4.) THE LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "G" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS. 5.) TRACTS G-3, G-4 AND G-5 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "G" HOMEOWNERS ASSOCIATION INC. FOR RECREATION PURPOSES 6.) FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/ 7.) THE STORMWATER MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "G" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE, INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS 8.) TRACTS G-1 AND G-2 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "G" HOMEOWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES, INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID TRACTS AND ALSO GRANTED THE RIGHT BUT NOT THE 9.) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY

IN WITNESS WHEREOF, TOUSA HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 814DAY OF MAY

PRINT NAME ARMANDO A. CAMEJO TITLE VICE- PRESIDENT PASSAGE ISLAND HOMES, INC., A FLORIDA CORPORATION

PRINT NAME JAMES ADAMS TITLE VICE PRESIDENT

ACKNOWLEDGMENT TO DEDICATION STATE OF FLORIDA BEACH

BEFORE ME PERSONALLY APPEARED HARRY ENGELSTEIN AND ARMANDO A. CAMEJO WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF TOUSA HOMES, INC., A FLORIDA CORPORATION. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

PRINTED NAME TOLCHA Dennis - Spungac

COMMISSION #: DD196719

MY COMMISSION EXPIRES: April 4. 2007

CERTIFICATE OF APPROVAL

EXAMINED AND APPROVED JOSEPHA. Bound THIS 39 DAY OF JUNE **COUNTY** ADMINISTRATOR CLERK TO THE CLERK OF THE NOTARY BOARD OF COUNTY CIRCUIT COURT ...COUNTY AS TO OF INDIAN RIVER SURVEYOR DEDICATION COMMISSIONERS COUNTY

HARRY ENGELSTEIN

PRINT NAME BRIAN ADAMS TITLE PRESIDENT

***** * **

BOOK_____, PAGE____, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. ACKNOWLEDGMENT TO DEDICATION STATE OF FLORIDA COUNTY OF INDIAN RIVER

CERTIFICATE,

BEFORE ME PERSONALLY APPEARED BRIAN ADAMS AND JAMES ADAMS WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PASSAGE ISLAND HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

LOCATION SKETCH

REBEL ROAD - 5TH STREET SW

OSLO ROAD - 9TH STREET SW

LEGAL DESCRIPTION CITRUS SPRINGS VILLAGE "G" - PD

SOUTH, RANCE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION.

PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

A PARCEL OF LAND LYING IN TRACTS 13 AND 14. SECTION 21. TOWNSHIP 33

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF

THE PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA, SAID

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 21: THENCE SOUTH 13

DEGREES 35 MINUTES 33 SECONDS EAST, A DISTANCE OF 1723.89 FEET TO A POINT

SOUTH O DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 873.86 FEET TO

ON THE WEST LINE OF THE EAST 28.05 ACRES OF SAID TRACT 13 AND THE POINT

OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89

DEGREES 38 MINUTES 16 SECONDS EAST. A DISTANCE OF 1479.14 FEET: THENCE

A POINT ON A LINE WHICH IS 120,00 FEET NORTH OF, THE SOUTH LINE OF SAID SECTION 21 AND ALSO A POINT FROM WHICH THE SOUTH QUARTER CORNER OF

SAID SECTION 13 BEARS SOUTH 80 DEGREES 43 MINUTES 04 SECONDS EAST. A DISTANCE OF 775.95 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 51 SECONDS WEST. ALONG A LINE WHICH IS 120.00 FEET NORTH OF THE SOUTH LINE OF SAID

SECTION 21 A DISTANCE OF 1479.14 FEET TO A POINT ON THE AFOREMENTIONED

DEGREES 10 MINUTES 55 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 873.24

LESS RIGHT OF WAY FOR OSLO ROAD PER OFFICIAL RECORD BOOK 2016, PAGE 1354

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT

WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR

CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT

EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE,

OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND IT'S ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL

COVENANTS RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR

USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICAL RECORD

THE OWNER'S DESIGNEE, OBTAINS AN INITIAL AND FINAL

CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY

WEST LINE OF THE EAST 28.05 ACRES OF SAID TRACT 13: THENCE NORTH O

LAND USE: L-1

ZONING: PD

LEGEND LAKES

LAND USE: L-1

LEGEND LAKES

ZONING: A-1

PHASE I

CITRUS

SPRINGS

PHASE 2

PHASE II

VILLAGE F

CITRUS SPRINGS

CITRUS

LAND USE: L-1

ZONING: PD

SPRINGS

VILLAGE .

CITRUS SPRINGS

VILLAGE D&F PH

VILLAGE A-C

CITRUS

SPRINGS

ZONING: A-1

VILLAGE D25

LAND USE: AG-1

LAND USE: L-1

SPRINGS

VILLAGE G

FEET TO THE POINT OF BEGINNING

CONTAINING 29.3198 ACRES, MORE OR LESS

ZONING: A-1

PRINTED NAME Peter L. Buza Sr.



COMMISSION #: DD497974
MY COMMISSION EXPIRES: Dec. 8,2009

PRINT NAME Tracey Segal

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF MOUL . 2006, BY Paul A. Beindort THE President OF Indian River National Bank ON BEHALF OF SAID BOOK HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC Dracey Segel _____COMMISSION # DD ZZ1735

BK: 21 PG:45. 06/30/2006 at 01:40 PM

PUBLIC RECORDS INDIAN

RECORDED IN

RIVER CNTY FL

JEFFREY K BARTON, CLERK

DATE OF PREPARATION: FEBRUARY 15, 2005 TITLE CERTIFICATE OF COURTS THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY TOUSA HOMES, INC., A FLORIDA CORPORATION AND PASSAGE ISLAND HOMES, INC., A FLORIDA CORPORATION. AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY S197,192, FLORIDA STATUTES AND THE OFFICIAL RECORD BOOK AND PAGE NUMBERS OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS OR ENTITIES HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCES ARE LISTED BELOW:

MORTGAGE IN FAVOR OF INDIAN RIVER NATIONAL BANK AS RECORDED IN OFFICIAL RECORD BOOK 1977, PAGE 1641 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATED THIS WEDAY OF THE UNIVERSAL LAND TITLE, INC.

THIS PLAT OF CITRUS SPRINGS VILLAGE "G" - P.D., A PLANNED DEVELOPMENT, 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 OF THE FLORIDA STATUTES.

Milar OBn - Zu-MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER REGISTRATION No. PSM 6118 DATED: JUNE 27TH, 2000 MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1977, PAGE 1641 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS Yees beat the CED BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 9+ DAY OF May, 2006.

CERTIFICATE OF APPROVAL

STATE OF FLORIDA COUNTY OF India River

WITNESS: On anci PRINT NAME: Themas Cartolycci

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 20th DAY OF June . 2006, THE FOREGOING PLAT APPROVED AND THE UTILITY AND LIMITED ACCESS EASEMENTS ARE HEREBY ACCEPTED BY THE ___. 2006. THE FOREGOING PLAT WAS BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CA: CHAIRMAN OF THE BOARD: Jan, C. Wheeler CLERK OF THE BOARD: JEFFREY K. BARTON BY, Mosia V. Sur, D.C. APPROVED AS TO FORM AND LEGAL SUFFICIENCY

COUNTY ATTORNEY Which I was a superior of the superior

CERTIFICATE OF CLERK

STATE OF FLORIDA COUNTY OF INDIAN RIVER CERTIFICATION OF CLERK

I. JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CITRUS SPRINGS-VILLAGE "G" - PD AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED THIS 30 DAY OF JUNE , 2006, AND RECORDED ON PAGES 45-47 PLAT BOOK 21 , IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA

JEFFREY K. BARTON CLERK OF THE CIRCUIT COURT INDIAN RIVER COUNTY, FLORIDA DEPUTY CLERK

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR. DOES HEREBY CERTIFY THAT ON OCTOBER 3. 2003. HE 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 PLACED AND PERMANENT CONTROL POINTS WILL BE SET AS SHOWN AND AN AFFIDAVIT STATING THAT THE PCP'S HAVE BEEN SET WILL BE RECORDED THIS PLAT MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 177, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE (CHAPTER 913): THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE FCCC THIRD ORDER CLASS I STANDARDS AND THAT SAID LAND IS LOCATED IN IN INDIAN RIVER COUNTY FLORIDA.

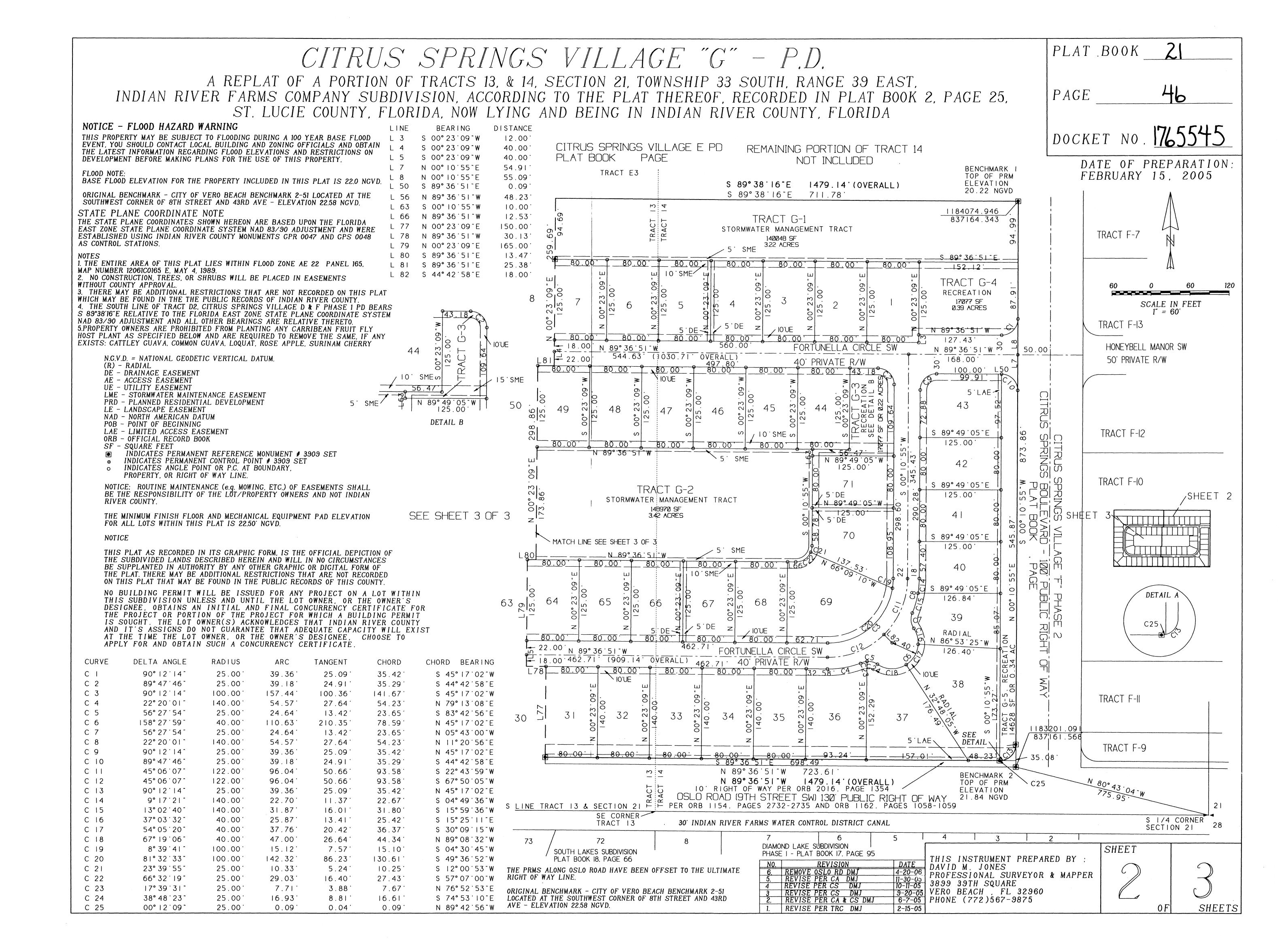
RECISTERED LAND SURVEYOR, DAVID M. JONES, PSM STATE OF FLORIDA CERTIFICATE 3909 3899 39TH SQUARE VERO BEACH, FL 32960

ADD ACKNOWLEDGEMENT DMJ 4-20-06 SHEE1 REMOVE OSLO RD DMJ REVISE PER ATY DMJ 2-13-06 ADD PASSAGE ISLAND DMJ 1-26-06 REVISE DATES & PER CA DMJ 1-6-06
REVISE PER CA DMJ 11-30-05
REVISE PER CS DMJ 10-11-05
REVISE PER CS DMJ 9-20-05
REVISE PER CA & CS DMJ 6-7-05 SHEETS REVISE PER TRC DMJ 2-15-05

NOTARY AS TO MORTGAGEE CONSENT

MY COMMISSION # DD 22173 EXPIRES: June 10, 2007

SURVEYOR.



CITRUS SPRINGS VILLAGE "G" - P.D. PLAT BOOK 2 A REPLAT OF A PORTION OF TRACTS 13, & 14, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA DOCKET NO. 1765545 COMMENCEMENT ORIGINAL BENCHMARK - CITY OF VERO BEACH BENCHMARK 2-51 CITRUS SPRINGS VILLAGE E PD LOCATED AT THE SOUTHWEST CORNER OF 8TH STREET AND 43RD WEST 1/4 CORNER PLAT BOOK PAGE SECTION 21 AVE - ELEVATION 2258 NGVD TRACT E3 PROPERTY OWNERS ARE PROHIBITED FROM DATE OF PREPARATION: FEBRUARY 15, 2005 CITRUS SPRINGS VILLAGE D & F PLANTING ANY CARRIBEAN FRUIT FLY HOST PLANT AS SPECIFIED BELOW AND ARE REQUIRED 1. PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS REMAINING PORTION OF TRACT 13 PHASE 1 PD PLAT BOOK 18 PAGE 26 2. THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE 22 TO REMOVE THE SAME, IF ANY EXISTS: NOT INCLUDED PANEL 165, MAP NUMBER 12061C0165 E, MAY 4, 1989. TRACT D2 POINT OF \$ 89°38'16"E . NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN CATTLEY GUAVA, COMMON GUAVA, LOQUAT, 1479.14'(OVERALL) EASEMENTS WITHOUT COUNTY APPROVAL. BEGINNING ROSE APPLE, SURINAM CHERRY 424.71 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE THE LINE BEARING DISTANCE \$ 89° 38' 16" E 767.36' PUBLIC RECORDS OF INDIAN RIVER COUNTY S 89°36'51"E 38.21 5. THE SOUTH LINE OF TRACT D2, CITRUS SPRINGS VILLAGE D & F TRACT G-1 N 00° 10'55"E 1.48 PHASE 1 PD BEARS S 89°38'16"E RELATIVE TO THE FLORIDA EAST STORMWATER MANAGEMENT TRACT ZONE STAT PLANE COORDINATE SYSTEM NAD 83/90 ADJUSTMENT 6.08 S 89°36'51"E SCALE IN FEET AND ALL OTHER BEARINGS ARE RELATIVE THERETO. 140/048 SF N 89°36'51"W 39.60 1" = 60' 3.22 ACRES INDICATES PERMANENT REFERENCE MONUMENT # 3909 SET N 00° 10.55 E 5.38 • INDICATES PERMANENT CONTROL POINT # 3909 SET ____S_89° 36 '51 "E o INDICATES ANGLE POINT OR P.C. AT BOUNDARY, S 89°36'51"E 10.52 168.81 PROPERTY, OR RIGHT OF WAY LINE. N 44° 42′ 36″ W 70.97 FLOOD NOTE: BASE FLOOD ELEVATION FOR THE PROPERTY INCLUDED IN THIS PLAT IS 22.0 N.G.V.D. L 62 N 44°42'36"W 70.70 L 63 N 44° 42 '40 "W 18.01 STATE PLANE COORDINATE NOTE S 45° 17'21"W 17.99 THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA EAST ZONE STATE S 00°23'09"W 10.00 PLANE COORDINATE SYSTEM NAD 83/90 ADJUSTMENT AND WERE ESTABLISHED USING INDIAN RIVER 10.00 N 00° 10.55 E COUNTY MONUMENTS GPS 0047 AND GPS 0048 AS CONTROL STATIONS 25.38 NOTICE: ROUTINE MAINTENANCE (e.g. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOTA N 89°36'51"W 13.47 PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY. L 71 S 89°36'51"E 30.13 FORTUNELLA CIRCLE SW 22.00 🖵 RADIAL 486.08' (1030.71' OVERALL) 40' PRIVATE R/W THE MINIMUM FINISH FLOOR AND MECHANICAL EQUIPMENT PAD ELEVATIONS FOR ALL LOTS WITHIN THIS PLAT IS S 89°41'02"W 18.00 22.50' N.G.V.D. 141.19 5 DE 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT 17 N 89°49'05"W 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 141.11 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 IT'S ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE, CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE N 89°49'05"W PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARRIBEAN FRUIT FLY HOST PLANT AS SPECIFIED BELOW 140.00 AND ARE REQUIRED TO REMOVE THE SAME, IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY S 89° 49'05"E TRACT G-2 19 SEE SHEET 2 OF 3 STORMWATER MANAGEMENT TRACT **TANGENT** CHORD BEARING RADIUS ARC CHORD CURVE DELTA ANGLE N 89°49'05"W 3.42 ACRES N 88° 54 '36 "W 3.44 1.72 /SHEET 2 1°24'30" 140.00 3.44 57 140.00 $\omega \alpha$ N 77°50'31"W 20° 43′ 39″ 50.65 25.60 50.37 140.00 MATCH LINE SEE SHEET 2 OF 3 -C 3 56° 27' 13" S 84° 17 '42 "W 25.00 24.63 13.42 23.65 20 C 4 11°42'31" 8.17 4.10 8.16 S 61°55'21"W 40.00 N_89° 36 51 W N 76° 25′ 43″ W 71°35'21" 49.98 28.84 46.79 40.00 SHEET N 89° 49 '05 "W C 6 N 04° 59 '38 "W 71°16'49" 49.76 28.68 46.62 40.00 <u></u> 5 DE 10 SME/ 140.00 C 7 3° 51 ' 49 " N 32°34'41"E 40.00 2.70 1.35 2.70 56° 27′ 13″ 25.00 24.63 13.42 N 06° 16 59 E 23.65 C 9 22°07'32" 54.06 27.37 53.73 N 10° 52 51 W 140.00 KEY MAP N 03° 47 '45" E C 10 7° 13′39″ 140.00 17.66 8.84 17.65 $C \mid I \mid$ 15°06'37" 18.57 N 14° 57′53″E 89°49'05"W 140.00 36.92 36.81 C 12 56° 28 '34" 25.00 24.64 13.43 N 05° 43′06″W 146.35 23.66 C 13 33° 38 '25" 23.49 N 17°08'11"W 40.00 12.09 23.15 FORTUNELLA CIRCLE SW 22.00 N 89° 36′51″W C 14 49° 52 '29" 40.00 34.82 18.60 33.73 N 24° 37′ 16″ E 40' PRIVATE R/W 446.43' (909.14' OVERALL) 74° 58′ 33″ N 87° 02 '48" E C 15 40.00 52.34 30.68 48.69 22 18.00 76.56 80.00 7° 25 ' 39 " 25.00 3.24 3.24 S 59° 10'46"E C 16 1.62 C 17 49°02'55" S 87° 25 '03" E 25.00 21.40 11.41 20.75 C 18 22° 19' 39" 54.56 27.63 N 79° 13' 19"E 140.00 54.21 C 19 89° 47′ 46″ 100.00 156.72 99.64 N 44° 42 '58 "W 141.17 C 20 90° 12' 14" 157.44 N 45° 17'02"E 100.00 100.36 141.67 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM. C 21 3° 53 ' 56 " 25.00 N 87° 39′53″W 1.70 0.85 1.70 (R) - RADIAL C 22 69° 23′31″ 25.00 30.28 17.31 N 51°01'09"W 28.46 DE - DRAINAGE EASEMENT 20 LBE C 23 16° 30′ 19″ 25.00 7.20 3.63 N 08°04'15"W 7.18 UE - UTILITY EASEMENT SME - STORMWATER MAINTENANCE EASEMENT C 24 24°01'34" 25.00 10.48 5.32 N 12° 11.42 E 10.41 -80.00 --80-00' 80.00 PRD - PLANNED RESIDENTIAL DEVELOPMENT 80.00 -80-00' C 25 66° 10'40" 25.00 28.88 16.29 27.30 N 57° 17'49"E NAD - NORTH AMERICAN DATUM C 26 44° 54 12" 122.00 95.61 50.41 N 67°09'45"W 93.18 N 89° 36'51"W 755.53' POB - POINT OF BEGINNING 5 LAE LBE - LANDSCAPE BUFFER EASEMENT LANDSCAPE & SIGN TRACT N 89° 36'51"W 1479.14'(OVERALL) 44° 53 ' 34" C 27 122.00 N 22° 15 52 W 95.59 50.40 93.16 LAE - LIMITED ACCESS EASEMENT 0.21 ACRES C 28 45° 06 ' 26" 122.00 96.05 50.67 93.59 N 22° 44' 08" E 10' RIGHT OF WAY PER ORB 2016, PAGE 1354 ORB - OFFICIAL RECORD BOOK 5000 SF OSLO ROAD (9TH STREET SW) 130' PUBLIC RIGHT OF WAY C 29 45° 05 ' 49" 122.00 50.65 93.57 N 67° 50' 15" E 96.02 SF - SQUARE FEET 9° 16 '07" N 04°48′59″E C 30 100.00 16.18 8.11 16.16 PER ORB 1154. PAGES 2732-2735 AND ORB 1162. PAGES 1058-1059 S LINE TRACT 13 & SECTION 21 C 31 80° 56 '07" 100.00 141.26 85.31 129.80 N 49°55'06"E 30' INDIAN RIVER FARMS WATER CONTROL DISTRICT CANAL SHEET SOUTH LAKES SUBDIVISION - PLAT BOOK 18. PAGE 66 REVISION SOUTH LAKES / THIS INSTRUMENT PREPARED BY \WAY SW REMOVE OSLO RD DMJ NOTICE - FLOOD HAZARD WARNING DAVID M. JONES REVISE PER CA DMJ THE PRMS ALONG OSLO ROAD HAVE BEEN OFFSET TO THE ULTIMATE THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD PROFESSIONAL SURVEYOR & MAPPER REVISE PER CA DMJ REVISE PER CS DMJ REVISE PER CS DMJ REVISE PER CA & CS DMJ RIGHT OF WAY LINE. EVENT, YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN 3899 39TH SQUARE ORIGINAL BENCHMARK - CITY OF VERO BEACH BENCHMARK 2-51 THE LATEST INFORMATION RECARDING FLOOD ELEVATIONS AND RESTRICTIONS ON วัร VERO BEACH , FL 32960 LOCATED AT THE SOUTHWEST CORNER OF 8TH STREET AND 43RD DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY. PHONE (772)567-9875 AVE - ELEVATION 22.58 NGVD. SHEETS REVISE PER TRC DMJ 2-15-05