

# BENT PINE PRESERVE PHASE 2

BEING A REPLAT OF TRACT 1, BENT PINE PRESERVE PHASE 1, PLAT BOOK 30, PAGE 67,  
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 32  
PAGE: 23  
CFN: 3120220032061  
CLERK'S FILE NUMBER

## CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF Indian River

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHQ BENT PINE, LLC, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS BENT PINE PRESERVE PHASE 2, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1) STREETS AND RIGHTS-OF-WAY:

ALL STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND THE BENT PINE COMMUNITY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. THE MEMBERS OF BENT PINE COMMUNITY ASSOCIATION, INC., BENT PINE GOLF CLUB, INC., AND BENT PINE CONDOMINIUM ASSOCIATION, INC. ARE GRANTED THE RIGHT TO USE THE STREETS; ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

### 2) LANDSCAPE TRACTS E AND G:

LANDSCAPE TRACTS E AND G AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

### 3) UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

### 4) DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE WITHIN THE EASEMENTS.

### 5) LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### 6) STORMWATER MAINTENANCE ACCESS EASEMENT:

THE STORMWATER MAINTENANCE ACCESS EASEMENT, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF ACCESS TO STORMWATER MANAGEMENT TRACTS.

### 7) IRRIGATION EASEMENTS:

THE IRRIGATION EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY TO THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR IRRIGATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, GRBK GHQ BENT PINE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, WILLIAM HANDLER, THIS THE 22<sup>nd</sup> DAY OF April, 2022.

BY: [Signature]  
GRBK GHQ BENT PINE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
WILLIAM HANDLER, MANAGER

[Signature] [Signature]  
WITNESS (PRINT NAME) WITNESS (PRINT NAME)  
BRYAN BEANNE MCGUIRE

### ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA  
COUNTY OF Indian River

[Signature] [Signature]  
WITNESS (PRINT NAME) WITNESS (PRINT NAME)  
ASHLEY FERGUSON

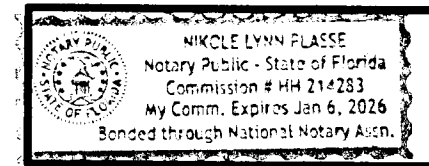
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22<sup>nd</sup> DAY OF April, 2022, BY WILLIAM HANDLER, AS MANAGER OF GRBK GHQ BENT PINE, LLC, A FLORIDA LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION.

NOTARY PUBLIC: Nikole Lynn Plasse COMMISSION NUMBER: HH 214283

PRINT NAME: Nikole Lynn Plasse MY COMMISSION EXPIRES: 1/6/2026

### CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF Palm Beach

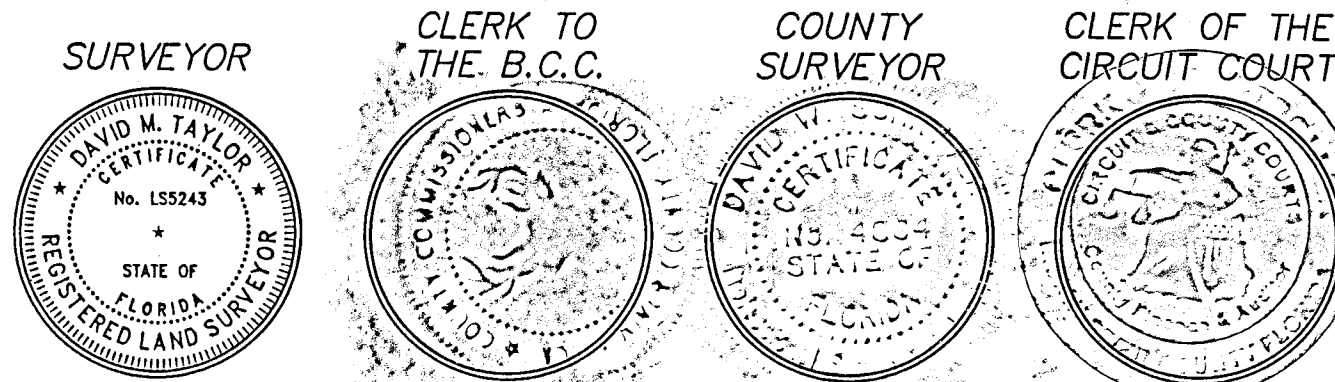


I, CHARLES W. EDGAR, III, ESQUIRE, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT, THAT THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY GRBK GHQ BENT PINE, LLC, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED, AND THAT SUCH LANDS ARE ENCUMBERED BY THE FOLLOWING DESCRIBED MORTGAGE:

MORTGAGE, ASSIGNMENT, SECURITY AGREEMENT AND FIXTURE FILING RECORDED APRIL 27, 2018 IN OFFICIAL RECORDS BOOK 3111, PAGE 2053 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DRAINAGE EASEMENT RETAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3523, PAGE 2484

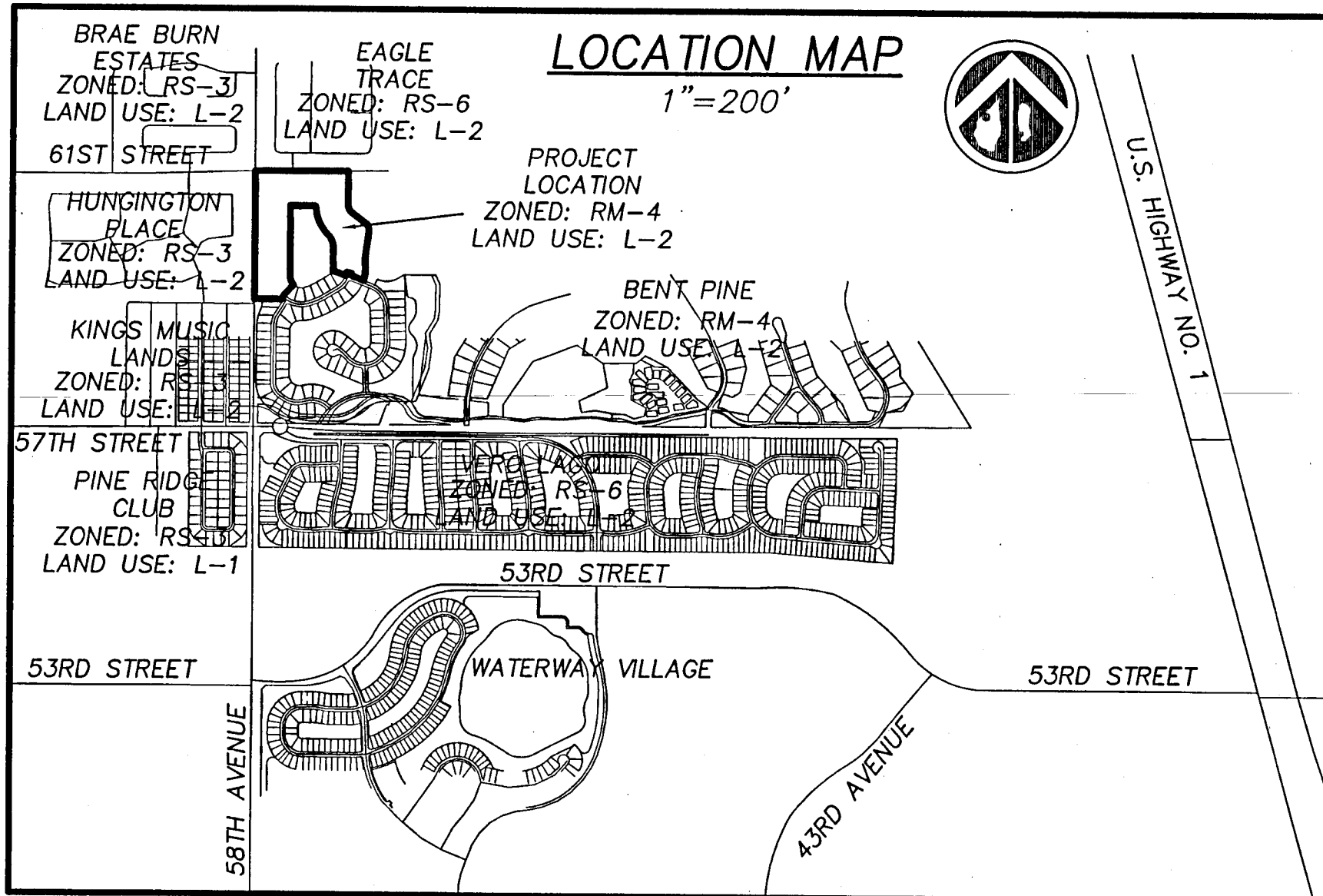
[Signature] DATE: April 20, 2022  
BY: CHARLES W. EDGAR, III, ESQUIRE  
FLORIDA BAR NO. 291862



NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3214, PAGE 841 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND AMENDED IN OFFICIAL RECORDS BOOK 3537, PAGE 697, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

## LEGAL DESCRIPTION

TRACT 1, BENT PINE PRESERVE, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 67, OF INDIAN RIVER COUNTY, FLORIDA.



### CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON FEBRUARY 26, 2021, I 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, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 91.3, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: [Signature] DATED 4/10/22  
DAVID TAYLOR, PSM  
FLORIDA REGISTRATION NO. 5243  
PROFESSIONAL SURVEYOR AND MAPPER  
MASTELLER, MOLER & TAYLOR, INC.  
CERTIFICATE OF AUTHORIZATION #4644  
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

### COUNTY SURVEYOR CERTIFICATION:

THIS PLAT OF BENT PINE PRESERVE PHASE 2 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, FLORIDA STATUTES, AS AMENDED.

[Signature] DATE: 5-10-22  
DAVID W. SCHRYVER, PSM  
INDIAN RIVER COUNTY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4864

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, THE FOREGOING PLAT OF BENT PINE PRESERVE PHASE 2 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND LIMITED ACCESS EASEMENTS, UTILITY EASEMENTS ARE ACCEPTED.

[Signature]  
PETER D. O'BRYAN  
CHAIRMAN OF THE BOARD

ATTEST: JEFFREY R. SMITH, CLERK OF THE COURT AND COMPTROLLER  
INDIAN RIVER COUNTY

BY: [Signature]  
DEPUTY CLERK  
(CLERK TO THE BOARD)

3120220032061  
RECORDED IN THE PUBLIC RECORDS OF  
JEFFREY R. SMITH, CLERK OF COURT  
INDIAN RIVER COUNTY, FL  
BK. 32 PG. 23 Page 1 of 3 5/18/2022 9:13 AM

ACCEPTANCE OF DEDICATIONS (BY BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC.):  
THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS EACH AND EVERY DEDICATION TO IT CONTAINED ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHT-OF-WAYS, LANDSCAPE TRACTS E AND G, IRRIGATION AND THE DRAINAGE EASEMENTS.

THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NONPROFIT CORPORATION

WITNESS: [Signature]  
PRINTED NAME: BRYANNE MCGUIRE  
WITNESS: [Signature]  
PRINTED NAME: ASHLEY FERGUSON

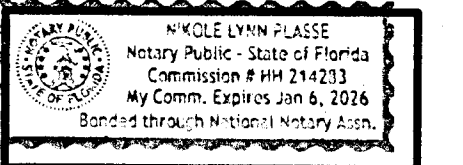
BY: WILLIAM HANDLER  
PRESIDENT

### ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS 22<sup>nd</sup> DAY OF April, 2022, BY WILLIAM HANDLER, PRESIDENT OF THE BENT PINE PRESERVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Nikole Lynn Plasse COMMISSION NUMBER: HH 214283

PRINT NAME: Nikole Lynn Plasse MY COMMISSION EXPIRES: 1/6/2026



### MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF COLLIN  
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 DEDICATIONS OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER OF THEREOF AND AGREES ITS MORTGAGE, WHICH WAS RECORDED ON APRIL 27, 2018, OF OFFICIAL RECORDS BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DATE OF April, 2022.

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY  
BY: [Signature]  
RICHARD A. COSTELLO, PRESIDENT

WITNESS: [Signature]  
PRINTED NAME: YUTING LIN  
WITNESS: [Signature]  
PRINTED NAME: Taylor Ross

### ACKNOWLEDGEMENT AS TO MORTGAGEE'S CONSENT:

STATE OF TEXAS  
COUNTY OF COLLIN  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS 14<sup>th</sup> DAY OF April, 2022, BY RICHARD A. COSTELLO, PRESIDENT OF JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION.

NOTARY PUBLIC STATE OF TEXAS: [Signature]  
COMMISSION # 132324493  
PRINTED NAME: Kathryn Odom  
MY COMMISSION EXPIRES: 1-22-24



### APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WILLIAM K. DeBRAAL, DEPUTY COUNTY ATTORNEY [Signature]

### CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED:

BY: [Signature]  
JASON/E. BROWN, COUNTY ADMINISTRATOR

DATE: 5/17/2022

### CLERK'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF BENT PINE PRESERVE PHASE 2 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED OF THE LAWS OF THE STATE OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 18 DAY OF MAY, 2022, AND RECORDED IN PLAT BOOK 32 AT PAGE 23 AS FILE NUMBER 3120220032061 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

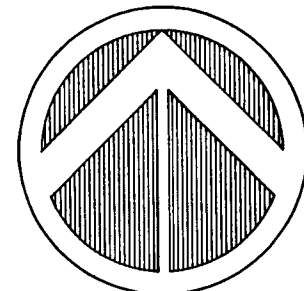
JEFFREY R. SMITH, CLERK OF THE COURT AND COMPTROLLER  
INDIAN RIVER COUNTY, FLORIDA

BY: [Signature]  
DEPUTY CLERK

PREPARED BY: DAVID M. TAYLOR, PSM  
MASTELLER, MOLER & TAYLOR, INC.  
1655 27th STREET, SUITE 2  
VERO BEACH, FLORIDA 32960 772-564-8050  
LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 6/14/2021

NOTE: SEE SHEET 3 FOR GENERAL NOTES.





# BENT PINE PRESERVE PHASE 2

BEING A REPLAT OF TRACT I, BENT PINE PRESERVE PHASE 1, PLAT BOOK 30, PAGE 67,  
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 32

PAGE: 24

CFN: 3120220032061

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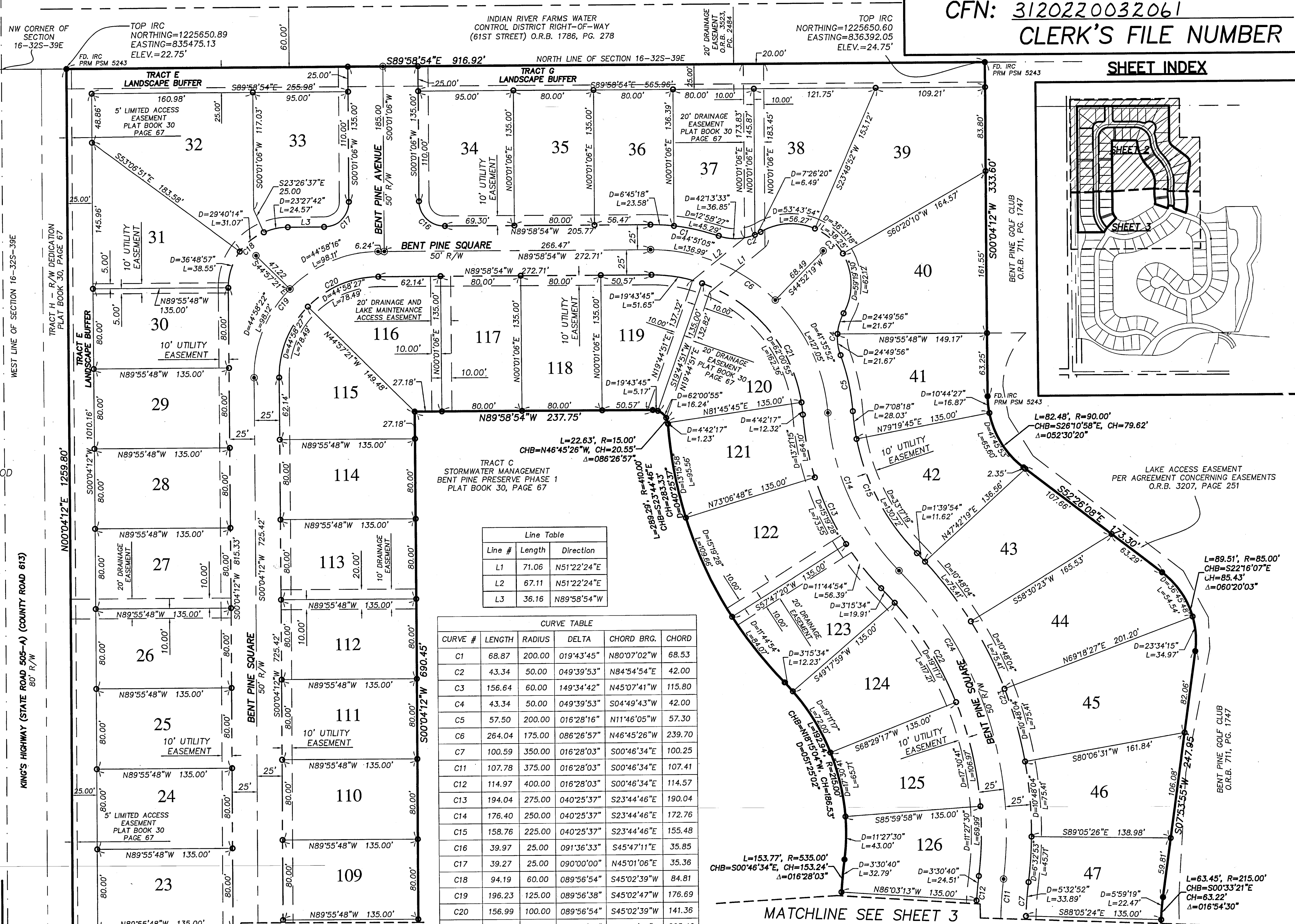
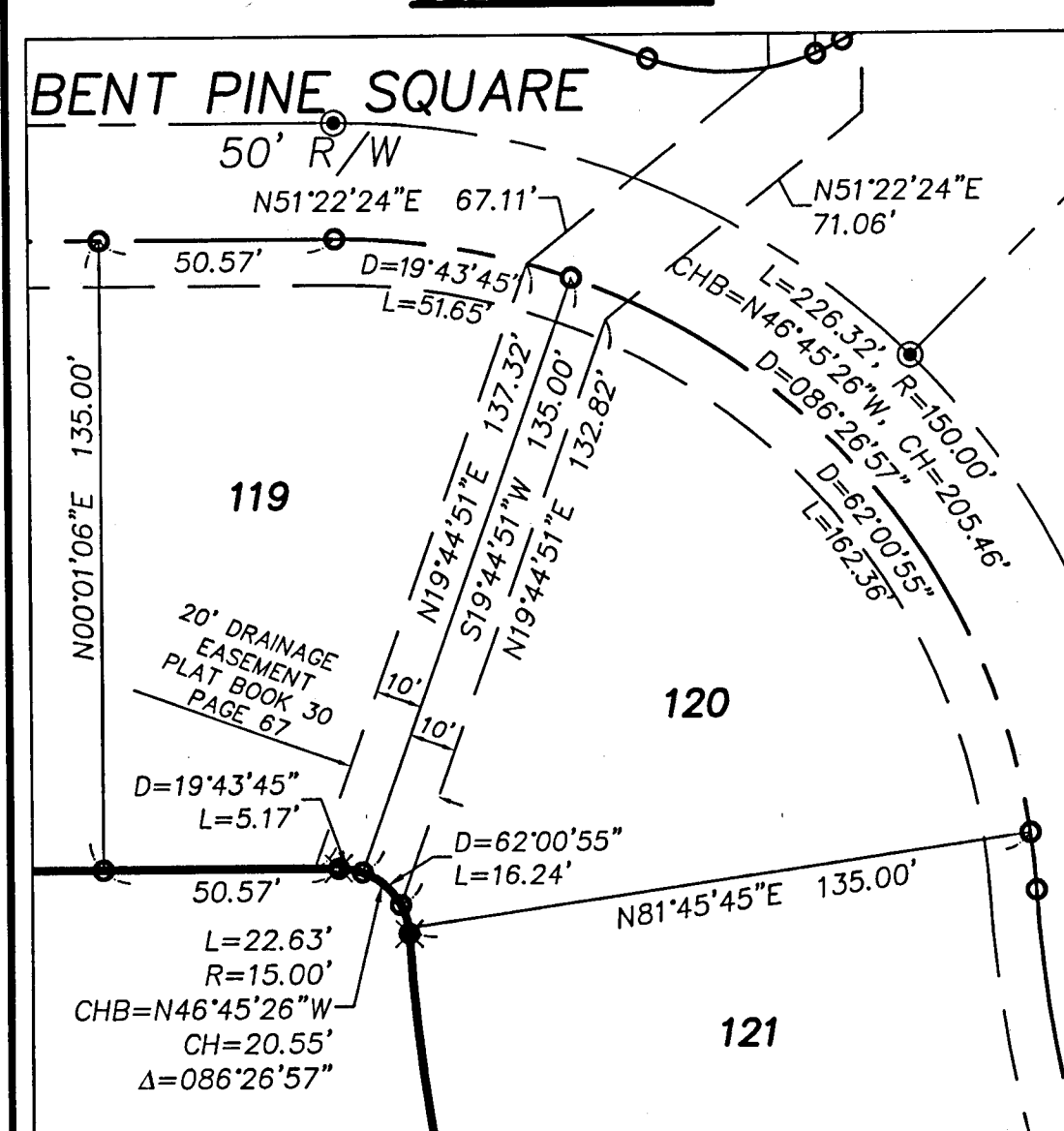
## ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY
IRC	IRON ROD & CAP
Δ	DELTA
L	LENGTH

## LEGEND

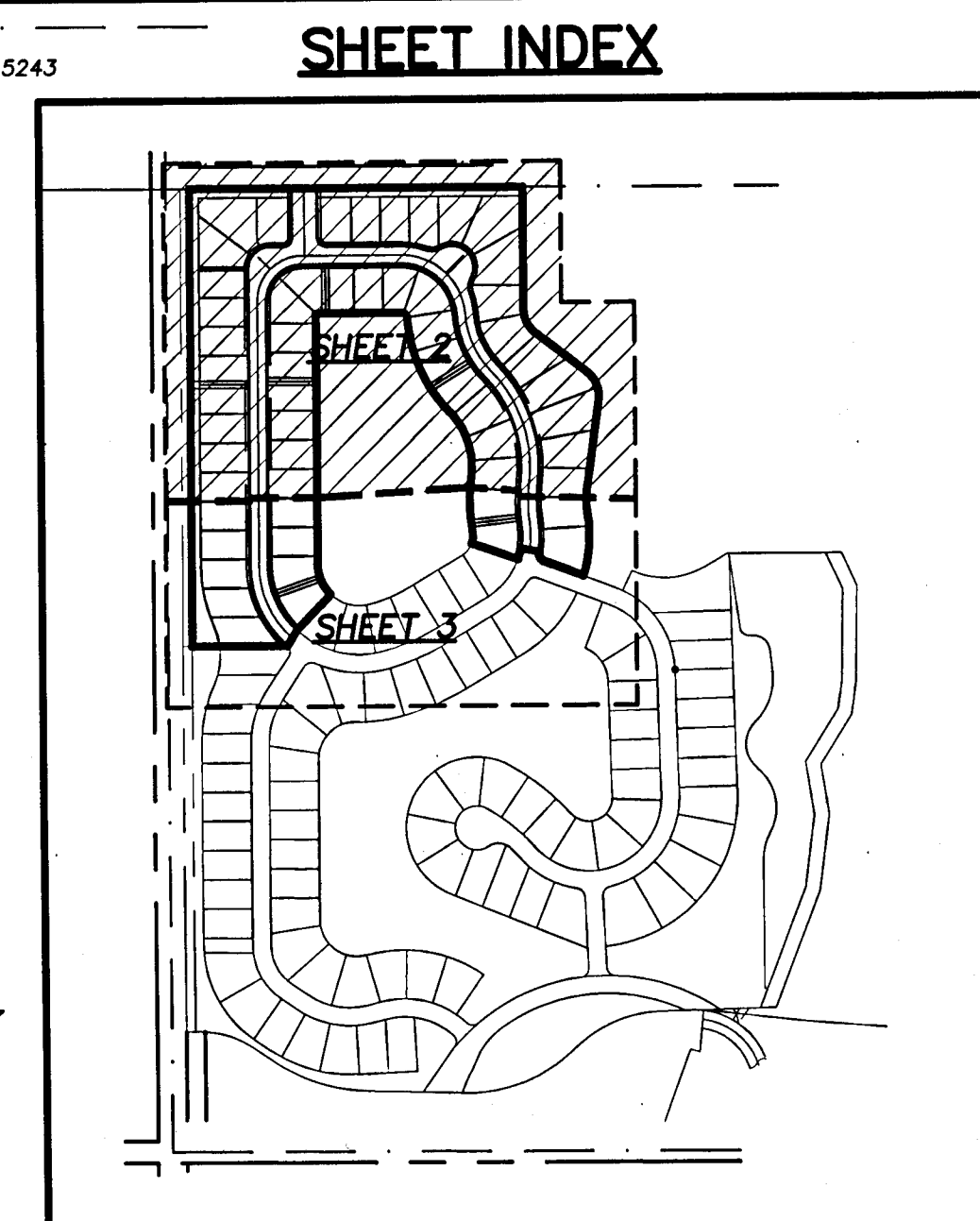
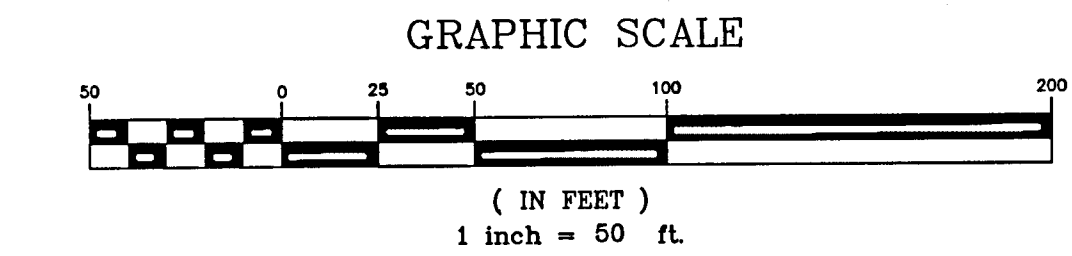
- P.R.M.=4"x4" CONCRETE MONUMENT FD AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".
- SET IRC STAMPED "PRM PSM 5243"

## DETAIL: LOTS 19-20 SCALE 1"=30'



Line Table		
Line #	Length	Direction
L1	71.06	N51°22'24"E
L2	67.11	N51°22'24"E
L3	36.16	N89°58'54"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	68.87	200.00	019°43'45"	N80°07'02"W	68.53
C2	43.34	50.00	049°39'53"	N84°54'54"E	42.00
C3	156.64	60.00	149°34'42"	N45°07'41"W	115.80
C4	43.34	50.00	049°39'53"	S04°49'43"W	42.00
C5	57.50	200.00	016°28'16"	N11°46'05"W	57.30
C6	264.04	175.00	086°26'57"	N46°45'26"W	239.70
C7	100.59	350.00	016°28'03"	S00°46'34"E	100.25
C11	107.78	375.00	016°28'03"	S00°46'34"E	107.41
C12	114.97	400.00	016°28'03"	S00°46'34"E	114.57
C13	194.04	275.00	040°25'37"	S23°44'46"E	190.04
C14	176.40	250.00	040°25'37"	S23°44'46"E	172.76
C15	158.76	225.00	040°25'37"	S23°44'46"E	155.48
C16	39.97	25.00	091°36'33"	S45°47'11"E	35.85
C17	39.27	25.00	090°00'00"	N45°01'06"E	35.36
C18	94.19	60.00	089°56'54"	S45°02'39"W	84.81
C19	196.23	125.00	089°56'38"	S45°02'47"W	176.69
C20	156.99	100.00	089°56'54"	S45°02'39"W	141.36
C21	226.32	150.00	086°26'57"	N46°45'26"W	205.46
C22	314.09	350.00	051°25'02"	N18°15'04"W	303.66
C23	358.96	400.00	051°25'02"	N18°15'04"W	347.04
C24	336.52	375.00	051°25'02"	N18°15'04"W	325.53



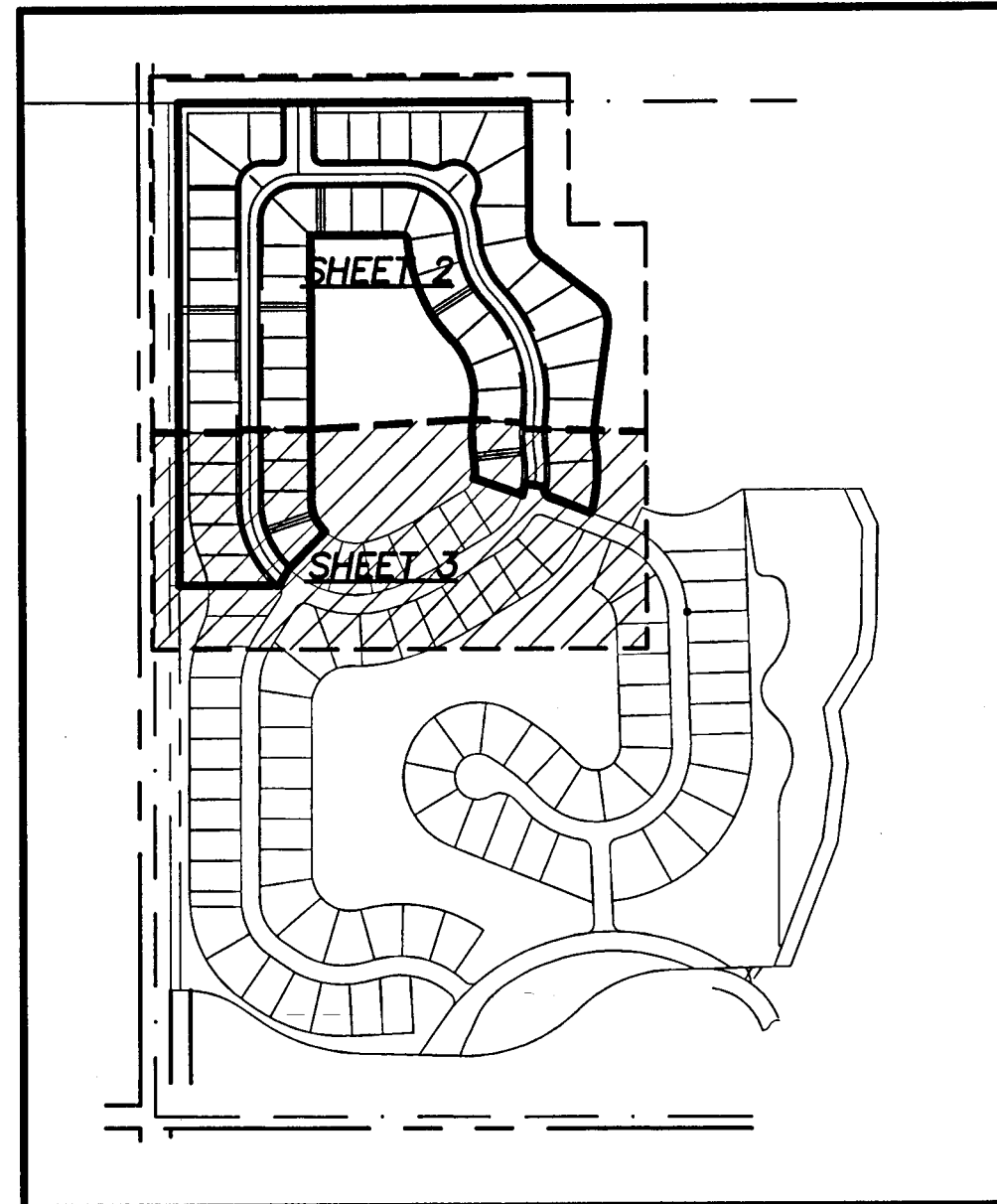
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 LICENSE BUSINESS NUMBER 4644  
 DATE OF ORIGINAL PREPARATION: 6/14/2021

MATCHLINE SEE SHEET 3

**NOTE:**  
SEE SHEET 3 FOR GENERAL NOTES.



**SHEET INDEX**



**BENT PINE PRESERVE PHASE 2**

BEING A REPLAT OF TRACT I, BENT PINE PRESERVE PHASE 1, PLAT BOOK 30, PAGE 67,  
BEING A PORTION OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

**GENERAL NOTES**

- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 4) 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.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE OWNER, 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

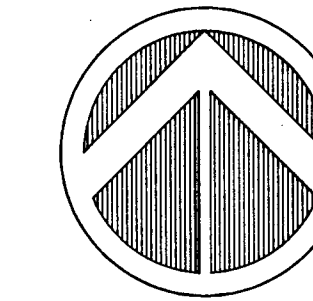
- 6) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 3131 PAGE 617 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON 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.
- 8) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP

- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAVD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 164 AND GPS 149.
- 10) BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS PLAT IS THE EAST LINE OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST THE BEARING BEING S 00°04'12" W.
- 11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 12) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

PLAT BOOK: 32  
PAGE: 25  
CFN: 3120220032061  
CLERK'S FILE NUMBER

**LEGEND**

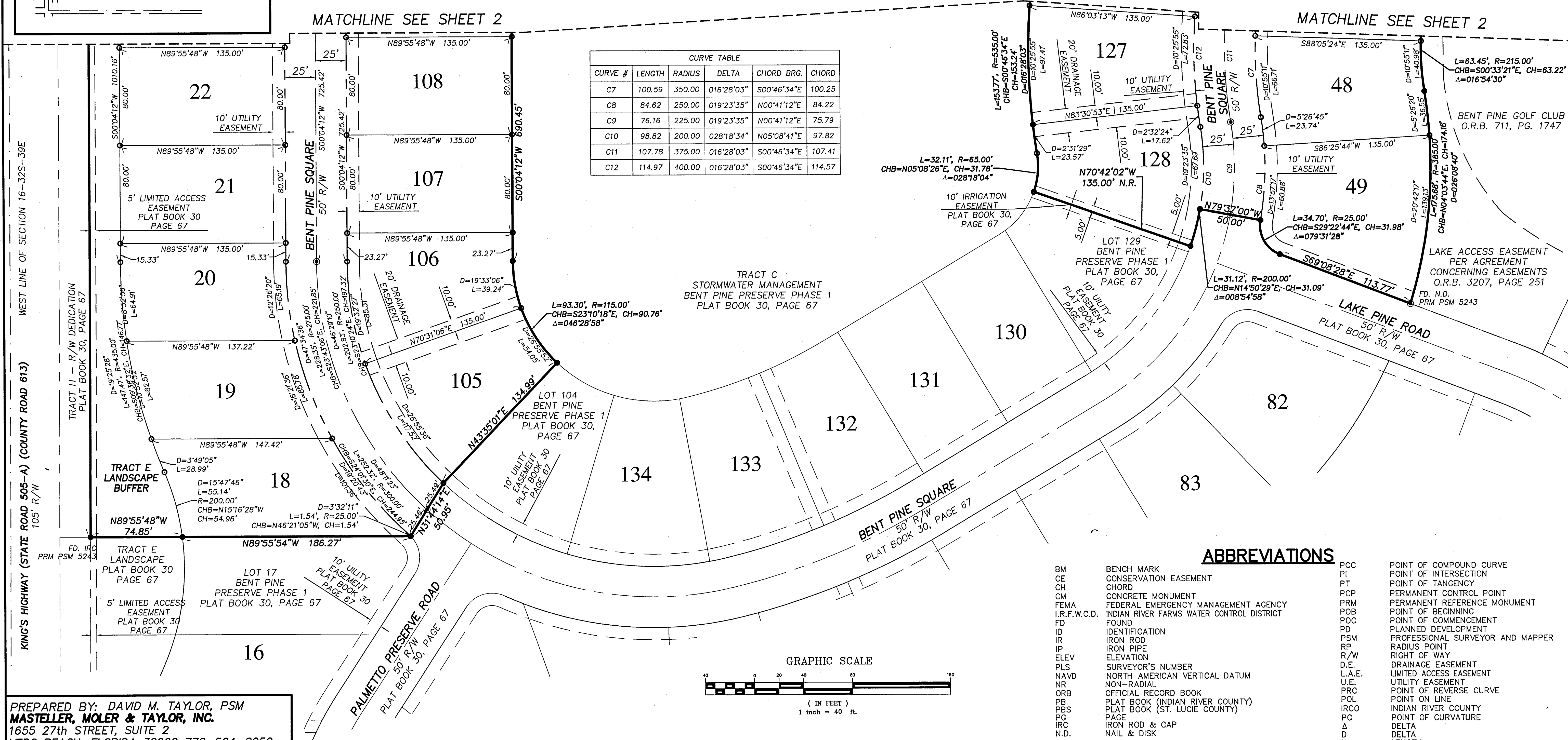
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- SET IRC STAMPED "PRM PSM 5243"



MATCHLINE SEE SHEET 2

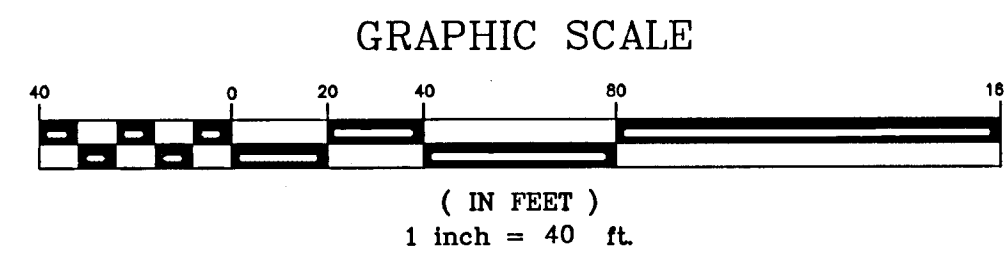
MATCHLINE SEE SHEET 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C7	100.59	350.00	016°28'03"	S00°46'34"E	100.25
C8	84.62	250.00	019°23'35"	N00°41'12"E	84.22
C9	76.16	225.00	019°23'35"	N00°41'12"E	75.79
C10	98.82	200.00	028°18'34"	N05°08'41"E	97.82
C11	107.78	375.00	016°28'03"	S00°46'34"E	107.41
C12	114.97	400.00	016°28'03"	S00°46'34"E	114.57



**ABBREVIATIONS**

- |              |   |        |                                  |
|--------------|---|--------|----------------------------------|
| BM           | BENCH MARK                                | PCC    | POINT OF COMPOUND CURVE          |
| CE           | CONSERVATION EASEMENT                     | PI     | POINT OF INTERSECTION            |
| CH           | CHORD                                     | PT     | POINT OF TANGENCY                |
| CM           | CONCRETE MONUMENT                         | PCP    | PERMANENT CONTROL POINT          |
| FEMA         | FEDERAL EMERGENCY MANAGEMENT AGENCY       | PRM    | PERMANENT REFERENCE MONUMENT     |
| I.R.F.W.C.D. | INDIAN RIVER FARMS WATER CONTROL DISTRICT | POB    | POINT OF BEGINNING               |
| FD           | FOUND                                     | POC    | POINT OF COMMENCEMENT            |
| ID           | IDENTIFICATION                            | PD     | PLANNED DEVELOPMENT              |
| IR           | IRON ROD                                  | PSM    | PROFESSIONAL SURVEYOR AND MAPPER |
| IP           | IRON PIPE                                 | RP     | RADIUS POINT                     |
| ELEV         | ELEVATION                                 | R/W    | RIGHT OF WAY                     |
| PLS          | SURVEYOR'S NUMBER                         | D.E.   | DRAINAGE EASEMENT                |
| NAVD         | NORTH AMERICAN VERTICAL DATUM             | L.A.E. | LIMITED ACCESS EASEMENT          |
| NR           | NON-RADIAL                                | U.E.   | UTILITY EASEMENT                 |
| ORB          | OFFICIAL RECORD BOOK                      | PRC    | POINT OF REVERSE CURVE           |
| PB           | PLAT BOOK (INDIAN RIVER COUNTY)           | POL    | POINT ON LINE                    |
| PBS          | PLAT BOOK (ST. LUCIE COUNTY)              | IRCO   | INDIAN RIVER COUNTY              |
| PC           | PAGE                                      | PC     | POINT OF CURVATURE               |
| IRC          | IRON ROD & CAP                            | Δ      | DELTA                            |
| N.D.         | NAIL & DISK                               | D      | DELTA                            |
|              |   | L      | LENGTH                           |



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