

LUCAYA POINTE - PHASE 1

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST,
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK _____, PAGE _____, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD
BY GRBK GHO LUCAYA POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ALL TAXES HAVE BEEN PAID ON SAID
PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE ON
SUCH LANDS, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER
COUNTY, HELD BY JGBL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: Charles W. Edgar, III DATE April 11, 2022
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND
SURVEYOR, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON AUGUST 21st, 2019, HE
COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT. THAT THE PLAT WAS PREPARED UNDER HIS
DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I,
CHAPTER 177, FLORIDA STATUTES, AS AMENDED. THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS
THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED. THAT PERMANENT REFERENCE MONUMENTS WILL BE PLACED
AND THAT THE INDIVIDUAL LOT CORNERS AND PCP'S WILL BE SET AS SHOWN THEREON UNDER MY DIRECTION AND
SUPERVISION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 913 SUBDIVISIONS
AND PLATS, OF THE INDIAN RIVER COUNTY CODE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY,
FLORIDA. TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK
MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

BY: Billy M. Moody DATE 7/6/2022
BILLY M. MOODY, PSM FLORIDA CERTIFICATE NO. 5338
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. L.B 6905

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF LUCAYA POINTE-PHASE 1, 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.

BY: David W. Schryver DATE 4-11-22
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON April 11, 2022, THE FOREGOING PLAT WAS APPROVED, AND THE
UTILITY AND LIMITED ACCESS EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY
COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: Peter D. O'Brien
PETER D. O'BRYAN CHAIRMAN OF THE BOARD
ATTEST: JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY: William K. DeBraal
WILLIAM K. DEBRAAL, DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

BY: Jason E. Brown DATE 4/12/22
JASON E. BROWN, COUNTY ADMINISTRATOR

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY,
FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF LUCAYA POINTE - PHASE 1, AND
THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS
AMENDED. THIS PLAT FILED FOR RECORD THIS 20 DAY OF APRIL, 2022 AND RECORDED IN
PLAT BOOK 32, PAGE 18, CLERK'S FILE NUMBER 3120220025192 IN THE OFFICE OF THE
CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

BY: Jeffrey R. Smith
JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X, PER
FLOOD INSURANCE RATE MAP 12061C0242 H DATED DECEMBER 4th., 2012.
- 2) THE BEARING BASE FOR THIS SURVEY IS: S89°48'50"E, ALONG THE SOUTH LINE OF
THE NE 1/4 OF SECTION 26-32-39, AND SHOWN THEREON.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1988. THE BENCHMARK IS INDIAN RIVER COUNTY CONTROL SURVEY
BENCHMARK BM269010, HAVING AN ELEVATION OF 14.50 NAVD 1988.
- 4) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE
PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- 5) PERMANENT REFERENCE MONUMENTS PLACED ARE 4" X 4" CONCRETE
MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".
- 6) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED
"PCP HSBS LB 6905".
- 7) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED
"HSBS LB 6905".

PLAT BOOK 32

PAGE 19

CFN 3120220025192
CLERK'S FILE NO.

NOTICE:

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS
WITHOUT COUNTY APPROVAL EXCEPT FOR THOSE IMPROVEMENTS DEPICTED
ON THE APPROVED PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE
RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 3) 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.

(4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON
THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

(5) PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN
FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS
SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS.
CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY,
CHINESE BOX ORANGE AND ORANGE JASMINE.

(6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/LOT
OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED
ALONG THE LOT OWNERS LOT FRONTAGE, AS DEPICTED ON THE APPROVED
PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

(7) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN
THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNERS
DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE
PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT
OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO
NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT
OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH
A CONCURRENCY CERTIFICATE.

(8) THE NARROW PORTIONS OF TRACT "A", "C-1", "C-2", "D", "E-1", AND "G" THAT
EXTEND BETWEEN THE PLATTED LOTS ARE NOT FOR PUBLIC ACCESS BUT ARE
FOR ACCESS AND MAINTENANCE PURPOSES BY THE ADJACENT LOT OWNER(S)
AND FOR ACCESS, CONSTRUCTION, AND MAINTENANCE OF LANDSCAPING AND
DRAINAGE FACILITIES BY THE LUCAYA POINTE PROPERTY OWNERS
ASSOCIATION, INC.

LEGAL DESCRIPTION

BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3270,
PG. 1729, LOCATED IN SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION
26, TOWNSHIP 32 SOUTH RANGE 40 EAST, THE SAME BEING THE CENTER 1/4
SECTION CORNER OF SAID SECTION, RUN S89°48'50"E A DISTANCE OF 1325.12
FEET TO A POINT; THENCE DEPARTING SAID 1/4 SECTION LINE, RUN
N00°11'10"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF 41ST STREET; SAID POINT BEING THE POINT OF
BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;
FROM SAID POINT OF BEGINNING, RUN N89°48'50"W, ALONG SAID NORTH
RIGHT OF WAY LINE A DISTANCE OF 631.25 FEET TO A POINT; THENCE
DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°07'53"E A DISTANCE
OF 611.31 FEET TO A POINT; THENCE RUN N89°45'14"W A DISTANCE OF 175.02
FEET TO A POINT; THENCE RUN N00°07'53"E A DISTANCE OF 135.73 FEET TO A
POINT; THENCE RUN N30°08'04"E A DISTANCE OF 54.05 FEET TO A POINT;
THENCE RUN N00°07'53"E A DISTANCE OF 118.67 FEET TO A POINT; THENCE
RUN N04°13'55"E A DISTANCE OF 63.00 FEET TO A POINT; THENCE RUN
N00°00'36"W A DISTANCE OF 116.62 FEET TO A POINT; THENCE RUN N15°43'46"E
A DISTANCE OF 52.39 FEET TO A POINT; THENCE RUN N00°00'36"W A DISTANCE
OF 135.00 FEET TO A POINT; THENCE RUN N89°59'24"E A DISTANCE OF 751.99
FEET TO A POINT; THENCE RUN S00°02'29"W A DISTANCE OF 662.45 FEET TO A
POINT, SAID POINT BEING THE NORTHWEST CORNER OF INDIAN RIVER
COUNTY, P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 16, PG. 39, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY,
FLORIDA; THENCE RUN S00°00'48"W, ALONG THE WEST LINE OF SAID INDIAN
RIVER COURTS, P.D., FOR A DISTANCE OF 612.49 FEET TO THE POINT OF
BEGINNING.

SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

THIS PLAT PREPARED BY:
NATHAN LEZNIWICZ
LICENSED SURVEYOR:
BILLY M. MOODY, PSM #5338
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: MAY 2021

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A

MERIDIAN

LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201
VERO BEACH, FL 32960, LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: ML56905LB@GMAIL.COM

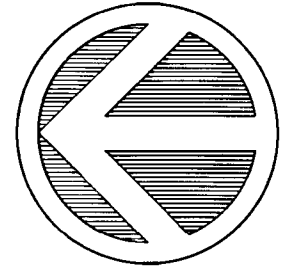
SHEET
2 of 5

LUCAYA POINTE - PHASE 1

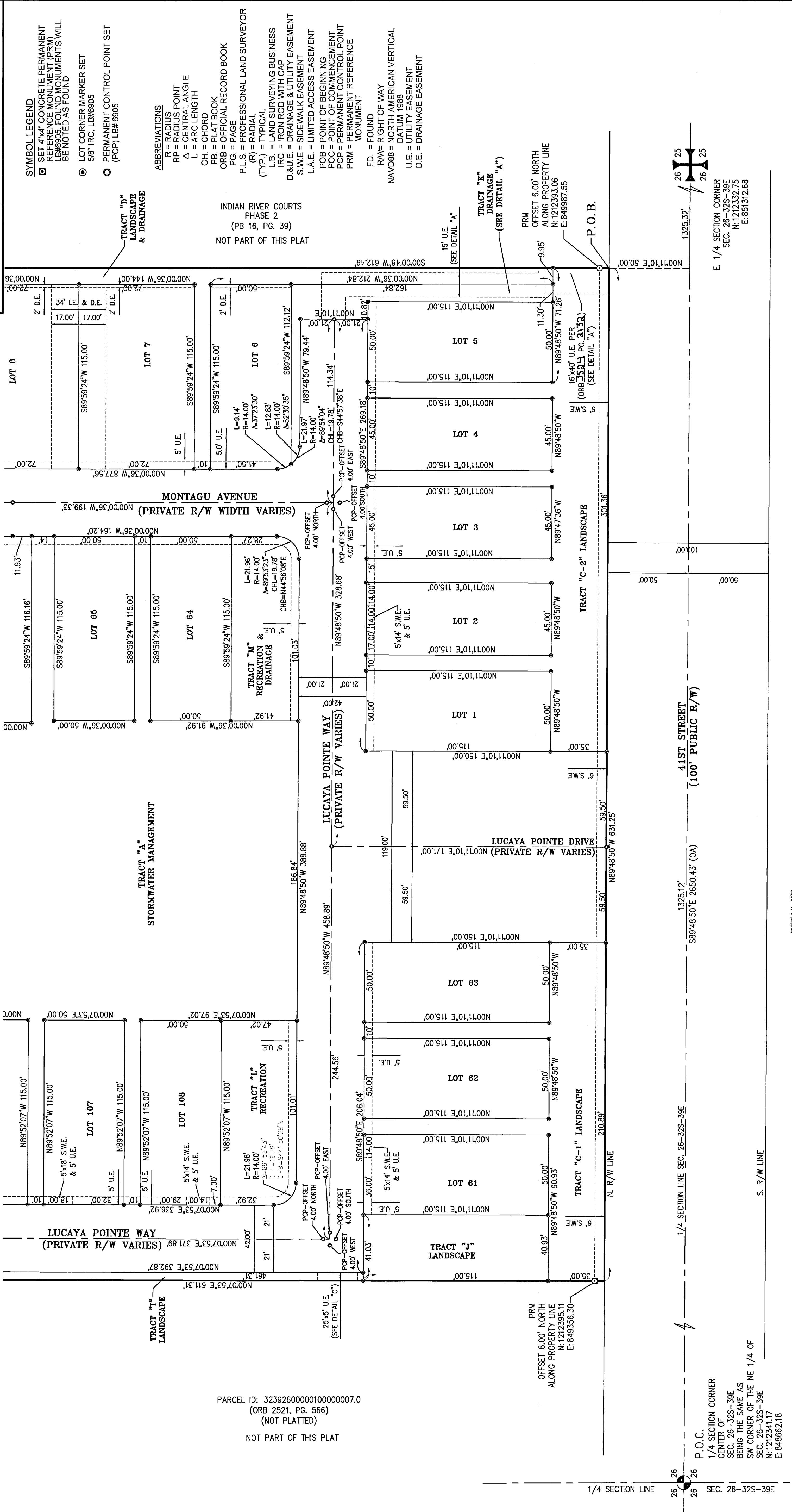
BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST,
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
ARE FILED IN OFFICIAL RECORD BOOK _____, PAGE _____, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



PLAT BOOK 32
PAGE 20
CFN 3120220025192
CLERK'S FILE NO.

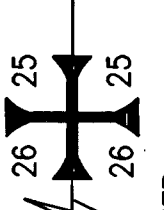


- SYMBOL LEGEND**
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) BEING FOUND. MONUMENTS WILL BE NOTED AS FOUND
 - 5/8" IRC, LB#6905
 - PERMANENT CONTROL POINT SET (PCP) LB# 6905

- ABBREVIATIONS**
- R = RADIUS
 - RP = RADIUS POINT
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - CH = CHORD
 - PB = PLAT BOOK
 - ORB = OFFICIAL RECORD BOOK
 - PLS = PROFESSIONAL LAND SURVEYOR (TYP.) = TYPICAL
 - LB = LAND SURVEYING BUSINESS
 - IRC = IRON ROD WITH CAP
 - D&UE = DRAINAGE & UTILITY EASEMENT
 - S.W.E. = SIDEWALK EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PCP = PERMANENT CONTROL POINT MONUMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - FD. = FOUND
 - RAW = RIGHT OF WAY
 - NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT

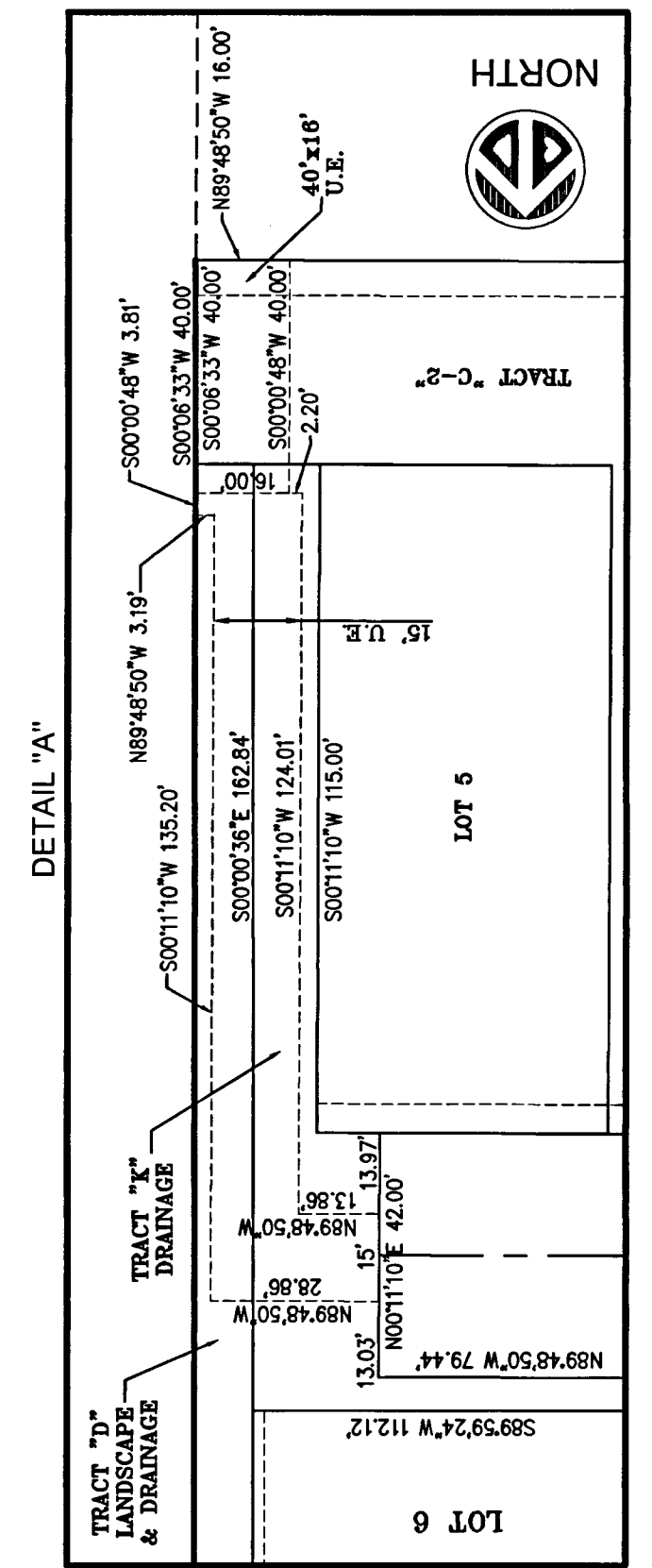
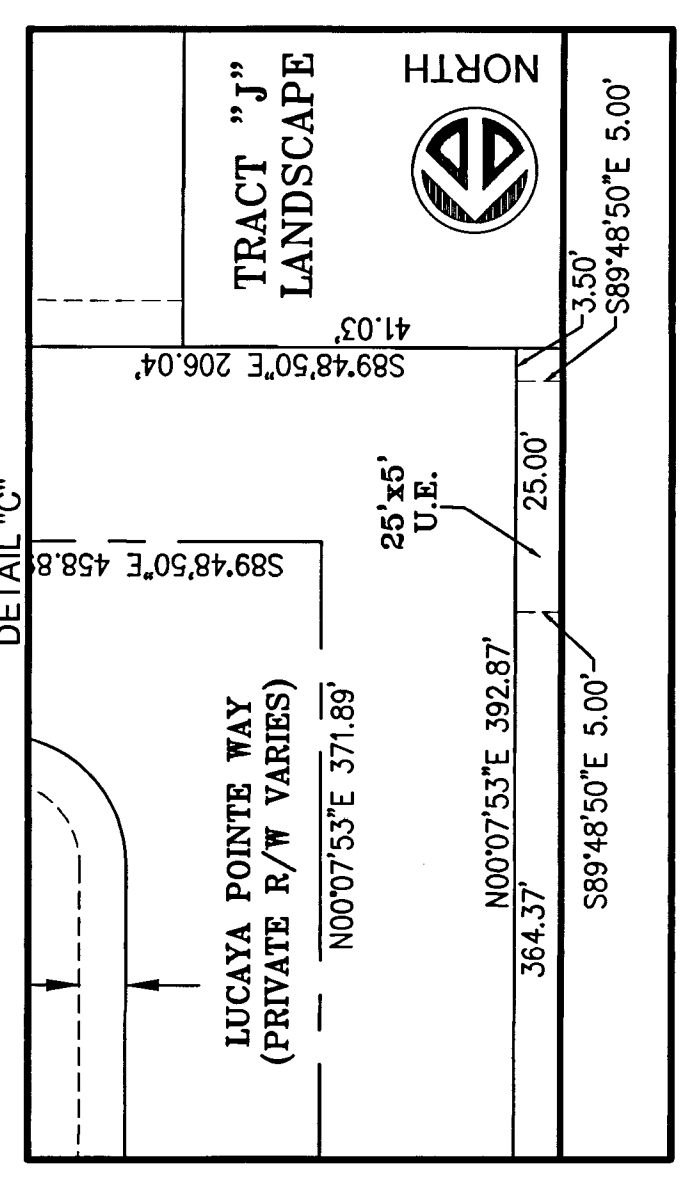
INDIAN RIVER COURTS
PHASE 2
(PB 16, PG. 39)
NOT PART OF THIS PLAT

PARCEL ID: 3239260000100000007.0
(ORB 2521, PG. 566)
(NOT PLATTED)
NOT PART OF THIS PLAT



E. 1/4 SECTION CORNER
SEC. 26-32S-39E
N:1212332.75
E:851312.68

P.O.C.
1/4 SECTION CORNER
OF
SEC. 26-32S-39E
BEING THE SAME AS
SW CORNER OF THE NE 1/4 OF
SEC. 26-32S-39E
N:1212341.17
E:846662.18



THIS PLAT PREPARED BY:
NATHAN LEZNIWICZ
LICENSED SURVEYOR
BILLY M. MOODY, PSM #6538
MERIDIAN LAND SURVEYORS LB#6905
DATE OF PREPARATION: MAY 2021

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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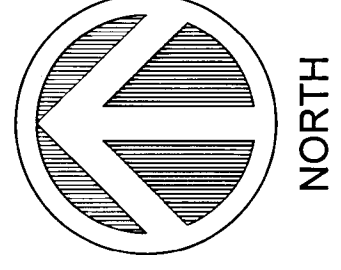
SHEET
3 of **5**

LUCAYA POINTE - PHASE 1

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST,
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

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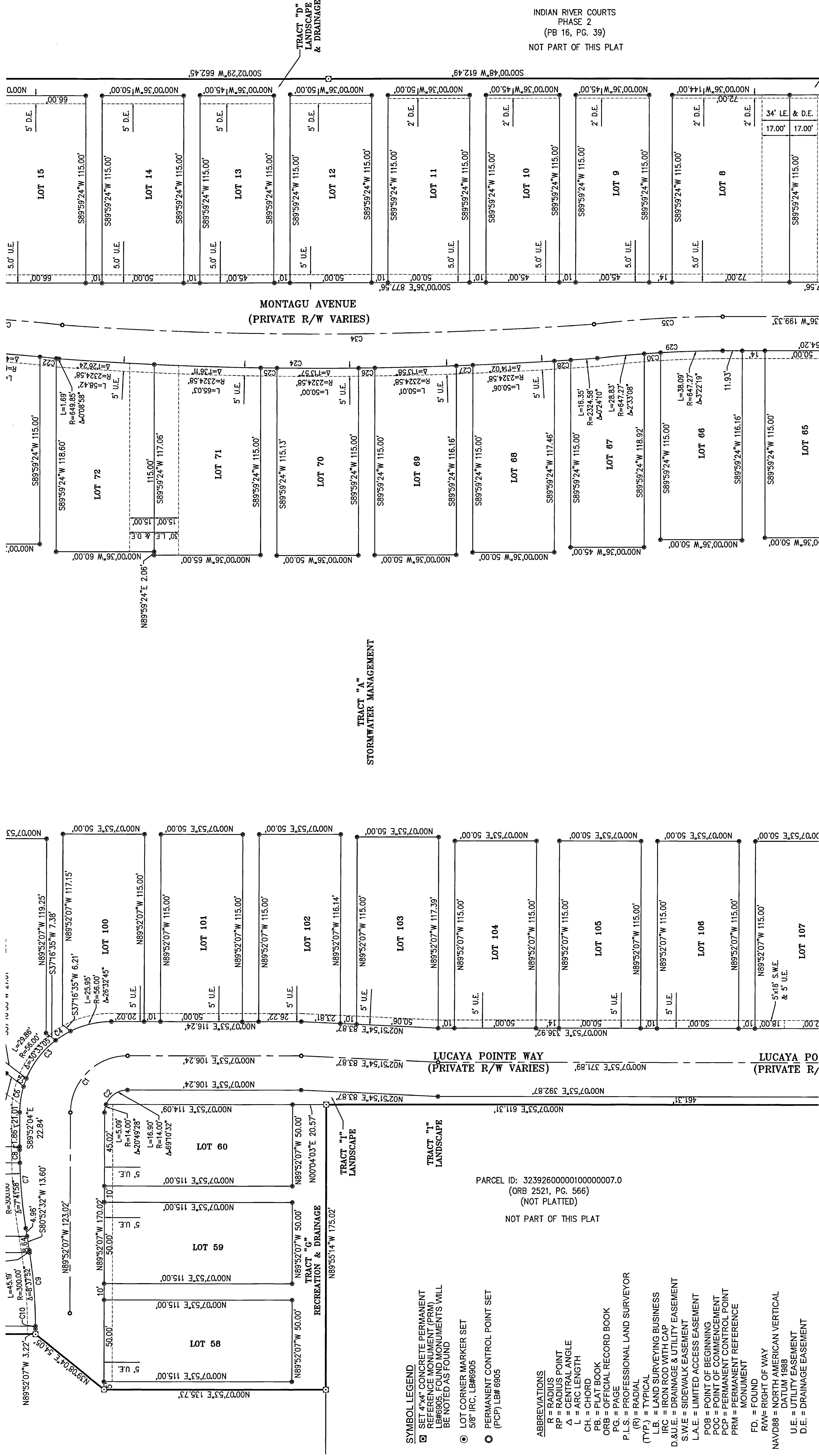
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



PLAT BOOK 32

PAGE 21

CFN 312022002519a
CLERK'S FILE NO.



INDIAN RIVER COURTS
PHASE 2
(PB 16, PG. 39)
NOT PART OF THIS PLAT

SYMBOL LEGEND
 [Symbol] SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
 [Symbol] LOT CORNER MARKER SET 5/8" IRC. LB#6905
 [Symbol] PERMANENT CONTROL POINT SET (PCP) LB# 6905

PARCEL ID: 323926000001000000007.0
(ORB 2521, PG. 566)
(NOT PLATTED)
NOT PART OF THIS PLAT

ABBREVIATIONS
 R = RADIUS
 RP = RADIUS POINT
 Δ = CENTRAL ANGLE
 L = ARC LENGTH
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 PB. = PLAT BOOK
 ORB = OFFICIAL RECORD BOOK
 PG. = PAGE
 P.L.S. = PROFESSIONAL LAND SURVEYOR (R) = RADIAL (TYP.) = TYPICAL
 L.B. = LAND SURVEYING BUSINESS
 IRC = IRON ROD WITH CAP
 D.&U.E. = DRAINAGE & UTILITY EASEMENT
 S.W.E. = SIDEWALK EASEMENT
 L.A.E. = LIMITED ACCESS EASEMENT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PCP = PERMANENT CONTROL POINT
 PRM = PERMANENT REFERENCE MONUMENT
 FD. = FOUND
 R/W = RIGHT OF WAY
 NAV/D88 = NORTH AMERICAN VERTICAL DATUM 1988
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT

Curve Table				
CURVE	LENGTH	RADIUS	Δ	CH. BEARING
C1	54.98'	35.00'	90°00'00"	N44°52'07"W
C2	21.98'	14.00'	90°00'00"	N44°52'07"W
C3	87.96'	56.00'	90°00'00"	N44°52'07"W
C4	10.72'	56.00'	10°57'48"	N31°53'46"W
C5	5.26'	56.00'	5°22'40"	N70°37'05"W

Curve Table				
CURVE	LENGTH	RADIUS	Δ	CH. BEARING
C6	16.19'	56.00'	16°33'42"	N81°35'16"W
C7	48.46'	300.00'	9°15'21"	S86°30'13"W
C8	8.15'	300.00'	1°33'23"	S89°21'12"W
C9	48.46'	300.00'	9°15'21"	N85°30'13"E
C10	1.78'	300.00'	0°20'27"	N89°57'40"E

Curve Table				
CURVE	LENGTH	RADIUS	Δ	CH. BEARING
C22	10.06'	649.85'	0°53'14"	N6°18'01"E
C24	329.90'	2324.58'	8°07'53"	S0°01'18"E
C25	329.90'	2324.58'	8°07'53"	S0°01'18"E
C26	329.90'	2324.58'	8°07'53"	S0°01'18"E
C27	10.01'	2324.58'	0°14'48"	S2°04'49"E

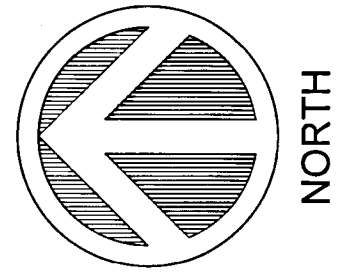
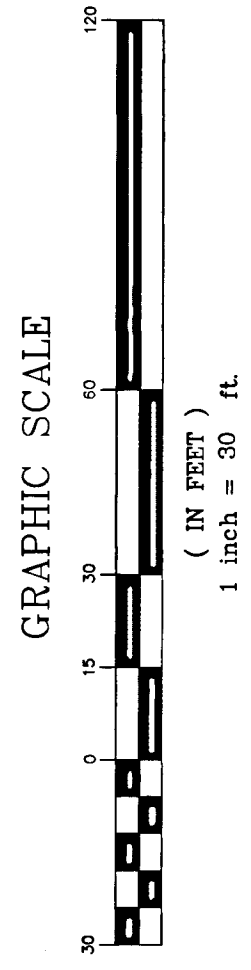
Curve Table				
CURVE	LENGTH	RADIUS	Δ	CH. BEARING
C28	10.02'	2324.58'	0°14'49"	S3°33'39"E
C29	76.95'	647.27'	6°48'41"	N3°28'26"W
C30	10.02'	647.27'	0°53'14"	N3°53'02"W
C34	325.90'	2303.58'	8°06'21"	S0°01'18"E
C35	78.94'	668.27'	6°46'04"	N3°27'05"W

THIS PLAT PREPARED BY:
 NATHAN LEZNIWICZ
 LICENSED SURVEYOR
 BILLY M. MOODY, PSM #5338
 MERIDIAN LAND SURVEYORS LB6803
 DATE OF PREPARATION: MAY 2021
SHEET 4 of 5
 HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
 LAND SURVEYORS
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 VERO BEACH, FL 32909-5906
 PHONE: 781.242.1211 FAX: 781.242.9096
 EMAIL: MLS6905LB@GMAIL.COM

LUCAYA POINTE - PHASE 1

BEING A PORTION OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 40 EAST,
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT
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PLAT BOOK 32

PAGE 22

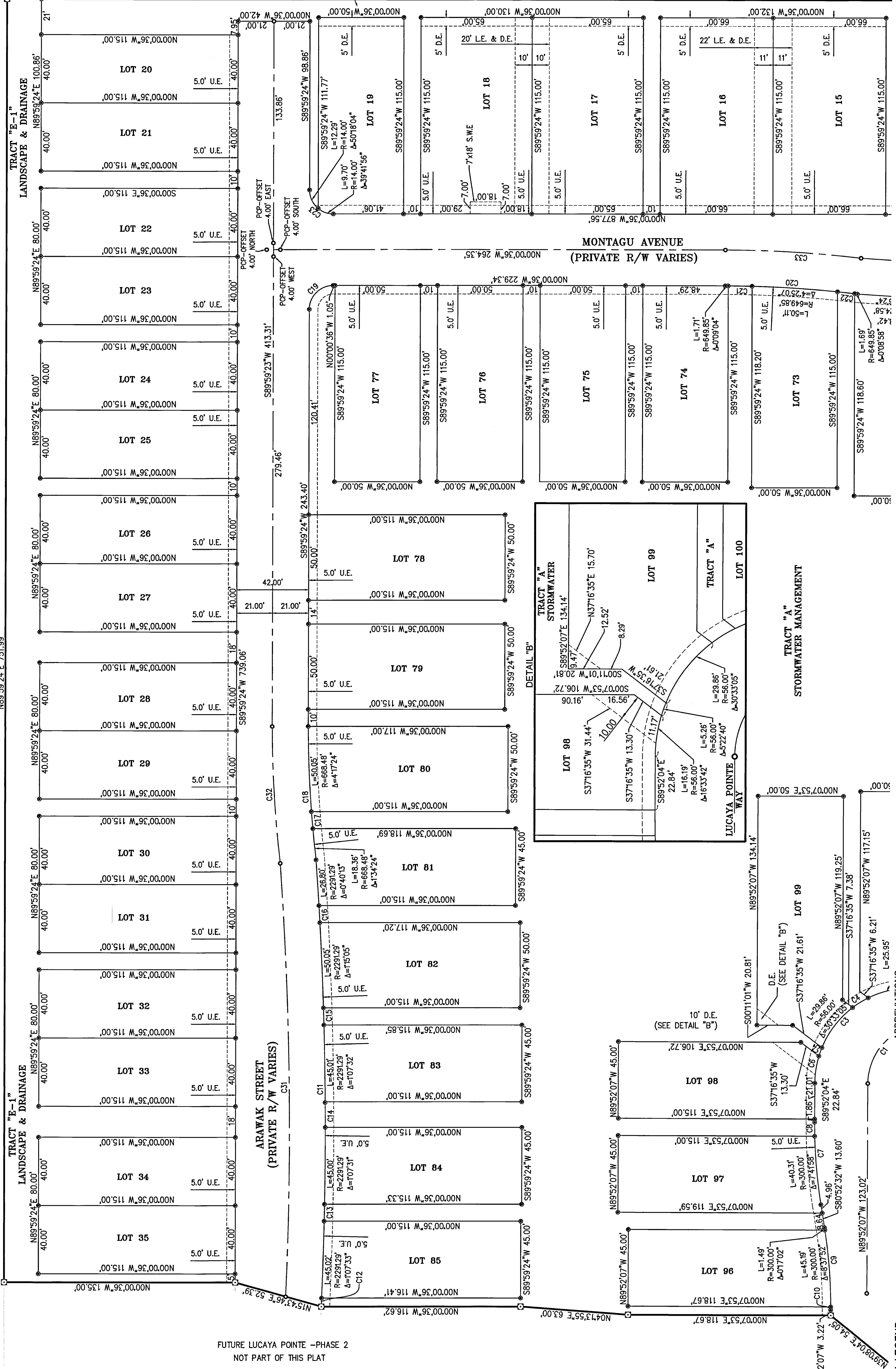
CFN 312022025192
CLERK'S FILE NO.

PARCEL ID:
323286000010000002.0
(ORB 3238, PG. 916)
(UNPLATTED)
NOT PART OF THIS PLAT

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C16	10.02	2291.29	0°15'02"	S89°43'01"E	10.04
C17	10.04	668.48	0°51'37"	S85°07'25"W	78.41
C18	78.46	668.48	6°43'29"	S86°28'57"W	10.04
C19	21.99	14.00	14.00°	N45°00'36"W	19.80
C20	77.58	649.85	6°50'25"	N3°28'23"E	77.54
C21	14.00	649.85	1°14'04"	N0°49'16"E	14.00
C22	10.06	649.85	0°53'14"	N8°18'01"E	10.06
C23	21.99	14.00	90°00'00"	S44°59'24"W	19.80
C31	254.02	2270.29	6°24'39"	N89°08'23"E	253.89
C32	80.40	668.48	6°40'53"	S86°30'15"W	80.36
C33	79.58	670.85	6°47'47"	N03°27'00"E	79.53

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C9	48.46	300.00	9°15'21"	N85°30'13"E	48.41
C10	1.78	300.00	0°20'27"	N89°57'40"E	1.78
C11	261.91	2291.29	6°32'57"	N89°11'46"E	261.77
C12	5.00	2291.29	0°07'31"	S87°35'30"E	5.00
C13	10.00	2291.29	0°15'00"	S88°54'19"E	10.00
C14	15.00	2291.29	0°22'30"	N89°39'25"E	15.00
C15	10.01	2291.29	0°15'01"	N88°13'08"E	10.01

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	54.98	35.00	90°00'00"	N44°52'07"W	49.50
C3	87.96	56.00	90°00'00"	N44°52'07"W	79.20
C4	10.72	56.00	10°57'48"	N31°53'46"W	10.70
C5	5.26	56.00	5°22'40"	N70°37'05"W	5.26
C6	16.19	56.00	16°33'42"	N81°35'16"W	16.13
C7	48.46	300.00	9°15'21"	S85°30'13"W	48.41
C8	8.15	300.00	1°33'23"	S89°21'12"W	8.15



HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A MERIDIAN LAND SURVEYORS
 1717 INDIAN RIVER BLVD., SUITE 201
 VERO BEACH, FL 32960, LB#6905
 PH: 888.351.1996
 EMAIL: MLS69051@GMAIL.COM

THIS PLAT PREPARED BY:
 NATHAN LEZNEVICZ
 LICENSED SURVEYOR
 BILLY M. MOODY, PSM #6398
 MERIDIAN LAND SURVEYORS LB6805
 DATE OF PREPARATION: MAY 2021

SYMBOL LEGEND

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905; FOUND MONUMENTS WILL BE NOTED AS FOUND
- LOT CORNER MARKER SET 5/8" IRC, LB#6905
- PERMANENT CONTROL POINT SET (PCP) LB# 6905
- ABBREVIATIONS:
 - R = RADIUS
 - RP = PROFESSIONAL LAND SURVEYOR
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - (R) = RADIAL
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - L.B. = LAND SURVEYING BUSINESS
 - CH = CHORD
 - PB = PLAT BOOK
 - IRC = IRON ROD WITH CAP
 - DR.U.E. = DRAINAGE & UTILITY EASEMENT
 - ORB = OFFICIAL RECORD BOOK
- S.W.E. = SIDEWALK EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- NAV/D88 = NORTH AMERICAN VERTICAL DATUM 1988
- U.E. = UTILITY EASEMENT
- PRM = PERMANENT CONTROL POINT MONUMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- FD. = FOUND
- R/W = RIGHT OF WAY
- NAV/D88 = NORTH AMERICAN VERTICAL DATUM 1988
- U.E. = UTILITY EASEMENT
- PRM = PERMANENT CONTROL POINT MONUMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT

PG. = PAGE

PG. = PAGE

SHEET 5 of 5