

STONEY BROOK FARM

PLAT BOOK 19
PAGE 41
DOCKET NO. 1669139

CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER
KNOW ALL MEN BY THESE PRESENTS, THAT STONEY BROOK FARMS GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY...

STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT (EXCEPT FOR TRACT "J") ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION...

UTILITY EASEMENTS: THE UTILITY EASEMENTS SHOWN (INCLUDING ROAD RIGHTS-OF-WAY) ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER...

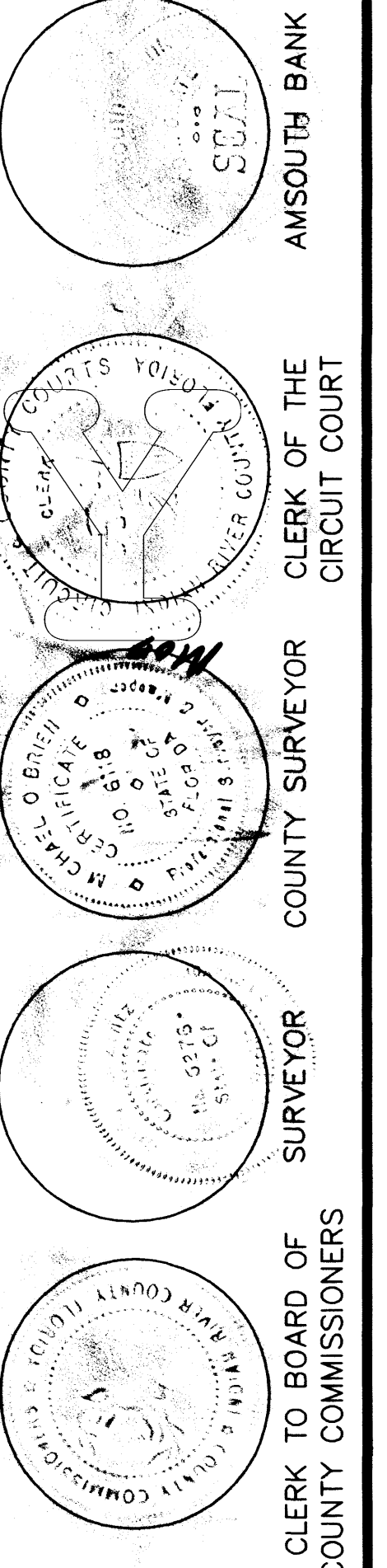
PERPETUAL MAINTENANCE OBLIGATION OF STONEY BROOK FARM PROPERTY OWNERS' ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

PERPETUAL MAINTENANCE OBLIGATION OF STONEY BROOK FARM PROPERTY OWNERS' ASSOCIATION, INC. IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK A. BRACKETT, MANAGING MEMBER OF THE ABOVE NAMED LIMITED LIABILITY COMPANY...

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION
STATE OF FLORIDA COUNTY OF Indian River
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July, 2005...

CERTIFICATE OF TITLE
STATE OF FLORIDA COUNTY OF INDIAN RIVER
I, DEANA M. SHARLAND OF ISLAND HOUSE TITLE, LLC, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY...

DEANA M. SHARLAND
COUNTY CLERK OF THE CIRCUIT COURT
COUNTY SURVEYOR
COUNTY COMMISSIONERS

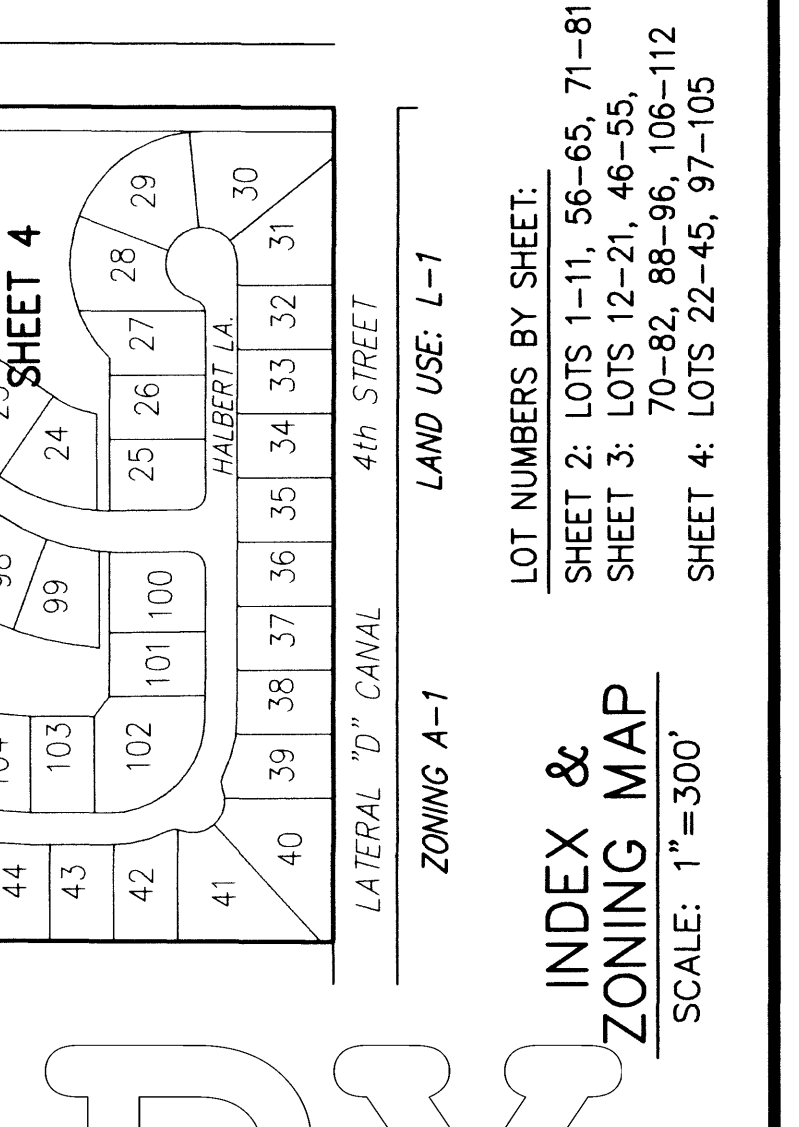
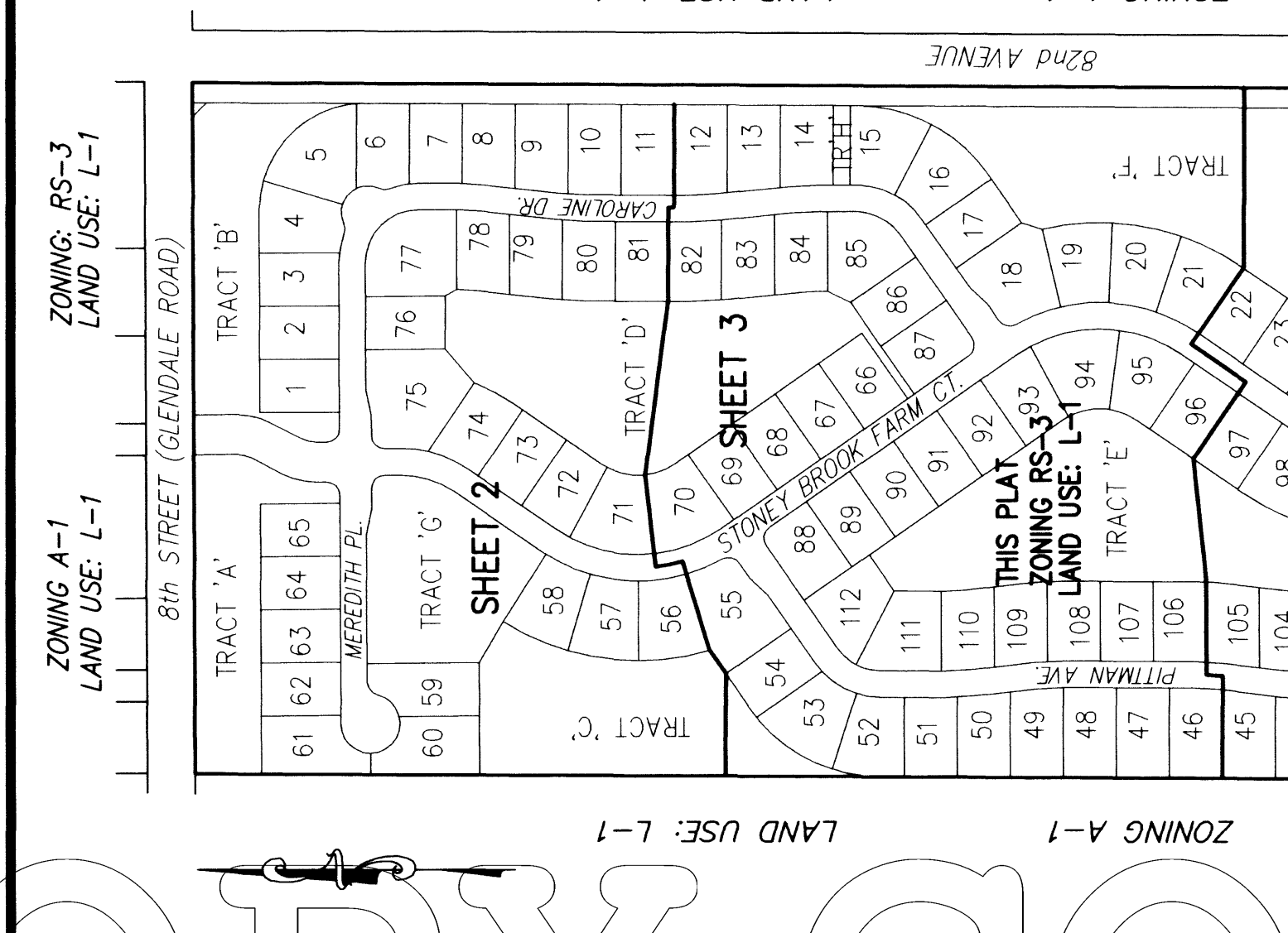


DESCRIPTION
TRACTS 1 AND 8, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, AS SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY...

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON DECEMBER 16, 2003 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT...

WILLIAM B. ZENTZ, P.L.S. - PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 52766 STATE OF FLORIDA
WILLIAM B. ZENTZ & ASSOCIATES, INC. - 684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962 (772) 567-7552 LB No. 6840

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ, P.L.S.
684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962
(772) 567-7552



COUNTY SURVEYOR'S REVIEW
THIS PLAT OF STONEY BROOK FARM HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA...

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON 7-14-05 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA...

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR
EXAMINED AND APPROVED
COUNTY CLERK'S CERTIFICATION
STATE OF FLORIDA COUNTY OF INDIAN RIVER

MORIGAGEE'S CONSENT
STATE OF FLORIDA COUNTY OF Orange
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON...

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

NOTARY PUBLIC: Bryan Lardo
PRINT NAME: Tracee H. Freese
COMMISSION NO.: DD347169
EXPIRATION DATE: 12-17-2009

NOTE: PLANTING OF CARIBBEAN FRUIT FLY HOST PLANTS WITHIN THIS PLAT ARE PROHIBITED.
NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 1906, PAGE 1389.

Table with columns: DATE, REVISION, PER IRC COMMENTS #1, PER IRC COMMENTS #2. Includes revision history for 4/12/05 and 7/6/05.

STONEY BROOK FARM

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 1 AND 8, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

BENCHMARK
60D SPIKE IN SOUTH FACE OF 16" PINE TREE
ELEVATION=24.56 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929.
REFERENCING INDIAN RIVER COUNTY TBM #5 (81st ST. BENCHRUN).
ELEV.=22.91 FT. NGVD'29. VERIFIED WITH TBM #6 ELEV.=23.55 FT. NGVD'29.
ABOVE BENCHMARKS PROVIDED BY INDIAN RIVER COUNTY SURVEY DEPT.

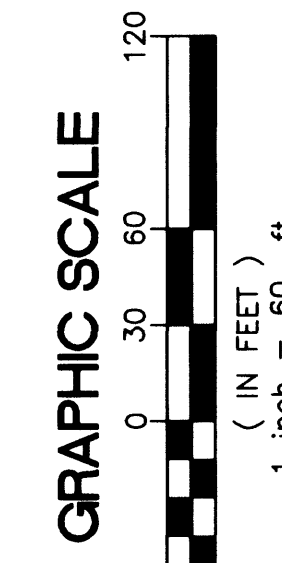
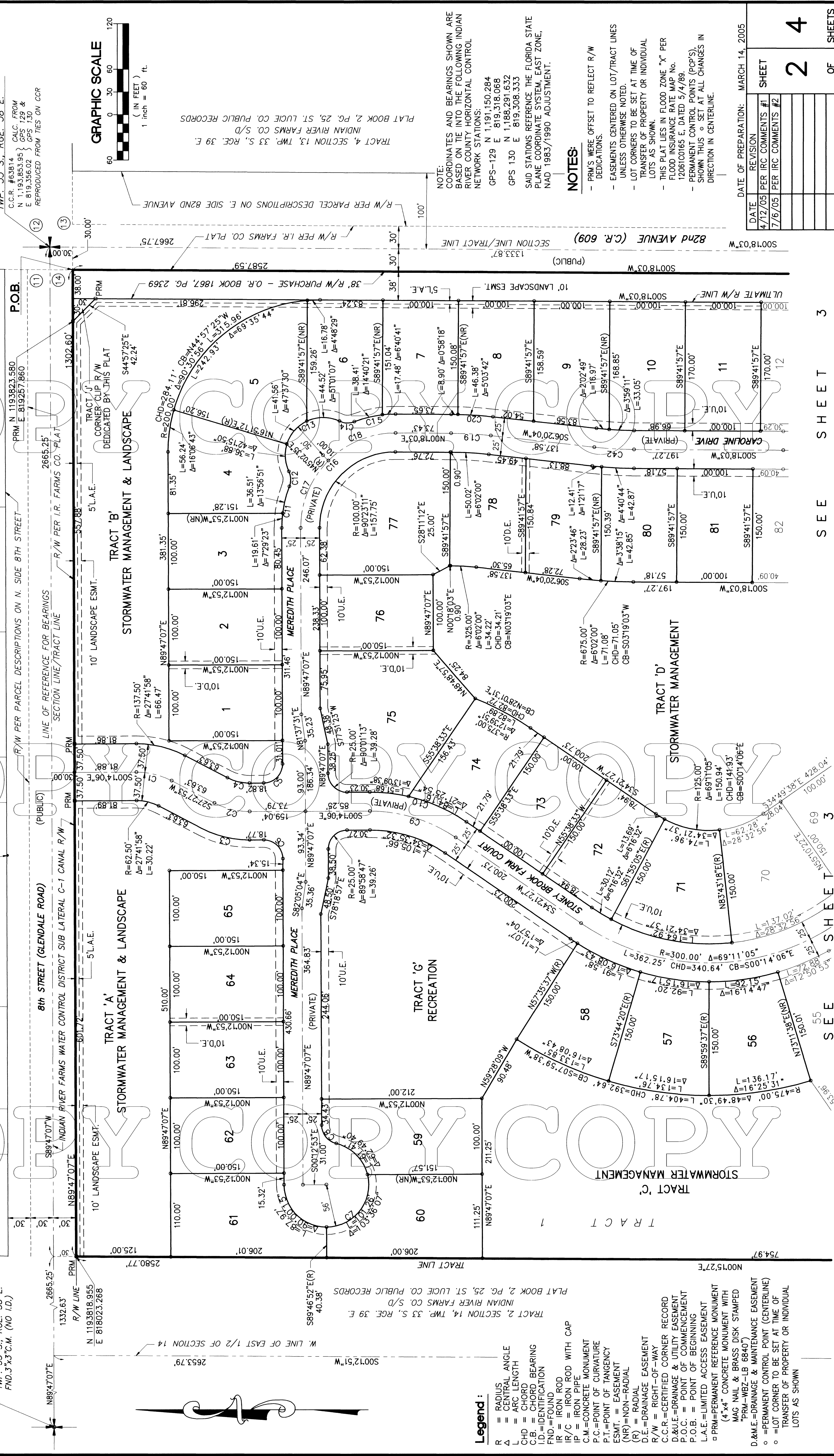
NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF THE PROJECT UNLESS AND UNTIL THE APPLICANT OR THE APPLICANT'S SUCCESSOR OBTAINS AN INITIAL AND FINAL CONCURRENTLY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT.

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ
PROFESSIONAL LAND SURVEYOR
684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962
(772) 567-7552

N.W. COR. SECTION 14,
TWP. 33 S., RGE. 38 E.
FND. 3"x3" C.M. (NO. 1D.)

TRACT 16, SECTION 11, TWP. 33 S., RGE. 39 E., INDIAN RIVER FARMS CO. S/D
PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

P.O.C.
N.E. CORNER SECTION 14,
TWP. 33 S., RGE. 38 E.
C.C.R. #63814
N 1°19'38.53" S E 81°35'02" W
E 819.35602 } CALC. FROM
GPS 129 &
GPS 130
REPRODUCED FROM TIES ON CCR



INDIAN RIVER FARMS CO. S/D
PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

- Legend :**
- R = RADIUS
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - CHD = CHORD
 - C.B. = CHORD BEARING
 - I.D. = IDENTIFICATION
 - FND. = FOUND
 - IR = IRON ROD
 - IR/C = IRON ROD WITH CAP
 - IP = IRON PIPE
 - C.M. = CONCRETE MONUMENT
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - ESMT. = EASEMENT
 - (NR) = NON-RADIAL
 - (R) = RADIAL
 - D.E. = DRAINAGE EASEMENT
 - R/W = RIGHT-OF-WAY
 - C.C.R. = CERTIFIED CORNER RECORD
 - D.&U.E. = DRAINAGE & UTILITY EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - L.A.E. = LIMITED ACCESS EASEMENT
 - PRM = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM-WBZ-LB 6840")
 - D.&M.E. = DRAINAGE & MAINTENANCE EASEMENT
 - = PERMANENT CONTROL POINT (CENTERLINE)
 - = LOT CORNER TO BE SET AT TIME OF TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN

- NOTES:**
- PRMS WERE OFFSET TO REFLECT R/W DEDICATIONS.
 - EASEMENTS CENTERED ON LOT/TRACT LINES UNLESS OTHERWISE NOTED.
 - LOT CORNERS TO BE SET AT TIME OF TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN.
 - THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 120610065 E, DATED 5/4/89.
 - PERMANENT CONTROL POINTS (PCP'S), SHOWN THUS ◦ SET AT ALL CHANGES IN DIRECTION IN CENTERLINE.

NOTE:
COORDINATES AND BEARINGS SHOWN ARE BASED ON TIE INTO THE FOLLOWING INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK STATIONS:
GPS-129 N 1°19'15.0284
E 819.318.068
GPS 130 E 819.308.333
SAID STATIONS REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/1990 ADJUSTMENT.

DATE	REVISION
4/12/05	PER IRC COMMENTS #1
7/16/05	PER IRC COMMENTS #2
DATE OF PREPARATION: MARCH 14, 2005	
SHEET 24 OF SHEETS	

STONEY BROOK FARM

A PLAT OF

SHEET 2

THIS INSTRUMENT PREPARED BY:
 WILLIAM B. ZENIT
 PROFESSIONAL LAND SURVEYOR
 684 OLD DIXIE HIGHWAY
 VERO BEACH, FL 32962
 (772) 567-7552

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C21	500.00'	06°02'26"	52.71'	52.69'	S02°43'10"E
C22	125.00'	54°52'19"	119.71'	119.71'	N27°44'13"E
C23	125.00'	54°54'55"	119.81'	115.27'	S27°42'55"W
C24	500.00'	06°45'17"	58.95'	58.91'	S03°07'11"E
C25	500.00'	06°45'17"	58.95'	58.91'	N03°07'11"W
C26	500.00'	06°45'17"	58.95'	58.91'	N03°38'06"E
C39	500.00'	06°02'26"	52.71'	52.69'	N02°43'10"W
C43	25.00'	84°15'39"	36.77'	33.54'	N13°02'33"E



TRACT 2, SECTION 14, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
 PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

TRACT 7, SECTION 14, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
 PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

TRACT 14, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
 PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

TRACT 4, SECTION 13, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
 PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

TRACT 5, SECTION 13, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
 PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

TRACT 14, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
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TRACT 14, TWP. 33 S., RGE. 39 E.
 INDIAN RIVER FARMS CO. S/D
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Legend:

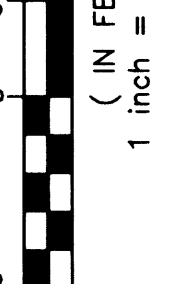
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- PRM = PERMANENT REFERENCE MONUMENT WITH (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM-WB2-LB 6840")
- = PERMANENT CONTROL POINT (CENTERLINE)
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NOTES:

- PRM'S WERE OFFSET TO REFLECT R/W DEDICATIONS.
- EASEMENTS CENTERED ON LOT/TRACT LINES UNLESS OTHERWISE NOTED.
- LOT CORNERS TO BE SET AT TIME OF TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN.
- THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12061C0165 E, DATED 5/4/89.
- PERMANENT CONTROL POINTS (PCPS), SHOWN THIS ○ SET AT ALL CHANGES IN DIRECTION IN CENTERLINE.

NOTE:
 COORDINATES AND BEARINGS SHOWN ARE BASED ON THE INTO THE FOLLOWING INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK STATIONS:
 GPS-129 N 1,191,150.284
 GPS-129 E 819,318.068
 GPS 130 N 1,188,291.632
 GPS 130 E 819,308.333

GRAPHIC SCALE



DATE OF PREPARATION: MARCH 14, 2005

DATE	REVISION	PER IRC COMMENTS #1	SHEET
4/12/05			3
7/16/05			4

DATE OF PREPARATION: MARCH 14, 2005

PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

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PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

PLAT BOOK **19**
PAGE **44**
DOCKET No. **1669139**

STONEY BROOK FARM

A SUBDIVISION LYING IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 1 AND 8, SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

S E E SHEET 3

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CURVE	DELTA	LENGTH	CHORD BEARING
C26	500.00'	6°45'17"	58.95'	N03°38'06"E	C36	300.00'	34°35'32"	181.12'
C27	500.00'	6°45'17"	58.95'	S03°38'06"W	C37	25.00'	76°26'02"	33.35'
C28	200.00'	27°11'49"	94.94'	S13°20'27"E	C38	56.00'	296°26'02"	250.63'
C29	25.00'	49°15'46"	21.49'	N02°18'29"W	C40	325.00'	34°35'32"	196.22'
C30	50.00'	134°18'14"	117.20'	S44°49'43"E	C41	275.00'	34°35'32"	166.03'
C31	25.00'	49°15'46"	21.49'	N87°20'57"W				
C32	200.00'	27°11'49"	94.94'	S07°18'59"E				
C33	175.00'	90°10'21"	275.42'	S44°49'43"E				
C34	175.00'	45°05'11"	137.71'	S22°17'08"E				
C35	175.00'	45°05'11"	137.71'	S34°18'18"E				



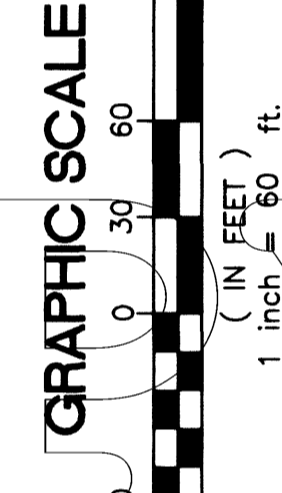
Legend:

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- IP = IRON PIPE
- C.M. = CONCRETE MONUMENT
- E.S.M.T. = EASEMENT
- (NR) = NON-RADIAL
- (R) = RADIAL
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- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- PRM = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED "PRM-WBZ-LB 6840")
- = PERMANENT CONTROL POINT (CENTERLINE)
- = LOT CORNER TO BE SET AT TIME OF TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN
- I.R.C.H.C.N. = INDIAN RIVER HORIZONTAL CONTROL NETWORK

NOTES:

- PRMS WERE OFFSET TO REFLECT R/W DEDICATIONS.
- 10' DRAINAGE & UTILITY EASEMENT ON LOT & TRACT LINES ADJOINING ROAD R/W LINES AS SHOWN.
- EASEMENTS CENTERED ON LOT/TRACT LINES UNLESS OTHERWISE NOTED.
- LOT CORNERS TO BE SET AT TIME OF TRANSFER OF PROPERTY OR INDIVIDUAL LOTS AS SHOWN.
- THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12081C0185 E, DATED 5/4/89.
- PERMANENT CONTROL POINTS (PCP'S), SHOWN THUS ○ SET AT ALL CHANGES IN DIRECTION IN CENTERLINE.

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF THE PROJECT UNLESS AND UNTIL THE APPLICANT OR THE APPLICANT'S SUCCESSOR OBTAINS AN INITIAL AND FINAL CONCUENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT.



DATE OF PREPARATION: MARCH 14, 2005

DATE	REVISION
4/12/05	PER IRC COMMENTS #1
7/6/05	PER IRC COMMENTS #2

SHEET **4** OF **4**

FOUND 1.25" IRON PIPE (NO I.D.) CORNER SECTION 14, SOUTH 1/4 CORNER SECTION 14, TWP. 33 SOUTH, RGE. 38 EAST

I.R.C.H.C.N. STATION "GPS 130" (4" BRASS DISK IN CONC.)

S.E. COR. SECTION 14, TWP. 33 S., RGE. 38 E. (NOT RECOVERED)

BEARING BASIS FOR THIS PLAT (PER PUBLISHED COORDINATES)

BENCHMARK
TOP OF BRASS DISK "GPS 129", ELEVATION=24.00 FEET NGVD '29. REFERENCING INDIAN RIVER COUNTY "TBM #5 (811 ST. BENCHRUN), ELEV.=22.91 FT. NGVD'29, VERIFIED WITH "TBM #6-ELEV.=23.65 FT. NGVD'29. ABOVE BENCHMARKS PROVIDED BY INDIAN RIVER COUNTY SURVEY DEPT.

TRACT 9, SECTION 14, TWP. 33 S., RGE. 39 E., INDIAN RIVER FARMS CO. S/D
PLAT BOOK 2, PG. 25, ST. LUCIE CO. PUBLIC RECORDS

THIS INSTRUMENT PREPARED BY:
WILLIAM B. ZENTZ
PROFESSIONAL LAND SURVEYOR
684 OLD DIXIE HIGHWAY
VERO BEACH, FL 32962
(772) 567-7552

NOTE:
COORDINATES AND BEARINGS SHOWN ARE BASED ON TIE INTO THE FOLLOWING INDIAN RIVER COUNTY HORIZONTAL-CONTROL NETWORK STATIONS:
GPS-129 N 1191.150.284
GPS-129 E 819.318.068
GPS-130 N 1188.291.632
GPS-130 E 819.308.333
SAID STATIONS REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/1990 ADJUSTMENT.