

HIGH POINTE SUBDIVISION – PHASE 1 P.D.

BEING A PORTION OF TRACTS 1 & 32 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, AND ALSO A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST

PLAT BOOK 32
PAGE 68
CFN 3120230007027
CLERK'S FILE NO.

CERTIFICATE OF DEDICATION
STATE OF FLORIDA
INDIAN RIVER COUNTY

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.

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GH0 HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS HIGH POINTE SUBDIVISION - PHASE 1 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 RIGHT-OF-WAY

THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, 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 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 STREETS 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 TRACTS 'D' AND 'I', AND STORMWATER MAINTENANCE EASEMENTS

STORMWATER TRACTS 'D' AND 'I', AND THE 15' STORMWATER MAINTENANCE EASEMENTS, 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 TRACTS 'C', 'G-1', 'G-2', AND 'K-1'; RECREATION AREA TRACTS 'B', 'E', AND 'N'; AND RECREATION AREA/ CLUBHOUSE TRACT 'H'

OPEN SPACE TRACTS 'C', 'G-1', 'G-2', AND 'K-1'; RECREATION AREA TRACTS 'B', 'E', AND 'N'; AND RECREATION/CLUBHOUSE TRACT 'H' AS SHOWN ON THIS PLAT, ARE 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 TRACTS 'A', 'F-1', 'F-2' AND 'J'

LANDSCAPE TRACTS 'A', 'F-1', 'F-2' AND 'J' AS SHOWN ON THIS PLAT, ARE 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) LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, GRBK GH0 HIGH POINTE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 24 DAY OF January, 2023.

GRBK GH0 HIGH POINTE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Lilly Futch

PRINTED NAME: Lilly Futch

WITNESS: Buffy Kindell

PRINTED NAME: Buffy Kindell

BY: William N. Handler
WILLIAM N. HANDLER, MANAGER

ACKNOWLEDGMENT 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 24 DAY OF January, 2023 BY WILLIAM N. HANDLER, MANAGER OF GRBK GH0 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 N/A AS IDENTIFICATION.

NOTARY PUBLIC: Lauren F Hamilton
COMMISSION #: 66273201
PRINTED NAME: Lauren F Hamilton
MY COMMISSION EXPIRES: 2/7/2023

SEAL:
LAUREN F. HAMILTON
Commission # 66273201
Expires February 7, 2023
Bonded Through Notary Services

ACCEPTANCE OF DEDICATIONS

HIGH POINTE COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF STORMWATER TRACTS 'D' AND 'I'; OPEN SPACE TRACTS 'C', 'G-1', 'G-2' AND 'K-1'; RECREATION AREA TRACTS 'B', 'E', AND 'N'; RECREATION AREA/ CLUBHOUSE TRACT 'H'; LANDSCAPE TRACTS 'A', 'F-1', 'F-2' AND 'J'; DRAINAGE EASEMENTS, STORMWATER MAINTENANCE EASEMENTS AND ALL STREETS AND RIGHTS-OF-WAY AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

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

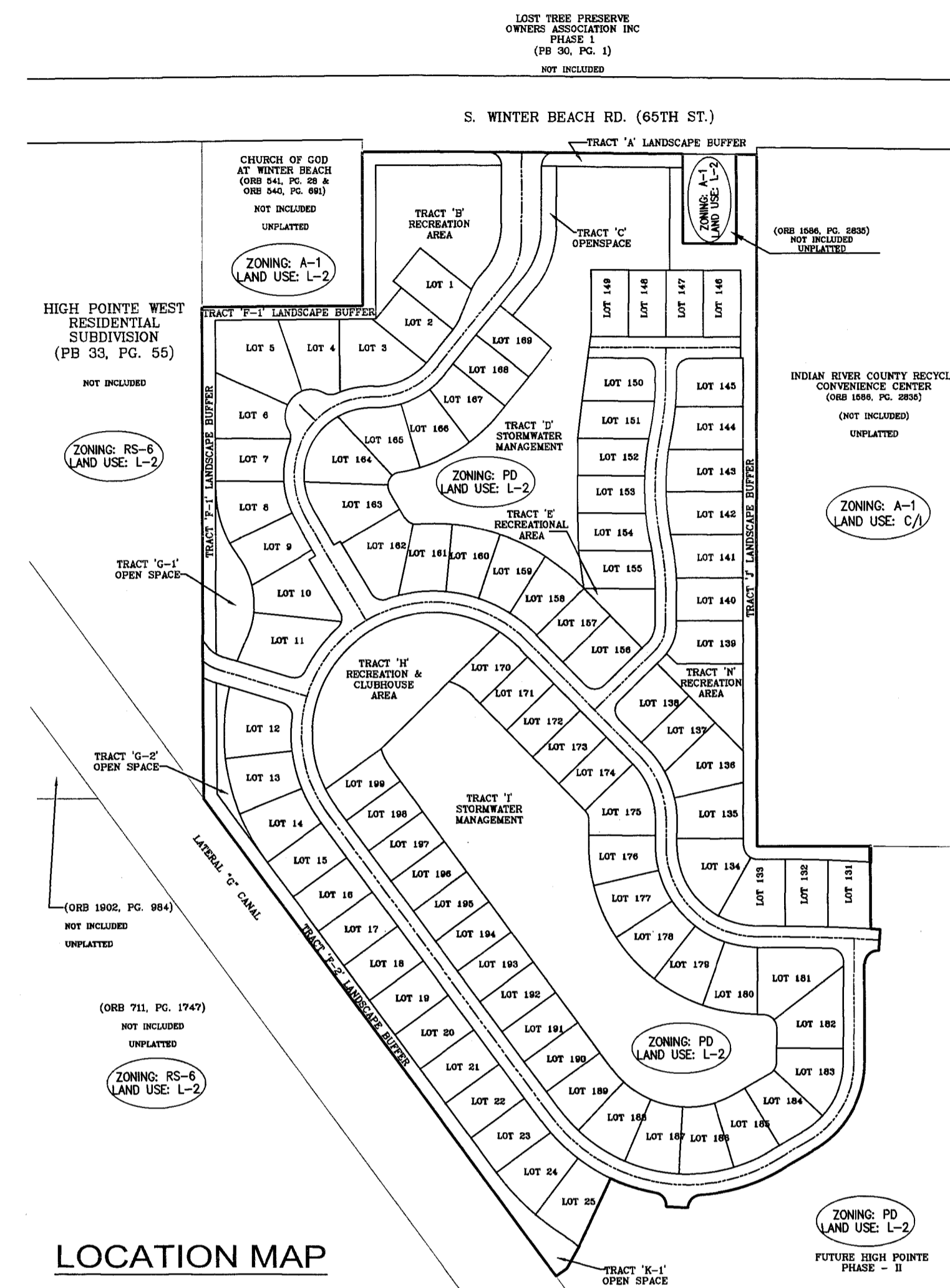
WITNESS: Lilly Futch

PRINTED NAME: Lilly Futch

WITNESS: Buffy Kindell

PRINTED NAME: Buffy Kindell

BY: William N. Handler
WILLIAM N. HANDLER, PRESIDENT



LOCATION 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 24 DAY OF January, 2023 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 N/A AS IDENTIFICATION.

NOTARY PUBLIC: Lauren F Hamilton
COMMISSION #: 66273201
PRINTED NAME: Lauren F Hamilton
MY COMMISSION EXPIRES: 2/7/2023

SEAL:
LAUREN F. HAMILTON
Commission # 66273201
Expires February 7, 2023
Bonded Through Notary Services

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 19th DAY OF January, 2023.

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: Richard A Costello
RICHARD A. COSTELLO, MANAGER

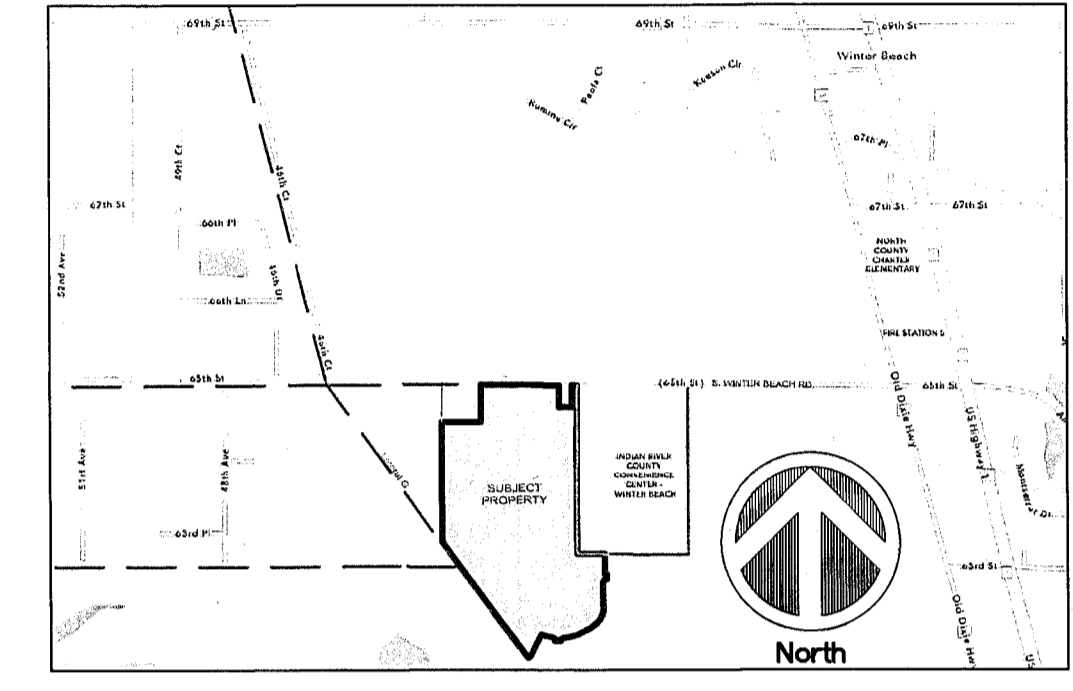
WITNESS: Taylor Ross

PRINTED NAME: Taylor Ross

WITNESS: Robin Karickhoff

PRINTED NAME: ROBIN KARICKHOFF

VICINITY MAP



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 19th DAY OF January, 2023 BY RICHARD A. COSTELLO, MANAGER 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 N/A AS IDENTIFICATION.

NOTARY PUBLIC: Kathryn Odum
COMMISSION #: 138324493
PRINTED NAME: Kathryn Odum
MY COMMISSION EXPIRES: 1-22-24

SEAL:
KATHRYN ODUM
Notary Public, State of Texas
Comm. Expires 01-22-2024
Notary ID 152324493

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 January 23, 2023
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862

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|--|---|
| 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 6 |
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HIGH POINTE SUBDIVISION – PHASE 1 P.D.

BEING A PORTION OF TRACTS 1 & 32 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, AND ALSO A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST

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

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CFN

3120230007027

CLERK'S FILE NO.

CERTIFICATE OF SURVEYOR

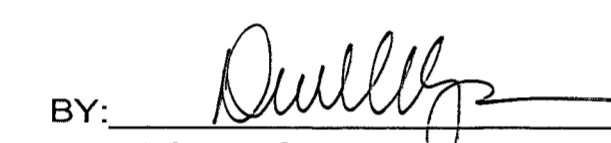
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON NOVEMBER 30th, 2021, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION 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.

 DATE 1/18/2023

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 HIGH POINTE SUBDIVISION - PHASE I 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 2.10.23
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 February 7th 2023 THE FOREGOING PLAT WAS APPROVED, AND THE UTILITY EASEMENTS AND LIMITED ACCESS EASEMENT ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY: 
JOSEPH H. EARMAN
CHAIRMAN OF THE BOARD

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

BY: 
DEPUTY CLERK
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: 
SUSAN J. PRADO, ASSISTANT COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

 DATE 2/7/23
MICHAEL C. ZITO, INTERIM COUNTY ADMINISTRATOR

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

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 SUBDIVISION - PHASE I 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 15th DAY OF FEBRUARY, 2023 AND RECORDED IN PLAT BOOK 32, PAGE 68, CLERK'S FILE NUMBER 3120230007027 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

BY: 
DEPUTY CLERK
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 #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.

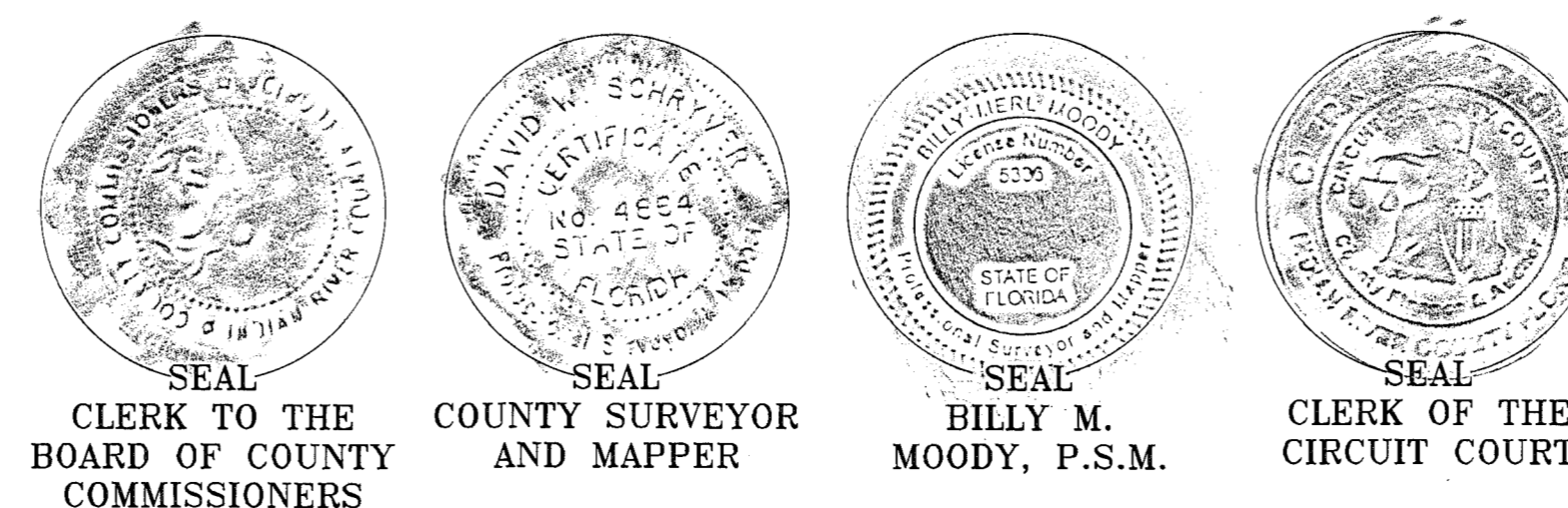
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 9 AND 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID PARCEL ALSO BEING A PORTION OF TRACTS 1 AND 32, SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND ALSO BEING A PORTION OF PARCELS 1, 2, 4 AND 8 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3104, PAGE 679 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID POINT ALSO BEING THE EAST 1/4 CORNER OF SECTION 9, TOWNSHIP 32 SOUTH RANGE 39 EAST RUN S00°09'16"W, ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 53.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH WINTER BEACH ROAD (A.K.A. 65TH STREET) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM THE POINT OF BEGINNING RUN S89°21'37"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 520.20 FEET TO A POINT; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°09'16"W, FOR A DISTANCE OF 167.00 FEET TO A POINT; THENCE RUN S89°21'37"E, FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN N00°09'16"E, FOR A DISTANCE OF 167.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTH WINTER BEACH ROAD; THENCE RUN S89°21'37"E, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 38.20 FEET TO A POINT; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN S00°16'43"W, FOR A DISTANCE OF 1,291.82 FEET TO A POINT; THENCE RUN S89°40'24"E, FOR A DISTANCE OF 212.65 FEET TO A POINT; THENCE RUN S00°21'14"W, FOR A DISTANCE OF 154.22 FEET TO A NON TANGENT POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2,500.00 FEET, A CHORD BEARING OF S86°16'26"E, AND A CHORD LENGTH OF 17.98 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'44", FOR A DISTANCE OF 17.98 FEET TO A POINT; THENCE RUN S03°48'35"W, FOR A DISTANCE OF 40.00 FEET TO A NON TANGENT POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S47°08'39"W, AND A CHORD LENGTH OF 36.44 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°34'49", FOR A DISTANCE OF 40.83 FEET TO A POINT; THENCE RUN S00°21'14"W, FOR A DISTANCE OF 184.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, AND HAVING A RADIUS OF 190.00 FEET, A CHORD BEARING OF S30°48'44"W, AND A CHORD LENGTH OF 192.63 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°54'58" FOR A DISTANCE OF 202.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1,360.00 FEET, A CHORD BEARING OF S59°54'39"W, AND A CHORD LENGTH OF 64.52 FEET; THENCE RUN WESTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°43'07" FOR A DISTANCE OF 64.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 340.00 FEET, A CHORD BEARING OF S72°25'16"W, AND A CHORD LENGTH OF 163.00 FEET; THENCE RUN SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°44'19" FOR A DISTANCE OF 164.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S44°49'52"W, AND A CHORD LENGTH OF 33.10 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°55'05" FOR A DISTANCE OF 36.18 FEET TO A POINT; THENCE RUN N86°37'40"W, FOR A DISTANCE OF 40.00 FEET TO A NON TANGENT POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N38°05'13"W, AND A CHORD LENGTH OF 33.10 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°55'05" FOR A DISTANCE OF 36.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 340.00 FEET, A CHORD BEARING OF N72°07'11"W, AND A CHORD LENGTH OF 87.89 FEET; THENCE RUN WESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°51'10" FOR A DISTANCE OF 88.14 FEET TO A POINT; THENCE RUN S25°18'24"W, FOR A DISTANCE OF 142.04 FEET TO A POINT; THENCE RUN S29°04'00"W, FOR A DISTANCE OF 46.20 FEET TO A POINT; THENCE RUN S53°52'06"W, FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INDIAN RIVER FARMS WATER CONTROL DISTRICT LATERAL "G" CANAL, PER THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN N36°08'38"W, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,109.83 FEET TO A POINT; THENCE, DEPARTING SAID EAST RIGHT OF WAY LINE RUN N00°07'57"E, FOR A DISTANCE OF 917.18 FEET TO A POINT; THENCE RUN N89°33'35"E, FOR A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN N00°05'57"E, FOR A DISTANCE OF 287.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH WINTER BEACH ROAD; THENCE RUN N89°33'35"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 81.36 FEET TO A POINT OF BEGINNING.

SAID PARCEL CONTAINS APPROXIMATELY 1,845,898.67 Square FEET OR 42.4 Acres, MORE OR LESS.

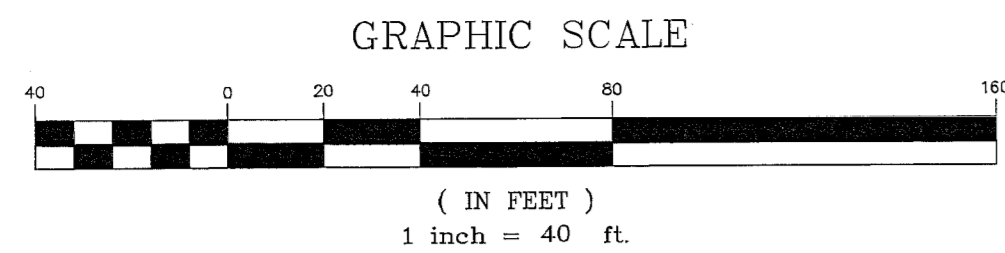


HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A

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SHEET

2 of 6



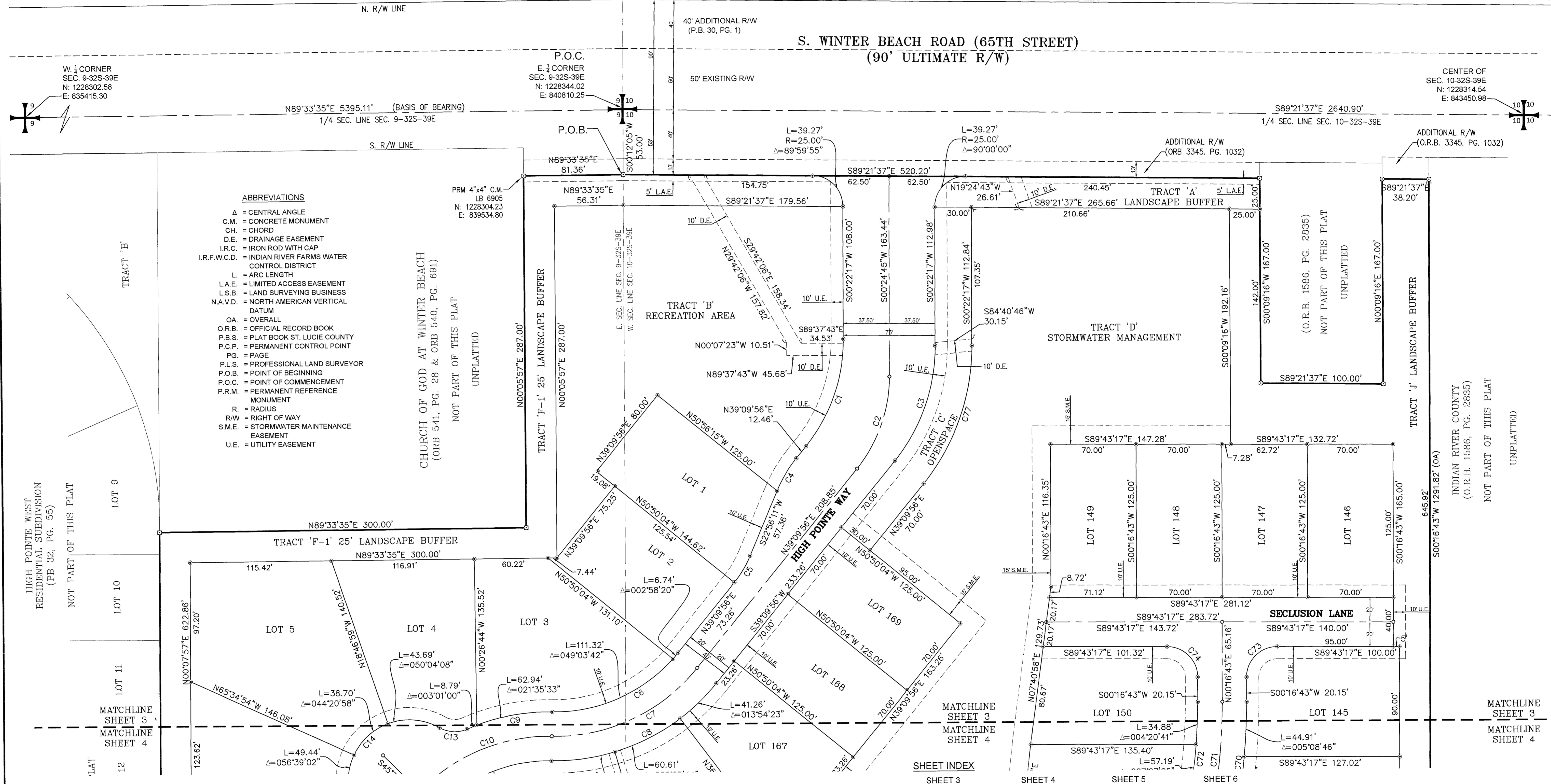
HIGH POINTE SUBDIVISION - PHASE 1 P.D.

BEING A PORTION OF TRACTS 1 & 32 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, AND ALSO A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST

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 70
 CFN 3120230007027
 CLERK'S FILE NO.

LOST TREE PRESERVE, OWNERS ASSOCIATION INC, PHASE 1
 (P.B. 30, PG. 1) NOT PART OF THIS PLAT



- ABBREVIATIONS**
- Δ = CENTRAL ANGLE
 - C.M. = CONCRETE MONUMENT
 - CH. = CHORD
 - D.E. = DRAINAGE EASEMENT
 - I.R.C. = IRON ROD WITH CAP
 - I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
 - L = ARC LENGTH
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.S.B. = LAND SURVEYING BUSINESS
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - O.A. = OVERALL
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B.S. = PLAT BOOK ST. LUCIE COUNTY
 - P.C.P. = PERMANENT CONTROL POINT
 - P.G. = PAGE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - S.M.E. = STORMWATER MAINTENANCE EASEMENT
 - U.E. = UTILITY EASEMENT

HIGH POINTE WEST RESIDENTIAL SUBDIVISION (PB 32, PG. 55) NOT PART OF THIS PLAT

LOT 9
 LOT 10
 LOT 11
 LOT 12

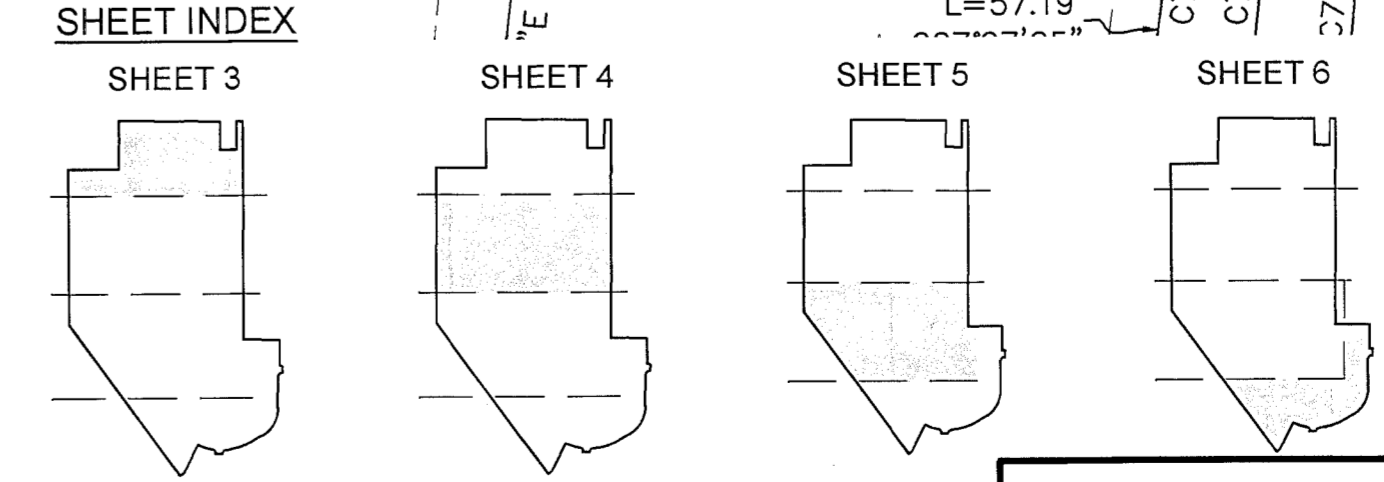
MATCHLINE SHEET 3
 MATCHLINE SHEET 4

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|---------|---------|-----------|-------------|------------|
| C1 | 94.79' | 140.00' | 38°47'39" | N19°46'06"E | 92.99' |
| C2 | 81.25' | 120.00' | 38°47'39" | N19°46'06"E | 79.71' |
| C3 | 101.56' | 150.00' | 38°47'39" | N19°46'06"E | 99.63' |
| C4 | 31.16' | 110.00' | 16°13'45" | S31°03'03"W | 31.05' |
| C5 | 25.49' | 90.00' | 16°13'45" | N31°03'03"E | 25.41' |
| C6 | 118.06' | 130.00' | 52°02'02" | N65°10'57"E | 114.05' |
| C7 | 136.22' | 150.00' | 52°02'02" | N65°10'57"E | 131.59' |

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|---------|---------|------------|-------------|------------|
| C8 | 154.39' | 170.00' | 52°02'02" | N65°10'57"E | 149.14' |
| C9 | 71.73' | 167.00' | 24°36'33" | S78°53'41"W | 71.18' |
| C10 | 120.16' | 147.00' | 46°50'03" | S67°46'57"W | 116.84' |
| C13 | 23.26' | 25.00' | 53°18'34" | S86°45'18"E | 22.43' |
| C14 | 131.83' | 50.00' | 151°04'07" | S44°21'56"W | 96.83' |
| C70 | 100.08' | 500.00' | 11°28'06" | N6°00'46"E | 99.91' |
| C71 | 96.11' | 479.90' | 11°28'28" | N6°00'19"E | 95.95' |

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|---------|---------|-----------|-------------|------------|
| C72 | 92.07' | 460.00' | 11°28'06" | N6°00'46"E | 91.92' |
| C73 | 39.27' | 25.00' | 90°00'00" | S45°16'43"W | 35.36' |
| C74 | 39.27' | 25.00' | 90°00'00" | N44°43'17"W | 35.36' |
| C77 | 121.88' | 180.00' | 38°47'39" | N19°46'06"E | 119.56' |

- 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



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

MERIDIAN
 LAND SURVEYORS

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 VERO BEACH, FL. 32960 LB#6905
 PHONE: 772-794-1213, FAX: 772-794-1096
 EMAIL: INFO@MLS-LB6905.COM

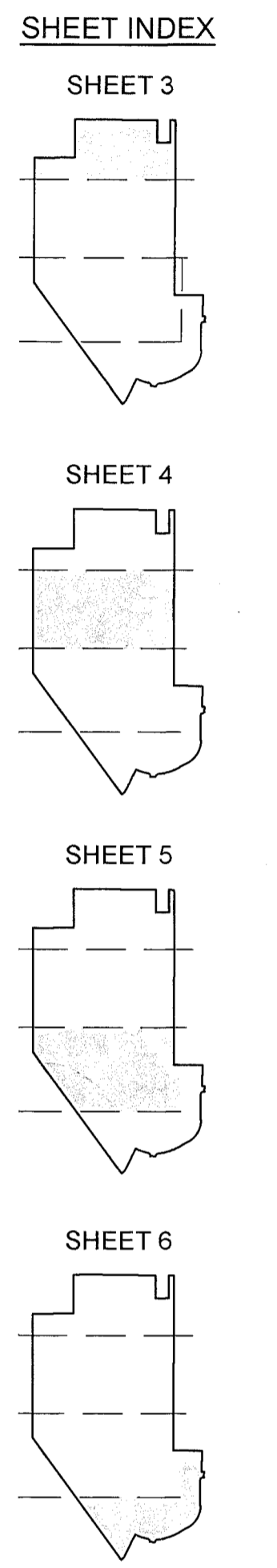
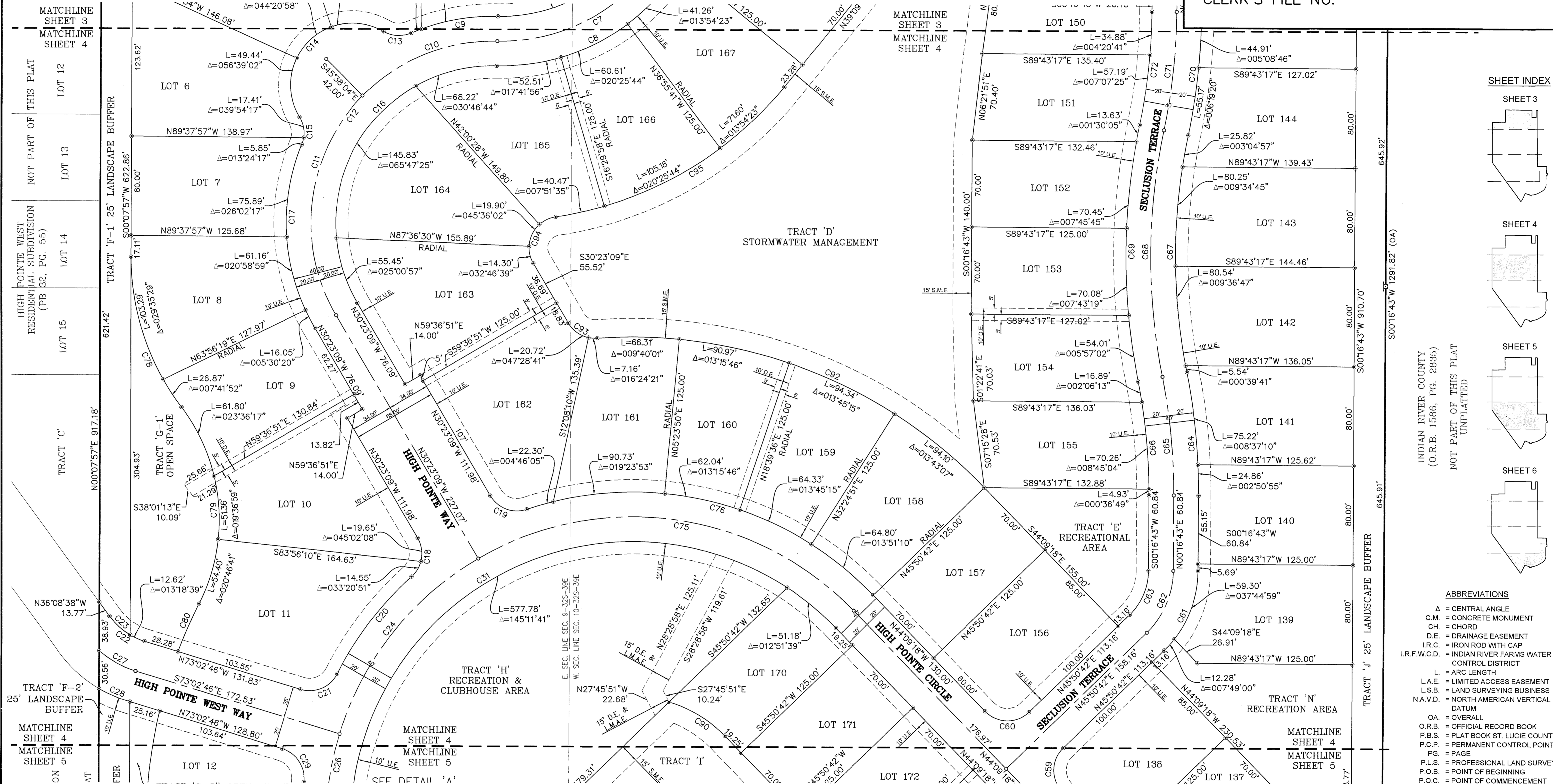
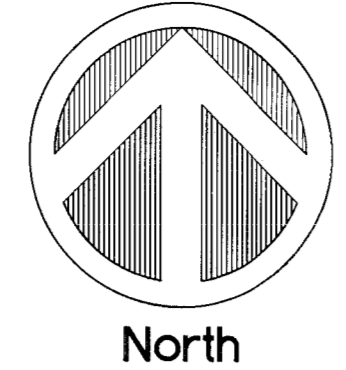
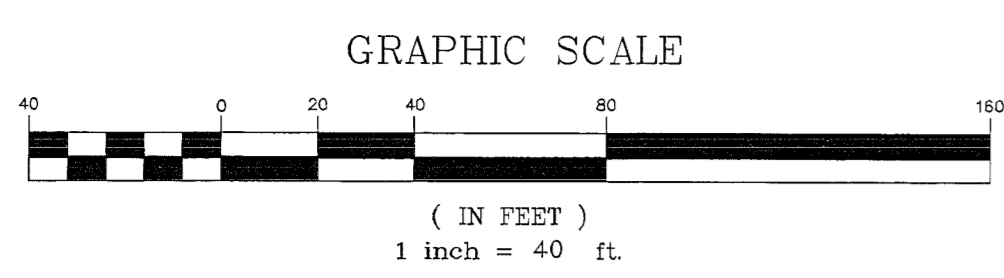
SHEET **3 of 6**

HIGH POINTE SUBDIVISION - PHASE 1 P.D.

BEING A PORTION OF TRACTS 1 & 32 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, AND ALSO A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST

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 71
CFN 3120230007027
CLERK'S FILE NO.



- ABBREVIATIONS**
- Δ = CENTRAL ANGLE
 - C.M. = CONCRETE MONUMENT
 - CH. = CHORD
 - D.E. = DRAINAGE EASEMENT
 - I.R.C. = IRON ROD WITH CAP
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 - L = ARC LENGTH
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.S.B. = LAND SURVEYING BUSINESS
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - OA. = OVERALL
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B.S. = PLAT BOOK ST. LUCIE COUNTY
 - P.C.P. = PERMANENT CONTROL POINT
 - PG. = PAGE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.O.B. = POINT OF BEGINNING
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 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R. = RADIUS
 - R.W. = RIGHT OF WAY
 - S.M.E. = STORMWATER MAINTENANCE EASEMENT
 - U.E. = UTILITY EASEMENT

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|--------|--------|------------|-------------|------------|
| C7 | 136.22 | 150.00 | 52°02'02" | N65°10'57"E | 131.59' |
| C8 | 154.39 | 170.00 | 52°02'02" | N66°10'57"E | 149.14' |
| C9 | 71.73 | 167.00 | 24°36'33" | S78°53'41"W | 71.18' |
| C10 | 120.16 | 147.00 | 48°50'03" | S67°46'57"W | 116.84' |
| C11 | 191.78 | 147.00 | 74°45'05" | S6°59'23"W | 178.47' |
| C12 | 311.94 | 147.00 | 121°35'07" | S30°24'25"W | 256.62' |
| C13 | 23.26 | 25.00 | 53°18'34" | S86°45'18"E | 22.43' |
| C14 | 131.83 | 50.00 | 151°04'07" | S44°21'56"W | 96.83' |
| C15 | 23.26 | 25.00 | 53°18'34" | N4°30'51"W | 22.43' |
| C16 | 269.50 | 127.00 | 121°35'07" | S30°24'24"W | 221.71' |
| C17 | 153.10 | 167.00 | 52°31'36" | S4°07'21"E | 147.79' |
| C18 | 34.20 | 25.00 | 78°23'00" | N8°48'21"E | 31.60' |
| C19 | 34.20 | 25.00 | 78°23'00" | S69°34'39"E | 31.60' |
| C20 | 99.25 | 268.00 | 21°13'04" | S37°23'18"W | 98.68' |

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|--------|--------|------------|-------------|------------|
| C21 | 34.98 | 25.00 | 80°10'28" | N66°52'00"E | 32.20' |
| C22 | 35.43 | 54.81 | 37°02'12" | S84°35'42"E | 34.81' |
| C23 | 22.82 | 54.25 | 24°05'57" | S48°03'53"E | 22.65' |
| C24 | 184.65 | 248.00 | 42°39'37" | S38°17'03"W | 180.42' |
| C25 | 414.42 | 248.00 | 95°44'38" | S11°44'32"W | 367.86' |
| C27 | 33.76 | 80.00 | 24°10'41" | S60°57'25"E | 33.51' |
| C28 | 27.17 | 107.68 | 14°27'14" | S67°11'49"E | 27.09' |
| C29 | 34.98 | 25.00 | 80°10'28" | N32°57'32"W | 32.20' |
| C31 | 684.35 | 228.00 | 171°58'30" | S49°51'27"W | 454.88' |
| C39 | 39.27 | 25.00 | 90°00'00" | S0°50'42"W | 35.36' |
| C80 | 39.27 | 25.00 | 90°00'00" | S89°09'18"E | 35.36' |
| C81 | 71.58 | 90.00 | 45°33'59" | N23°03'43"E | 69.70' |
| C82 | 55.67 | 70.00 | 45°33'59" | N23°03'43"E | 54.21' |
| C83 | 39.76 | 50.00 | 45°33'59" | N23°03'43"E | 38.72' |

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|--------|--------|-----------|-------------|------------|
| C84 | 100.08 | 500.00 | 11°28'08" | N5°27'20"W | 99.91' |
| C85 | 96.18 | 485.12 | 11°21'34" | N5°27'43"W | 96.02' |
| C86 | 92.07 | 460.00 | 11°28'06" | N5°27'20"W | 91.92' |
| C87 | 192.15 | 480.00 | 22°56'11" | S0°16'43"W | 190.87' |
| C88 | 200.01 | 499.97 | 22°55'15" | N0°17'14"E | 198.68' |
| C89 | 208.17 | 520.00 | 22°56'11" | S0°16'43"W | 206.78' |
| C70 | 100.08 | 500.00 | 11°28'08" | N6°00'46"E | 99.91' |
| C71 | 96.11 | 479.90 | 11°28'28" | N6°00'19"E | 95.95' |
| C72 | 92.07 | 460.00 | 11°28'06" | N6°00'46"E | 91.92' |
| C75 | 329.96 | 248.00 | 76°13'51" | N82°16'13"W | 306.16' |
| C76 | 304.21 | 268.00 | 65°02'13" | N76°15'08"W | 288.14' |
| C78 | 130.16 | 200.00 | 37°17'21" | S18°30'43"E | 127.88' |
| C79 | 167.55 | 150.00 | 63°59'56" | N5°09'25"W | 158.97' |
| C80 | 42.22 | 393.00 | 6°09'19" | S23°45'53"W | 42.20' |

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|--------|--------|-----------|-------------|------------|
| C84 | 100.08 | 500.00 | 11°28'08" | N5°27'20"W | 99.91' |
| C85 | 96.18 | 485.12 | 11°21'34" | N5°27'43"W | 96.02' |
| C86 | 92.07 | 460.00 | 11°28'06" | N5°27'20"W | 91.92' |
| C87 | 192.15 | 480.00 | 22°56'11" | S0°16'43"W | 190.87' |
| C88 | 200.01 | 499.97 | 22°55'15" | N0°17'14"E | 198.68' |
| C89 | 208.17 | 520.00 | 22°56'11" | S0°16'43"W | 206.78' |
| C70 | 100.08 | 500.00 | 11°28'08" | N6°00'46"E | 99.91' |
| C71 | 96.11 | 479.90 | 11°28'28" | N6°00'19"E | 95.95' |
| C72 | 92.07 | 460.00 | 11°28'06" | N6°00'46"E | 91.92' |
| C75 | 329.96 | 248.00 | 76°13'51" | N82°16'13"W | 306.16' |
| C76 | 304.21 | 268.00 | 65°02'13" | N76°15'08"W | 288.14' |
| C78 | 130.16 | 200.00 | 37°17'21" | S18°30'43"E | 127.88' |
| C79 | 167.55 | 150.00 | 63°59'56" | N5°09'25"W | 158.97' |
| C80 | 42.22 | 393.00 | 6°09'19" | S23°45'53"W | 42.20' |

- 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

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 4 of 6

HIGH POINTE SUBDIVISION – PHASE 1 P.D.

BEING A PORTION OF TRACTS 1 & 32 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, AND ALSO A PORTION OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST

PLAT BOOK 32
 PAGE 73
 CFN 3120230007027
 CLERK'S FILE NO.

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.

| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|---------|----------|-----------|-------------|------------|
| C32 | 169.50' | 340.00' | 28°33'51" | S50°24'40"E | 167.75' |
| C33 | 476.50' | 320.00' | 85°19'00" | S78°47'24"E | 433.68' |
| C34 | 446.72' | 300.00' | 85°19'00" | S78°47'24"E | 406.58' |
| C35 | 88.14' | 340.00' | 14°51'10" | N72°07'11"W | 87.89' |
| C36 | 36.18' | 25.00' | 82°55'05" | N38°05'13"W | 33.10' |
| C37 | 36.18' | 25.00' | 82°55'05" | S44°49'52"W | 33.10' |
| C38 | 164.60' | 340.00' | 27°44'19" | S72°25'16"W | 163.00' |
| C39 | 64.53' | 1360.00' | 2°43'07" | S59°54'39"W | 64.52' |
| C40 | 65.48' | 1380.00' | 2°43'07" | S59°54'39"W | 65.47' |
| C41 | 66.43' | 1400.00' | 2°43'07" | S59°54'39"W | 66.42' |
| C42 | 202.01' | 190.00' | 60°54'58" | S30°48'44"W | 192.63' |
| C43 | 180.74' | 170.00' | 60°54'58" | S30°48'44"W | 172.35' |
| C44 | 159.48' | 150.00' | 60°54'58" | N30°48'44"E | 152.07' |
| C45 | 40.83' | 25.00' | 93°34'49" | S47°08'39"W | 36.44' |

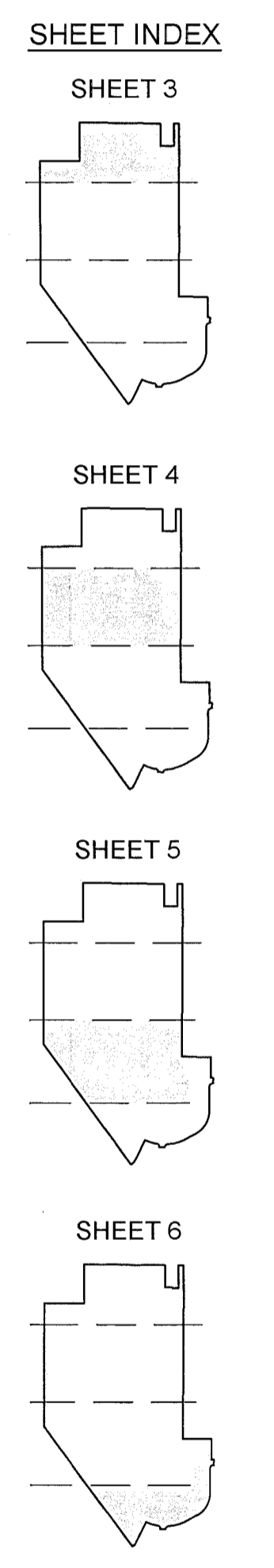
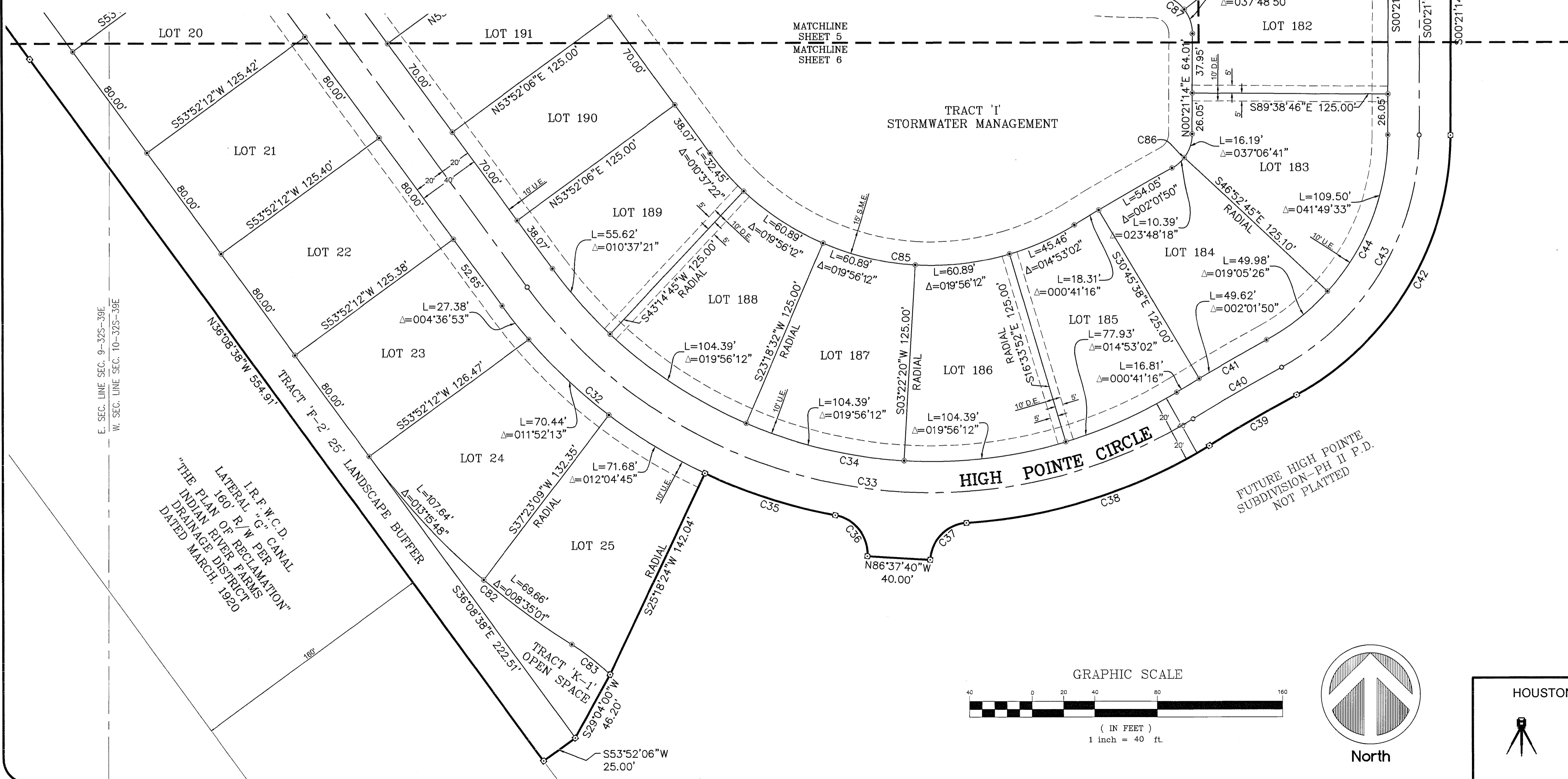
| CURVE | LENGTH | RADIUS | Δ | CH. BEARING | CH. LENGTH |
|-------|---------|----------|-----------|-------------|------------|
| C46 | 38.63' | 25.00' | 88°32'23" | N43°54'57"W | 34.90' |
| C47 | 47.83' | 2480.00' | 1°06'18" | N86°37'10"W | 47.83' |
| C48 | 107.09' | 2480.00' | 2°28'27" | N88°24'32"W | 107.08' |
| C49 | 154.92' | 2480.00' | 3°34'45" | N87°51'23"W | 154.90' |
| C50 | 17.98' | 2500.00' | 0°24'44" | S86°16'26"E | 17.98' |
| C51 | 62.70' | 2460.00' | 1°27'37" | N88°54'57"W | 62.70' |
| C52 | 156.13' | 2500.00' | 3°34'49" | N87°51'21"W | 156.11' |
| C82 | 177.30' | 465.00' | 21°50'48" | S47°04'03"E | 176.23' |
| C83 | 31.35' | 150.00' | 11°58'25" | N52°00'14"W | 31.29' |
| C85 | 260.59' | 175.00' | 85°19'00" | S78°47'24"E | 237.17' |
| C86 | 26.58' | 25.00' | 60°54'58" | N30°48'44"E | 25.35' |
| C87 | 39.27' | 25.00' | 90°00'00" | N44°38'46"W | 35.36' |
| C96 | 143.49' | 2625.00' | 3°07'55" | N88°06'26"W | 143.47' |

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

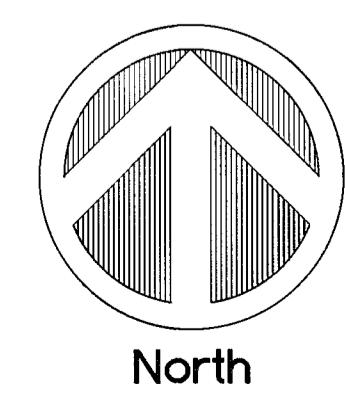
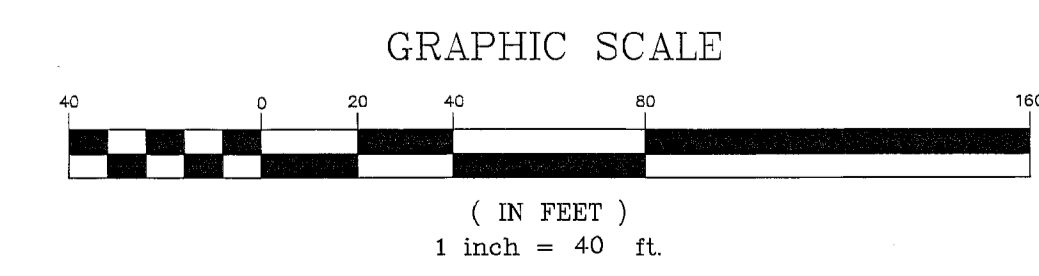
ABBREVIATIONS

- Δ = CENTRAL ANGLE
- C.M. = CONCRETE MONUMENT
- CH. = CHORD
- D.E. = DRAINAGE EASEMENT
- I.R.C. = IRON ROD WITH CAP
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
- L. = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.B. = LAND SURVEYING BUSINESS
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- OA. = OVERALL
- O.R.B. = OFFICIAL RECORD BOOK
- P.B.S. = PLAT BOOK ST. LUCIE COUNTY
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R. = RADIUS
- R/W. = RIGHT OF WAY
- S.M.E. = STORMWATER MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT



E. SEC. LINE SEC. 9-32S-39E
 W. SEC. LINE SEC. 10-32S-39E

I.R.F.W.C.D. CANAL
 LATERAL "G" PER
 INDIAN RIVER FARMS
 DRAINAGE DISTRICT
 DATED MARCH, 1920



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SHEET
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