



# CITRUS SPRINGS VILLAGE "G" - P.D.

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

PLAT BOOK 21

PAGE 46

DOCKET NO. 1765545

DATE OF PREPARATION:  
FEBRUARY 15, 2005

**NOTICE - FLOOD HAZARD WARNING**

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

**FLOOD NOTE:**  
BASE FLOOD ELEVATION FOR THE PROPERTY INCLUDED IN THIS PLAT IS 22.0 NGVD.

ORIGINAL BENCHMARK - CITY OF VERO BEACH BENCHMARK 2-51 LOCATED AT THE SOUTHWEST CORNER OF 8TH STREET AND 43RD AVE - ELEVATION 22.58 NGVD.

**STATE PLANE COORDINATE NOTE**

THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM NAD 83/90 ADJUSTMENT AND WERE ESTABLISHED USING INDIAN RIVER COUNTY MONUMENTS CPR 0047 AND GPS 0048 AS CONTROL STATIONS.

**NOTES**

1. THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE 22 PANEL 165, MAP NUMBER 12061C0165 E, MAY 4, 1989.
2. NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
4. THE SOUTH LINE OF TRACT D2, CITRUS SPRINGS VILLAGE D & F PHASE 1 PD BEARS S 89°38'16"E RELATIVE TO THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM NAD 83/90 ADJUSTMENT AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARRIBEAN FRUIT FLY HOST PLANT AS SPECIFIED BELOW AND ARE REQUIRED TO REMOVE THE SAME, IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.

(R) - RADIAL

DE - DRAINAGE EASEMENT

AE - ACCESS EASEMENT

UE - UTILITY EASEMENT

LME - STORMWATER MAINTENANCE EASEMENT

PRD - PLANNED RESIDENTIAL DEVELOPMENT

LE - LANDSCAPE EASEMENT

NAD - NORTH AMERICAN DATUM

POB - POINT OF BEGINNING

LAE - LIMITED ACCESS EASEMENT

ORB - OFFICIAL RECORD BOOK

SF - SQUARE FEET

■ INDICATES PERMANENT REFERENCE MONUMENT # 3909 SET

○ INDICATES PERMANENT CONTROL POINT # 3909 SET

○ INDICATES ANGLE POINT OR P.C. AT BOUNDARY.

○ INDICATES PROPERTY, OR RIGHT OF WAY LINE.

NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.

THE MINIMUM FINISH FLOOR AND MECHANICAL EQUIPMENT PAD ELEVATION FOR ALL LOTS WITHIN THIS PLAT IS 22.50' NGVD.

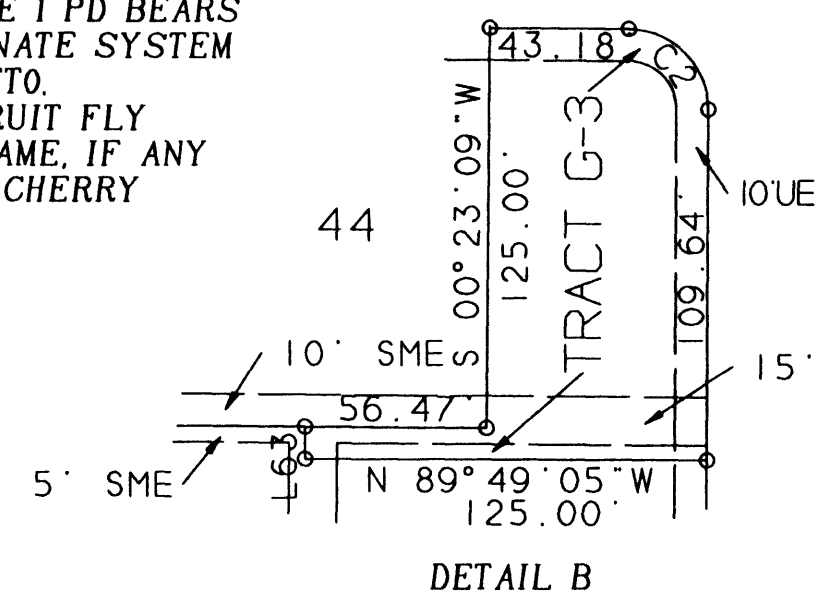
**NOTICE**

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 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

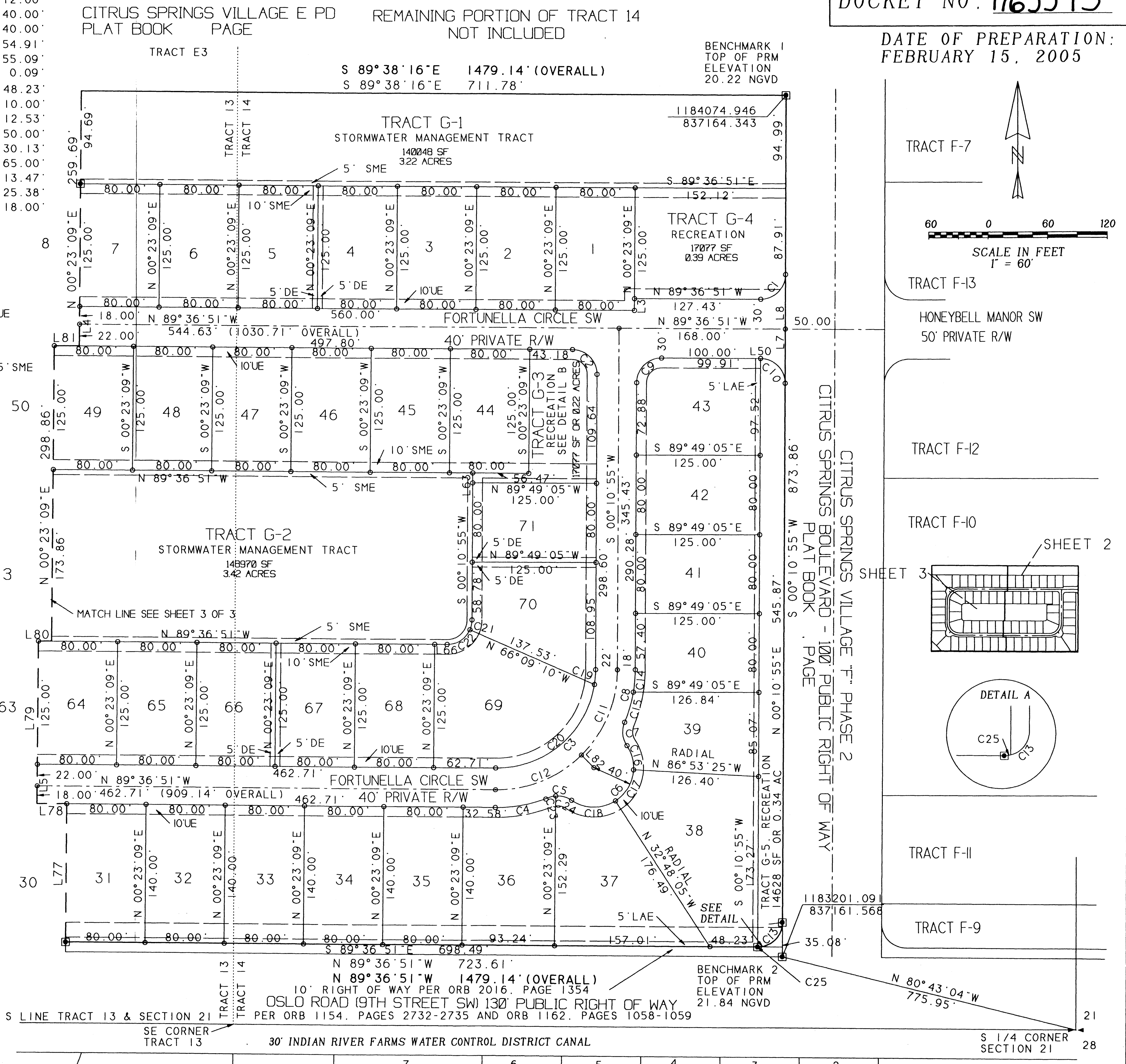
NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES 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.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	90° 12' 14"	25.00'	39.36'	25.09'	35.42'	S 45° 17' 02" W
C 2	89° 47' 46"	25.00'	39.18'	24.91'	35.29'	S 44° 42' 58" E
C 3	90° 12' 14"	100.00'	157.44'	100.36'	141.67'	S 45° 17' 02" W
C 4	22° 20' 01"	140.00'	54.57'	27.64'	54.23'	N 79° 13' 08" W
C 5	56° 27' 54"	25.00'	24.64'	13.42'	23.65'	S 83° 42' 56" E
C 6	158° 27' 59"	40.00'	110.63'	210.35'	78.59'	N 45° 17' 02" E
C 7	56° 27' 54"	25.00'	24.64'	13.42'	23.65'	N 05° 43' 00" W
C 8	22° 20' 01"	140.00'	54.57'	27.64'	54.23'	N 11° 20' 56" E
C 9	90° 12' 14"	25.00'	39.36'	25.09'	35.42'	N 45° 17' 02" E
C 10	89° 47' 46"	25.00'	39.18'	24.91'	35.29'	S 44° 42' 58" E
C 11	45° 06' 07"	122.00'	96.04'	50.66'	93.58'	S 22° 43' 59" W
C 12	45° 06' 07"	122.00'	96.04'	50.66'	93.58'	S 67° 50' 05" W
C 13	90° 12' 14"	25.00'	39.36'	25.09'	35.42'	N 45° 17' 02" E
C 14	9° 17' 21"	140.00'	22.70'	11.37'	22.67'	S 04° 49' 36" W
C 15	13° 02' 40"	140.00'	31.87'	16.01'	31.80'	S 15° 59' 36" W
C 16	37° 03' 32"	40.00'	25.87'	13.41'	25.42'	S 15° 25' 11" E
C 17	54° 05' 20"	40.00'	37.76'	20.42'	36.37'	S 30° 09' 15" W
C 18	67° 19' 06"	40.00'	47.00'	26.64'	44.34'	N 89° 08' 32" W
C 19	8° 39' 41"	100.00'	15.12'	7.57'	15.10'	S 04° 30' 45" W
C 20	81° 32' 33"	100.00'	142.32'	86.23'	130.61'	S 49° 36' 52" W
C 21	23° 39' 55"	25.00'	10.33'	5.24'	10.25'	S 12° 00' 53" W
C 22	66° 32' 19"	25.00'	29.03'	16.40'	27.43'	S 57° 07' 00" W
C 23	17° 39' 31"	25.00'	7.71'	3.88'	7.67'	N 76° 52' 53" E
C 24	38° 48' 23"	25.00'	16.93'	8.81'	16.61'	S 74° 53' 10" E
C 25	00° 12' 09"	25.00'	0.09'	0.04'	0.09'	N 89° 42' 56" W

LINE	BEARING	DISTANCE
L 3	S 00° 23' 09" W	12.00'
L 4	S 00° 23' 09" W	40.00'
L 5	S 00° 23' 09" W	40.00'
L 7	N 00° 10' 55" E	54.91'
L 8	N 00° 10' 55" E	55.09'
L 50	S 89° 36' 51" E	0.09'
L 56	N 89° 36' 51" W	48.23'
L 63	S 00° 10' 55" W	10.00'
L 66	N 89° 36' 51" W	12.53'
L 77	N 00° 23' 09" E	150.00'
L 78	N 89° 36' 51" W	30.13'
L 79	N 00° 23' 09" E	165.00'
L 80	S 89° 36' 51" E	13.47'
L 81	S 89° 36' 51" E	25.38'
L 82	S 44° 42' 58" E	18.00'



SEE SHEET 3 OF 3



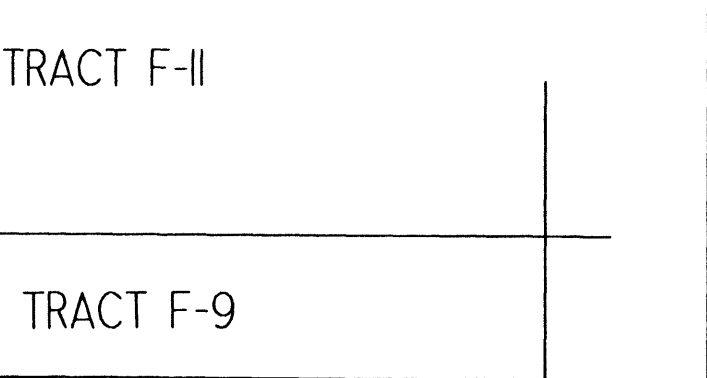
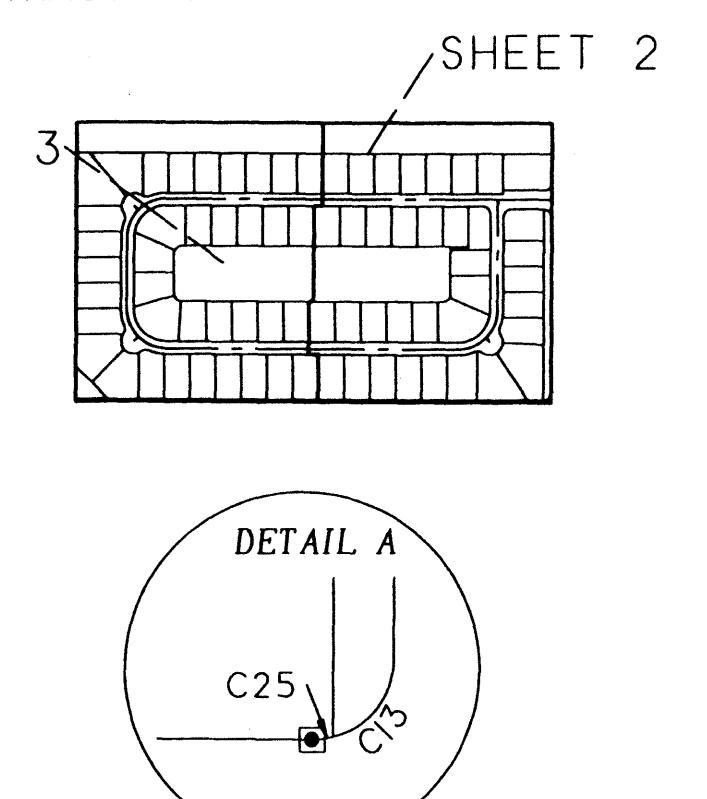
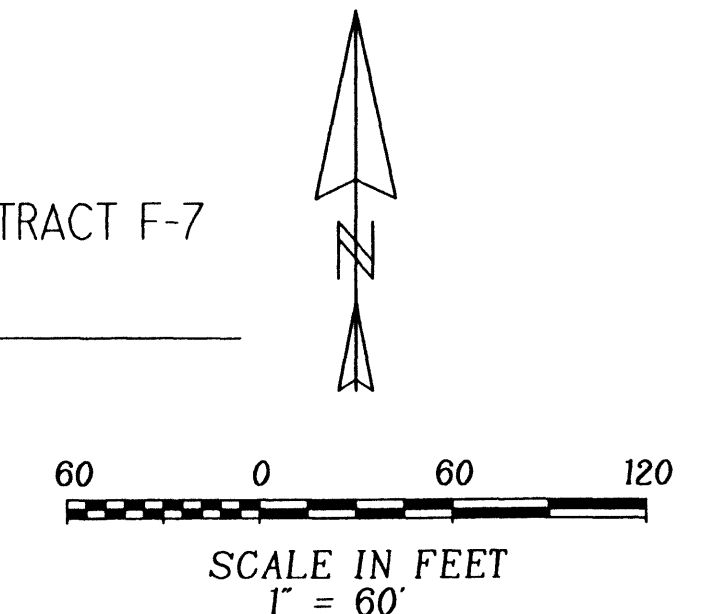
THE PRMS ALONG OSLO ROAD HAVE BEEN OFFSET TO THE ULTIMATE RIGHT OF WAY LINE.

ORIGINAL BENCHMARK - CITY OF VERO BEACH BENCHMARK 2-51 LOCATED AT THE SOUTHWEST CORNER OF 8TH STREET AND 43RD AVE - ELEVATION 22.58 NGVD.

NO.	REVISION	DATE
6	REMOVE OSLO RD DMJ	4-20-06
5	REVISE PER CA DMJ	11-30-05
4	REVISE PER CS DMJ	10-11-05
3	REVISE PER CS DMJ	9-20-05
2	REVISE PER CA & CS DMJ	6-7-05
1	REVISE PER TRC DMJ	2-15-05

THIS INSTRUMENT PREPARED BY:  
DAVID M. JONES  
PROFESSIONAL SURVEYOR & MAPPER  
3899 39TH SQUARE  
VERO BEACH FL 32960  
PHONE (772) 567-9875

SHEET 2 OF 3 SHEETS



# CITRUS SPRINGS VILLAGE "G" - P.D.

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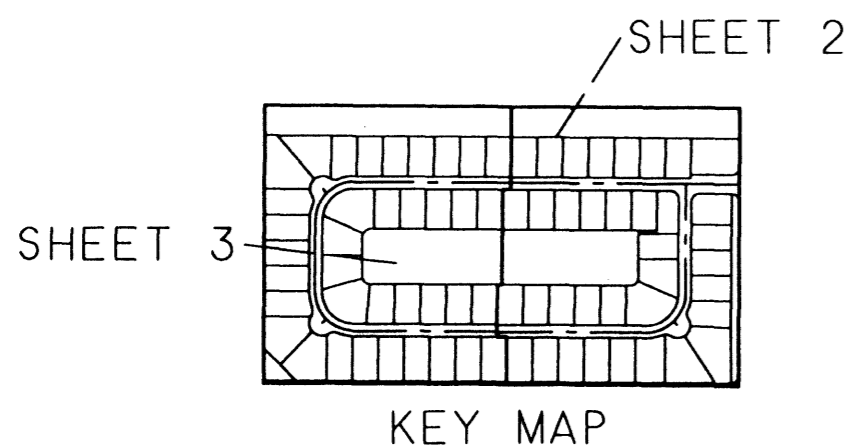
POINT OF COMMENCEMENT  
 WEST 1/4 CORNER SECTION 21  
 S 13° 35' 33" E  
 1723.89'

ORIGINAL BENCHMARK - CITY OF VERO BEACH BENCHMARK 2-51  
 LOCATED AT THE SOUTHWEST CORNER OF 8TH STREET AND 43RD AVE - ELEVATION 22.58 NGVD.

CITRUS SPRINGS VILLAGE E PD  
 PLAT BOOK PAGE  
 TRACT E3

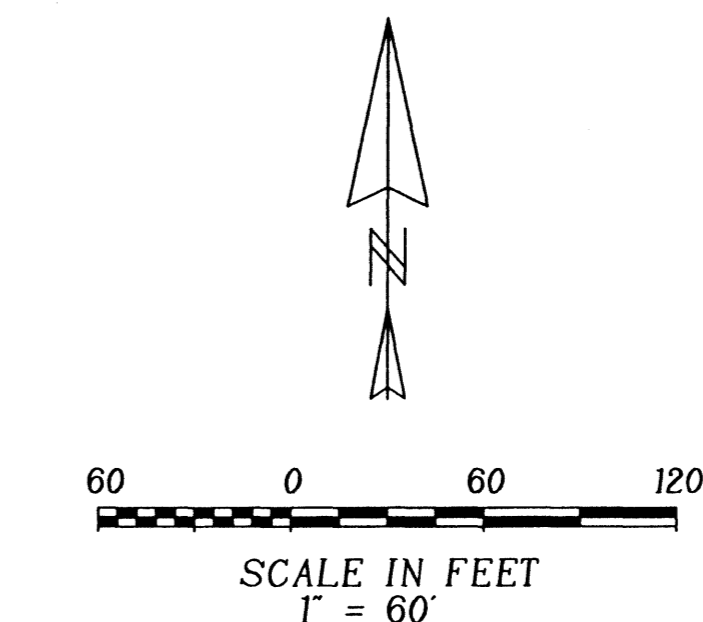
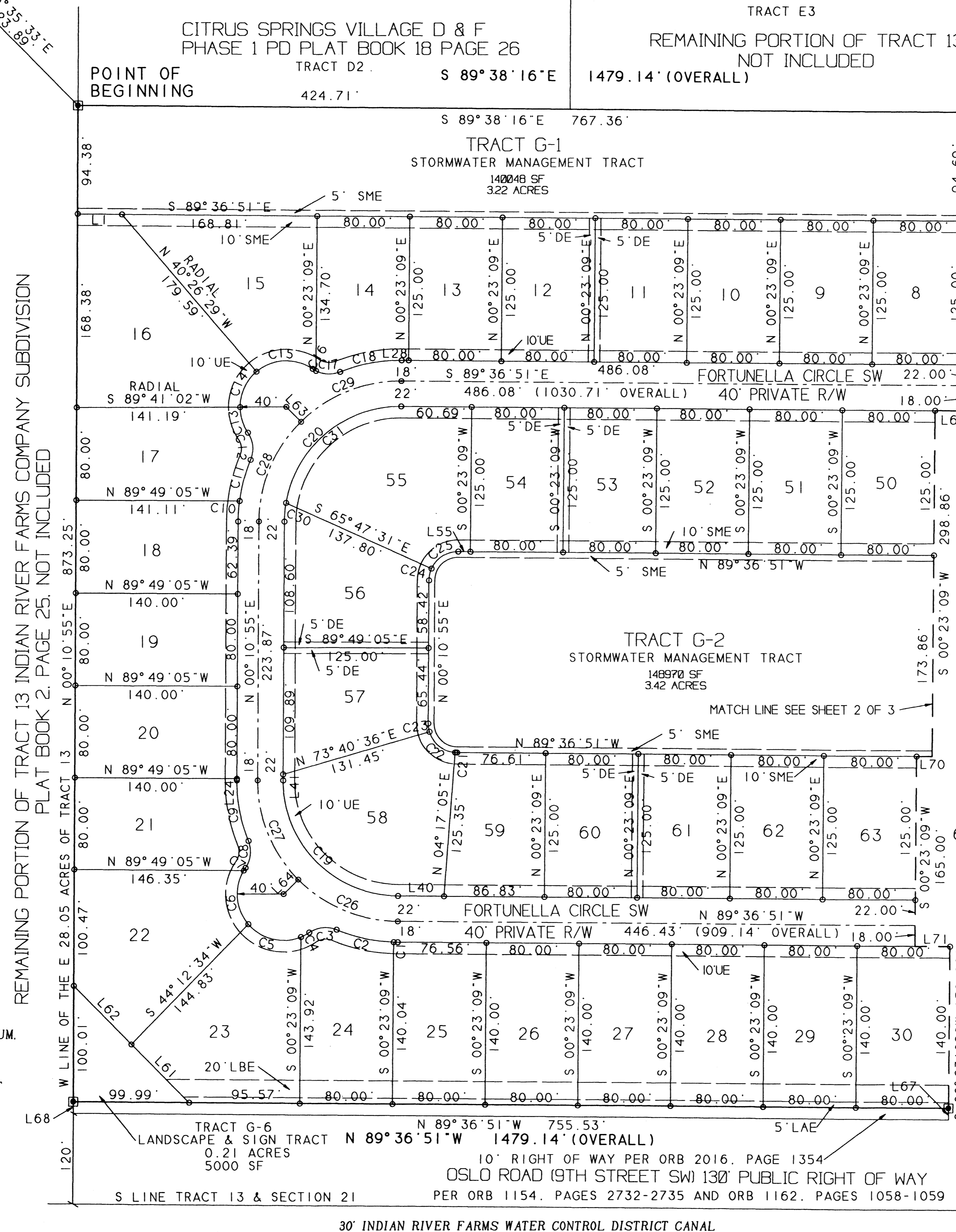
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LINE	BEARING	DISTANCE
L 1	S 89° 36' 51" E	38.21'
L 24	N 00° 10' 55" E	1.48'
L 28	S 89° 36' 51" E	6.08'
L 40	N 89° 36' 51" W	39.60'
L 41	N 00° 10' 55" E	5.38'
L 55	S 89° 36' 51" E	10.52'
L 61	N 44° 42' 36" W	70.97'
L 62	N 44° 42' 36" W	70.70'
L 63	N 44° 42' 40" W	18.01'
L 64	S 45° 17' 21" W	17.99'
L 67	S 00° 23' 09" W	10.00'
L 68	N 00° 10' 55" E	10.00'
L 69	N 89° 36' 51" W	25.38'
L 70	N 89° 36' 51" W	13.47'
L 71	S 89° 36' 51" E	30.13'



NGVD. = NATIONAL GEODETIC VERTICAL DATUM.  
 (R) - RADIAL  
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 PRD - PLANNED RESIDENTIAL DEVELOPMENT  
 NAD - NORTH AMERICAN DATUM  
 POB - POINT OF BEGINNING  
 LBE - LANDSCAPE BUFFER EASEMENT  
 LAE - LIMITED ACCESS EASEMENT  
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 SF - SQUARE FEET

REMAINING PORTION OF TRACT 13 INDIAN RIVER FARMS COMPANY SUBDIVISION  
 PLAT BOOK 2, PAGE 25, NOT INCLUDED



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SEE SHEET 2 OF 3

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	1° 24' 30"	140.00'	3.44'	1.72'	3.44'	N 88° 54' 36" W
C 2	20° 43' 39"	140.00'	50.65'	25.60'	50.37'	N 77° 50' 31" W
C 3	56° 27' 13"	25.00'	24.63'	13.42'	23.65'	S 84° 17' 42" W
C 4	11° 42' 31"	40.00'	8.17'	4.10'	8.16'	S 61° 55' 21" W
C 5	71° 35' 21"	40.00'	49.98'	28.84'	46.79'	N 76° 25' 43" W
C 6	71° 16' 49"	40.00'	49.76'	28.68'	46.62'	N 04° 59' 38" W
C 7	3° 51' 49"	40.00'	2.70'	1.35'	2.70'	N 32° 34' 41" E
C 8	56° 27' 13"	25.00'	24.63'	13.42'	23.65'	N 06° 16' 59" E
C 9	22° 07' 32"	140.00'	54.06'	27.37'	53.73'	N 10° 52' 51" W
C 10	7° 13' 39"	140.00'	17.66'	8.84'	17.65'	N 03° 47' 45" E
C 11	15° 06' 37"	140.00'	36.92'	18.57'	36.81'	N 14° 57' 53" E
C 12	56° 28' 34"	25.00'	24.64'	13.43'	23.66'	N 05° 43' 06" W
C 13	33° 38' 25"	40.00'	23.49'	12.09'	23.15'	N 17° 08' 11" W
C 14	49° 52' 29"	40.00'	34.82'	18.60'	33.73'	N 24° 37' 16" E
C 15	74° 58' 33"	40.00'	52.34'	30.68'	48.69'	N 87° 02' 48" E
C 16	7° 25' 39"	25.00'	3.24'	1.62'	3.24'	S 59° 10' 46" E
C 17	49° 02' 55"	25.00'	21.40'	11.41'	20.75'	S 87° 25' 03" E
C 18	22° 19' 39"	140.00'	54.56'	27.63'	54.21'	N 79° 13' 19" E
C 19	89° 47' 46"	100.00'	156.72'	99.64'	141.17'	N 44° 42' 58" W
C 20	90° 12' 14"	100.00'	157.44'	100.36'	141.67'	N 45° 17' 02" E
C 21	3° 53' 56"	25.00'	1.70'	0.85'	1.70'	N 87° 39' 53" W
C 22	69° 23' 31"	25.00'	30.28'	17.31'	28.46'	N 51° 01' 09" W
C 23	16° 30' 19"	25.00'	7.20'	3.63'	7.18'	N 08° 04' 15" W
C 24	24° 01' 34"	25.00'	10.48'	5.32'	10.41'	N 12° 11' 42" E
C 25	66° 10' 40"	25.00'	28.88'	16.29'	27.30'	N 57° 17' 49" E
C 26	44° 54' 12"	122.00'	95.61'	50.41'	93.18'	N 67° 09' 45" W
C 27	44° 53' 34"	122.00'	95.59'	50.40'	93.16'	N 22° 15' 52" W
C 28	45° 06' 26"	122.00'	96.05'	50.67'	93.59'	N 22° 44' 08" E
C 29	45° 05' 49"	122.00'	96.02'	50.65'	93.57'	N 67° 50' 15" E
C 30	9° 16' 07"	100.00'	16.18'	8.11'	16.16'	N 04° 48' 59" E
C 31	80° 56' 07"	100.00'	141.26'	85.31'	129.80'	N 49° 55' 06" E

NOTICE - FLOOD HAZARD WARNING  
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 ORIGINAL BENCHMARK - CITY OF VERO BEACH BENCHMARK 2-51  
 LOCATED AT THE SOUTHWEST CORNER OF 8TH STREET AND 43RD AVE - ELEVATION 22.58 NGVD.

NO.	REVISION	DATE
7	REMOVE OSLO RD DMJ	4-20-06
6	REVISE PER CA DMJ	1-06-06
5	REVISE PER CA DMJ	11-30-05
4	REVISE PER CS DMJ	10-11-05
3	REVISE PER CS DMJ	9-20-05
2	REVISE PER CA & CS DMJ	6-7-05
1	REVISE PER TRC DMJ	2-15-05

THIS INSTRUMENT PREPARED BY:  
 DAVID M JONES  
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 PHONE (772)567-9875

SHEET 3 OF 3 SHEETS