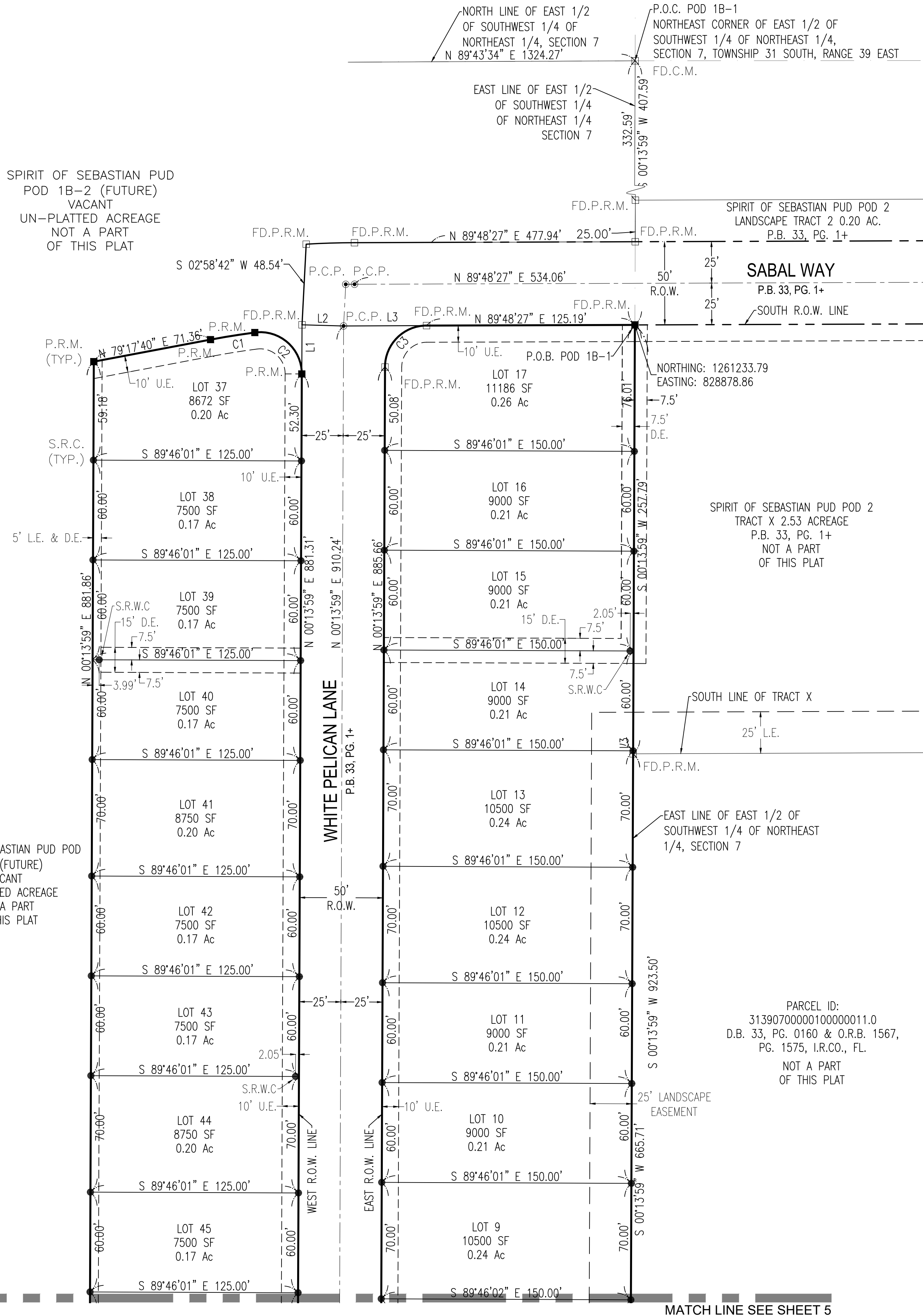
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I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	FD.P.R.M. "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOCIATES, INC. PRM LB 205")
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	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")
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	FD.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)
PG.	PAGE	P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"
P.R.M.	PERMANENT REFERENCE MONUMENT	P.R.M. "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")
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	S.R.W.C. "SET REBAR AND WITNESS CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB 205"
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
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S.R.C.	SET REBAR AND CAP	
S.F.	SQUARE FEET	
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA	
SD.	SUBDIVISION	
T.B.M.	TEMPORARY BENCH MARK	
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L.E.	LANDSCAPE EASEMENT	
L.S.E.	LIFT STATION EASEMENT	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	26.95'	475.00'	3° 15' 02"	N80° 55' 11"E	26.94'
C2	42.62'	25.00'	97° 41' 17"	S48° 36' 40"E	37.65'
C3	39.08'	25.00'	89° 34' 28"	N45° 01' 13"E	35.22'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.53'	N00° 13' 59"E
L2	25.01'	S88° 23' 40"E
L3	49.82'	N89° 45' 13"E

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
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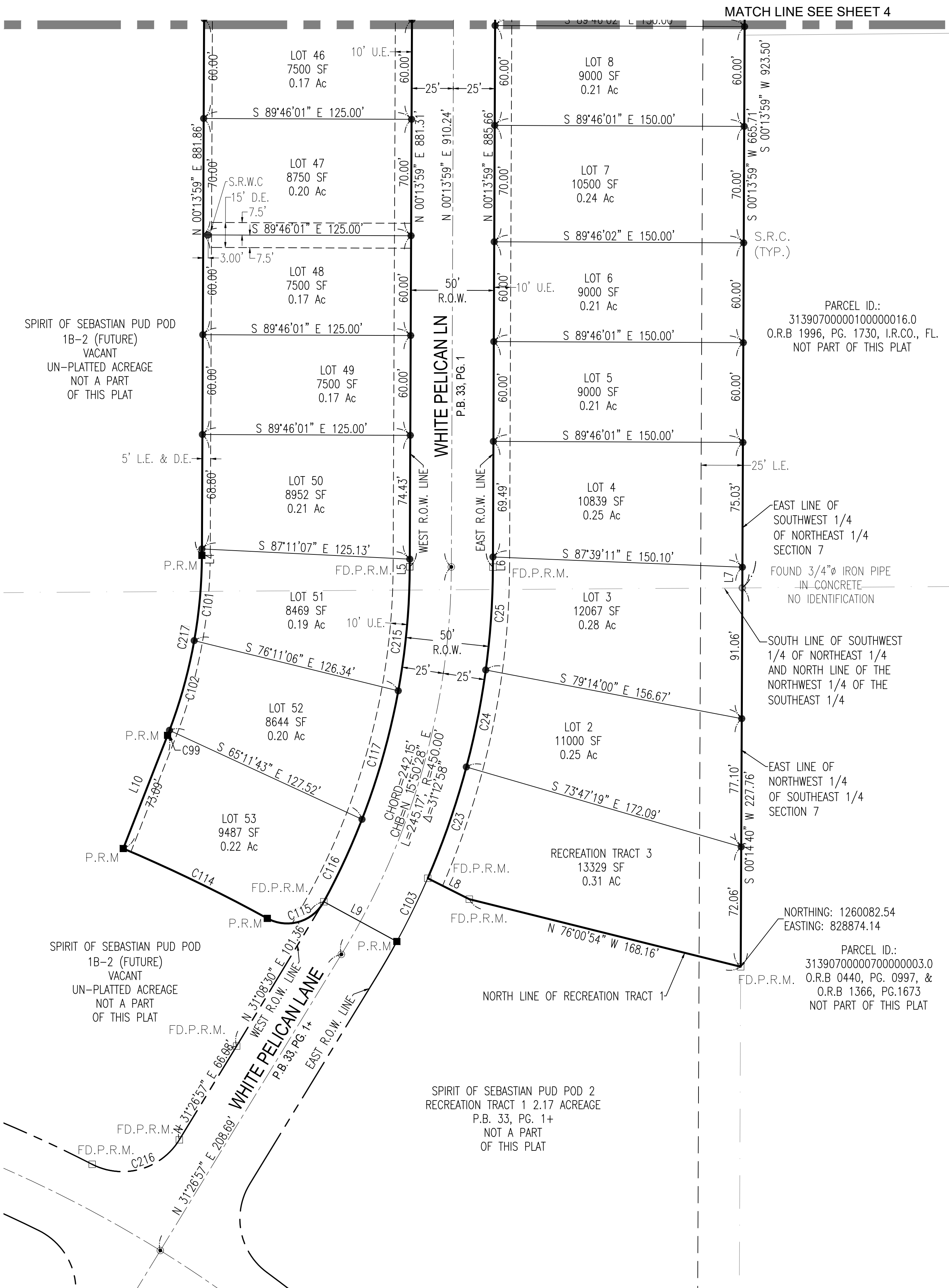
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I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	FD.P.R.M.
I.R.F.CO., SD.	INDIAN RIVER FARMS COMPANY SUBDIVISION	FD.C.M.
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT	FD.R.C.
PG.	PAGE	P.C.P.
P.R.M.	PERMANENT REFERENCE MONUMENT	P.R.M.
P.B.	PLAT BOOK	S.R.C.
P.L.S.	PROFESSIONAL LAND SURVEYOR	S.E.
P.O.B.	POINT OF BEGINNING	L.M.A.
P.O.C.	POINT OF COMMENCEMENT	L.M.E.
R.O.W.	RIGHT-OF-WAY	L.A.E.
(P)	RECORD PLAT DATA	L.E.
S.R.C.	SET REBAR AND CAP	L.S.E.
S.F.	SQUARE FEET	
S.L.CO., FL.	ST. LUCIE COUNTY, FLORIDA	
SD.	SUBDIVISION	
T.B.M.	TEMPORARY BENCH MARK	
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D.E.	DRAINAGE EASEMENT	
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S.E.	SEWAGE 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	

FD.P.R.M. "FOUND PERMANENT REFERENCE MONUMENT" DENOTES FOUND (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. LB 205")

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")

FD.R.C. "FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND IDENTIFICATION AS NOTED)

P.C.P. "PERMANENT CONTROL POINT" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH ALUMINUM CAP STAMPED "PCP CARTER ASSOC. LB 205"

P.R.M. "PERMANENT REFERENCE MONUMENT" DENOTES SET (4"x4"x24" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")

S.R.C. "SET REBAR AND CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "CARTER ASSOC." (TYP.)

S.R.W.C. "SET REBAR AND WITNESS CAP" DENOTES 1/2" DIAMETER X 18" LONG REBAR WITH CAP STAMPED "WIT. COR. LB 205"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C23	70.88'	475.00'	8° 32' 59"	N19° 10' 15"E	70.81'
C24	59.52'	475.00'	7° 10' 45"	N11° 18' 23"E	59.48'
C25	62.04'	475.00'	7° 29' 02"	N3° 58' 30"E	62.00'
C99	3.19'	300.00'	0° 36' 31"	N21° 04' 41"E	3.19'
C101	51.50'	300.00'	9° 50' 05"	N5° 09' 01"E	51.43'
C102	56.06'	300.00'	10° 42' 21"	N15° 25' 15"E	55.97'
C103	42.32'	475.00'	5° 06' 17"	S25° 59' 53"W	42.31'
C114	96.28'	955.00'	5° 46' 36"	N64° 08' 51"W	96.24'
C115	39.35'	25.00'	90° 11' 25"	S73° 38' 44"W	35.41'
C116	54.63'	425.00'	7° 21' 56"	N24° 52' 04"E	54.60'
C117	80.43'	425.00'	10° 50' 34"	N15° 45' 49"E	80.31'
C215	74.99'	425.00'	10° 06' 33"	N5° 17' 15"E	74.89'
C216	59.85'	40.00'	85° 43' 19"	N74° 18' 36"E	54.42'
C217	110.74'	300.00'	21° 08' 58"	N10° 48' 28"E	110.11'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	3.89'	N00° 13' 59"E
L5	4.57'	S00° 13' 59"W
L6	6.09'	N00° 13' 59"E
L7	12.46'	S00° 13' 59"W
L8	28.00'	N63° 18' 19"W
L9	50.00'	N61° 26' 58"W
L10	73.09'	N21° 22' 56"E

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. #5728
DATE: NOVEMBER 8, 2024

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REVISED: PER IRC ATTORNEY COMMENTS 11/06/2024, CLIENT COMMENTS, EBH 11/08/2024
REVISED: PER COS STAFF COMMENTS 09/25/2024, EBH 09/25/2024
REVISED: PER ATTORNEY COMMENTS BY VOICEMAIL 09/18/2024, EBH 09/18/2024