

CITRUS SPRINGS VILLAGE "A"-P.D. - PHASE II

A REPLAT OF A PORTION OF CITRUS SPRINGS VILLAGE "A"-P.D., AS RECORDED IN PLAT BOOK 16, PAGE 77
OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
A PLANNED DEVELOPMENT IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 18
PAGE 10
DOCKET NO. 1544598

DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

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.-PHASE II, 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 CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF CITRUS SPRINGS ALL PUBLIC UTILITIES 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 SAID 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. 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) THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES 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 EMERGENCY MAINTENANCE ON SAID EASEMENTS. FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

4) 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.

5) TRACT A-5 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 SAID TRACT A-5.

6) ALL ROAD RIGHTS-OF-WAY ARE DEDICATED TO INDIAN RIVER COUNTY AS UTILITY EASEMENTS. INDIAN RIVER COUNTY HAS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN WATER AND SEWER UTILITIES WITHIN SAID RIGHTS-OF-WAY.

7) THE LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS TO PERFORM MAINTENANCE ON TRACTS A-1 AND A-2.

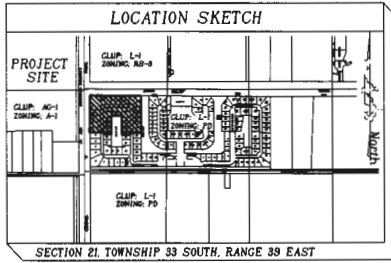
8) THE ACCESS EASEMENT ON THE COMMON LINE BETWEEN LOTS 40 AND 0 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE "A" HOMEOWNERS ASSOCIATION, INC. FOR ACCESS BETWEEN RIGHTS OF WAY AND COMMON AREAS WITHIN CITRUS SPRINGS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY MYRA K. BAILEY, PRESIDENT OF INM, INC., ITS CORPORATE GENERAL PARTNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 15 DAY OF May, 2004.

WITNESS: [Signature]
PRINT NAME: COLENE BUNDEN

BY: [Signature]
MYRA K. BAILEY, PRESIDENT OF INM, INC. A FLORIDA CORPORATION CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.
WITNESS: [Signature]
PRINT NAME: Kellie Shepard



COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1488, PAGE 284-284, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF CITRUS SPRINGS VILLAGE "A"-P.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 77, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

TRACTS A-6, A-8 AND A-9 AND A-10 CITRUS SPRINGS VILLAGE "A"-P.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 77, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 40 DEGREES 30 MINUTES 20 SECONDS WEST (GRID BEARING), A DISTANCE OF 3740.70 FEET; THENCE NORTH 07 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 1827.80 FEET; TO THE NORTHWEST CORNER OF TRACT A6, CITRUS SPRINGS VILLAGE "A"-P.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 77, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 753.18 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 07 SECONDS WEST, A DISTANCE OF 3022.72 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 58 DEGREES 38 MINUTES 38 SECONDS; THENCE SOUTHEAST ALONG SAID CURVE, A DISTANCE OF 187.86 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 427.0 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, A DISTANCE OF 1800.00 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 1714 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, A DISTANCE OF 1800.00 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 53 SECONDS WEST, A DISTANCE OF 1500.00 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 428 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, A DISTANCE OF 1500.00 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.5024 ACRES, MORE OR LESS.

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 STATUTES, FLORIDA STATUTES AND THE OFFICIAL RECORD BOOK AND PAGE NUMBERS OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCES ARE LISTED BELOW:

OFFICIAL RECORD BOOK 1488, PAGE 141 IN FAVOR OF FIRST UNION NATIONAL BANK NOW KNOWN AS WACHOVIA BANK, N.A. OFFICIAL RECORD BOOK 1487, PAGE 2740 IN FAVOR OF FIRST UNION NATIONAL BANK NOW KNOWN AS WACHOVIA BANK, N.A. ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATED THIS 15 DAY OF May, 2004 BY: [Signature] PATRICK F. HEALY, ATTORNEY AT LAW

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 30 DAY OF April, 2004, THE FOREGOING PLAT WAS APPROVED AND THE ROAD RIGHTS-OF-WAY AS UTILITY EASEMENTS AND THE UTILITY EASEMENTS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: [Signature]
CLERK OF THE BOARD: [Signature]
APPROVED AS TO FORM AND LEGAL SUFFICIENCY: [Signature]
COUNTY ATTORNEY: [Signature]

CERTIFICATE OF APPROVAL

EXAMINED AND APPROVED [Signature] THIS 19 DAY OF May, 2004
COUNTY ADMINISTRATOR

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, 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. - PHASE II AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 27 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED THIS 21 DAY OF May, 2004, AND RECORDED ON PAGE 10 OF PLAT BOOK 18 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY K. BARTON
CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA

BY: [Signature] DEPUTY CLERK

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CITRUS SPRINGS VILLAGE "A"-P.D.-PHASE II, A PLANNED DEVELOPMENT, 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 27 OF THE FLORIDA STATUTES.

[Signature]
MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER
REGISTRATION NO. PSM 059
DATED: May 19, 2004

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A STATE OF FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON SEPTEMBER 17, 2003, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS REQUIRED BY CHAPTER 177 FLORIDA STATUTES AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE FCCG THIRD ORDER CLASS I STANDARDS THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 27, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

DATE: 5/13/04 SIGNED: [Signature]
DAVID W. JONES
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 3803, STATE OF FLORIDA
ADDRESS: 5858 38TH SQUARE
VERO BEACH, FLORIDA 32906

ACKNOWLEDGMENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF May, 2004, BY MYRA K. BAILEY, PRESIDENT OF INM, INC. CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP ON BEHALF OF THE PARTNERSHIP. SHE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: [Signature]
PRINTED NAME: Kellie Shepard
COMMISSION # 1001715
MY COMMISSION EXPIRES: Oct. 29, 2008

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ~~INDIAN RIVER~~ ORANGE

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 BY THE OWNER THEREOF AND AGREES THAT THE MORTGAGES, LIENS AND OTHER ENCUMBRANCES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 1486, PAGE 140, AND OFFICIAL RECORD BOOK 1487, PAGE 2740, 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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF May, 2004.

WACHOVIA BANK, N.A.
FORMERLY KNOWN AS FIRST UNION NATIONAL BANK
BY: [Signature] DATE: 5/19/04
PRINT NAME: Stephen D. Baum
WITNESS: [Signature]
PRINT NAME: James D. Weinaker

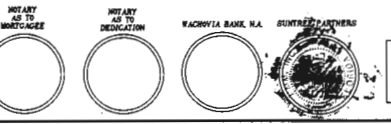
WITNESS: [Signature]
PRINT NAME: Patrick M. Dunigan

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ~~INDIAN RIVER~~ ORANGE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF May, 2004, BY Stephen D. Baum THE Vice President OF WACHOVIA BANK, N.A. ON BEHALF OF SAID BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: [Signature]
PRINT NAME: MARY ANN OTTO
COMMISSION # DD0270813
MY COMMISSION EXPIRES: 12-1-2007



THIS INSTRUMENT PREPARED BY:

NO.	REVISION	DATE
1	REVISE PER SURVEYOR	5-20-04
2	REVISE PER SURVEYOR	5-26-04
3	REVISE PER TRC	5-26-04

DATE OF PREPARATION: 5/19/2004

SHEET 1 OF 2 SHEETS

