

CITRUS SPRINGS VILLAGE "A" - P.D.

BEING A REPLAT OF A PORTION OF TRACTS 5 AND 6, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS PER INDIAN RIVER FARMS COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA A PLANNED DEVELOPMENT IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 16
PAGE 77
DOCKET NO. 1351761

DEDICATION

STATE OF FLORIDA
INDIAN RIVER COUNTY

KNOW ALL BY THESE PRESENTS THAT SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, FEE SIMPLE OWNER OF THE SAID LANDS DESCRIBED AND PLATTED HEREIN AS CITRUS SPRINGS-VILLAGE "A" - P.D., A PLANNED DEVELOPMENT IN INDIAN RIVER COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF CITRUS SPRINGS. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. ALL UTILITY PROVIDERS, INCLUDING CABLE TELEVISION SERVICES, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF CONSTRUCTING, INSTALLING, MAINTAINING AND OPERATING THEIR RESPECTIVE SERVICES AND UTILITY FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.
- 2.) THE UTILITY EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY 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.
- 3.) TRACT "A-1" IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., (A.K.A. THE VILLAS OF CITRUS SPRINGS) FOR RECREATIONAL PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 4.) TRACTS "A-1" AND "A-2" ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 5.) TRACTS "A-3" AND "A-4" ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., FOR UTILITIES AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 6.) TRACT "A-4" IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., FOR RECREATION AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 7.) TRACT "A-6" IS DEDICATED TO THE INDIAN RIVER FARMS WATER CONTROL DISTRICT FOR CANAL MAINTENANCE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 8.) TRACT "A-7" IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., FOR UTILITIES AND LANDSCAPE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 9.) TRACTS "A-8, A-9, A-10" ARE RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
- 10.) TRACT "A-11" A 20-FOOT WIDE RIGHT OF WAY IS INTENDED FOR PURCHASE BY INDIAN RIVER COUNTY FOR USE AS DETERMINED BY INDIAN RIVER COUNTY, FLORIDA.
- 11.) TRACT "A-12" A 30-FOOT WIDE RIGHT OF WAY IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR USE AS DETERMINED BY INDIAN RIVER COUNTY, FLORIDA.
- 12.) THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE ON SAID EASEMENTS.
- 13.) THE LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM MAINTENANCE ON SAID EASEMENTS.
- 14.) ALL DRIVEWAYS SERVING INDIVIDUAL LOTS HAVE THE RIGHT TO CROSS THE 10-FOOT WIDE DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY AT THE FRONT OF EACH LOT, AS APPROVED BY INDIAN RIVER COUNTY.
- 15.) A 15' WIDE MAINTENANCE EASEMENT AROUND TRACT A-1 AND A-2 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. FOR MAINTENANCE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON TRACTS "A-1" AND "A-2" USING THE EASEMENT.
- 16.) A 20' EMERGENCY ACCESS AND PEDESTRIAN ACCESS EASEMENT IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY.
- 17.) A UTILITY EASEMENT, AS DEPICTED ON SHEET 2 OF 3, IS DEDICATED IN PERPETUITY TO FLORIDA POWER LIGHT (FPL) FOR FLAGGING OF EQUIPMENT AND MAINTENANCE OF SAID EQUIPMENT.
- 18.) A 5-FOOT WIDE ACCESS EASEMENT, LYING ON EACH SIDE OF THE NORTH PROPERTY LINE OF LOT 1B, AS SHOWN ON SHEETS 2 AND 3, IS DEDICATED TO, AND SHALL BE THE PERMANENT MAINTENANCE OBLIGATION OF, THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC., FOR ACCESS BETWEEN RIGHTS OF WAY AND COMMON AREAS WITHIN VILLAGE "A".

IN WITNESS WHEREOF, SUNTREE PARTNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN O. HALEY, PRESIDENT OF IHM, INC., ITS CORPORATE GENERAL PARTNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 12 DAY OF May, 2002, BY: John O. Haley
NOTARY PUBLIC: Willie Shepard
STATE OF FLORIDA
MY COMMISSION EXPIRES: 10-29-05

MORTGAGEE'S CONSENT

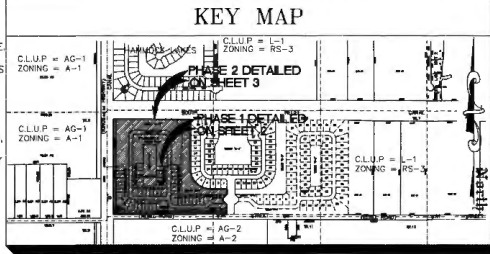
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGES, LIENS AND OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 1346, PAGE 1341, AND OFFICIAL RECORD BOOK 1347, PAGE 2745, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4 DAY OF May, 2002.

FIRST UNION NATIONAL BANK
BY: Stephen D. Baum DATE: 4/24/02 PRINTED NAME: Stephen D. Baum
WITNESS: Rick M. Dunigan DATE: 4/24/02
PRINTED NAME: Rick M. Dunigan
WITNESS: Wade Beck DATE: 4/24/02
PRINTED NAME: Wade Beck

THIS INSTRUMENT PREPARED BY:
DAVID M. JONES, P.S.M.
2345 14th AVENUE
VERO BEACH, FL 32960

NO.	REVISION	DATE
1	PER TRC COMMENTS	9/20/01
2	LEGAL COMMENTS	12/27/01
3	LEGAL COMMENTS	2/13/02
4	LEGAL COMMENTS	2/27/02

FLOOD NOTE:
BASE FLOOD ELEVATION FOR THE PROPERTY INCLUDED IN THIS PLAT IS 22.0 N.O.V.D.



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN TRACTS 5 AND 6, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTH RELIEF CANAL (250' RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF LATERAL "B" CANAL (80' WIDE RIGHT OF WAY); THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1010.97 FEET; THENCE SOUTH 0 DEGREES 31 MINUTES 07 SECONDS WEST, A DISTANCE OF 31.27 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 39 MINUTES 44 SECONDS; AND A CHORD OF 133.07 FEET BEARING SOUTH 43 DEGREES 59 MINUTES 02 SECONDS WEST; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 137.87 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 472.75 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 42 MINUTES 31 SECONDS; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 375.77 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 212.36 FEET; THENCE SOUTH 0 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 56.33 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 04 SECONDS; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 22.39 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 37 MINUTES 57 SECONDS; AND A CHORD OF 25.84 FEET BEARING SOUTH 43 DEGREES 59 MINUTES 02 SECONDS WEST; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 25.92 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 54 DEGREES 18 MINUTES 53 SECONDS; AND A CHORD OF 22.92 FEET BEARING SOUTH 63 DEGREES 19 MINUTES 30 SECONDS WEST; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 23.70 FEET; THENCE SOUTH 3 DEGREES 14 MINUTES 08 SECONDS WEST, A DISTANCE OF 72.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 28.00 FEET; A CENTRAL ANGLE OF 62 DEGREES 17 MINUTES 44 SECONDS; AND A CHORD OF 26.90 FEET BEARING SOUTH 58 DEGREES 22 MINUTES 13 SECONDS EAST; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 28.27 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 19 SECONDS; AND A CHORD OF 21.00 FEET BEARING SOUTH 34 DEGREES 04 MINUTES 30 SECONDS EAST; THENCE SOUTHWEST ALONG SAID CURVE, A DISTANCE OF 21.05 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 41 DEGREES 24 MINUTES 35 SECONDS; AND A CHORD OF 18.19 FEET BEARING SOUTH 20 DEGREES 13 MINUTES 22 SECONDS EAST; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 18.79 FEET; THENCE SOUTH 0 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 89.60 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 1391.81 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 1178.00 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF Orange
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 04 DAY OF April, 2002, BY STEPHEN D. BAUM THE Vice President OF FIRST UNION NATIONAL BANK ON BEHALF OF THE BANK. HE/SHE IS PERSONALLY KNOWN TO ME AS PRODUCED. AS IDENTIFICATION.

NOTARY PUBLIC Janice Clay NOTARY'S SEAL
SUNTREE PARTNERS, INC. FIRST UNION NATIONAL BANK COUNTY SURVEYOR SURVEYOR
DAVID M. JONES, P.S.M. 2345 14th Avenue Vero Beach, FL 32960

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1488, PAGE 2341.

ACKNOWLEDGMENT TO DEDICATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF May, 2002, BY JOHN O. HALEY, PRESIDENT OF IHM, INC., CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.
NOTARY PUBLIC: Willie Shepard
STATE OF FLORIDA
MY COMMISSION EXPIRES: Oct. 29, 2005

TITLE CERTIFICATE

TITLE CERTIFICATE
THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY §197.192, FLORIDA STATUTES, AND THE OFFICIAL RECORD BOOK AND PAGE NUMBERS OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCES ARE LISTED BELOW.
OFFICIAL RECORD BOOK 1346, PAGE 1341 IN FAVOR OF FIRST UNION NATIONAL BANK
ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
DATED THIS 01 DAY OF May, 2002. BY: David Larkin, Attorney at Law

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON THE 12 DAY OF March, 2002 THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS, RIGHT-OF-WAY TRACT "A-12", AND THE 20' EMERGENCY AND PEDESTRIAN ACCESS EASEMENT ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.
CHAIRMAN OF THE BOARD: Greg W. Stachey
CLERK OF THE BOARD: J. K. Johnston by Debra Kelly, P.C.
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
COUNTY ATTORNEY: William Hopkins

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL
BY COUNTY ADMINISTRATOR
EXAMINED AND APPROVED: William Hopkins DATE OF May 3, 2002.
COUNTY ADMINISTRATOR

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
CERTIFICATION OF CLERK
JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CITRUS SPRINGS VILLAGE "A" - P.D., AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED THIS 12 DAY OF May, 2002, AND RECORDED ON PAGE 77 PLAT BOOK 16, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.
JEFFREY K. BARTON BY: Clayton D. Seravalle DEPUTY CLERK

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CITRUS SPRINGS VILLAGE "A" - P.D., A PLANNED DEVELOPMENT, HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.
Charles Cramer
CHARLES CRAMER, COUNTY SURVEYOR, REGISTRATION NO. 4094
DATED: 3 May 2002

SURVEYOR'S CERTIFICATE

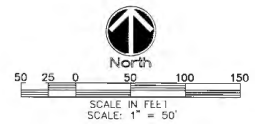
SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 12 DAY OF May, 2002 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH PERMANENT CONTROL POINT WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE (CHAPTER 913); AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY FLORIDA, AND THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
SIGNED: David M. Jones DATE: May 3, 2002
DAVID M. JONES, NO. 3909 REGISTERED LAND SURVEYOR 2345 14th Avenue Vero Beach, FL 32960
STATE OF FLORIDA

CITRUS SPRINGS VILLAGE "A"-P.D.

BEING A REPLAT OF A PORTION OF TRACTS 5 AND 6, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS PER INDIAN RIVER FARMS COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA A PLANNED DEVELOPMENT IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 16
PAGE 77 A
DOCKET NO. 1351761

LINE TABLE			CURVE TABLE			CURVE TABLE			CURVE TABLE					
Line	Bearing	Distance	NO. RADIUS	DELTA	ARC	TAN	CHORD	BEARING	NO. RADIUS	DELTA	ARC	TAN	CHORD	BEARING
L3	N.001127°E	82.43'	1	30.00	89°42'30"	78.29	42.75'	70.53	N.44°39'48"W	16	95.00	15°23'53"	31.88	13.04'
L4	N.89°31'04"W	116.78'	2	100.00	80°52'23"	141.15	85.22'	129.72'	N.49°04'53"W	17	25.00	54°18'53"	23.70	12.82'
L5	N.89°31'04"W	96.37'	12	75.00	89°42'30"	117.43	74.82'	105.80'	N.44°39'48"W	18	110.00	45°00'00"	66.59	45.56'
L6	N.89°28'56"W	37.37'	4	25.00	80°47'35"	35.25	21.21'	32.40	N.49°07'17"E	19	50.00	89°42'30"	78.29	42.75'
L7	S.03°14'08"W	72.08'	5	25.00	89°42'30"	39.14	24.87'	35.27	N.44°39'48"W	20	75.00	89°42'30"	117.43	74.82'
L8	S.00°28'56"W	89.60'	6	25.00	90°17'28"	39.40	25.13'	35.45	N.45°20'12"W	21	111.92	45°00'00"	87.50	48.36'
L9	S.00°28'56"W	56.33'	7	115.00	45°00'00"	90.32	47.63'	88.00	N.67°58'56"E	22	85.00	09°30'05"	14.14	7.09'
L10	N.89°48'33"W	116.76'	8	85.00	45°00'00"	86.78	35.21'	85.06	N.67°58'56"E	23	85.00	35°27'55"	52.61	27.18'
L11	S.00°28'56"W	20.00'	9	135.00	47°16'04"	111.37	59.08'	108.24	N.66°50'54"E	24	100.00	57°53'14"	101.09	55.34'
L12	S.00°28'56"W	30.00'	10	61.00	47°16'04"	50.32	26.69'	48.91	N.66°50'54"E	25	100.00	09°30'05"	40.06	20.30'
L13	N.00°28'56"E	30.00'	11	240.00	89°42'30"	375.77	238.78'	338.55'	N.44°39'48"W	26	75.00	14°56'09"	19.55	9.83'
L14	N.00°11'27"E	30.36'	12	25.00	62°17'44"	29.27	15.71'	26.80	N.44°39'48"W	27	75.00	45°00'00"	66.59	45.56'
L15	N.00°11'27"E	30.36'	13	88.00	13°42'18"	21.05	10.58'	21.00	N.34°04'30"W	28	75.00	24°23'41"	31.93	16.21'
L16	S.03°14'08"W	27.03'	14	26.00	43°12'17"	18.79	9.88	18.38	N.20°13'22"E	29	25.00	48°33'41"	31.93	16.21'
L17	S.00°11'27"E	18.89'	15	25.00	51°29'04"	22.39	12.01'	21.65	N.52°28'28"W	30	25.00	61°33'09"	2.03	1.02'
L18	S.00°11'27"E	17.14'												



- NOTES**
- PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS
 - THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE PANEL 165, MAP NUMBER 1208100165 E, MAY 4, 1989
 - THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL UNITS IS 22.5 NGVD.
 - NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 5TH STREET, SW, WHICH BEARS N81°31'04"W. ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - SET PRM INDICATES PERMANENT REFERENCE MONUMENT INDICATES PERMANENT CONTROL POINT INDICATES ANGLE POINT OR P.C. AT BOUNDARY.
 - SET RCP
 - SET P.O.W. LINE

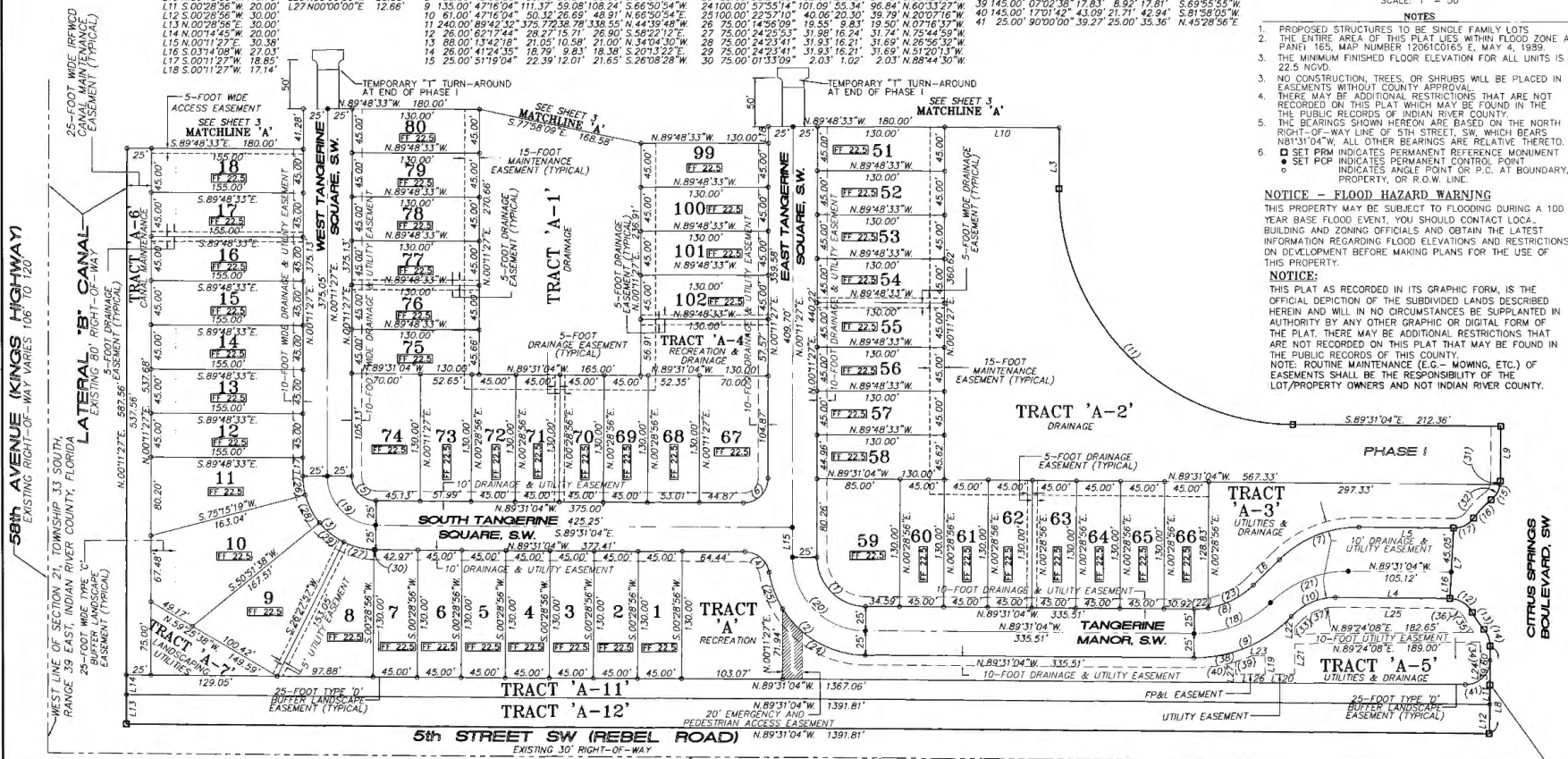
NOTICE - FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 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 THE USE OF THIS PROPERTY.

NOTICE:

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

NOTE: ROUTINE MAINTENANCE (E.G. - MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.



THIS INSTRUMENT PREPARED BY:
DAVID M. JONES, P.S.M.
2345 14th AVENUE
VERO BEACH, FL 32960

NO.	REVISIONS	DATE
1	PER TRC COMMENTS	9/20/01
2	LEGAL COMMENTS	12/27/01
3	LEGAL COMMENTS	2/27/02

DATE OF PREPARATION: 7/17/2001

NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

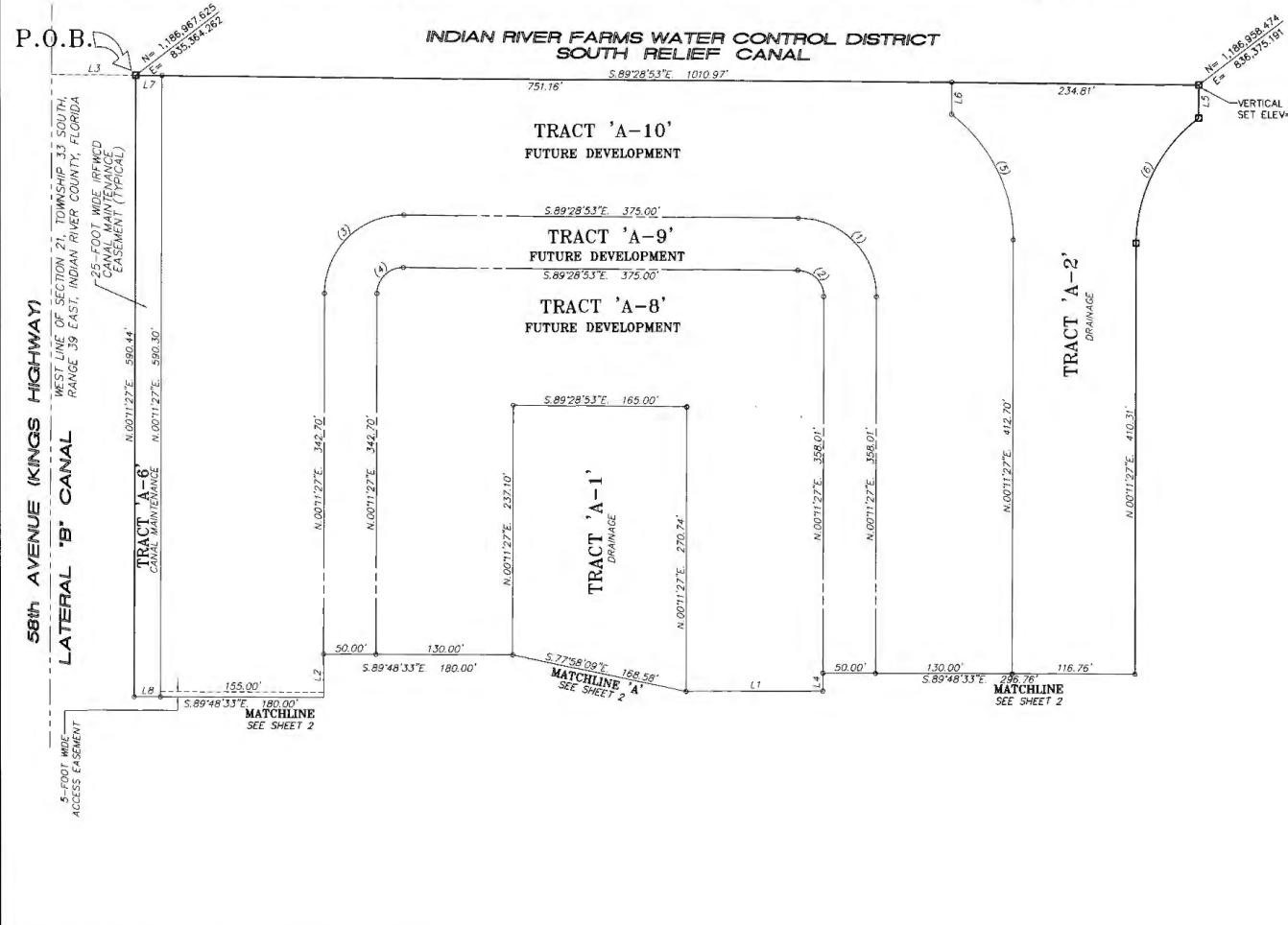
NOTICE: THE DUPLEX UNITS TO BE CONSTRUCTED WITHIN THE LIMITS OF THIS PLAT SHALL BE LIMITED TO ONE AND TWO-STORY HEIGHTS, IN ACCORDANCE WITH THE RESTRICTIONS PLACED UPON THE CITRUS SPRINGS CONCEPTUAL PD, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

VERTICAL CONTROL PRM SET ELEV 21.5 NGVD

CITRUS SPRINGS VILLAGE "A"-P.D.

BEING A REPLAT OF A PORTION OF TRACTS 5 AND 6, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS PER INDIAN RIVER FARMS COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA A PLANNED DEVELOPMENT IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 16
PAGE 77 B
DOCKET NO. 1351761



- NOTES**
- PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS.
 - THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AL FIRM 150, WHO NUMBER 10061005 E, MAY 4, 1989.
 - NO CONSTRUCTION TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF 5TH STREET, SW, WHICH BEARS N81°31'04"W. ALL OTHER BEARINGS ARE RELATIVE TO THE TO SET PRM INDICATES PERMANENT REFERENCE MONUMENT.
 - SET PCP INDICATES PERMANENT CONTROL POINT INDICATES ANGLE POINT OR P.C. AT BOUNDARY, PROPERTY, OR R.O.W. LINE.

NOTICE - FLOOD HAZARD WARNING
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD LIMITATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

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

GPS NOTE:
THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM AND WERE ESTABLISHED USING INDIAN RIVER COUNTY MONUMENTS GPS 0047 AND GPS 0048 AS CONTROL STATIONS.

LINE TABLE

Line	Bearing	Distance
L1	S.89°48'33"E	130.00'
L2	N.00°11'27"E	41.28'
L3	S.89°28'53"E	80.00'
L4	N.00°11'27"E	17.14'
L5	S.00°31'07"W	31.27'
L6	S.00°31'07"W	30.22'
L7	S.89°28'53"E	25.00'
L8	N.89°48'33"W	25.00'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARINGS
1	75.00'	89°40'20"	117.58'	74.57'	105.76'	S.44°38'43"E
2	25.00'	89°40'20"	39.13'	24.86'	35.25'	S.44°38'43"E
3	75.00'	90°19'40"	118.24'	75.43'	106.37'	N.45°21'17"E
4	25.00'	90°19'40"	39.41'	25.14'	35.48'	N.45°21'17"E
5	150.00'	52°39'35"	137.86'	74.23'	133.06'	S.26°08'20"E
6	150.00'	52°39'35"	137.86'	74.23'	133.06'	N.26°31'15"E

THIS INSTRUMENT PREPARED BY:
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VERO BEACH, FL 32960

DATE OF PREPARATION: 7/17/2001

NO.	REVISIONS	DATE
1	PER TRC COMMENTS	9/20/01
2	LEGAL COMMENTS	12/27/01
3	LEGAL COMMENTS	2/27/02

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