

THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GH VERO BEACH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT M - GRAND HARBOR RESERVE SQUARE - STREET AND RIGHT-OF-WAY: THE STREET AND RIGHT-OF-WAY IDENTIFIED AS TRACT M, GRAND HARBOR RESERVE SQUARE, AS SHOWN ON THIS PLAT IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED TO THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC. 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 STREET 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 STREET.
- TRACT I - INDIAN RIVER BOULEVARD EXTENSION - STREET AND RIGHT-OF-WAY: THE STREET AND RIGHT-OF-WAY IDENTIFIED AS TRACT I, INDIAN RIVER BOULEVARD EXTENSION, AS SHOWN ON THIS PLAT IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED TO GRAND HARBOR NORTH LAND, LLC, ITS SUCCESSORS AND OR ASSIGNS, AND IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND OF ANY FUTURE DEVELOPMENT OF GRAND HARBOR NORTH LAND, LLC, ITS SUCCESSORS AND OR ASSIGNS, TO WHICH SUCH STREET CONNECTS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAND HARBOR NORTH LAND, LLC, ITS SUCCESSORS AND OR ASSIGNS. ACCESS MAY BE GRANTED FOR DEVELOPMENT ON PROPERTY LYING EAST OF U.S. HIGHWAY 1 BETWEEN 53RD STREET AND QUAY DOCK ROAD. ALL PUBLIC PROVIDERS INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREET 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 STREET.
- TRACT N - VIA MARBELLA BOULEVARD - STREET AND RIGHT-OF-WAY: THE STREET AND RIGHT-OF-WAY IDENTIFIED AS TRACT N, VIA MARBELLA BOULEVARD, AS SHOWN ON THIS PLAT IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED TO THE GRAND HARBOR COMMUNITY ASSOCIATION, INC., AND IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND THE GRAND HARBOR DEVELOPMENT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. 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 STREET 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 STREET.
- STORMWATER MANAGEMENT TRACTS C, H AND J: AS SHOWN AS SHOWN IN PERPETUITY TO THE RESERVE AT GRAND HARBOR COMMUNITY ASSOCIATION, INC. SUBJECT TO THE EXISTING EASEMENT ON TRACTS J AND H, RECORDED IN BOOK 2235, PAGE 1464 OF THE PUBLIC RECORDS ON INDIAN RIVER COUNTY, FLORIDA, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS, AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.
- STORMWATER AND LANDSCAPE TRACT B: AS SHOWN IS DEDICATED IN PERPETUITY TO THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACT, AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.
- LANDSCAPE TRACTS A, D, E, F AND G: AS SHOWN ARE DEDICATED IN PERPETUITY TO THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC.
- UTILITY EASEMENTS: INCLUDING TRACTS I, M, N AND O 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.
- DRAINAGE EASEMENTS: AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC. 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.
- SIDEWALK EASEMENT: AS SHOWN ALONG 53RD STREET, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSE OF MAINTAINING A PUBLIC SIDEWALK.
- FUTURE DEVELOPMENT TRACTS K AND L: FUTURE DEVELOPMENT TRACTS K AND L ARE RESERVED FOR FUTURE DEVELOPMENT.
- FUTURE RIGHT OF WAY TRACT O: TRACT O AS SHOWN ON THIS PLAT IS HEREBY RESERVED FOR FUTURE PRIVATE RIGHT OF WAY. IT IS DEDICATED TO GRAND HARBOR NORTH LAND, LLC, ITS SUCCESSORS AND OR ASSIGNS AND IS DEDICATED FOR THE FUTURE RIGHT OF WAY EXTENSION OF INDIAN RIVER BOULEVARD AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAND HARBOR NORTH LAND, LLC, ITS SUCCESSORS AND OR ASSIGNS. ACCESS MAY BE GRANTED FOR DEVELOPMENT ON PROPERTY LYING EAST OF U.S. HIGHWAY 1 BETWEEN 53RD STREET AND QUAY DOCK ROAD. 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 RIGHT OF WAY 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 RIGHT OF WAY.

IN WITNESS WHEREOF, GH VERO BEACH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER, VERO BEACH ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, CHRISTOPHER CLEAR, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS THE 15TH DAY OF DECEMBER, 2016.

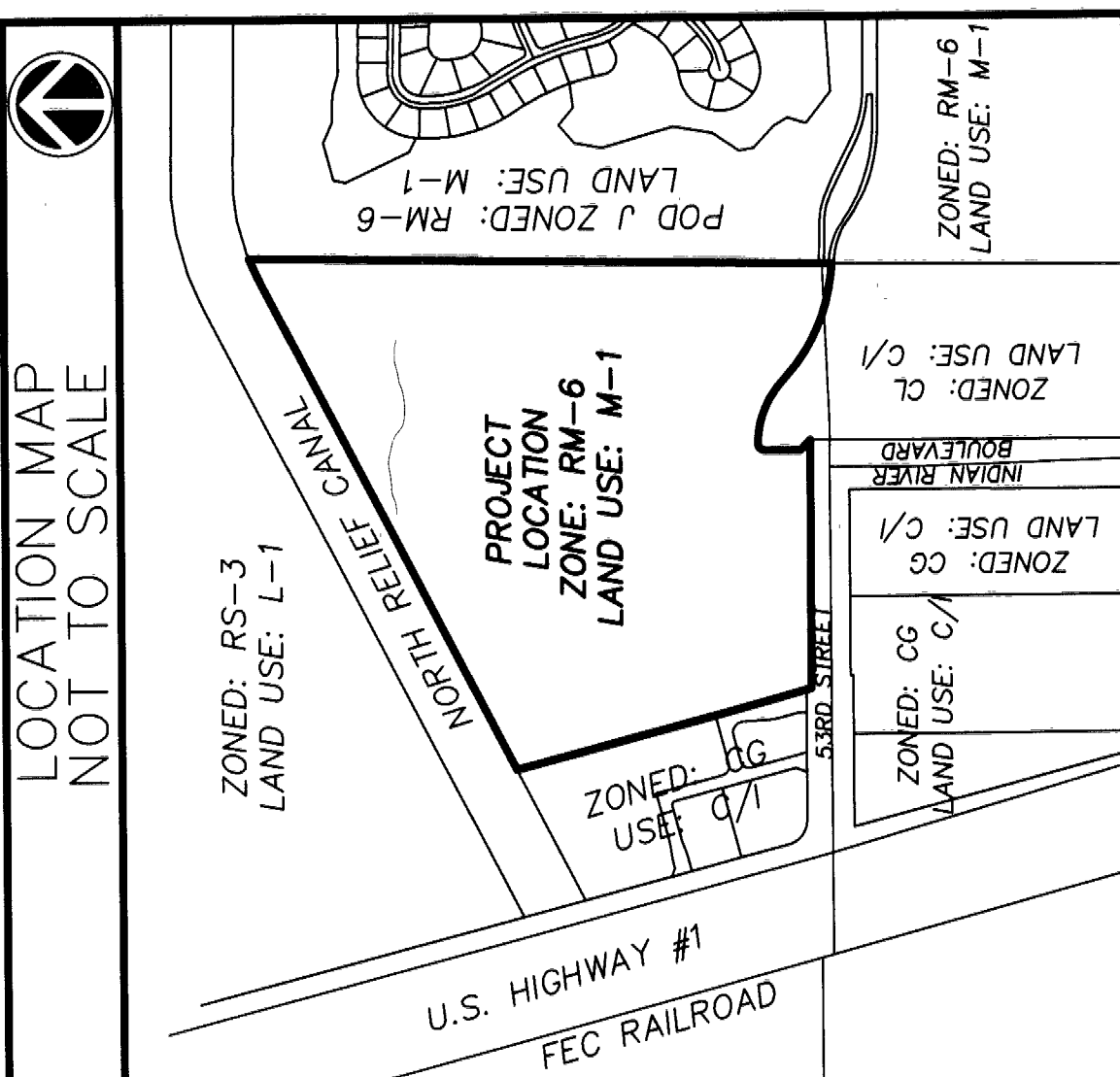
BY:  CHRISTOPHER CLEAR, VICE PRESIDENT

WITNESS (SIGNATURE)  RUBEN D. Plass

WITNESS (PRINT NAME) NIKOLE L. Plass

NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 2189, PAGE 1180, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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: AUGUST 31, 2016

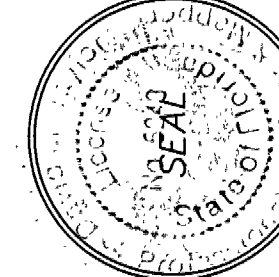
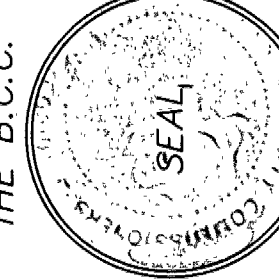
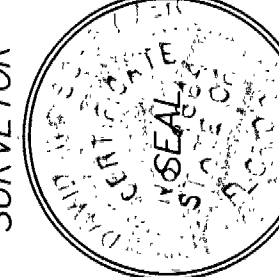
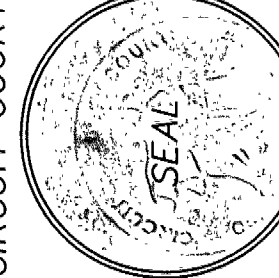


LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT'S NORTH RELIEF CANAL, EAST OF THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBER 1 (STATE ROAD NUMBER 5), AND NORTH OF THE NORTH RIGHT-OF-WAY OF 53RD STREET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, THENCE NORTH 89°56'38" WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 709.12 FEET TO THE EAST RIGHT-OF-WAY OF INDIAN RIVER BOULEVARD ACCORDING TO THE INDIAN RIVER BOULEVARD RIGHT-OF-WAY MAP AS RECORDED IN PLAT BOOK 27, PAGE 39 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 00°27'31" EAST A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY OF 53RD STREET AS RECORDED IN OFFICIAL RECORD BOOK 1595, PAGE 2515 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY OF 53RD STREET, NORTH 89°56'58" WEST A DISTANCE OF 997.90 FEET TO THE INTERSECTION OF THE EAST LINE OF "THE LANDINGS, A COMMERCIAL SUBDIVISION", RECORDED IN PLAT BOOK 24, PAGE 40 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND A NON-TANGENT POINT ON A CURVE; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 16,528.86 FEET, THROUGH A CENTRAL ANGLE OF 01°44'32", FOR AN ARC LENGTH OF 358.39 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 358.39 FEET THAT BEARS NORTH 15°31'49" WEST; THENCE, CONTINUING ALONG THE EAST LINE OF "THE LANDINGS", NORTH 14°54'38" WEST, A DISTANCE OF 874.14 FEET TO A POINT ON THE SOUTH LINE OF INDIAN RIVER FARMS CONTROL DISTRICT NORTH RELIEF CANAL AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 62°34'20" EAST, A DISTANCE OF 2,220.77 FEET TO THE POINT OF CURVE OF A TANGENT CURVE TO THE RIGHT, THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF INDIAN RIVER FARMS CONTROL DISTRICT NORTH RELIEF CANAL ALONG SAID CURVE, HAVING A RADIUS OF 917.71 FEET, THROUGH A CENTRAL ANGLE OF 06°08'49", FOR AN ARC LENGTH OF 98.46 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 98.41 FEET THAT BEARS NORTH 65°38'44" EAST TO A POINT ON THE * SECTION LINE OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST AND ALSO THE WEST BOUNDARY LINE OF "THE RIVER CLUB" SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 64 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE OF "THE RIVER CLUB", ON A BEARING OF SOUTH 00°49'09" WEST A DISTANCE OF 2,345.41 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 38°19'25", FOR AN ARC LENGTH OF 481.59 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 472.66 FEET THAT BEARS NORTH 68°17'44" WEST; THENCE BEAR NORTH 49°08'01" WEST, A DISTANCE OF 52.66 FEET TO THE POINT OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 40°48'54", FOR AN ARC LENGTH OF 267.13 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 261.52 FEET THAT BEARS NORTH 69°32'28" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 39.27 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 35.36 FEET THAT BEARS SOUTH 45°03'04" WEST; THENCE SOUTH 00°03'04" WEST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 45°30'57" EAST, A DISTANCE OF 57.02 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 75.55 ACRES OR 3,291,128.76 SQUARE FEET MORE OR LESS.

SURVEYOR  CLERK TO THE B.C.C.  COUNTY SURVEYOR  CLERK OF THE CIRCUIT COURT 

PLAT BOOK: 28
PAGE: 85
DOCKET NUMBER: 3120160072182

ACKNOWLEDGEMENT TO DEDICATION:



STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF DECEMBER, 2016, BY CHRISTOPHER CLEAR, VICE PRESIDENT OF VERO BEACH ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF GH VERO BEACH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: Debra L. Fletcher
COMMISSION NUMBER: FF 215 001
MY COMMISSION EXPIRES: April 1, 2019

ACCEPTANCE OF DEDICATION:
THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS EACH AND EVERY DEDICATION, EXCEPT TRACTS C, H, I, J, K, L, N, SIDEWALK EASEMENT AND UTILITY EASEMENTS TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE TRACT M STREET AND RIGHT OF WAY, TRACTS A, B, D, E, F, G, AND DRAINAGE EASEMENTS.

THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC.

BY:  CHRISTOPHER CLEAR, PRESIDENT
WITNESS:  RUBEN D. Plass
PRINTED NAME: Ruben D. Plass
PRINTED NAME: Nikole L. Plass

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION:



STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF DECEMBER, 2016 BY CHRISTOPHER CLEAR, PRESIDENT OF THE RESERVE AT GRAND HARBOR HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Debra L. Fletcher
COMMISSION NUMBER: FF 215 001
MY COMMISSION EXPIRES: April 1, 2019

ACCEPTANCE OF DEDICATION:
GRAND HARBOR NORTH LAND, LLC, HEREBY ACCEPTS THE DEDICATION OF THE TRACT I STREET AND RIGHT OF WAY TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREET AND RIGHT OF WAY IDENTIFIED AS TRACT I AND THE FUTURE RIGHT OF WAY IDENTIFIED AS TRACT O.

GRAND HARBOR NORTH LAND, LLC
BY: VERO BEACH ACQUISITION, LLC
ITS MANAGING MEMBER

BY:  CHRISTOPHER CLEAR, VICE PRESIDENT
WITNESS:  RUBEN D. Plass
PRINTED NAME: Ruben D. Plass
PRINTED NAME: Nikole L. Plass

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION:



STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF DECEMBER, 2016 BY CHRISTOPHER CLEAR, VICE PRESIDENT OF VERO BEACH ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF GRAND HARBOR NORTH LAND LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Debra L. Fletcher
COMMISSION NUMBER: FF 215 001
MY COMMISSION EXPIRES: April 1, 2019

ACCEPTANCE OF DEDICATION:
GRAND HARBOR COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATION OF TRACTS C, H, J AND N TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREET AND RIGHT OF WAY IDENTIFIED AS TRACT N AND STORMWATER TRACTS C, H AND J.

GRAND HARBOR COMMUNITY ASSOCIATION, INC.

BY:  CHRISTOPHER CLEAR, PRESIDENT
WITNESS:  RUBEN D. Plass
PRINTED NAME: Ruben D. Plass
PRINTED NAME: Nikole L. Plass

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF DECEMBER, 2016 BY CHRISTOPHER CLEAR, PRESIDENT OF GRAND HARBOR COMMUNITY ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Debra L. Fletcher
COMMISSION NUMBER: FF 215 001
MY COMMISSION EXPIRES: April 1, 2019

THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 28
PAGE: 86
DOCKET NUMBER: 3120160072182

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES W. EDGAR, ESQUIRE OF CHERRY, EDGAR & SMITH, P.A., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY GH VERO BEACH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192 OF THE FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREIN DESCRIBED PROPERTY.

BY: Charles W. Edgar
CHARLES W. EDGAR, ATTORNEY AT LAW
FLORIDA BAR NO. 0291862

DATE: December 15, 2016

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 THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33, 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 28 DAY OF December, 2016, AND RECORDED ON PAGE 85 OF PLAT BOOK 28 AS DOCKET NUMBER 3120160072182 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: Brandon Young
DEPUTY CLERK

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 08/04/16, 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 913, 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: David Taylor DATED 12/16/16
DAVID TAYLOR, 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 THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33 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.

David W. Schirer
DAVID W. SCHIRER, PSM
INDIAN RIVER COUNTY
SURVEYOR AND MAPPER
REGISTRATION NO. LS 4864

DATE: 12-20-16

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:

EXAMINED AND APPROVED:

BY: Jason E. Brown
JASON E. BROWN, COUNTY ADMINISTRATOR

DATE: 12-21-16

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

WILLIAM K. DeBRAAL, DEPUTY COUNTY ATTORNEY William K. DeBaal

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON 12/21/2016 THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE SIDEWALK AND UTILITY EASEMENTS ARE ACCEPTED.

Joseph E. Flescher
JOSEPH E. FLESCHER
CHAIRMAN OF THE BOARD

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

BY: Debra Allen
DEPUTY CLERK
(CLERK TO THE BOARD)

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 GRAPHICAL 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 AN UNTIL THE APPLICANT OR THE APPLICANT'S SUCCESSOR, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT, OR THE APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- 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. 21881, PAGE 1180 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 EXIST: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 8) FLOOD HAZARD ZONE "X" AND AE-1 FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 12061C0233 H AND 12061C0234 H, EFFECTIVE DATE 12-04-12.
- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 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 WEST LINE OF RIVER CLUB SUBDIVISION, THE BEARING BEING S 00°49'09" W.
- 11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 12) FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING THE 1% ANNUAL FLOOD. 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.

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: AUGUST 31, 2016

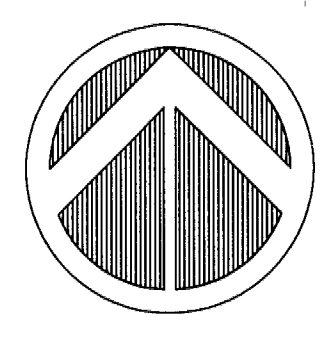
THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 28
PAGE: 87

DOCKET NUMBER:
3120160072182

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD
C1	358.39	16528.86	001°14'32"	S15°31'49"E	358.39
C2	96.46	917.71	006°08'49"	S65°38'44"W	98.41
C3	481.59	720.00	038°19'25"	S68°17'44"E	472.66
C4	267.13	375.00	040°48'54"	N69°32'28"W	261.52
C5	39.27	25.00	090°00'00"	S45°03'04"W	35.36



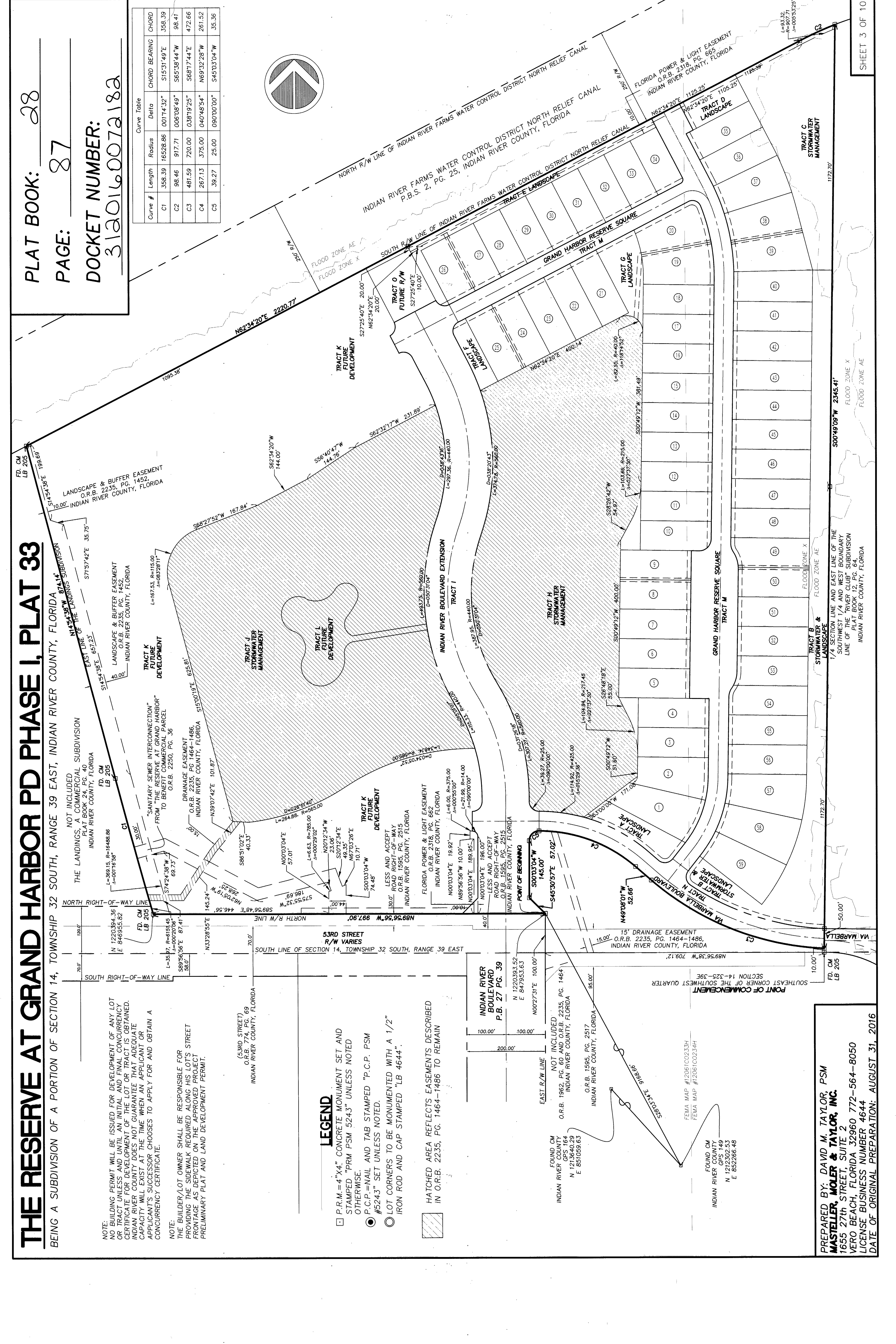
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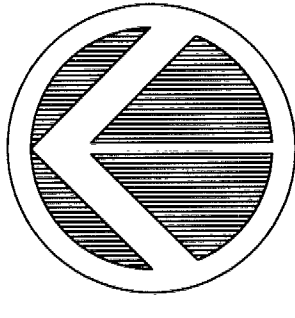
LEGEND

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- LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

HATCHED AREA REFLECTS EASEMENTS DESCRIBED IN O.R.B. 2235, PG. 1464-1486 TO REMAIN



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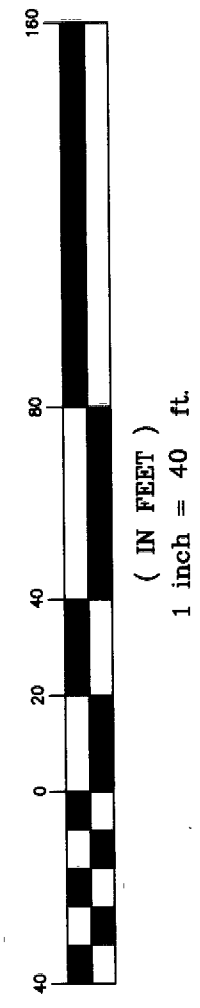


THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 28
PAGE: 88
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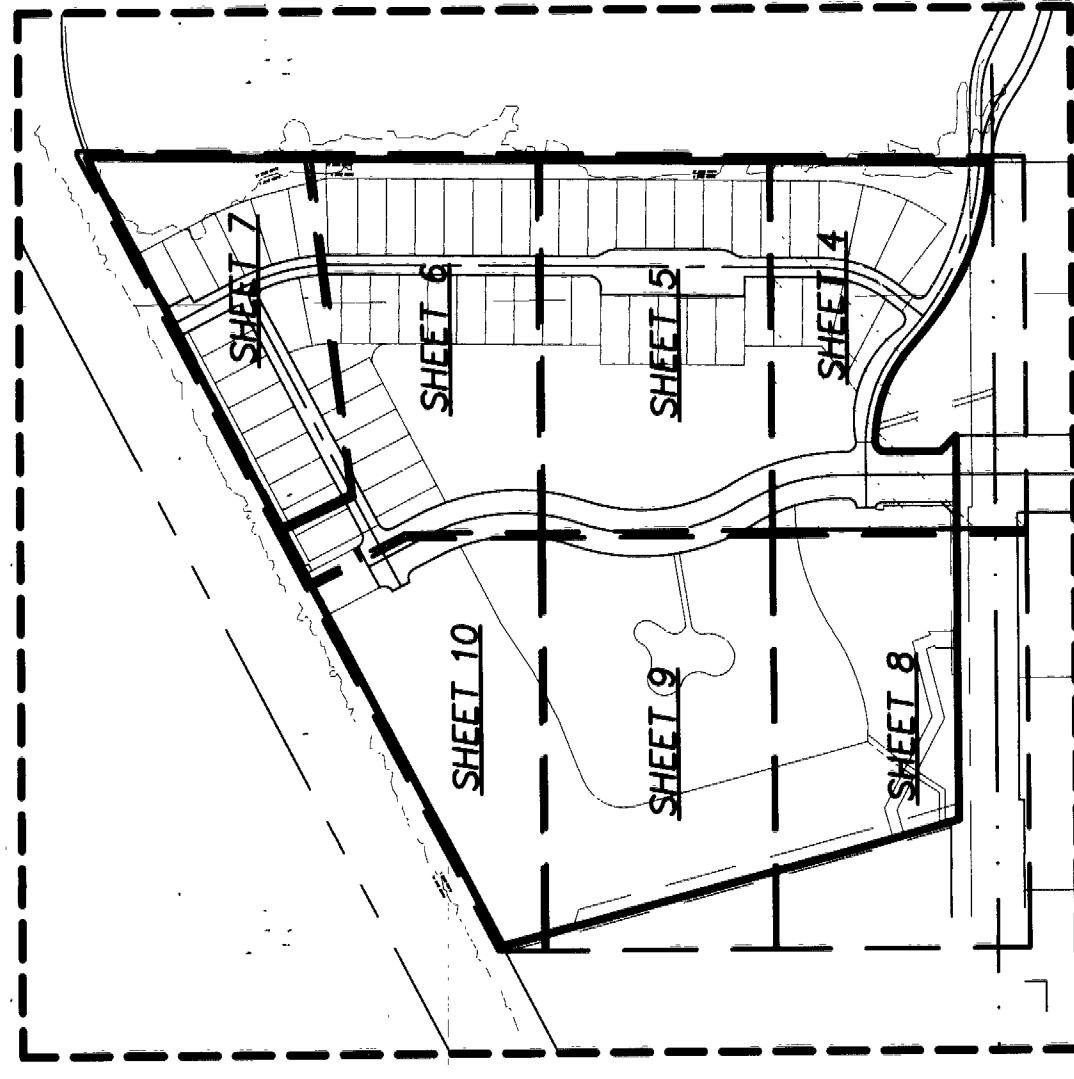
GRAPHIC SCALE



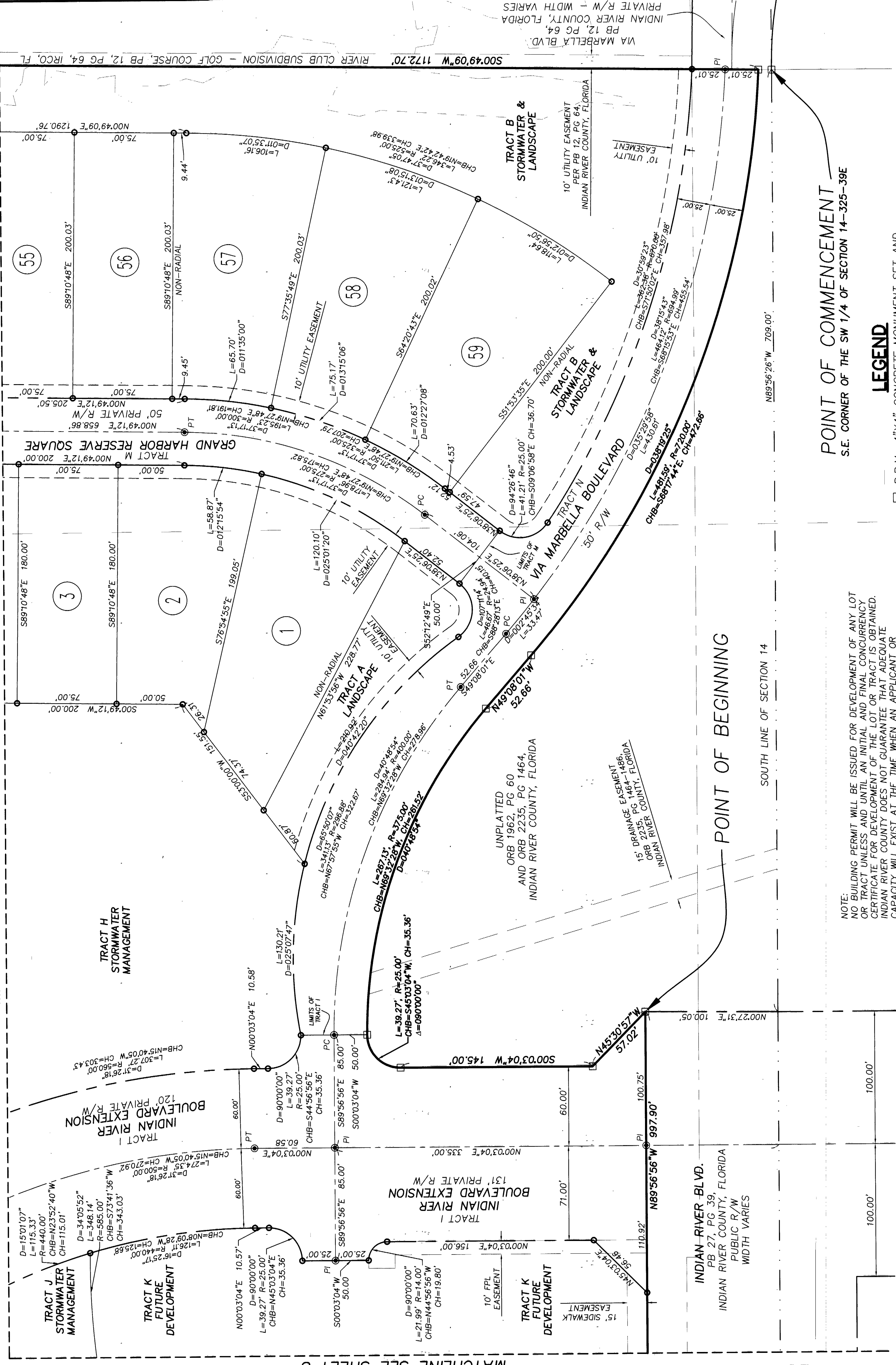
ABBREVIATIONS

- 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 NORTH AMERICAN VERTICAL DATUM
- NAVD NAVD
- NR NON-RADIAL
- ORB OFFICIAL RECORD BOOK
- 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
- PRM PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY
- P.D.B.E. P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PC POINT OF REVERSE CURVE
- COL COL
- IRCO INDIAN RIVER COUNTY

SHEET INDEX



MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 8

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POINT OF COMMENCEMENT
S.E. CORNER OF THE SW 1/4 OF SECTION 14-325-39E

LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT SET 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 TO BE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

GENERAL NOTES

SEE SHEET 2 OF 10 FOR GENERAL NOTES.

PREPARED BY: DAVID M. TAYLOR, PSM
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1655 27th STREET, SUITE 2
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THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

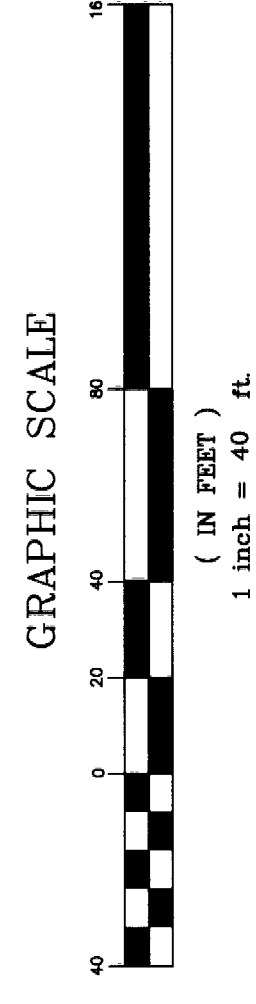
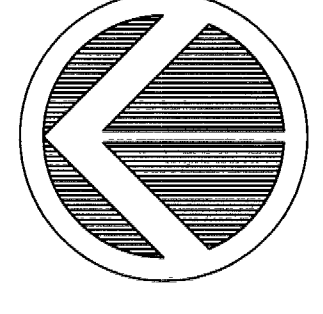
BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 28

PAGE: 89

DOCKET NUMBER:

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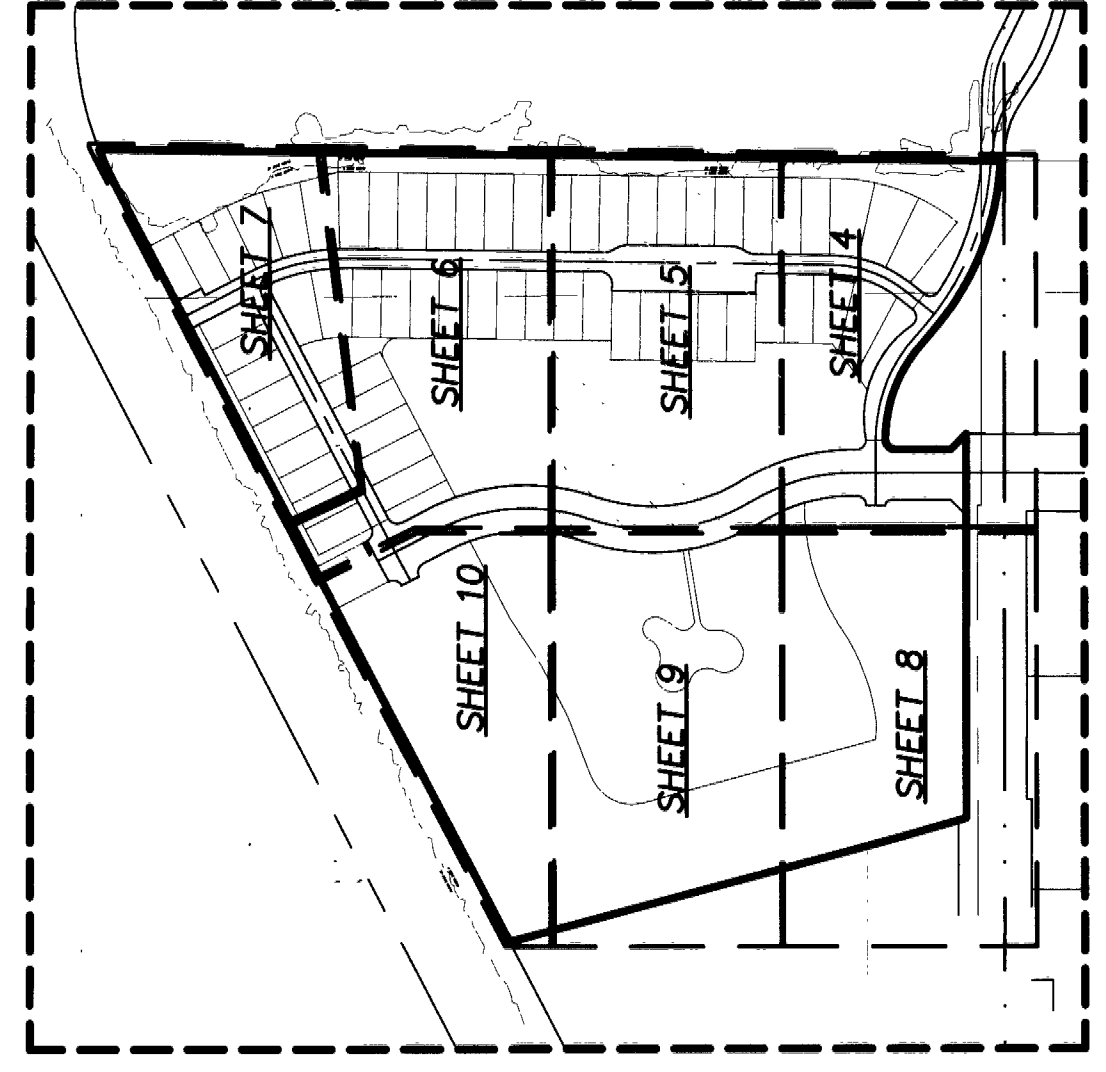
ABBREVIATIONS

- BM BENCH MARK
- CE CONSERVATION EASEMENT
- CH CHORD
- CM CONCRETE MONUMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- IR.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
- FD FLOOD DAMAGE PREVENTION
- IP IRRIGATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD NORTH AMERICAN VERTICAL DATUM
- NR NON-RADIAL
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- PBS PLAT BOOK (ST. LUCIE COUNTY)
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- PCC POINT OF CURVATURE
- 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 RIGHT OF WAY
- R/W R/W
- P.D.B.E. P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.W.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- POINT OF REVERSE CURVE
- POL POINT ON LINE
- IRCO INDIAN RIVER COUNTY

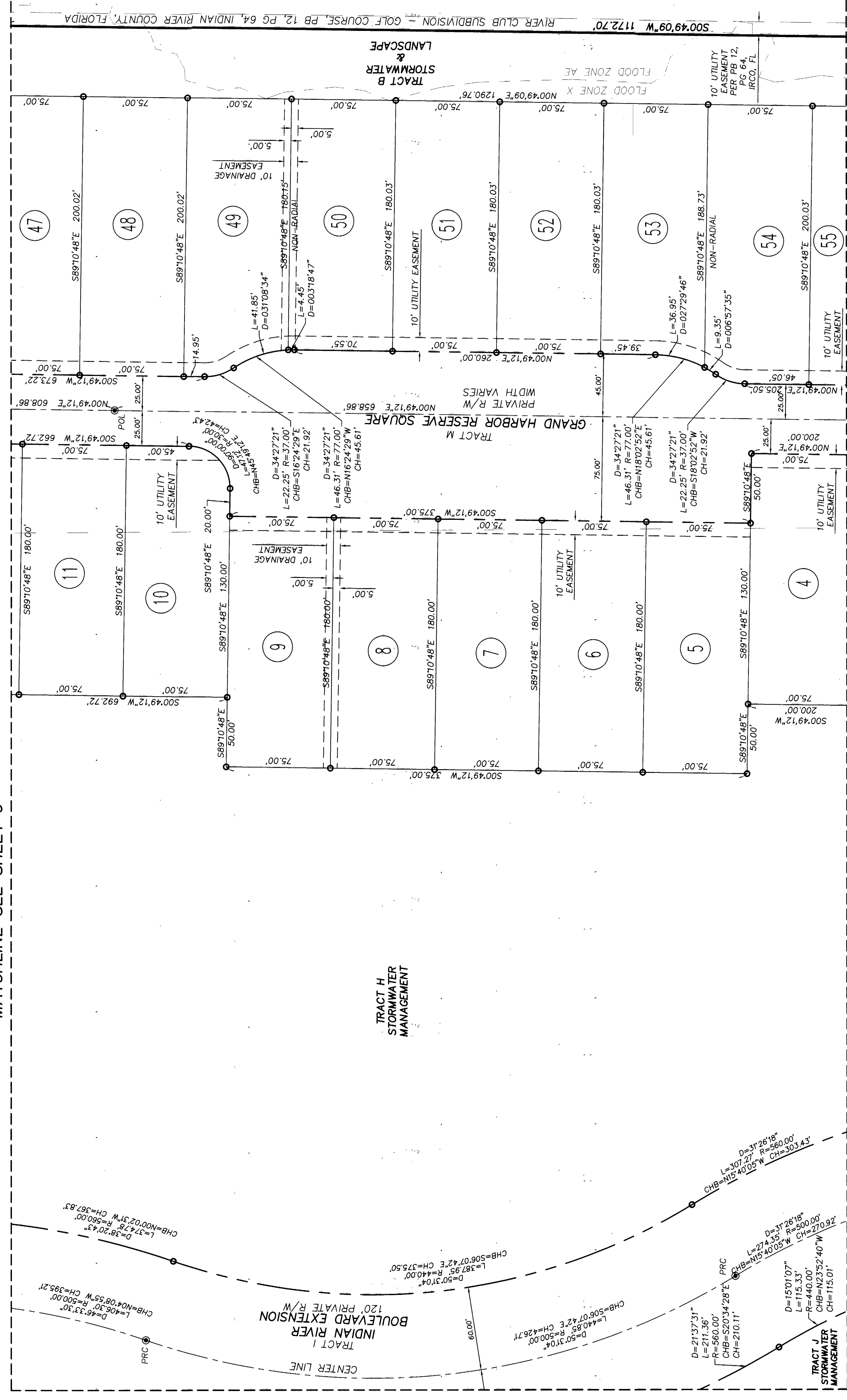
GENERAL NOTES

SEE SHEET 2 OF 10 FOR GENERAL NOTES.

SHEET INDEX



MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 4

LEGEND

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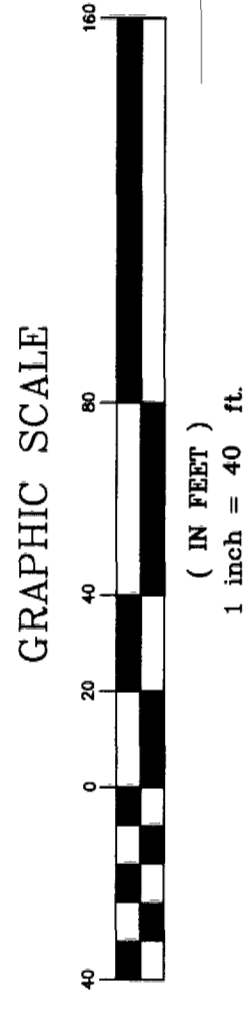
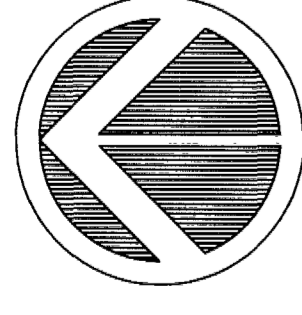
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PREPARED BY: DAVID M. TAYLOR PSM
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 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: AUGUST 31, 2016

THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

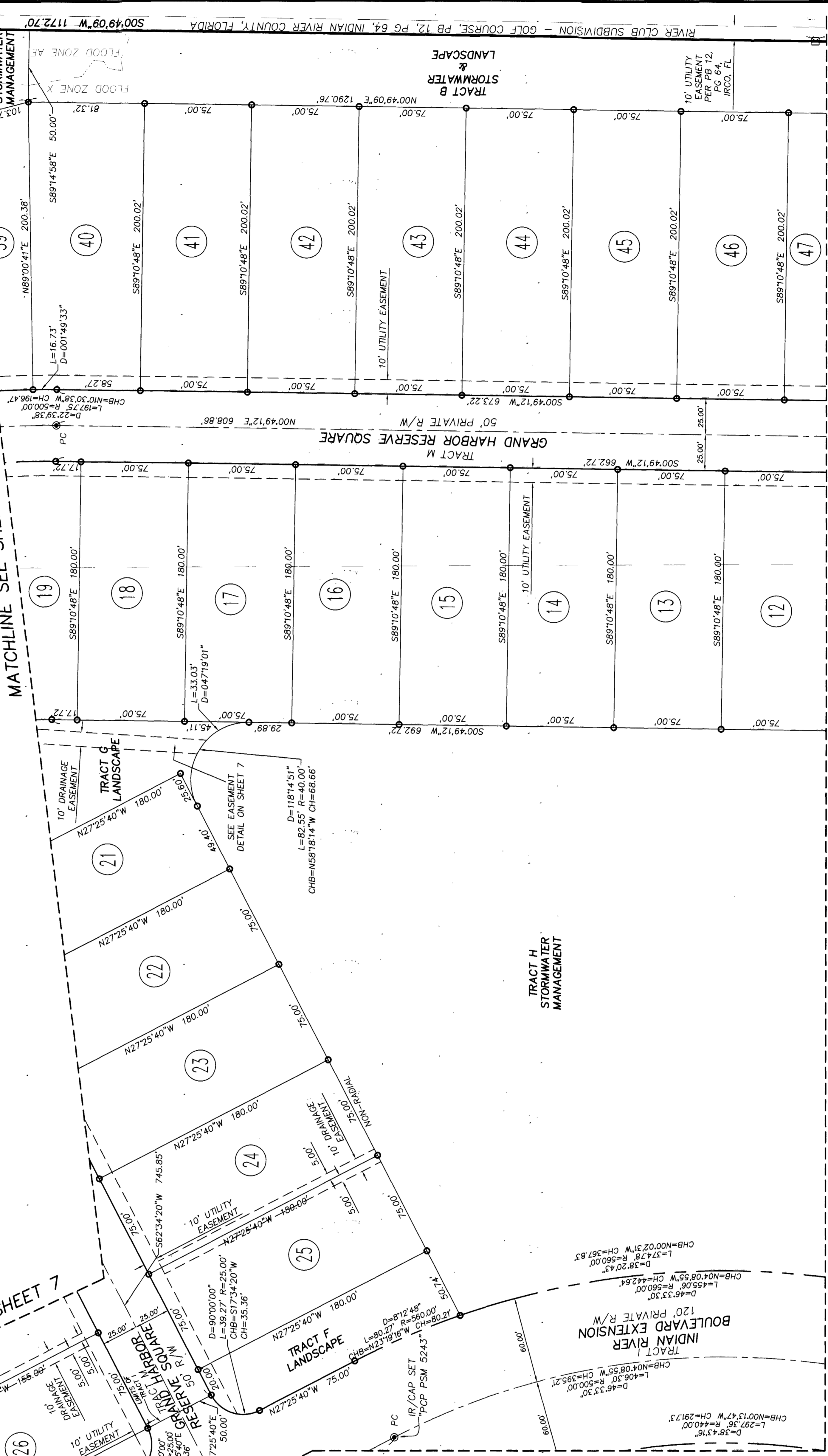
PLAT BOOK: 28
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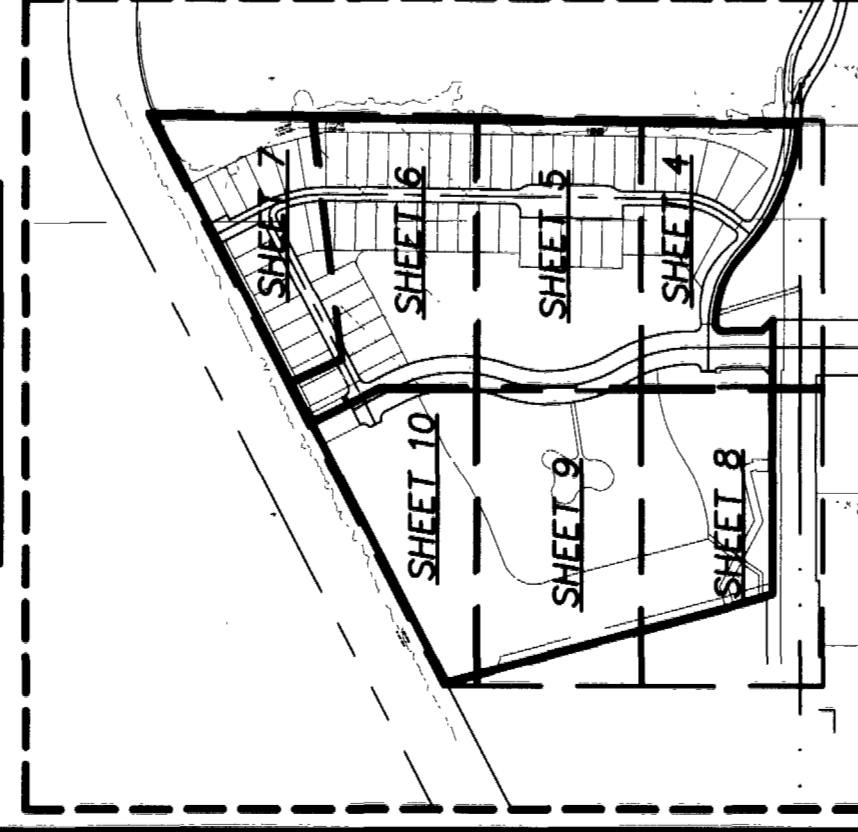
GENERAL NOTES
 SEE SHEET 2 OF 10 FOR GENERAL NOTES.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 10



SHEET INDEX



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 FARMERS WATER CONTROL DISTRICT
- FD FOUND
- ID IDENTIFICATION
- IR IRON ROD
- IP IRON PIPE
- ELEV ELEVATION
- PLS SURVEYOR'S NUMBER
- NAVD. NORTH AMERICAN VERTICAL DATUM
- NRB NON-RADIAL RECORD BOOK
- P.B. PLAT BOOK (INDIAN RIVER COUNTY)
- P.B.S. PLAT BOOK (ST. LUCIE COUNTY)
- PC PAGE
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
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- PCP PERMANENT CONTROL POINT
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- POB POINT OF BEGINNING
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- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IRCO INDIAN RIVER COUNTY

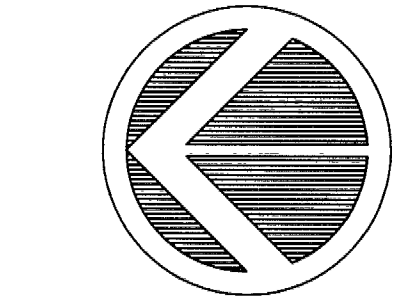
MATCHLINE SEE SHEET 5

LEGEND

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PLAT BOOK: 28

PAGE: 91

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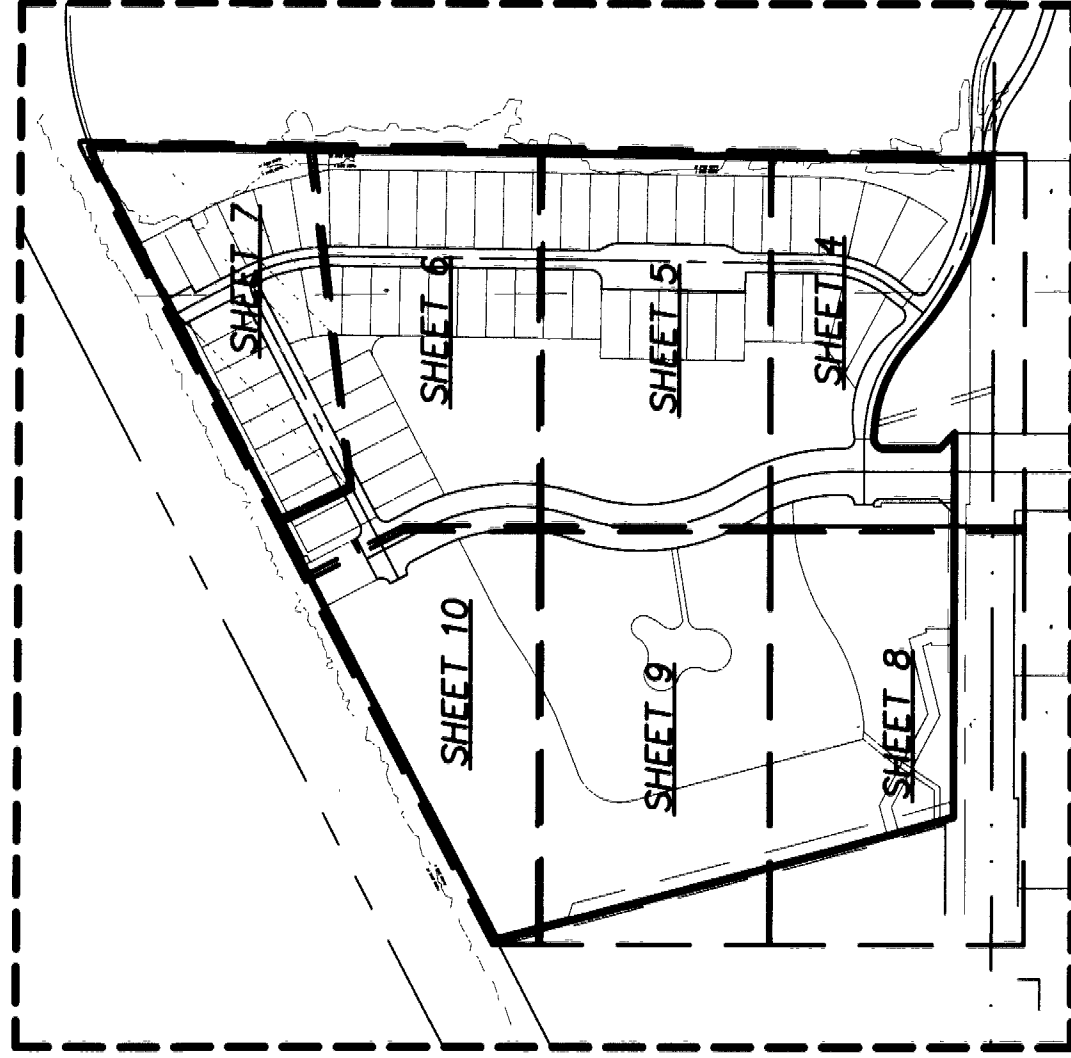
ABBREVIATIONS

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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)
PC	POINT OF COMMENCEMENT
PCC	POINT OF CURVATURE
POI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRO	PROFESSIONAL OPINION
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY

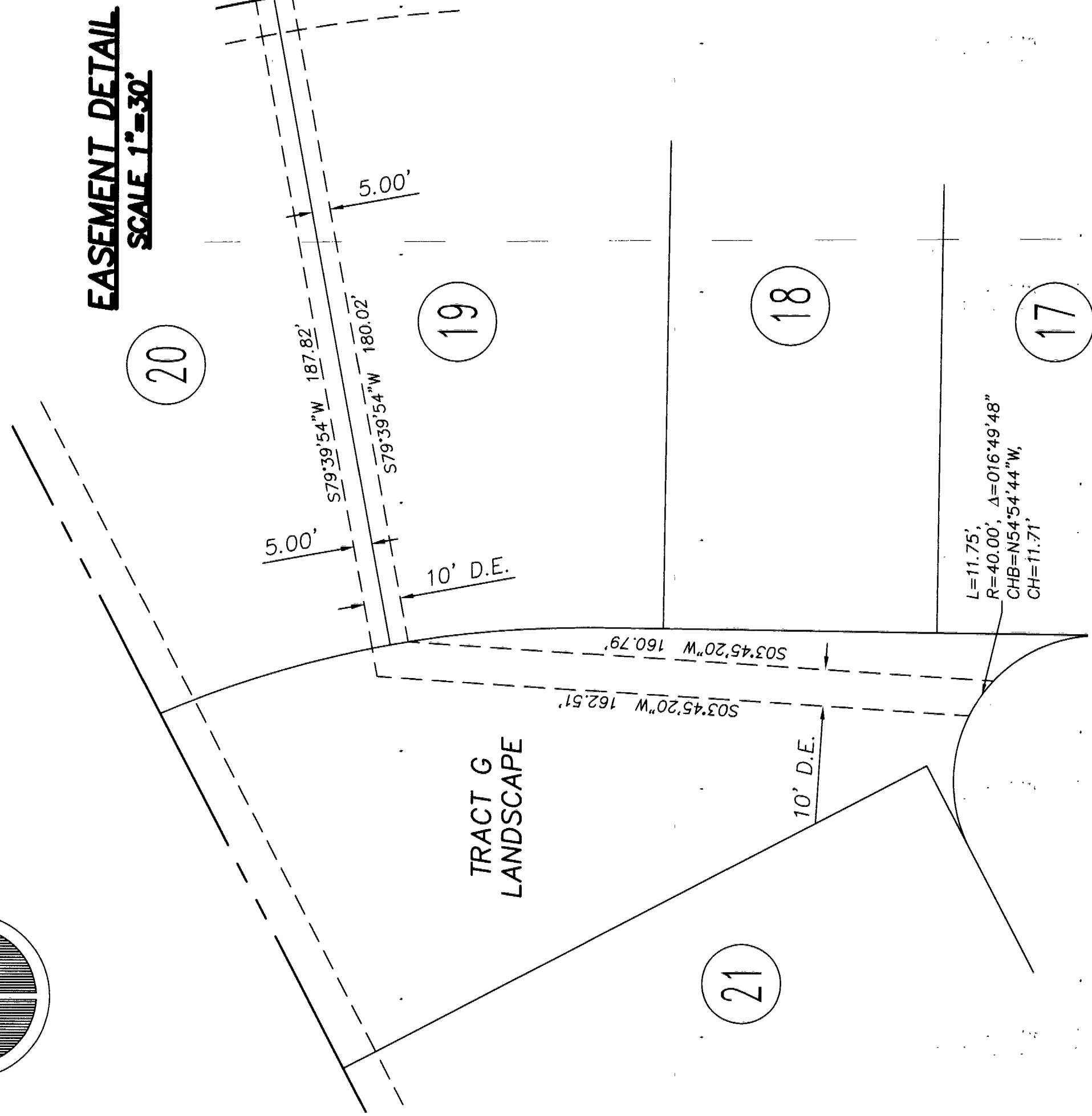
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SHEET INDEX



EASEMENT DETAIL SCALE 1"=30'



GENERAL NOTES

SEE SHEET 2 OF 10 FOR GENERAL NOTES.

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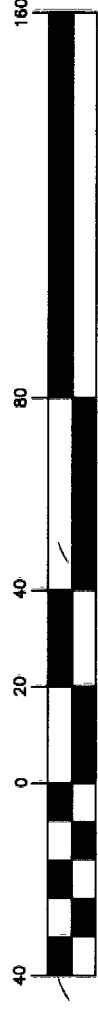
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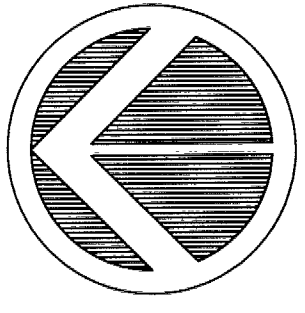
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GRAPHIC SCALE



MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 6



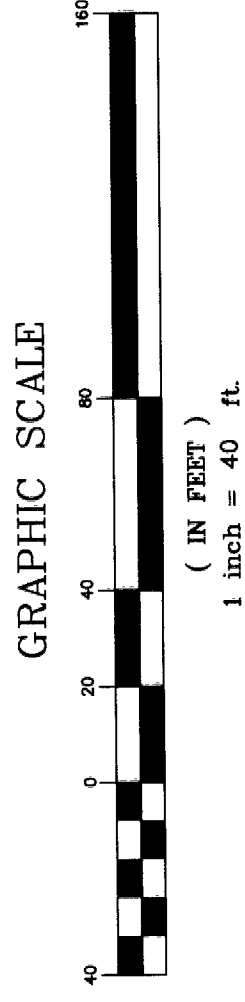
THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: 28
PAGE: 9a
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GENERAL NOTES
SEE SHEET 2 OF 10 FOR GENERAL NOTES.

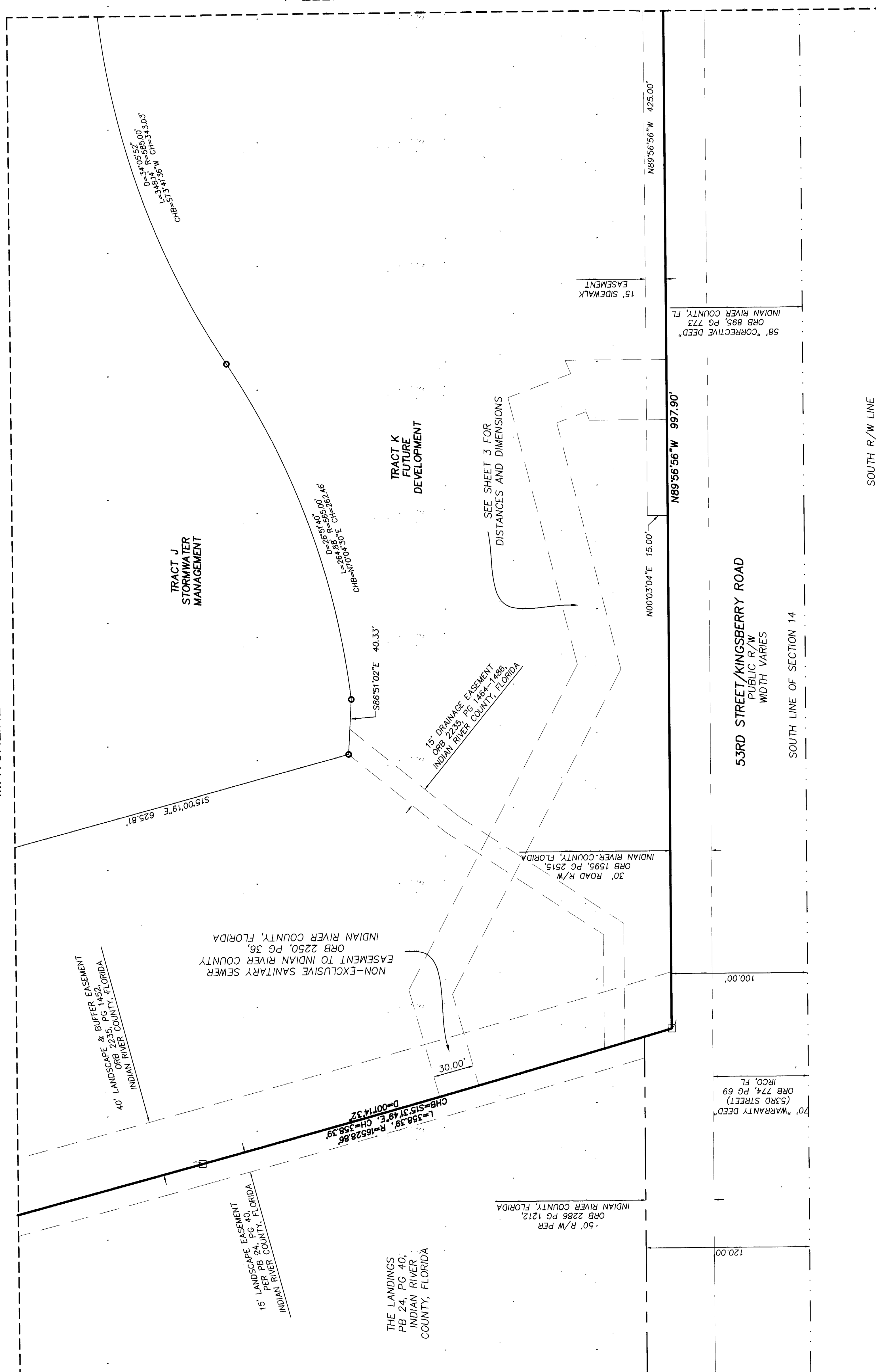
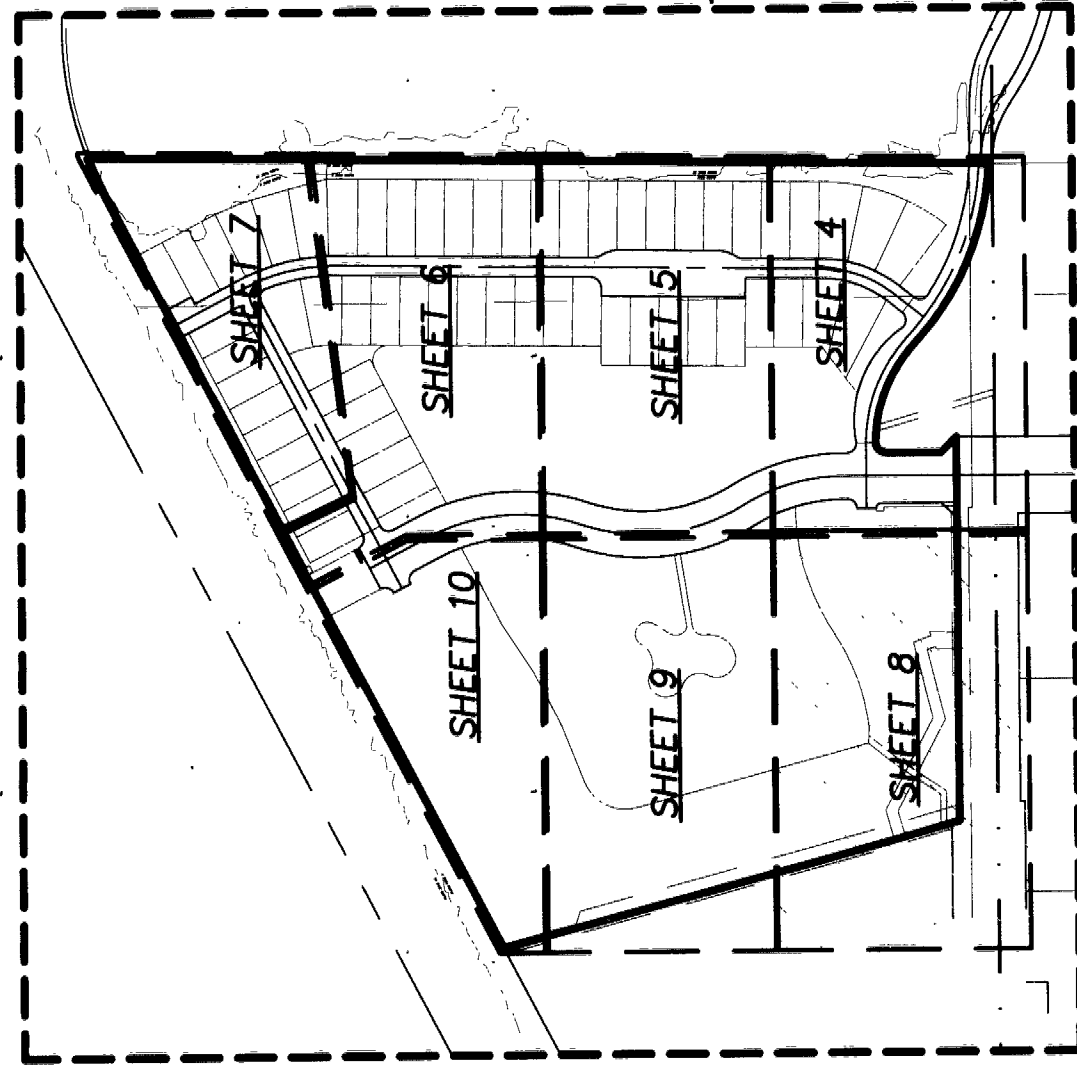
MATCHLINE SEE SHEET 9



ABBREVIATIONS

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- CH CHORD
- CM CONCRETE MONUMENT
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- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT
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- P.D. BUFFER EASEMENT
- D.E. DRAINAGE EASEMENT
- D.M.E. DRAINAGE MAINTENANCE EASEMENT
- U.A.E. UTILITY ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- PCOL POINT ON LINE
- POL POINT ON LINE
- IRCO INDIAN RIVER COUNTY

SHEET INDEX



MATCHLINE SEE SHEET 4

LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
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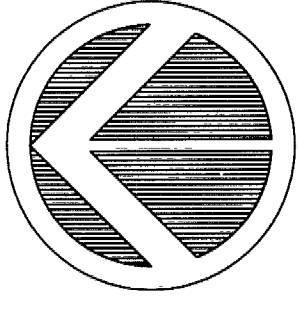
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PAGE: 93

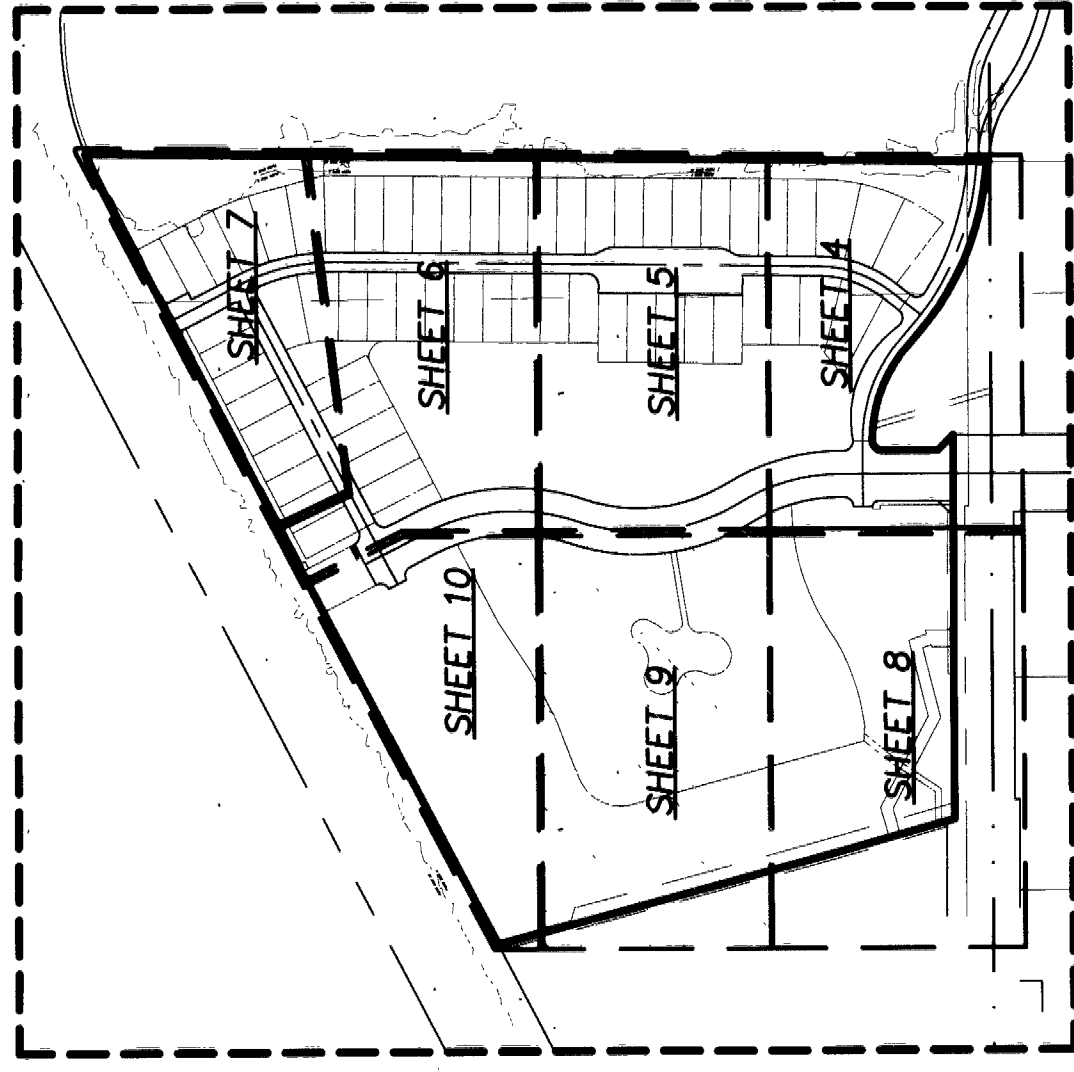
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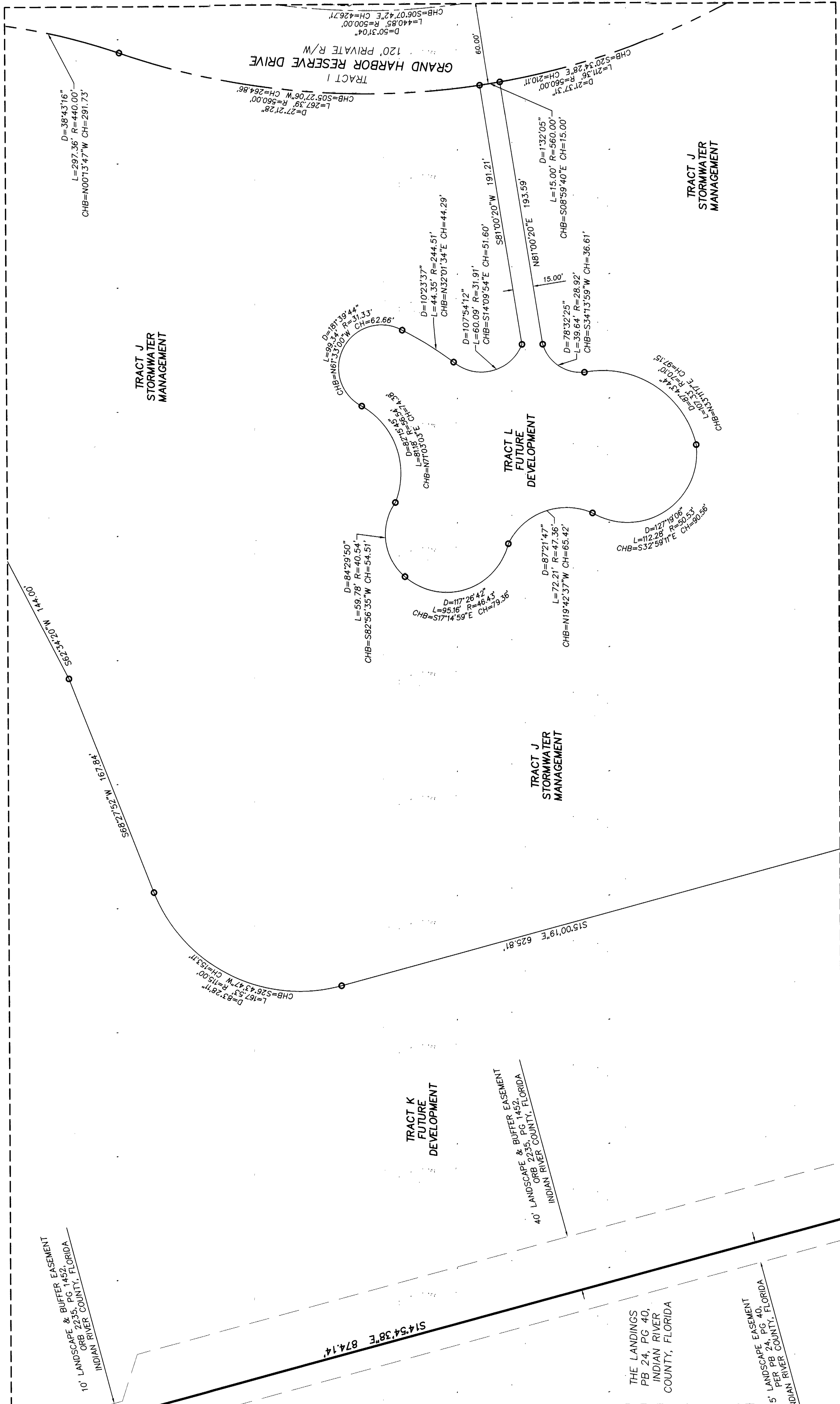
ABBREVIATIONS

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
PLAT	PLAT BOOK (INDIAN RIVER COUNTY)
PB	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
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
IRCO	INDIAN RIVER COUNTY

SHEET INDEX

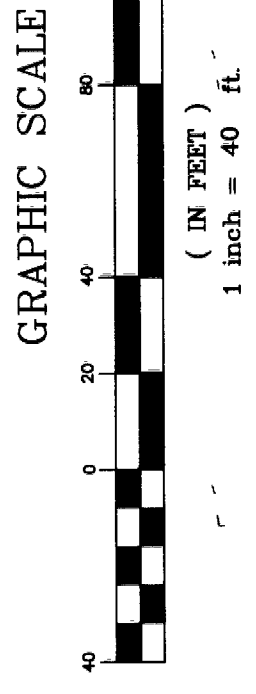


MATCHLINE SEE SHEET 10



MATCHLINE SEE SHEET 8

- ### LEGEND
- ☐ P.R.M. = 4"X4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
 - #5243" SET UNLESS NOTED.
 - LOT CORNERS TO BE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".



NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE: 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.

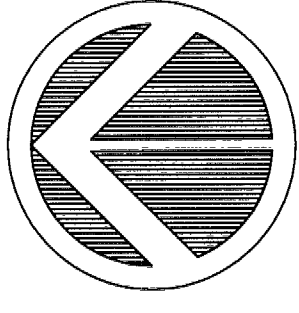
PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: AUGUST 31, 2016

GENERAL NOTES

SEE SHEET 2 OF 10 FOR GENERAL NOTES.

THE RESERVE AT GRAND HARBOR PD PHASE I, PLAT 33

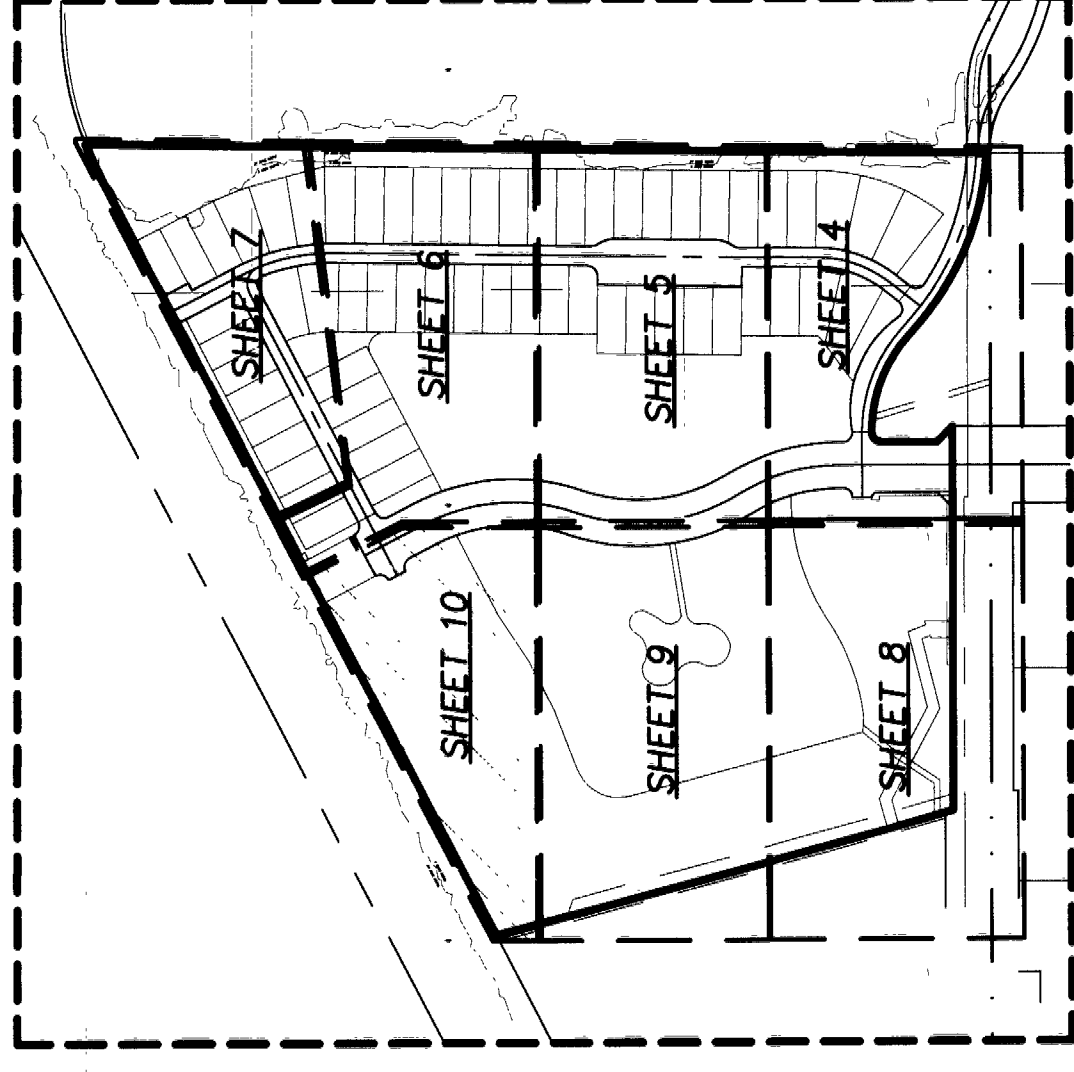
BEING A SUBDIVISION OF A PORTION OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



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
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PC	POINT OF CURVATURE
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POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POI	POINT OF INTERSECTION
PRM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
PRC	POINT OF REVERSE CURVE
POL	POINT ON LINE
IRCO	INDIAN RIVER COUNTY

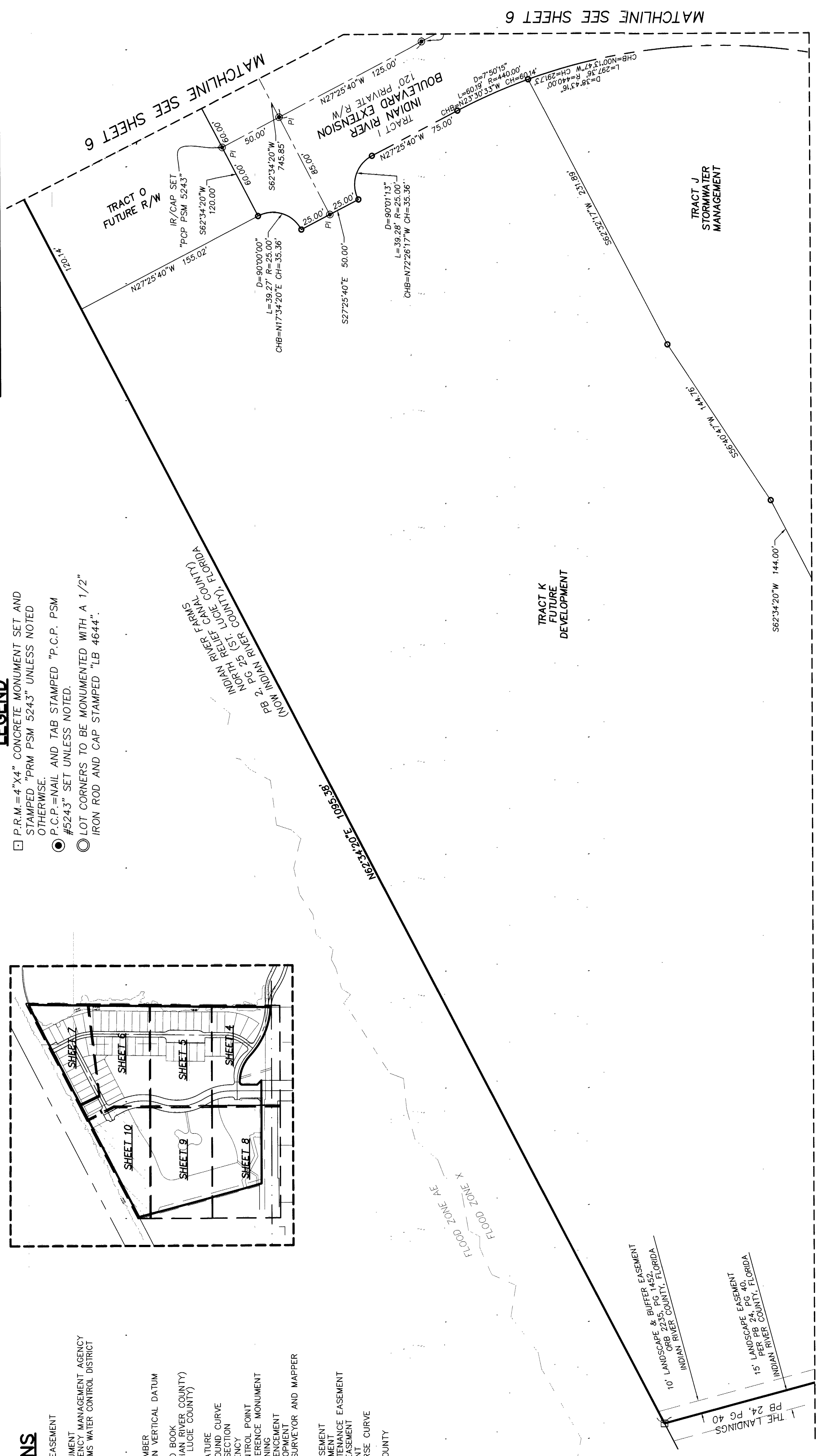
SHEET INDEX



LEGEND

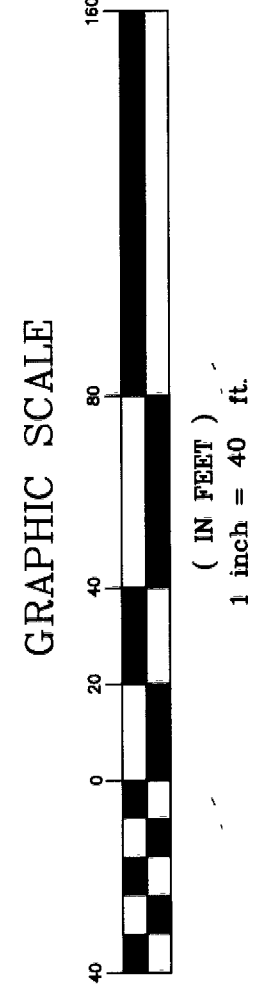
- P.R.M. = 4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
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PLAT BOOK: 28
 PAGE: 94
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