

SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

3120230042865
RECORDED IN THE PUBLIC RECORDS OF
RYAN L. BUTLER, CLERK OF COURT
INDIAN RIVER COUNTY, FL
BK. 33 PG. 10 Page 1 of 6 8/23/2023 9:30 AM

PLAT BOOK 33

PAGE 10

CFN 3120230042865
CLERK'S FILE NO.

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 3645, PAGE 666, AND IN THE MASTER
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ON FILE IN OFFICIAL RECORD BOOK 1035, PAGE 1179 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH ALL ITS AMENDMENTS.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO NORTH BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SEAGLASS P.D., BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT AS SEAGLASS COURT AND FROSTED TURQUOISE WAY, 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, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGLASS HOMEOWNERS 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 STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

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) STORMWATER MANAGEMENT LAKE TRACT 'B', THE STORMWATER MAINTENANCE AREA, AND THE LAKE MAINTENANCE EASEMENT

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

4) DRAINAGE EASEMENTS

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

5) LANDSCAPE TRACT 'L' AND LANDSCAPE EASEMENT

LANDSCAPE TRACT 'L' AND LANDSCAPE EASEMENT, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO SEAGLASS HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGLASS HOMEOWNERS ASSOCIATION, INC.

6.) LIMITED OPEN SPACE TRACTS 'C-1', 'C-2', 'C-3', 'C-4', 'C-5', 'C-6', 'C-7', 'C-8', 'C-9', 'C-10', 'C-11', 'C-12' AND 'C-13'

THE LIMITED OPEN SPACE TRACTS SHOWN ON THIS PLAT AS 'C-1', 'C-2', 'C-3', 'C-4', 'C-5', 'C-6', 'C-7', 'C-8', 'C-9', 'C-10', 'C-11', 'C-12' AND 'C-13' AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGLASS HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THESE TRACTS SHALL BE LIMITED TO ONLY THE MINOR CLEARING & GRADING NEEDED TO ACCOMMODATE THE MINIMAL AMOUNT OF DRAINAGE CURRENTLY DESIGNED FOR THESE TRACTS, AND FOR THE PASSIVE RECREATION THAT WILL TAKE PLACE VIA THE SHELL, BOARDWALK, AND BRICK PAVEMENT WALKING PATHS. THESE TRACTS SHALL REMAIN IN THEIR PRESENT CONDITION TO THE MAXIMUM EXTENT POSSIBLE AND MAY NOT BE CLEARED BEYOND THE ACTIVITIES LISTED IN THIS DEDICATION.

7.) OPEN SPACE TRACT 'OS-1'

OPEN SPACE TRACT 'OS-1', AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY, TO THE SEAGLASS HOMEOWNERS ASSOCIATION, INC., FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGLASS HOMEOWNERS ASSOCIATION, INC.

8.) TRACT 'D' MAIL KIOSK TRACT

THE MAILBOX KIOSK TRACT 'D' SHALL BE FOR THE PLACEMENT, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF ONE OR MORE MAILBOX KIOSKS APPROVED BY THE UNITED STATES POSTAL SERVICE AND RELATED LANDSCAPING WITHIN SUCH TRACT. THE MAINTENANCE OF THE MAILBOX KIOSK TRACT SHALL BE THE PERPETUAL OBLIGATION OF SEAGLASS HOMEOWNERS ASSOCIATION, INC.

9.) 20' UTILITY AND DRAINAGE EASEMENT

THE 20' UTILITY AND DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SEAGLASS HOMEOWNERS ASSOCIATION, INC. AS TO DRAINAGE AND ALL MAINTENANCE. SAID UTILITY EASEMENT IS DEDICATED IN PERPETUITY TO, BUT SHALL NOT BE THE MAINTENANCE OBLIGATION OF, 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.

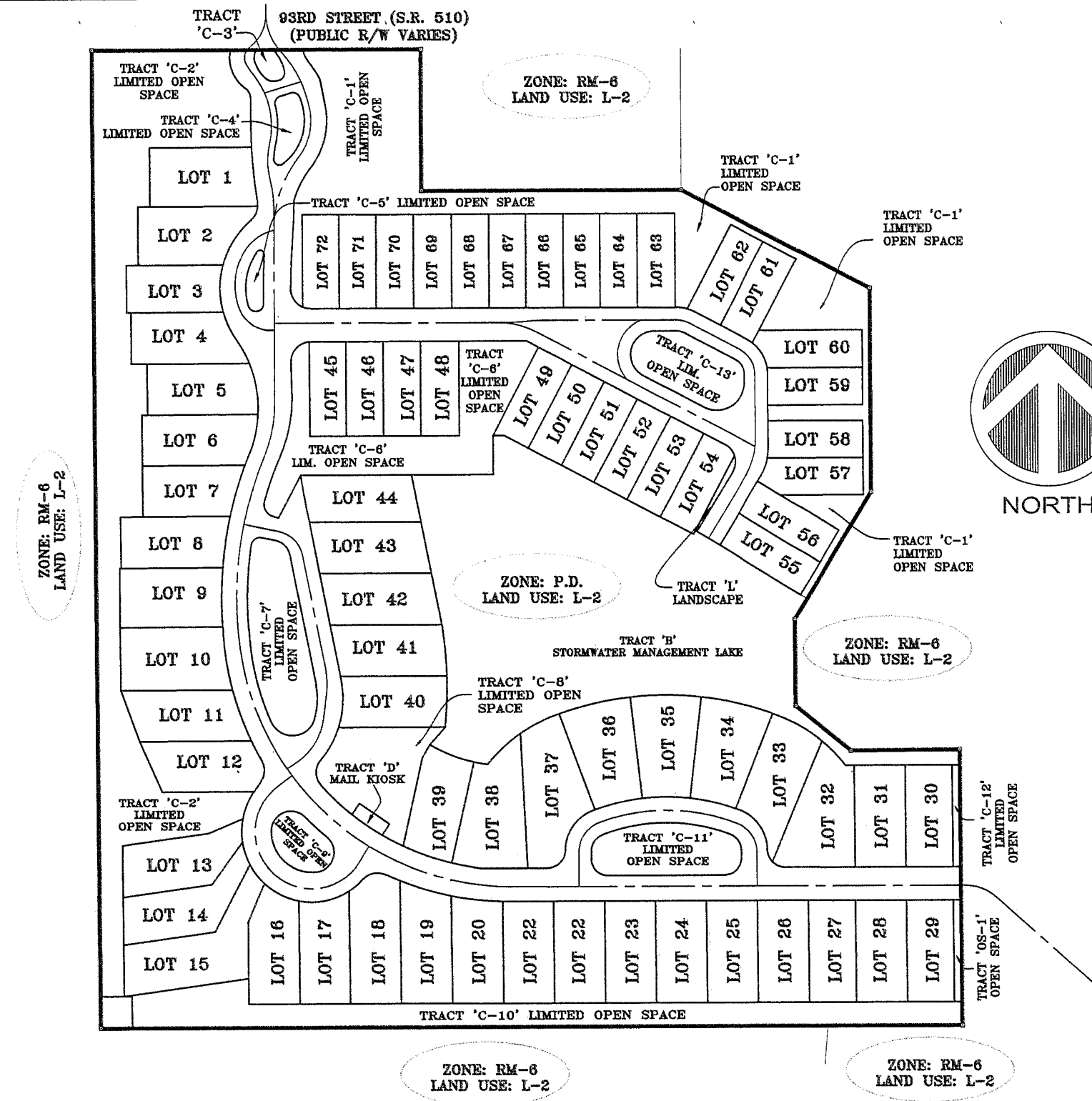
IN WITNESS WHEREOF, GRBK GHO NORTH BEACH, A FLORIDA LIMITED LIABILITY COMPANY LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 27 DAY OF July, 2023.

GRBK GHO NORTH BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

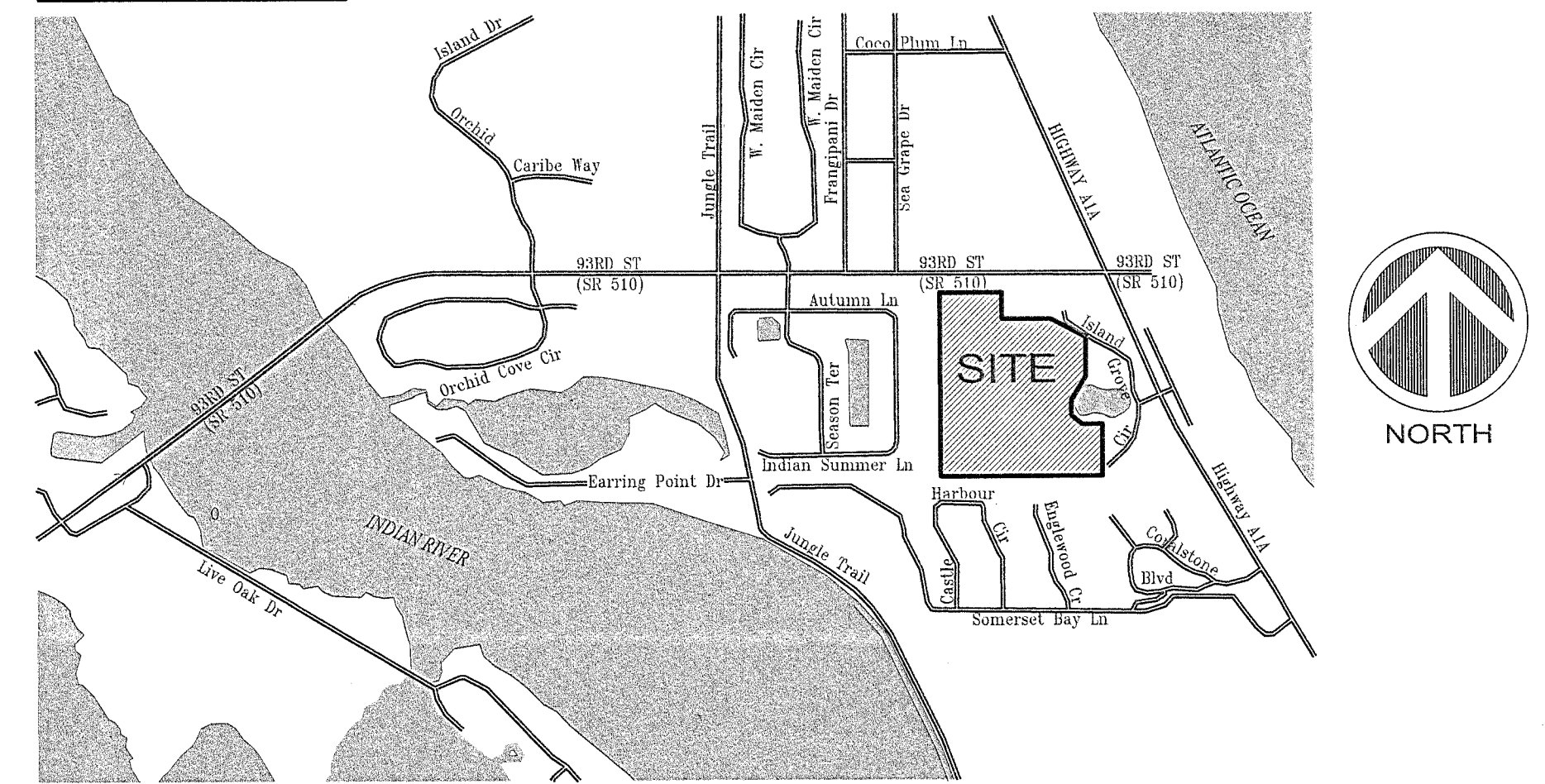
BY: [Signature]
WILLIAM HANDLER, MANAGER

WITNESS: Buffy Kindell
PRINTED NAME: Buffy Kindell
WITNESS: Lilly Futch
PRINTED NAME: Lilly Futch

VICINITY MAP



LOCATION MAP



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

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS MANAGER BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF July, 2023.

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
RICHARD A. COSTELLO, MANAGER

WITNESS: Selena Rider
PRINTED NAME: Selena Rider
WITNESS: Nicholas Perry
PRINTED NAME: Nicholas Perry

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 27 DAY OF July, 2023 BY WILLIAM HANDLER, MANAGER OF GRBK GHO NORTH BEACH, 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: [Signature]
COMMISSION #: HH 341002
PRINTED NAME: Lauren F. Hami-Hon
MY COMMISSION EXPIRES: 2/7/2027

SEAL: [Notary Seal]
LAUREN F. HAMILLSON
Commission # HH 341002
Expires February 7, 2027

ACCEPTANCE OF DEDICATIONS

SEAGLASS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND RIGHTS OF WAY, STORMWATER MANAGEMENT LAKE TRACT 'B', THE STORMWATER MAINTENANCE AREA, THE LAKE MAINTENANCE EASEMENT, DRAINAGE EASEMENTS, LANDSCAPE TRACT 'L' AND LANDSCAPE EASEMENT, LIMITED OPEN SPACE TRACTS 'C-1', 'C-2', 'C-3', 'C-4', 'C-5', 'C-6', 'C-7', 'C-8', 'C-9', 'C-10', 'C-11', 'C-12', 'C-13', OPEN SPACE TRACT 'OS-1', TRACT 'D' MAIL KIOSK, AND THE 20' UTILITY AND DRAINAGE EASEMENT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

SEAGLASS HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

BY: [Signature]
WILLIAM HANDLER, PRESIDENT

WITNESS: Buffy Kindell
PRINTED NAME: Buffy Kindell
WITNESS: Lilly Futch
PRINTED NAME: Lilly Futch

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 27 DAY OF July, 2023 BY WILLIAM HANDLER, PRESIDENT OF SEAGLASS HOMEOWNERS 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: [Signature]
COMMISSION #: HH 341002
PRINTED NAME: Lauren F. Hami-Hon
MY COMMISSION EXPIRES: 2/7/2027

SEAL: [Notary Seal]
LAUREN F. HAMILLSON
Commission # HH 341002
Expires February 7, 2027

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 NORTH BEACH, 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 JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: [Signature] DATE July 27, 2023
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862



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 6

SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA


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 3645, PAGE 666, AND IN THE MASTER
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ON FILE IN OFFICIAL RECORD BOOK 1035, PAGE 1179 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH ALL ITS AMENDMENTS.

PLAT BOOK 33
PAGE 11
CFN 3120230042865
CLERK'S FILE NO.

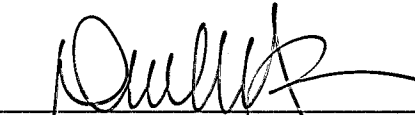
CERTIFICATE OF SURVEYOR

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 MAY 3rd, 2022, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS REPLAT; THAT THE REPLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE REPLAT 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 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.

 DATE 7/27/2023
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 SEAGLASS P.D. 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.

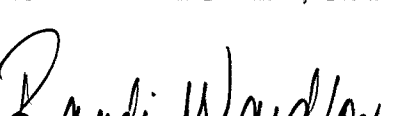
BY:  DATE 8-21-23
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 8-18-2023 THE FOREGOING PLAT WAS APPROVED, AND THE UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.


JOSEPH EARMAN, CHAIRMAN OF THE BOARD

ATTEST: RYAN BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY: 
RANDI WARDLAW, DEPUTY CLERK OF CIRCUIT COURT
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: 
SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

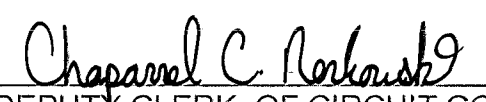
EXAMINED AND APPROVED

 DATE 8/17/2023
JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, RYAN BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SEAGLASS P.D., AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 23 DAY OF August, 2023 AND RECORDED IN PLAT BOOK 33, PAGE 10, CLERK'S FILE NUMBER 3120230042865 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

BY: 
CHAPMAN C. NORRISH, DEPUTY CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S NOTES:

1) AT THE TIME OF RECORDING OF THIS PLAT, THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "AE-6", "X", PER FLOOD INSURANCE RATE MAP #12061C0119 J, DATED JANUARY 26TH, 2023.

FLOOD ZONE MAPS ARE SUBJECT TO CHANGE, AND OWNERS OF LOTS IN THIS SUBDIVISION SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY.

2) THE BEARING BASE FOR THIS PLAT IS A GRID BEARING OF S89°58'35"E, ALONG THE NORTH LINE OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST.

3) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).

4) THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-633", EL=-6.85'.

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".

TRACT TABLE			
TRACT	ACREAGE	USE	OWNERSHIP ENTITY
B	3.09	STORMWATER MANAGEMENT	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-1	1.88	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-2	1.50	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-3	0.02	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-4	0.06	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-5	0.04	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-6	0.61	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-7	0.38	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-8	0.32	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-9	0.10	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-10	0.80	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-11	0.26	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-12	0.03	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
C-13	0.22	LIMITED OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
OS-1	0.03	OPEN SPACE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
D	0.02	MAIL KIOSK	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.
L	0.01	LANDSCAPE	SEAGLASS P.D. PROPERTY OWNERS ASSOCIATION INC.

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 OWNERS LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

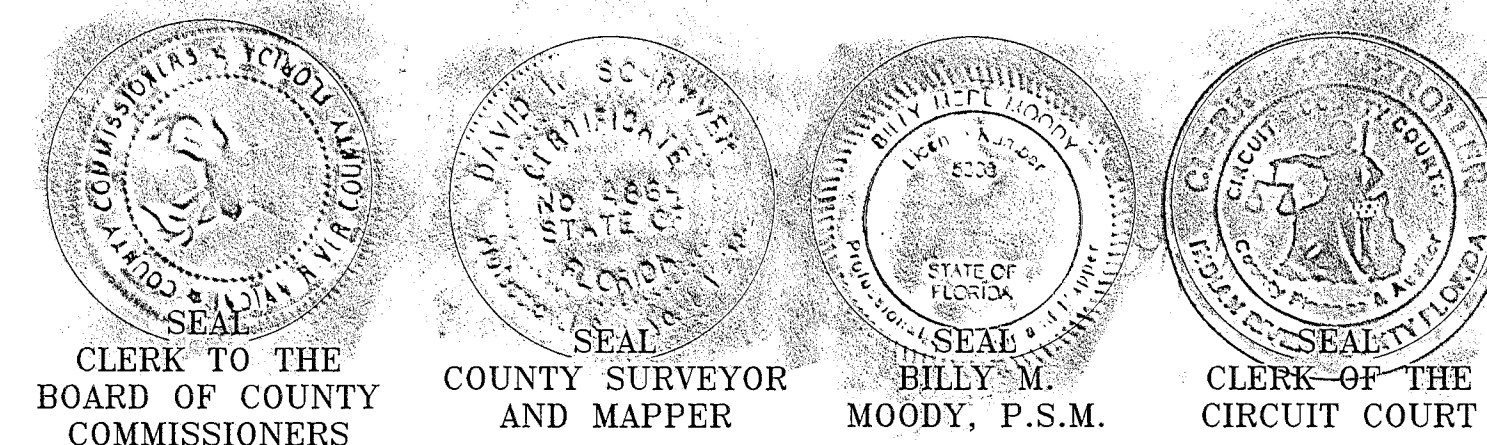
(7) NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES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

(8) THE GRANT OF TELECOMMUNICATIONS EASEMENT FROM SEAGLASS HOMEOWNERS ASSOCIATION, INC., TO HOTWIRE COMMUNICATIONS, LTD., A PENNSYLVANIA LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 3480, PAGE 1895, SUBJECT TO THE PROVISIONS OF COMMUNICATIONS SERVICES INSTALLATION AND SERVICE AGREEMENT DATED NOVEMBER 2, 2021, REFERRED TO THEREIN, AFFECTS THE LANDS SHOWN HEREIN BUT IS SUCH THAT IT CANNOT BE PLOTTED AND SHOWN ON THE GRAPHIC PORTIONS OF THIS PLAT.

LEGAL DESCRIPTION

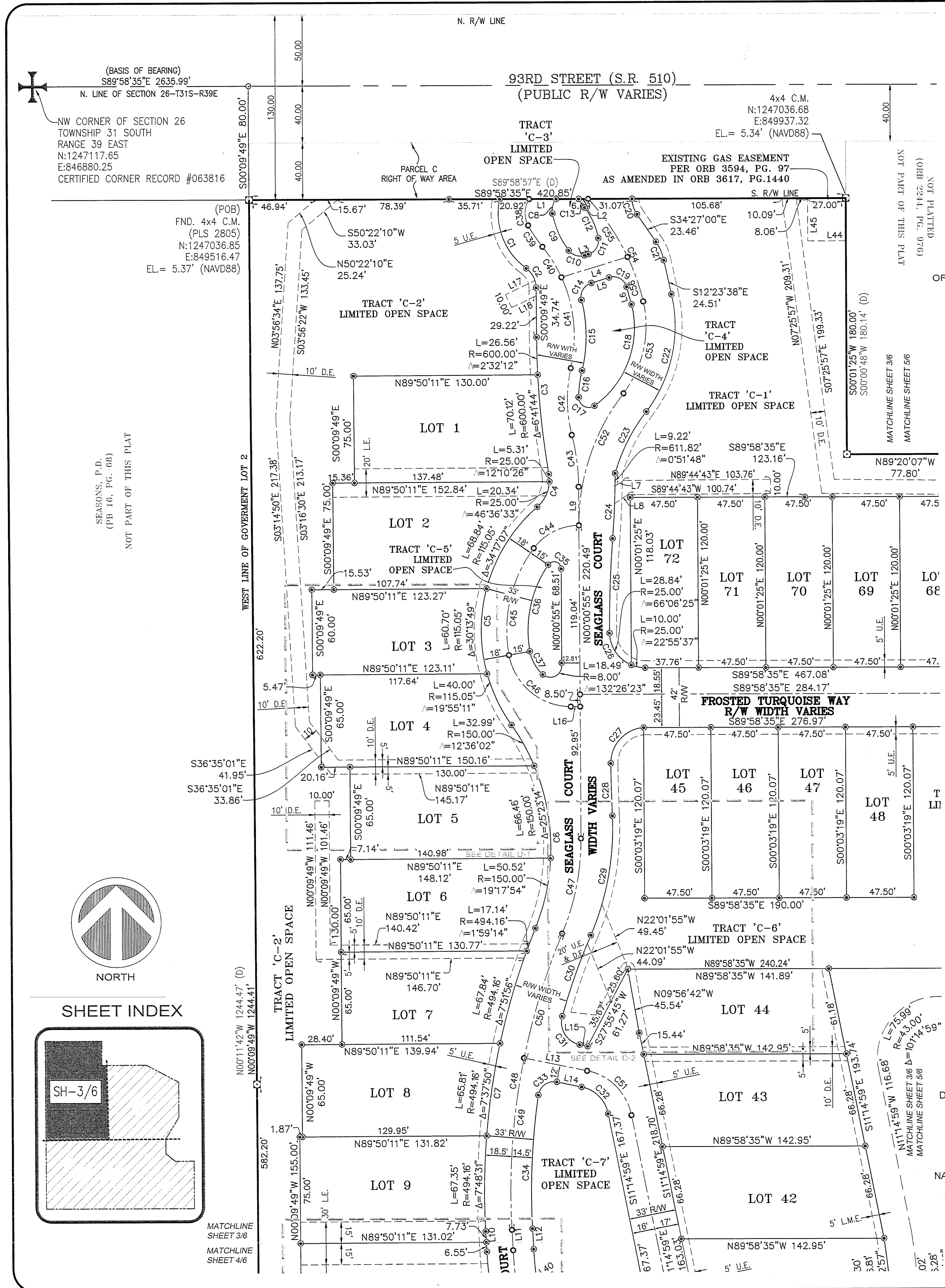
THE WESTERLY PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL C; THENCE, BEARING SOUTH 89°58'57" EAST, ALONG THE NORTH LINE OF SAID PARCEL C, A DISTANCE OF 420.85 FEET TO A POINT; THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 00°00'48" WEST, ALONG PARCEL C, A DISTANCE OF 180.14 FEET TO A POINT; THENCE, BEARING SOUTH 89°58'57" EAST, ALONG PARCEL C, A DISTANCE OF 330.00 FEET TO A POINT; THENCE, BEARING SOUTH 62°15'35" EAST, A DISTANCE OF 271.36 FEET TO A POINT; THENCE, BEARING SOUTH 00°06'50" EAST, A DISTANCE OF 259.26 FEET TO A POINT; THENCE, BEARING SOUTH 31°22'58" WEST, A DISTANCE OF 188.50 FEET TO A POINT; THENCE, BEARING SOUTH 00°06'50" EAST, A DISTANCE OF 110.19 FEET TO A POINT; THENCE, BEARING SOUTH 50°31'44" EAST, A DISTANCE OF 90.05 FEET TO A POINT; THENCE, BEARING NORTH 89°30'31" EAST, A DISTANCE OF 139.09 FEET TO A POINT; THENCE, BEARING SOUTH 00°06'50" EAST, A DISTANCE OF 351.86 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL C; THENCE, BEARING NORTH 89°58'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1098.62 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL C; THENCE, BEARING NORTH 00°11'42" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1244.47 FEET TO THE POINT OF BEGINNING.



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 6



FLOOD HAZARD WARNING
 THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY.

PLAT BOOK 33
 PAGE 12
 CFN 3120230042865
 CLERK'S FILE NO.

SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

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 3645, PAGE 666, AND IN THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ON FILE IN OFFICIAL RECORD BOOK 1035, PAGE 1179 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH ALL ITS AMENDMENTS.

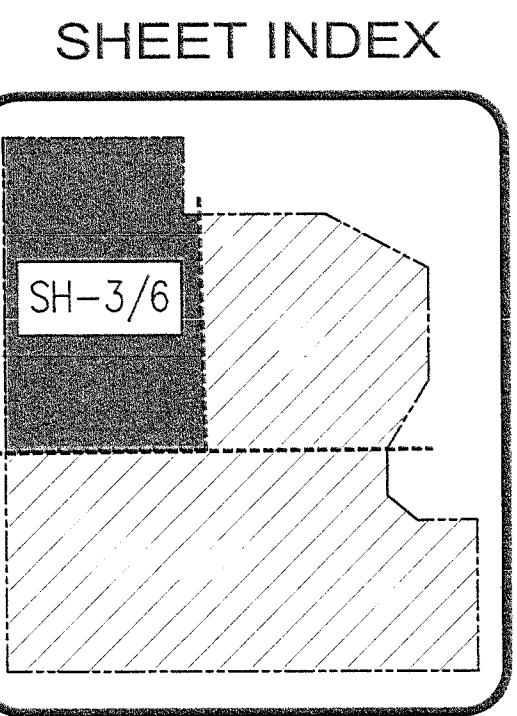
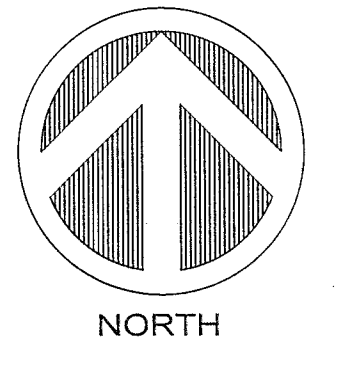
CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	55.21	48.00	65°54'12"	S20°51'34"E	52.22
C2	15.92	17.00	53°38'51"	N26°59'15"W	15.34
C3	96.68	600.00	9°13'56"	S4°46'47"E	96.58
C4	25.65	25.00	58°46'59"	N19°59'44"E	24.54
C5	169.54	115.05	84°26'06"	S7°10'11"W	154.61
C6	149.97	150.00	57°17'10"	N6°24'18"W	143.81
C7	218.13	494.16	25°17'31"	S9°35'32"W	216.37
C8	10.85	13.00	47°48'29"	S14°05'58"W	10.54
C9	28.65	60.00	27°21'19"	S23°28'56"E	28.38
C10	12.17	10.00	69°45'03"	S72°02'07"E	11.44
C11	14.56	10.00	83°24'05"	N31°23'19"E	13.30
C12	23.66	50.00	27°06'35"	N23°52'01"W	23.44
C13	7.31	49.00	8°33'08"	S33°08'45"E	7.31
C14	15.11	10.00	86°35'31"	S29°47'36"W	13.72
C15	50.12	108.00	26°35'15"	N0°12'32"W	49.67
C16	18.86	92.00	11°44'51"	S7°12'40"W	18.83
C17	15.45	7.00	126°26'18"	S61°52'55"E	12.50
C18	80.60	67.00	68°55'43"	N20°26'05"E	75.83
C19	15.65	10.00	89°41'14"	N62°04'01"W	14.10
C20	11.69	20.00	33°29'46"	S17°42'07"E	11.53
C21	14.21	35.00	23°15'48"	N22°49'06"W	14.11
C22	86.89	98.16	50°43'02"	N12°19'57"E	84.08
C23	49.00	129.50	21°40'45"	S27°18'28"W	48.71
C24	46.04	611.82	4°18'41"	N2°35'47"E	46.03
C25	66.68	800.00	4°46'33"	S22°1'43"W	66.66
C26	38.85	25.00	89°02'02"	S45°27'34"E	35.06
C27	37.71	25.11	86°01'13"	S42°48'29"W	34.26
C28	36.92	1000.64	2°06'50"	S1°22'08"E	36.92

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C29	85.99	190.00	25°55'54"	N10°32'24"E	85.26
C30	60.59	456.16	7°36'39"	S19°42'01"W	60.55
C31	26.33	16.00	94°17'59"	S31°15'18"E	23.46
C32	28.13	24.00	67°09'19"	N44°49'38"W	26.55
C33	17.84	11.00	92°55'43"	S55°07'51"W	15.95
C34	94.33	461.16	11°43'13"	S2°48'23"W	94.17
C35	12.69	5.00	145°22'58"	N72°40'34"W	9.55
C36	63.94	82.05	44°39'01"	S12°18'26"W	62.33
C38	19.47	18.00	61°59'24"	S2°28'31"W	18.54
C39	18.13	100.00	10°23'06"	S33°42'44"E	18.10
C40	25.37	100.00	14°32'00"	N31°38'17"W	25.30
C41	65.37	100.00	37°27'22"	N5°38'36"W	64.22
C42	47.35	100.00	27°07'51"	S0°28'50"E	46.91
C43	36.81	150.00	14°03'41"	N7°00'55"W	36.72
C44	37.03	40.00	53°02'36"	S63°29'37"W	35.72
C45	79.59	97.05	46°58'23"	S13°28'37"W	77.38
C46	61.41	44.00	79°58'01"	S50°00'04"E	56.55
C47	68.47	171.00	22°56'25"	N11°29'08"E	68.01
C48	213.52	470.00	26°01'44"	S9°56'28"W	211.69
C49	121.60	470.00	14°48'27"	S4°20'19"W	121.26
C50	91.91	470.00	11°12'18"	S17°21'11"W	91.77
C51	46.88	40.00	67°09'21"	N44°49'37"W	44.25
C52	99.83	150.00	38°07'55"	S19°04'53"W	98.00
C53	68.38	77.66	50°27'08"	N12°27'54"E	66.19
C54	82.55	158.51	29°50'21"	N28°13'49"W	81.62
C55	49.67	158.51	17°57'17"	N34°10'21"W	49.47
C56	33.24	158.31	12°01'45"	N19°11'03"W	33.18

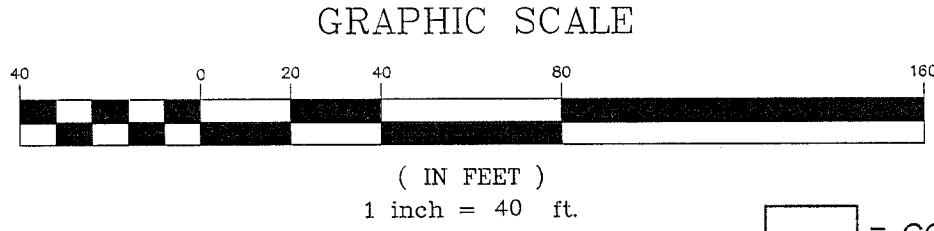
Line Table		
LINE	LENGTH	BEARING
L1	18.97'	S89°58'35"E
L2	6.49'	S89°58'35"E
L3	2.94'	S73°05'21"W
L4	48.71'	S73°05'21"W
L5	13.15'	S73°05'21"W
L6	12.78'	N15°42'31"W
L7	7.12'	S56°07'46"W
L8	11.30'	S56°07'46"W
L9	27.15'	S0°00'55"W
L10	14.42'	S3°03'14"E
L11	14.42'	S3°03'14"E
L12	14.42'	S3°03'14"E
L13	45.33'	S78°24'17"E
L14	17.71'	N78°24'17"W
L15	5.71'	N78°24'17"W
L16	6.64'	S89°59'05"E
L17	23.13'	S64°35'24"W
L18	19.30'	S64°35'24"W
L44	27.00'	N89°58'35"W
L45	30.00'	N0°01'25"E

(BASIS OF BEARING)
 S89°58'35"E 2635.99'
 N. LINE OF SECTION 26-1315-R39E
 NW CORNER OF SECTION 26
 TOWNSHIP 31 SOUTH
 RANGE 39 EAST
 N:1247117.65
 E:846880.25
 CERTIFIED CORNER RECORD #063816

SEAGLASS P.D.
 (PB 16, PG. 68)
 NOT PART OF THIS PLAT



- ABBREVIATIONS**
- L = ARC LENGTH
 - Δ = CENTRAL ANGLE
 - CH. = CHORD
 - C.E. = CONSERVATION EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.&U.E. = DRAINAGE & UTILITY EASEMENT
 - FD. = FOUND
 - IRC = IRON ROD WITH CAP
 - LB. = LAND SURVEYING BUSINESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
 - ORB = OFFICIAL RECORD BOOK
 - P.D. = PLANNED DEVELOPMENT
 - PG. = PAGE
 - PCP = PERMANENT CONTROL POINT
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 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - (R) = RADIAL
 - R = RADIUS
 - RP = RADIUS POINT
 - R/W = RIGHT OF WAY
 - S.W.E. = SIDEWALK EASEMENT
 - S.M.A. = STORMWATER MAINTENANCE AREA
 - (TYP.) = TYPICAL
 - U.E. = UTILITY EASEMENT



- 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
 - = CONSERVATION EASEMENT RECORDED IN O.R.B. 3641, PAGE 315

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SHEET **3 of 6**

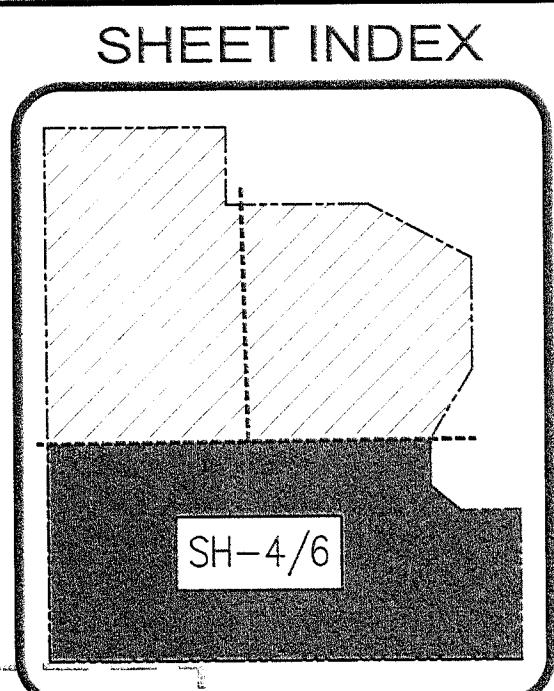
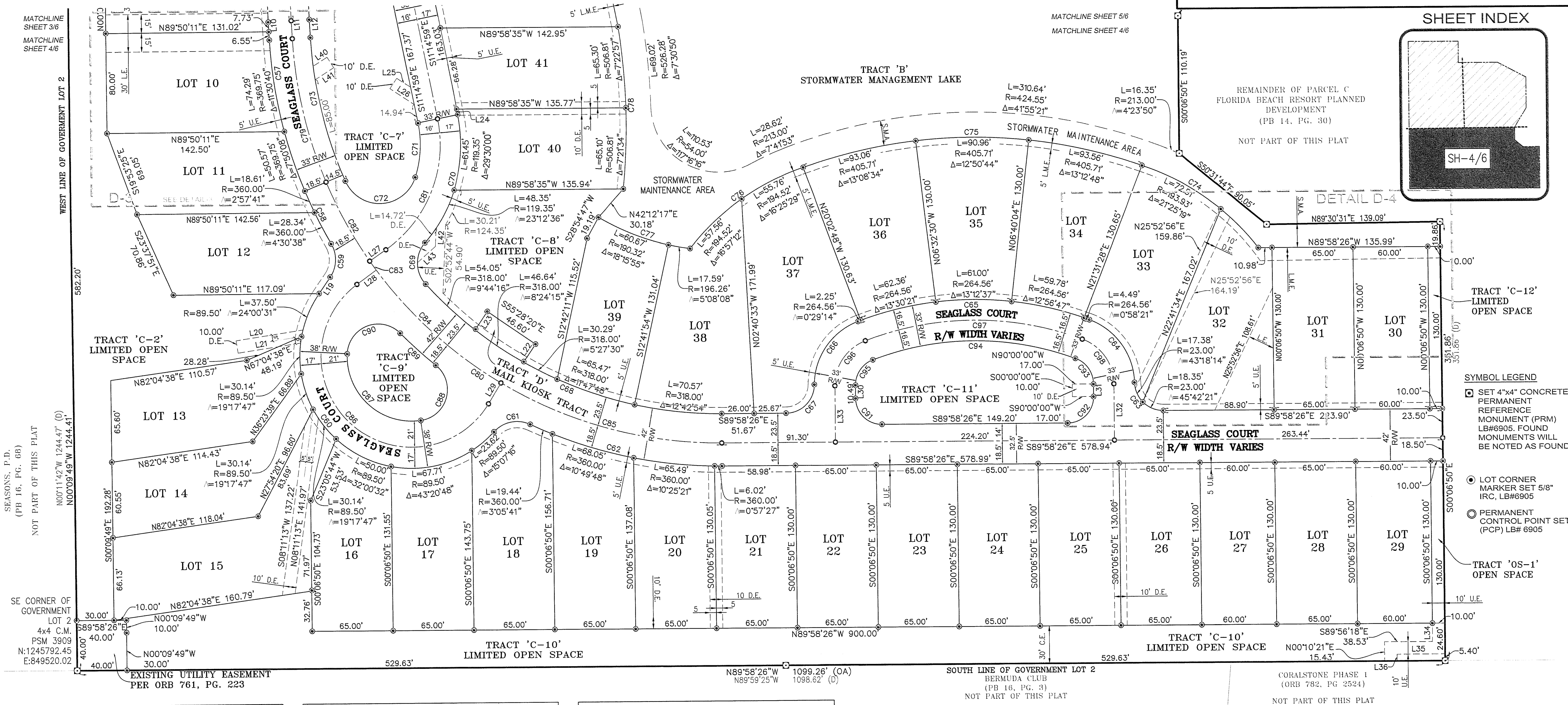
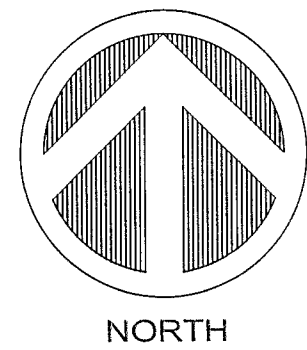
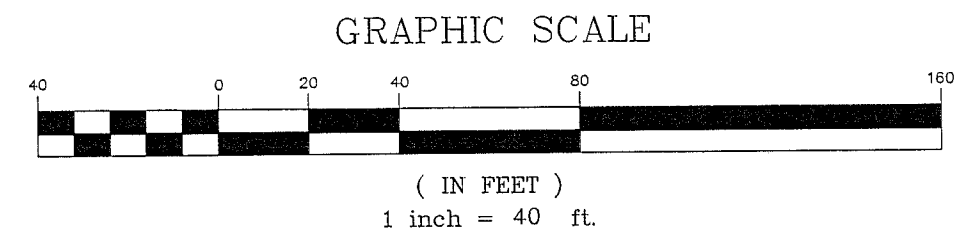
SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT
 THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

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PLAT BOOK 33
 PAGE 13
 CFN 3120230042865
 CLERK'S FILE NO.



SEASONS, P.D. (PB 16, PG. 68)
 NOT PART OF THIS PLAT

SE CORNER OF GOVERNMENT LOT 10
 4x4 C.M. PSM 3909
 N:1245792.45
 E:849520.02

- 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

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C57	124.85	369.75	19°20'48"	S12°43'38"E	124.26
C58	46.95	360.00	7°28'19"	S26°08'18"E	46.92
C59	28.09	25.00	64°22'36"	N2°18'50"E	26.64
C60	269.23	89.50	172°21'11"	S51°12'41"E	178.60
C61	31.74	25.00	72°44'24"	S78°57'39"W	29.65
C62	158.99	360.00	25°18'17"	S77°19'17"E	157.71
C63	35.73	23.00	89°00'34"	S45°28'09"E	32.24
C64	65.71	55.00	68°26'54"	N35°11'19"W	61.87
C65	189.88	264.56	41°07'20"	N89°58'26"W	185.83
C66	65.71	55.00	68°26'55"	S35°14'27"W	61.87
C67	35.73	23.00	89°00'35"	N45°31'17"E	32.24
C68	267.03	318.00	48°06'43"	S65°56'38"E	259.25
C69	36.37	25.00	83°20'54"	S0°12'50"E	33.24
C70	109.80	119.35	52°42'36"	N15°06'19"E	105.97

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C71	44.24	86.35	29°21'14"	N3°25'38"E	43.76
C72	72.58	30.00	138°36'31"	N87°24'31"E	56.13
C73	118.92	336.75	20°14'00"	S13°10'14"E	118.30
C74	115.57	193.93	34°08'36"	N54°23'34"W	113.86
C75	277.59	405.71	39°12'06"	N89°54'11"W	272.20
C76	113.32	194.52	33°22'40"	S55°03'41"W	111.73
C77	78.25	190.32	23°33'27"	S70°45'44"E	77.70
C78	130.40	506.81	14°44'31"	N12°22'25"W	130.04
C79	118.61	351.25	19°20'48"	S12°43'38"E	118.04
C80	402.75	341.50	67°34'17"	S56°11'17"E	379.81
C81	119.24	102.35	66°45'07"	N22°07'34"E	112.61
C82	72.09	341.50	12°05'44"	S28°27'01"E	71.96
C83	8.82	341.50	1°28'45"	S35°14'15"E	8.82
C84	135.81	341.50	22°47'09"	S47°22'12"E	134.92

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C85	186.03	341.50	31°12'40"	S74°22'06"E	183.74
C86	255.64	72.50	202°01'39"	S47°19'17"E	142.33
C87	91.11	51.50	101°21'57"	S47°22'03"E	79.69
C88	57.76	25.00	132°22'11"	N15°45'53"E	45.74
C89	38.36	360.00	6°06'18"	S47°22'03"E	38.34
C90	57.76	25.00	132°22'11"	S89°30'01"W	45.74
C91	32.99	21.00	90°00'00"	S44°58'26"E	29.70
C92	33.14	21.00	90°24'20"	N44°49'21"E	29.80
C93	26.66	22.00	69°26'21"	N34°41'36"W	25.06
C94	166.19	231.56	41°07'20"	N89°58'26"W	162.65
C95	26.32	21.99	68°34'31"	S35°11'01"W	24.78
C96	46.66	38.50	69°26'20"	S34°44'44"W	43.86
C97	178.04	248.06	41°07'20"	N89°58'26"W	174.24
C98	46.66	38.50	69°26'21"	N34°41'36"W	43.86

LINE	LENGTH	BEARING
L10	14.42'	S3°03'14"E
L11	14.42'	S3°03'14"E
L12	14.42'	S3°03'14"E
L19	16.11'	S34°30'08"W
L20	54.52'	N81°17'13"E
L21	50.94'	N81°17'13"E
L22	17.46'	N34°31'40"E
L23	17.75'	S34°31'40"W
L24	4.42'	S11°14'59"E
L25	13.23'	S56°14'25"E
L26	23.24'	S56°14'25"E
L27	15.91'	S55°30'07"W

LINE	LENGTH	BEARING
L28	19.34'	S53°41'33"W
L29	19.46'	N31°39'54"E
L30	10.49'	S0°03'16"W
L31	10.00'	S0°01'35"W
L32	45.15'	S0°01'34"W
L33	45.15'	S0°01'34"W
L34	24.59'	N0°07'33"W
L35	38.58'	N89°52'52"E
L36	5.43'	N0°10'21"E
L40	13.20'	N57°33'00"E
L41	17.77'	N57°33'00"E
L42	14.62'	S2°52'44"W
L43	19.44'	S48°30'23"W

- ABBREVIATIONS**
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 - CH = CHORD
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PREPARED BY: NATHAN LEZNEWICZ
 BILLY M. MOODY, PSM #5336
 MERIDIAN LAND SURVEYORS LB#6905
 DATE OF PREPARATION: MAY 3, 2023

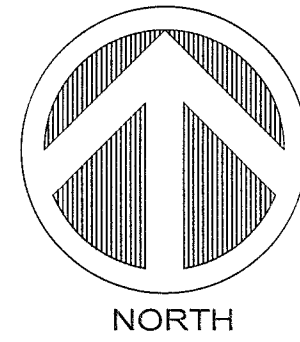
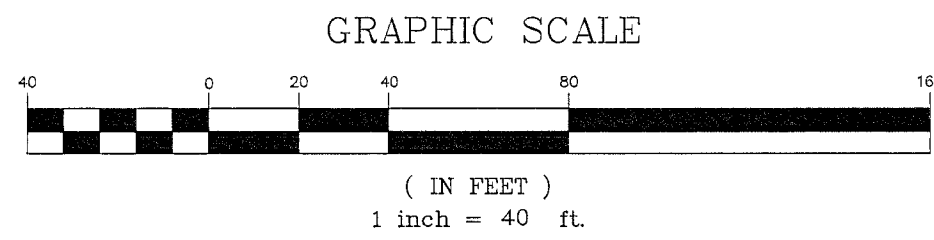
SHEET 4 of 6

SEAGLASS P.D.

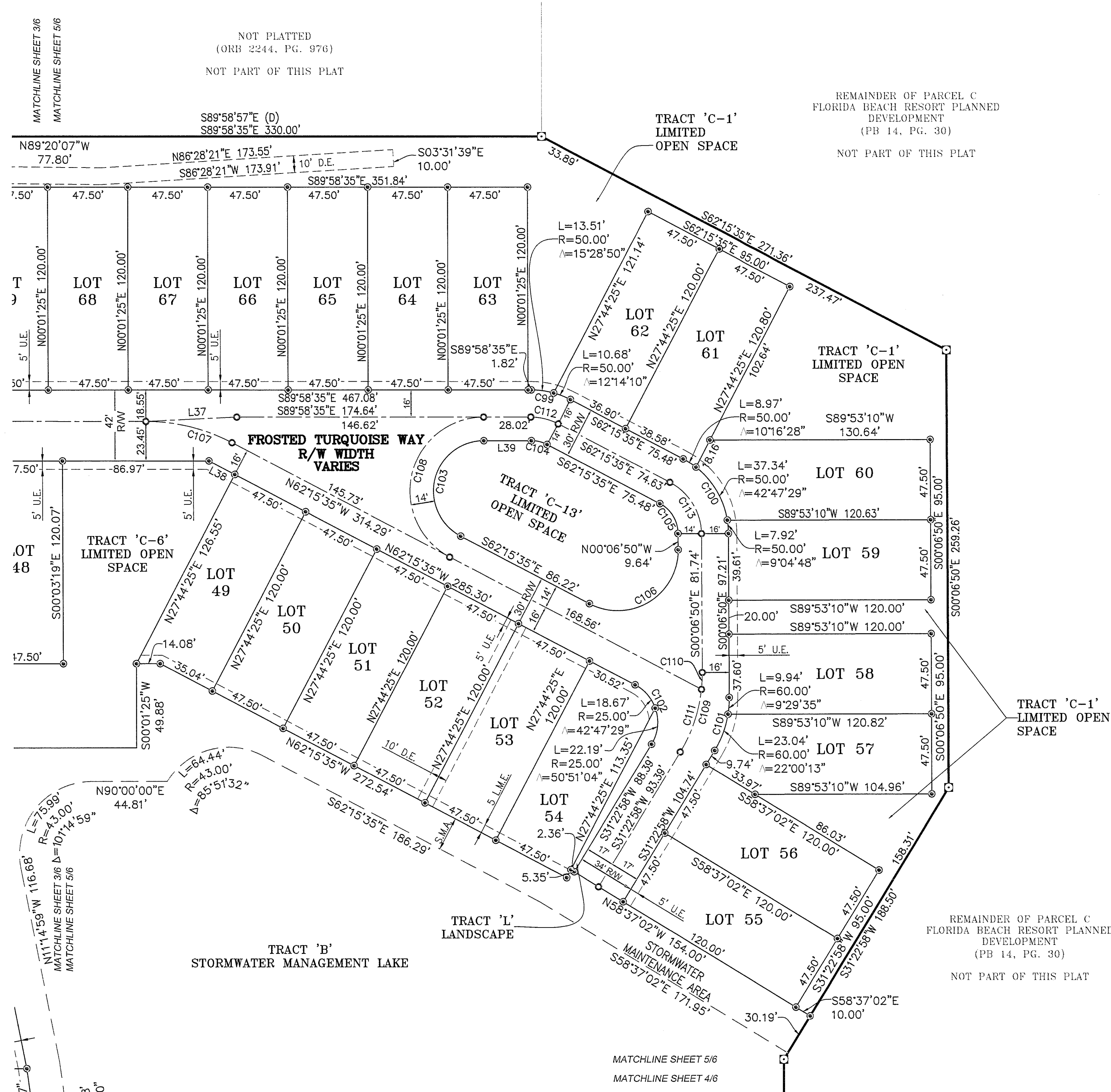
SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT
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PLAT BOOK 33
 PAGE 14
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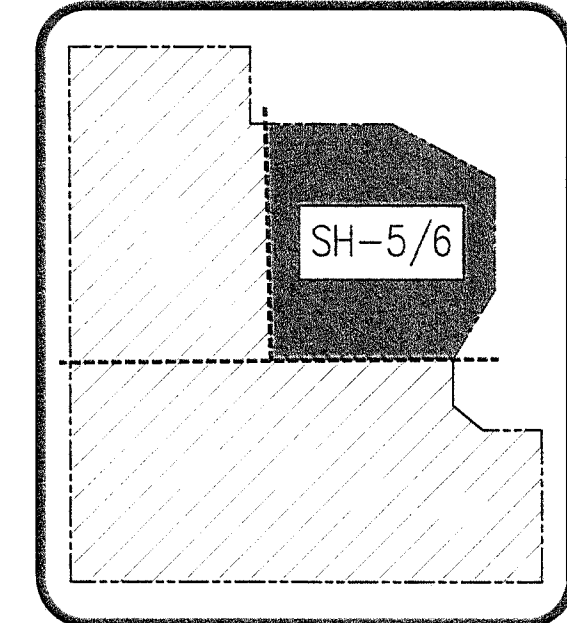
CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C99	24.19	50.00	27°43'00"	N76°07'05"W	23.95
C100	54.23	50.00	62°08'45"	N31°11'12"W	51.61
C101	32.98	60.00	31°29'48"	N15°38'04"E	32.57
C102	40.86	25.00	93°38'33"	N15°26'18"W	36.46
C103	79.74	30.00	152°17'00"	S13°52'55"W	58.25
C104	9.67	20.00	27°43'00"	N76°07'05"W	9.58
C105	21.69	20.00	62°08'45"	N31°11'12"W	20.65
C106	74.05	36.00	117°51'15"	N58°48'47"E	61.67
C107	53.21	110.00	27°43'00"	N76°07'05"W	52.69
C108	116.95	44.00	152°17'00"	S13°52'55"W	85.44
C109	49.47	90.00	31°29'48"	N15°38'04"E	48.85
C110	10.00	90.00	6°22'08"	N3°04'14"E	10.00
C111	39.47	90.00	25°07'40"	N18°49'08"E	39.15
C112	16.93	35.00	27°43'00"	N76°07'05"W	16.77
C113	37.96	35.00	62°08'45"	N31°11'13"W	36.13

Line Table		
LINE	LENGTH	BEARING
L37	54.08'	S87°19'16"W
L38	17.28'	S62°16'35"E
L39	28.27'	N89°58'35"W

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 - D.E. = DRAINAGE EASEMENT
 - D.&U.E. = DRAINAGE & UTILITY EASEMENT
 - FD = FOUND
 - IRC = IRON ROD WITH CAP
 - L.B. = LAND SURVEYING BUSINESS
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - NAV088 = NORTH AMERICAN VERTICAL DATUM 1988
 - ORB = OFFICIAL RECORD BOOK
 - PG. = PAGE
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - P.D. = PLANNED DEVELOPMENT
 - PB. = PLAT BOOK
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - (R) = RADIAL
 - R = RADIUS
 - RP = RADIUS POINT
 - R/W = RIGHT OF WAY
 - S.W.E. = SIDEWALK EASEMENT
 - S.M.A. = STORMWATER MAINTENANCE AREA
 - (TYP.) = TYPICAL
 - U.E. = UTILITY EASEMENT

- 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
 - ◻ = CONSERVATION EASEMENT RECORDED IN O.R.B. 3641, PAGE 315

SHEET INDEX



SHEET
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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

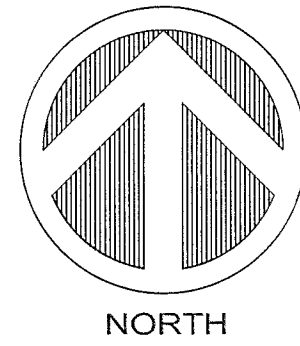
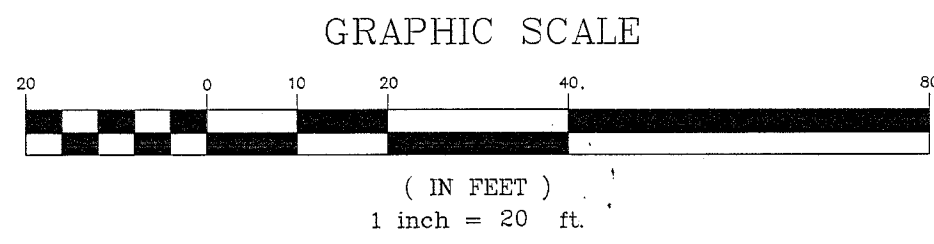
SEAGLASS P.D.

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 BEING A REPLAT OF A PORTION OF PARCEL C, FLORIDA BEACH RESORT PLANNED DEVELOPMENT, ACCORDING TO THE PLAT
 THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

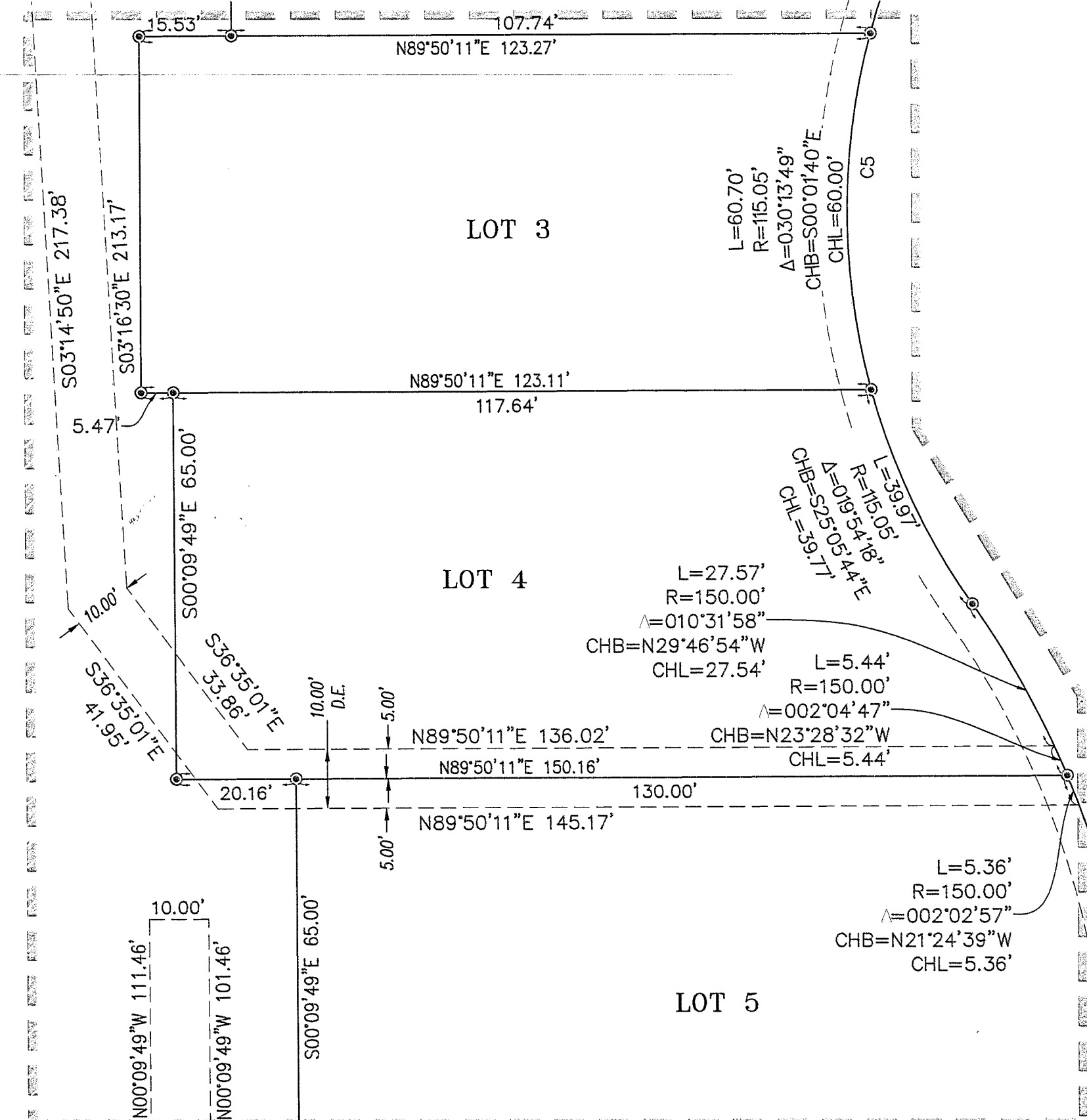
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN
 OFFICIAL RECORD BOOK 3645, PAGE 666, AND IN THE MASTER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ON FILE
 IN OFFICIAL RECORD BOOK 1035, PAGE 1179 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA TOGETHER WITH ALL ITS AMENDMENTS.

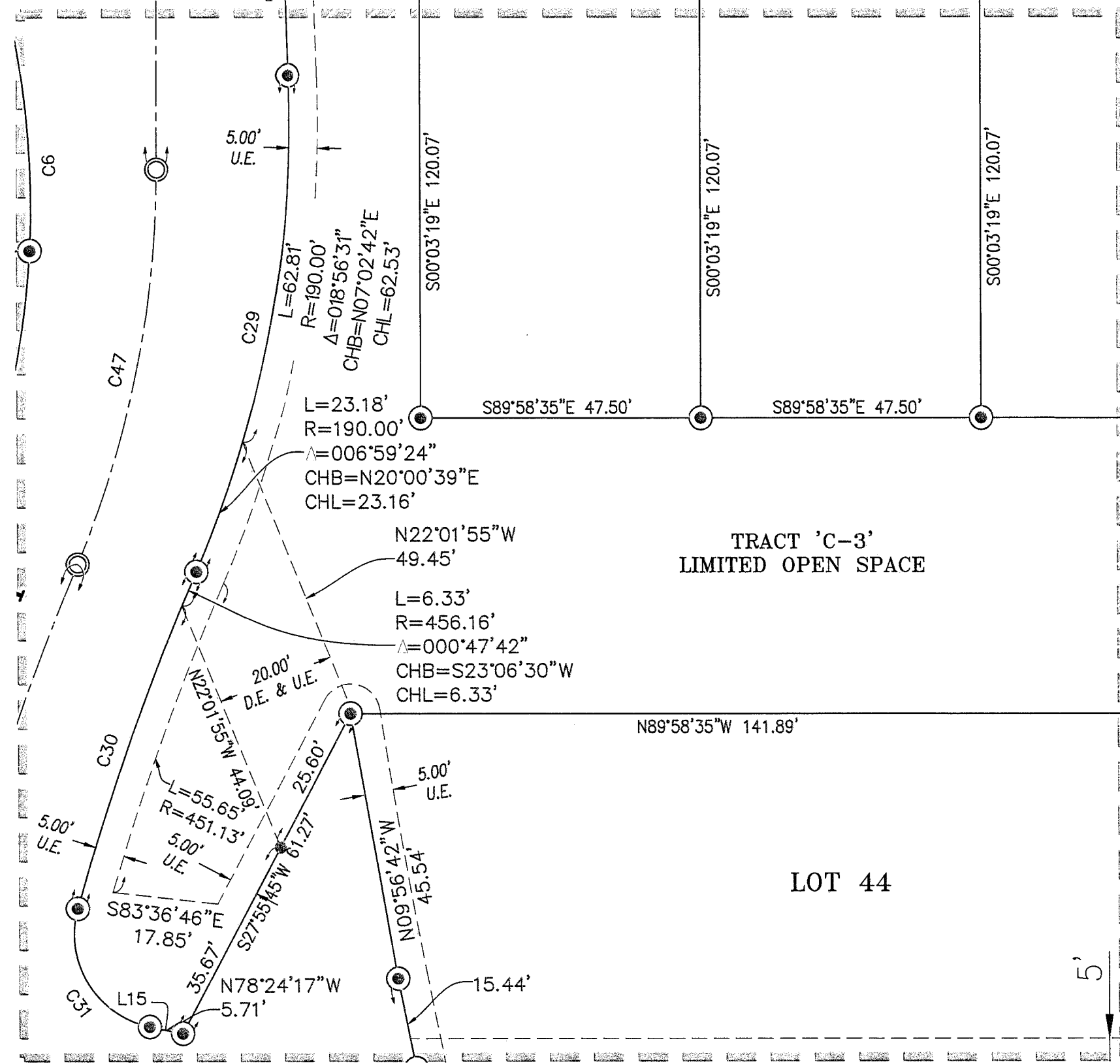
PLAT BOOK 33
 PAGE 15
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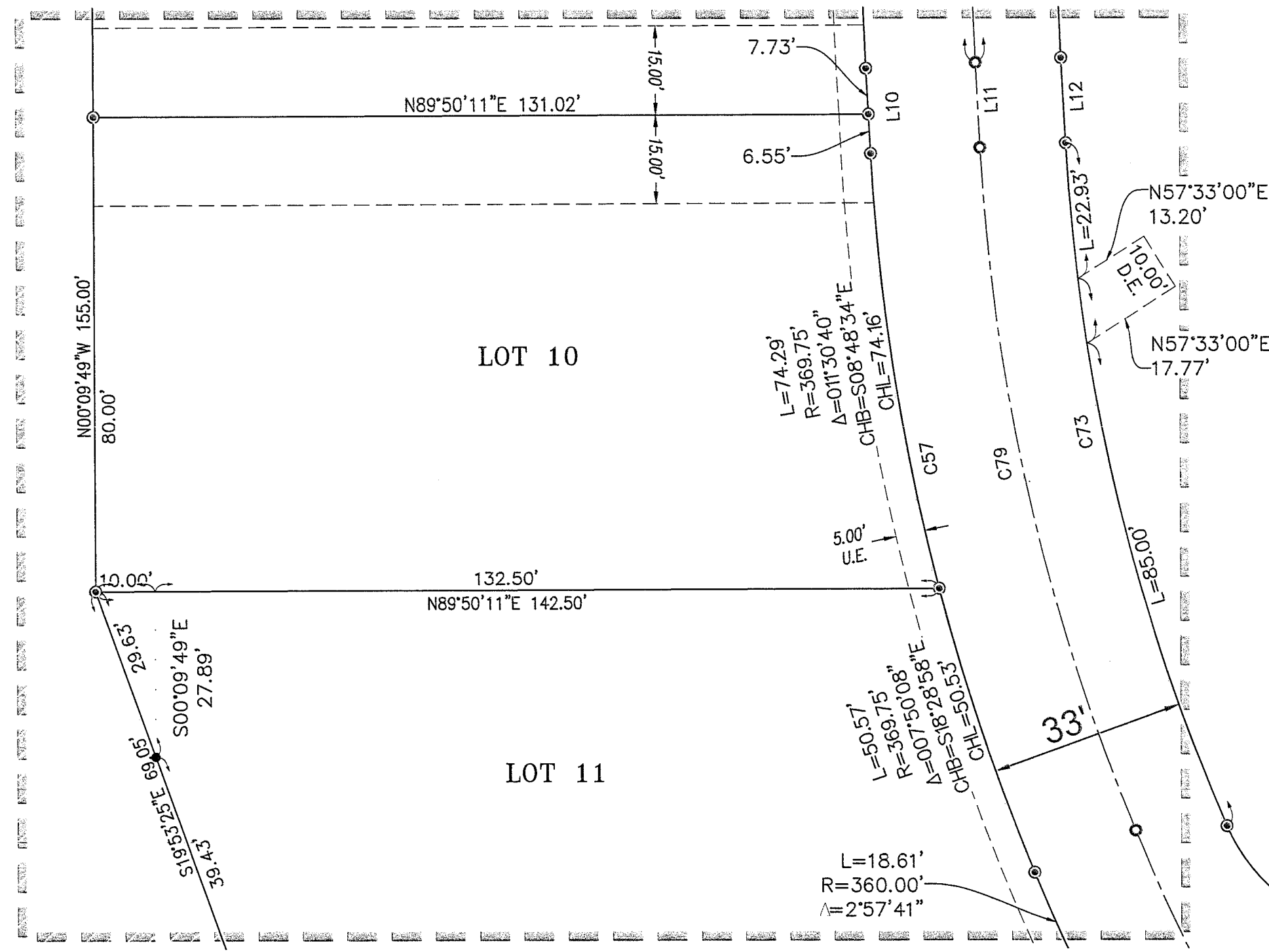
DETAIL D-1



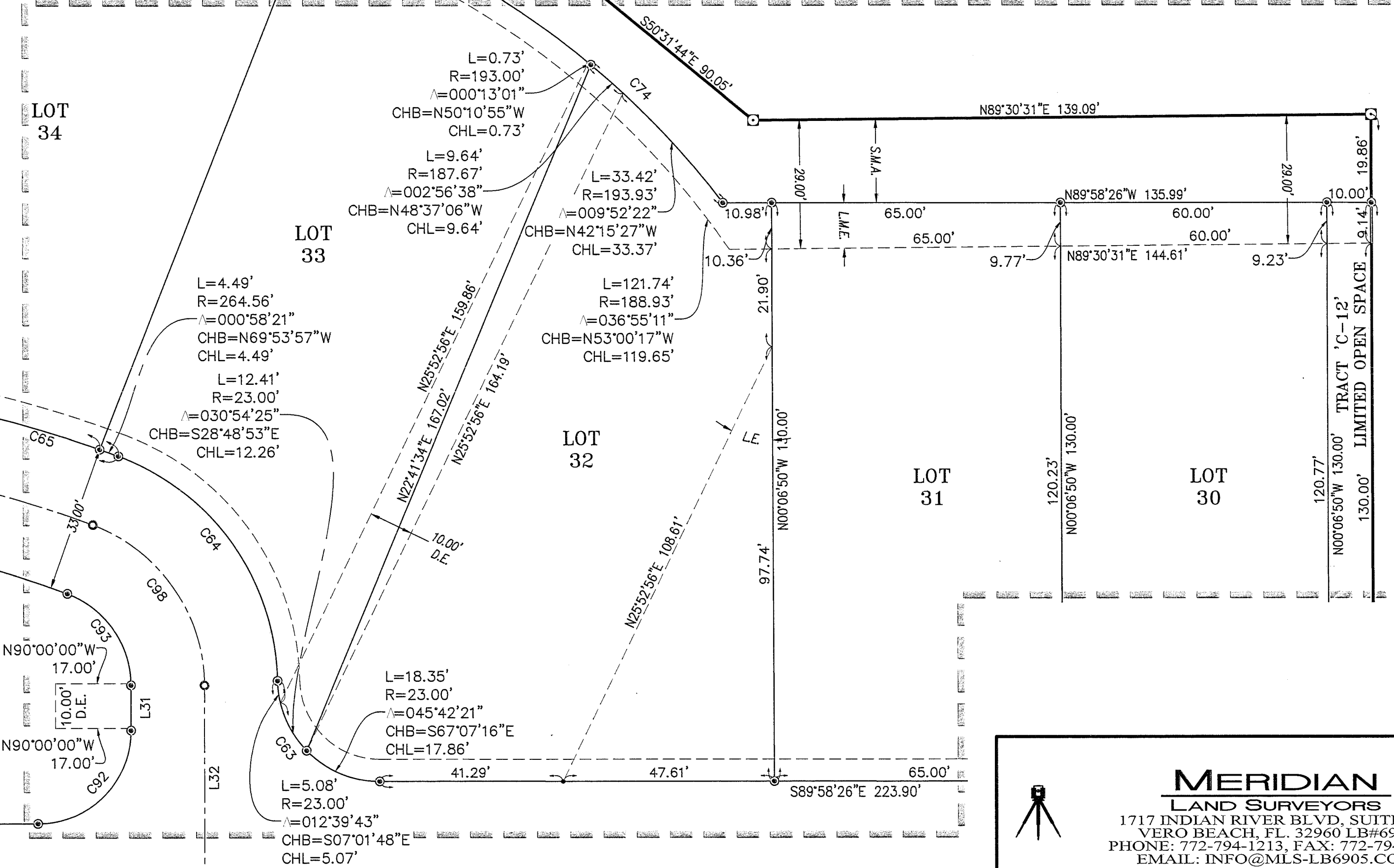
DETAIL D-2



DETAIL D-3



DETAIL D-4



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
- = CONSERVATION EASEMENT RECORDED IN O.R. 63611 PAGE 315

ABBREVIATIONS

- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- CH = CHORD
- C.E. = CONSERVATION EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
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CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C5	169.54	115.05	84°26'06"	S7°10'11"W	154.61
C6	149.97	150.00	57°17'10"	N6°24'18"W	143.81
C29	85.99	190.00	25°55'54"	N10°32'24"E	85.26
C30	60.59	456.16	7°36'39"	S19°42'01"W	60.55
C31	26.33	16.00	94°17'59"	S31°15'18"E	23.46
C47	68.47	171.00	22°56'25"	N11°29'08"E	68.01
C57	124.85	369.75	19°20'48"	S12°43'38"E	124.26
C58	46.95	360.00	7°28'19"	S26°08'18"E	46.92
C63	35.73	23.00	89°00'34"	S45°28'09"E	32.24
C64	65.71	55.00	68°26'54"	N35°11'19"W	61.87
C65	189.88	264.56	41°07'20"	N89°58'26"W	185.83
C73	118.92	336.75	20°14'00"	S13°10'14"E	118.30
C74	115.57	193.93	34°08'36"	N54°23'34"W	113.86
C79	118.61	351.25	19°20'48"	S12°43'38"E	118.04
C82	72.09	341.50	12°05'44"	S28°27'01"E	71.96
C98	46.66	38.50	69°26'21"	N34°41'36"W	43.86

Line Table

LINE	LENGTH	BEARING
L10	14.42'	S3°03'14"E
L11	14.42'	S3°03'14"E
L12	14.42'	S3°03'14"E
L15	5.71'	N78°24'17"W
L32	45.15'	S0°01'34"W

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