

# HIGH POINTE WEST RESIDENTIAL SUBDIVISION

BEING A PORTION OF TRACTS 2, 3, AND 4, SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN 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 3565 PAGE 2063, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 32  
 PAGE 55  
 CFN 3120220052140  
 CLERK'S FILE NO.

3120220052140  
 RECORDED IN THE PUBLIC RECORDS OF  
 JEFFREY R. SMITH, CLERK OF COURT  
 INDIAN RIVER COUNTY FL  
 BK: 32 PG: 55 Page 1 of 3 8/23/2022 9:28 AM

## CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
 COUNTY OF INDIAN RIVER  
 KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHQ HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS HIGH POINTE WEST RESIDENTIAL SUBDIVISION, 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) STREET AND RIGHT-OF-WAY

THE STREET AND RIGHT-OF-WAY, AS SHOWN ON THIS PLAT AS HIGH POINTE WEST WAY, IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, 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 SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SAID STREET.

### 2) UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT, ARE 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.

### 3) DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

### 4) STORMWATER TRACT 'E' AND STORMWATER MAINTENANCE EASEMENT

STORMWATER TRACT 'E' AND THE 15' STORMWATER MAINTENANCE EASEMENT, AS SHOWN ON THIS PLAT, ARE DEDICATED, IN PERPETUITY TO HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HIGH POINTE COMMUNITY ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THESE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THESE TRACTS. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THESE TRACTS FOR THE LIMITED PURPOSE OF INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

### 5) OPEN SPACE/ RECREATION AREA TRACT 'F'

OPEN SPACE/ RECREATION AREA TRACT 'F', AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC.

### 6) LANDSCAPE TRACT 'A'

LANDSCAPE TRACT 'A', AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY TO HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC.

### 7) NATIVE UPLAND PRESERVATION AREA TRACTS 'B', 'C', 'D' AND A PORTION OF TRACT 'F'

THE NATIVE UPLAND PRESERVATION AREAS, SHOWN ON THIS PLAT AS TRACTS 'B', 'C', 'D', AND A PORTION OF TRACT 'F' ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HIGH POINTE COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION.

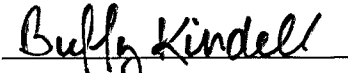
### 8) CONSERVATION EASEMENTS

THE UPLANDS CONSERVATION EASEMENTS SHOWN OVER TRACTS 'B', 'C', 'D', AND A PORTION OF TRACT 'F' ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION IN ACCORDANCE WITH §704.06 FLA. STAT. (2020).


IN WITNESS WHEREOF, GRBK GHQ HIGH POINTE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 8<sup>th</sup> DAY OF April, 2022.

GRBK GHQ HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:   
 WILLIAM N. HANDLER, MANAGER

WITNESS: 

PRINTED NAME: Buffy Kindell

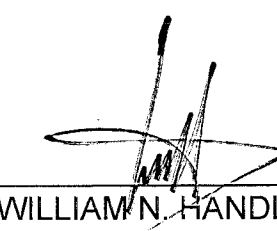
WITNESS: 

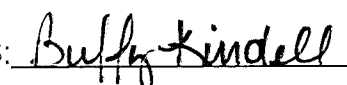
PRINTED NAME: Lauren F. Hami

## ACCEPTANCE OF DEDICATIONS

HIGH POINTE COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF TRACTS A, B, C, D, E AND F, STREET AND RIGHT OF WAY, DRAINAGE EASEMENTS, STORMWATER MAINTENANCE EASEMENT AND CONSERVATION EASEMENT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

HIGH POINTE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY:   
 WILLIAM N. HANDLER, PRESIDENT

WITNESS: 

PRINTED NAME: Buffy Kindell

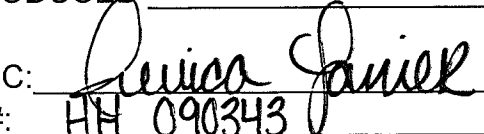
WITNESS: 

PRINTED NAME: Lauren F. Hami

## ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

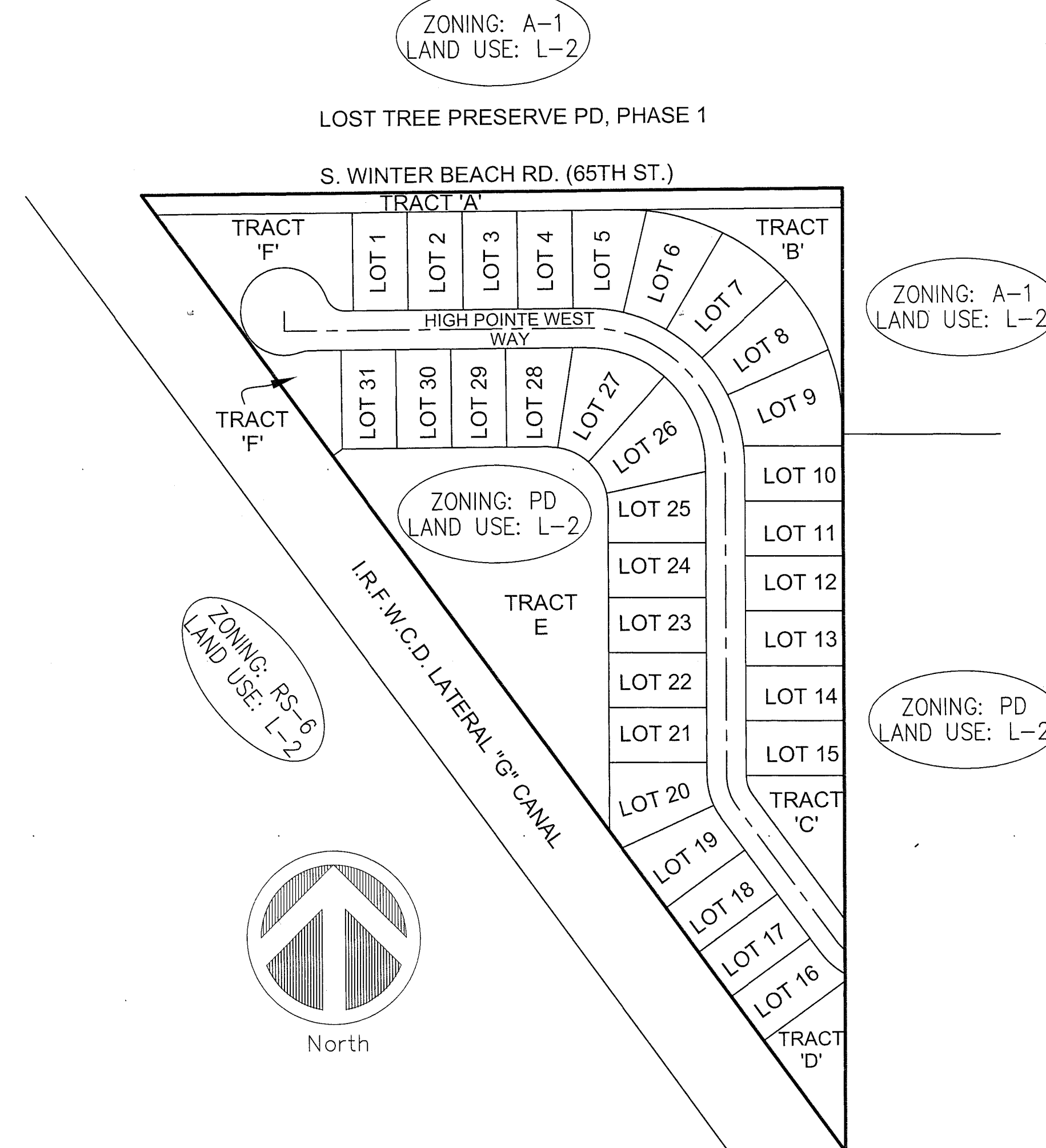
STATE OF FLORIDA  
 COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTORIZATION THIS 8<sup>th</sup> DAY OF April, 2022 BY WILLIAM N. HANDLER, MANAGER OF GRBK GHQ HIGH POINTE, LLC, A FLORIDA 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 \_\_\_\_\_ AS IDENTIFICATION.

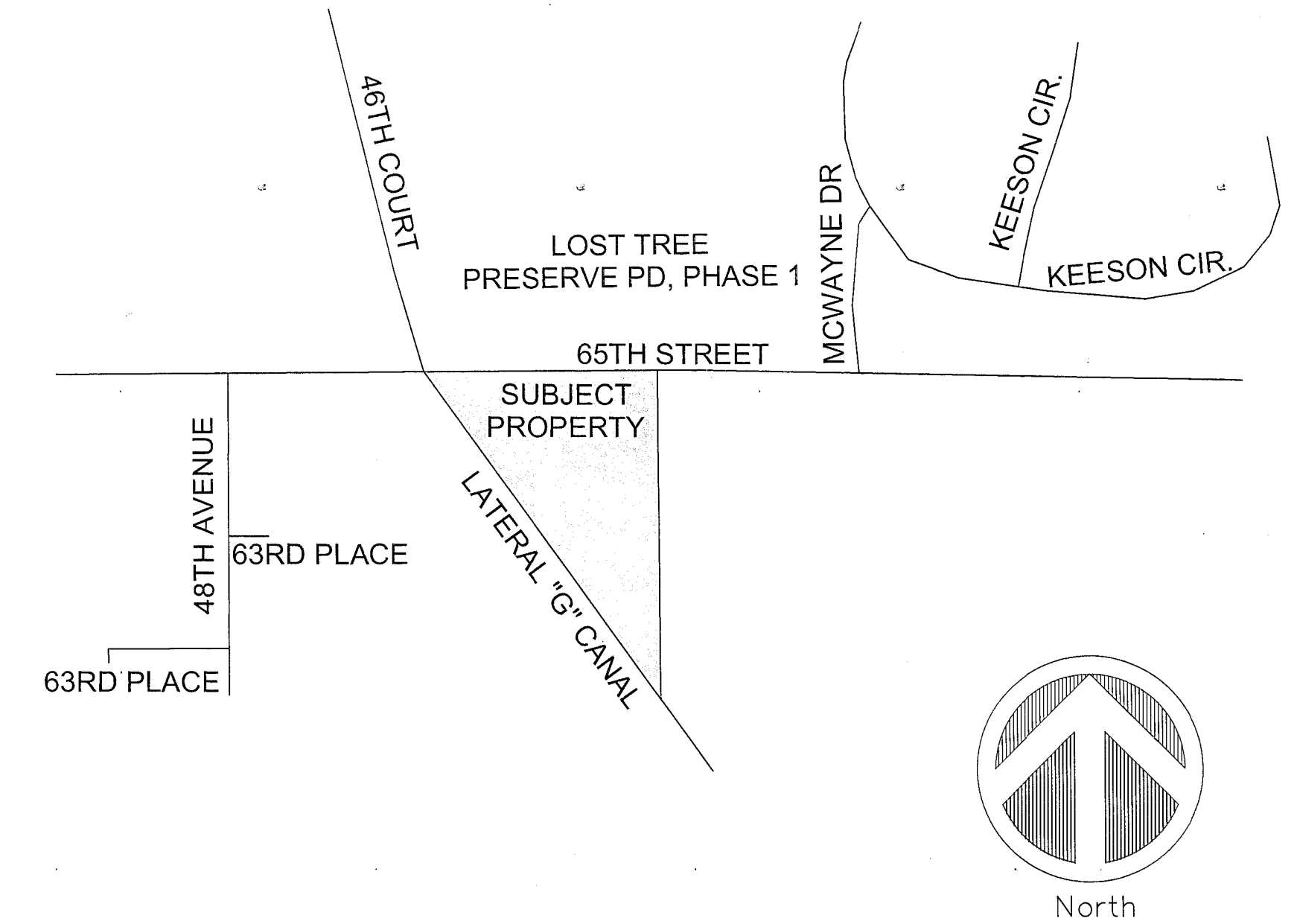
NOTARY PUBLIC:   
 COMMISSION #: HH 090343  
 PRINTED NAME: JESSICA LANIER  
 MY COMMISSION EXPIRES: FEBRUARY 24, 2025

SEAL:  JESSICA LANIER  
 Commission # HH 090343  
 Expires February 24, 2025  
 Bonded Through Notary Services

## LOCATION MAP



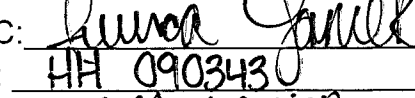
## VICINITY MAP



## ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
 COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTORIZATION THIS 8<sup>th</sup> DAY OF April, 2022 BY WILLIAM N. HANDLER, PRESIDENT OF HIGH POINTE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID CORPORATION, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC:   
 COMMISSION #: HH 090343  
 PRINTED NAME: JESSICA LANIER  
 MY COMMISSION EXPIRES: FEBRUARY 24, 2025

SEAL:  JESSICA LANIER  
 Commission # HH 090343  
 Expires February 24, 2025  
 Bonded Through Notary Services

PREPARED BY: NATHAN LEZNIWICZ  
 BILLY M. MOODY, PSM #5336  
 MERIDIAN LAND SURVEYORS LB6905  
 DATE OF PREPARATION: OCTOBER 28, 2020

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A  
**MERIDIAN**  
 LAND SURVEYORS  
 1717 INDIAN RIVER BLVD, SUITE 201  
 VERO BEACH, FL 32960 LB#6905  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: INFO@MLS-LB6905.COM

SHEET  
**1 of 3**

# HIGH POINTE WEST RESIDENTIAL SUBDIVISION

BEING A PORTION OF TRACTS 2, 3, AND 4, SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN 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 3565 PAGE 2063, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 32  
PAGE 56  
CFN 3120220052140  
CLERK'S FILE NO.

## 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 THEREOF AND AGREES THAT ITS MORTGAGE, WHICH WAS RECORDED ON APRIL 27TH, 2018, IN OFFICIAL RECORD BOOK 3111, AT 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 4th DAY OF April, 2022.

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: Richard A. Costello  
RICHARD A. COSTELLO, PRESIDENT

WITNESS: Robin Karickhoff

PRINTED NAME: ROBIN KARICKHOFF

WITNESS: Taylor Ross

PRINTED NAME: TAYLOR ROSS

## ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

STATE OF TEXAS  
COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTORIZATION THIS 4th DAY OF April, 2022 BY RICHARD A. COSTELLO, PRESIDENT OF JBGL BUILDER FINANCE, LLC, 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  AS IDENTIFICATION.

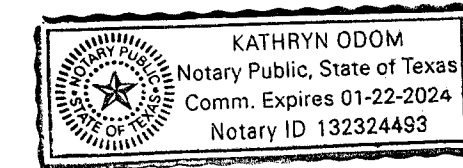
NOTARY PUBLIC  
STATE OF TEXAS: Kathryn Odum

COMMISSION #: 132324493

PRINTED NAME: Kathryn Odum

MY COMMISSION EXPIRES: 1-22-24

SEAL:



## 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 GH0 HIGH 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, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, HELD BY JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: Charles W. Edgar, III DATE April 5, 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 NOVEMBER 10th, 2020, 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 PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT THE INDIVIDUAL LOT CORNERS AND PCP'S HAVE BEEN 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 3/31/2022  
BILLY M. MOODY, PSM FLORIDA CERTIFICATE NO. 5336  
MERIDIAN LAND SURVEYORS  
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960  
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6905

## COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF HIGH POINTE WEST RESIDENTIAL SUBDIVISION 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 8-16-22  
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 \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED, AND THE UTILITY EASEMENTS AND CONSERVATION EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: Peter D. O'Bryan  
PETER D. O'BRYAN  
CHAIRMAN OF THE BOARD

ATTEST: JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY: Shauna James  
DEPUTY CLERK  
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

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

## CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

BY: Jason E. Brown DATE 8-19-2022  
JASON E. BROWN, COUNTY ADMINISTRATOR

## CLERK'S CERTIFICATION

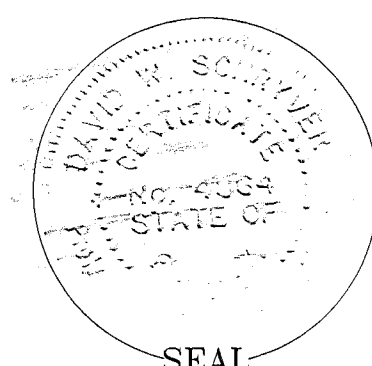
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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 HIGH POINTE WEST RESIDENTIAL SUBDIVISION, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 23rd DAY OF August, 2022 AND RECORDED IN PLAT BOOK 32, PAGE 55, CLERK'S FILE NUMBER 3120220052140, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

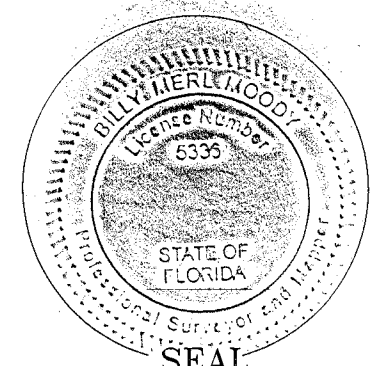
BY: Brandon Young  
DEPUTY CLERK  
INDIAN RIVER COUNTY, FLORIDA



SEAL  
CLERK TO THE  
BOARD OF COUNTY  
COMMISSIONERS



SEAL  
COUNTY SURVEYOR  
AND MAPPER



SEAL  
BILLY M.  
MOODY, P.S.M.



SEAL  
CLERK OF THE  
CIRCUIT COURT

## SURVEYOR'S NOTES:

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP #12061C0233 G, DATED DECEMBER 4TH, 2012.
- 2) THE BEARING BASE FOR THIS PLAT IS N89°33'35"E, ALONG THE 1/4 SECTION LINE OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "AV 13", EL.= 15.99'.
- 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 SET 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".

## NOTICE:

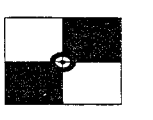
- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 3) THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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 OWNER'S 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 OWNER'S 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) PURSUANT TO ARTICLE IV, SECTION 3 OF THE DECLARATION OF COVENANTS FOR HIGH POINTE, HIGH POINTE COMMUNITY ASSOCIATION, INC. SHALL MAINTAIN IN PERPETUITY, AT ITS EXPENSE, ALL NATIVE VEGETATION ON THE EAST BERM OF THE LATERAL G CANAL, AS THE SAME IS LOCATED WITHIN THE AREA OF, OR ADJACENT TO HIGH POINTE WEST RESIDENTIAL SUBDIVISION, FROM 65TH STREET SOUTH TO THE END OF PROPERTY. MAINTENANCE OF THE VEGETATION SHALL NOT ADVERSELY AFFECT THE STABILITY OR INTEGRITY OF THE CANAL BANK; SAID MAINTENANCE TO BE IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT.

PREPARED BY: NATHAN LEZNIEWICZ  
BILLY M. MOODY, PSM #5336  
MERIDIAN LAND SURVEYORS LB6905  
DATE OF PREPARATION: OCTOBER 28, 2020

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



**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



SHEET

2 of 3

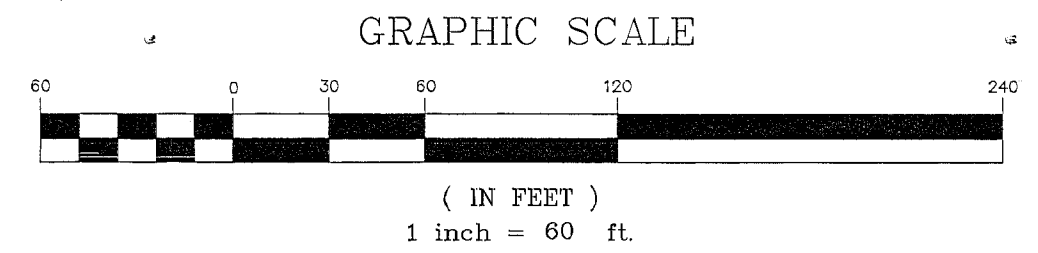
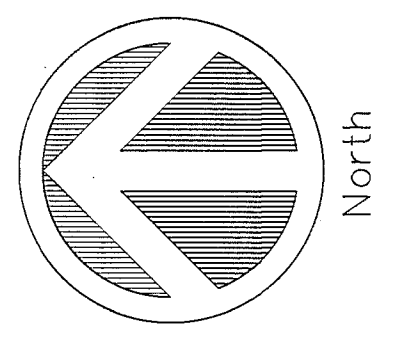
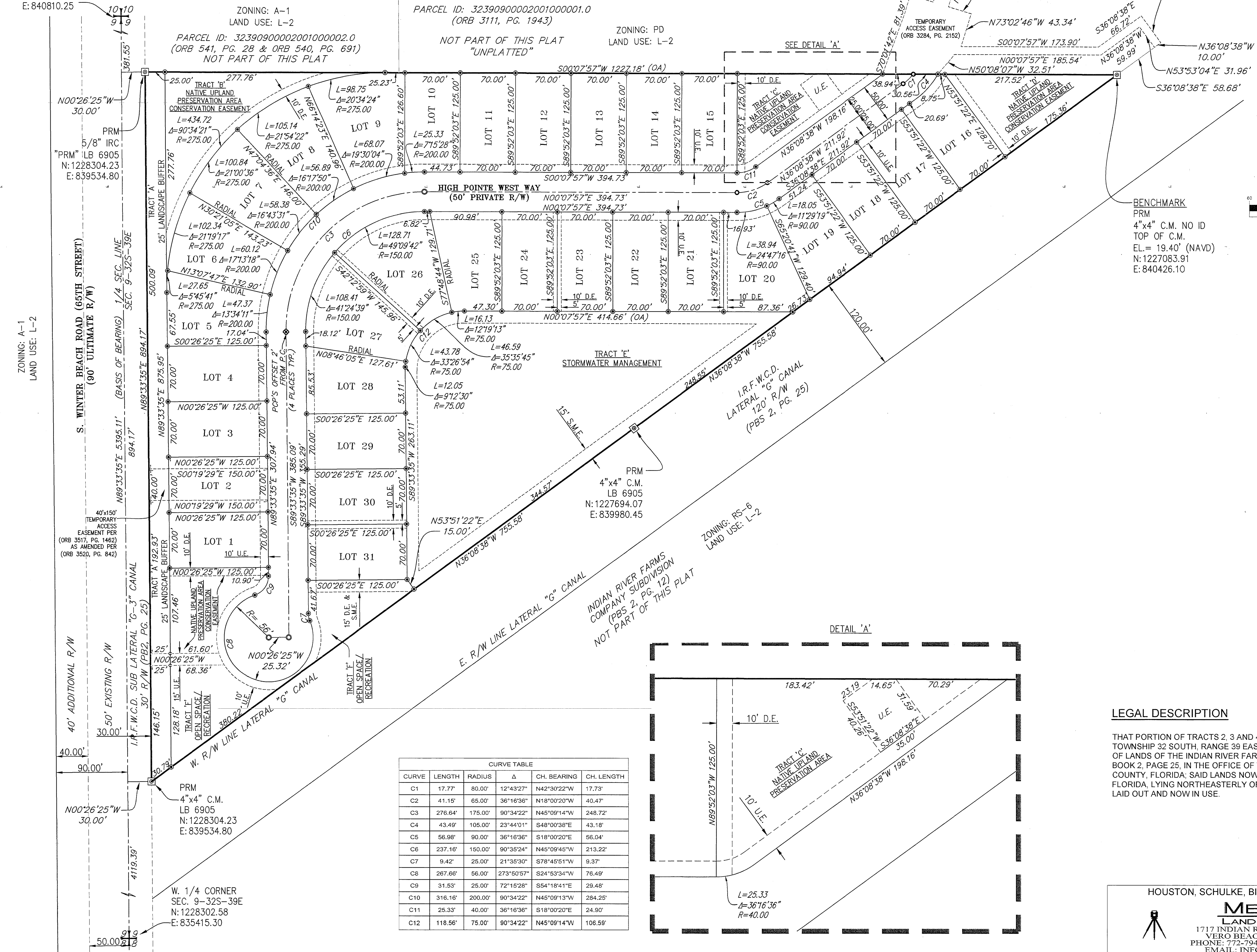


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PLAT BOOK 32  
PAGE 57  
CFN 3120220052140  
CLERK'S FILE NO.

E. 1/4 CORNER  
SEC. 9-32S-39E  
N: 1228344.02  
E: 840810.25



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

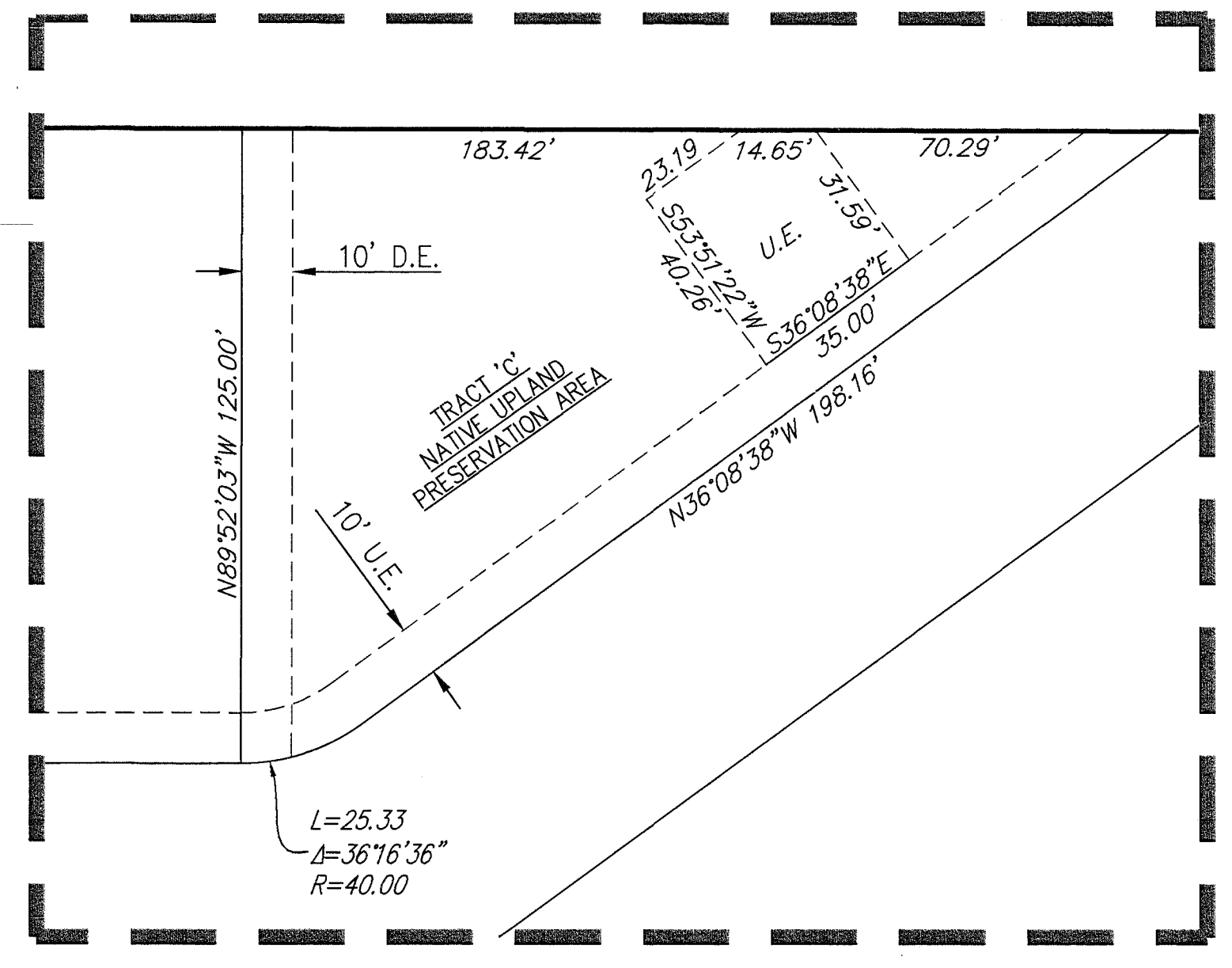
- ABBREVIATIONS**
- P.L.S. = PROFESSIONAL LAND SURVEYOR
  - L.B. = LAND SURVEYING BUSINESS
  - IRFVCD = INDIAN RIVER FARMS WATER CONTROL DISTRICT
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - ORB = OFFICIAL RECORD BOOK
  - PG. = PAGE
  - PBS = PLAT BOOK ST. LUCIE COUNTY
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - POI = POINT OF INTERSECTION
  - P.C. = POINT OF CURVATURE
  - PCP = PERMANENT CONTROL POINT
  - PRM = PERMANENT REFERENCE MONUMENT
  - IRC = IRON ROD WITH CAP
  - C.M. = CONCRETE MONUMENT
  - CH. = CHORD
  - L = ARC LENGTH
  - Δ = CENTRAL ANGLE
  - R = RADIUS
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - S.M.E. = STORMWATER MAINTENANCE EASEMENT
  - R/W = RIGHT OF WAY
  - OA = OVERALL

**LEGAL DESCRIPTION**

THAT PORTION OF TRACTS 2, 3 AND 4 IN THE SOUTH ONE-HALF OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION AS FILED IN PLAT BOOK 2, PAGE 25, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTHEASTERLY OF THE LATERAL "G" CANAL RIGHT OF WAY AS LAID OUT AND NOW IN USE.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C1	17.77'	80.00'	12°43'27"	N42°30'22"W	17.73'
C2	41.15'	65.00'	36°16'36"	N18°00'20"W	40.47'
C3	276.64'	175.00'	90°34'22"	N45°09'14"W	248.72'
C4	43.49'	105.00'	23°44'01"	S48°00'38"E	43.18'
C5	56.98'	90.00'	36°16'36"	S18°00'20"E	56.04'
C6	237.16'	150.00'	90°35'24"	N45°09'45"W	213.22'
C7	9.42'	25.00'	21°36'30"	S78°45'51"W	9.37'
C8	267.66'	56.00'	273°50'57"	S24°53'34"W	76.49'
C9	31.53'	25.00'	72°15'28"	S54°18'41"E	29.48'
C10	316.16'	200.00'	90°34'22"	N45°09'13"W	284.25'
C11	25.33'	40.00'	36°16'36"	S18°00'20"E	24.90'
C12	118.56'	75.00'	90°34'22"	N45°09'14"W	106.59'



PREPARED BY: NATHAN LEZNIOWICZ  
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MERIDIAN LAND SURVEYORS LB#6905  
DATE OF PREPARATION: OCTOBER 28, 2020

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

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**SHEET**  
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