

CITRUS SPRINGS VILLAGE "C"-P.D.

BEING A REPLAT OF A PORTION OF TRACTS 6 AND 7, 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 49
DOCKET NO. 1299867

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 "C" - P.D., A PLANNED DEVELOPMENT IN INDIAN RIVER COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN 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 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. THE ROAD RIGHTS-OF-WAY ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES.
- 3.) TRACTS "C", "C1", "C2", "C3" ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS HOMEOWNERS ASSOCIATION, INC., FOR RECREATIONAL AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON THE ABOVE REFERENCED TRACT.
- 4.) TRACT "C4" IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS 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.
- 5.) THE TRACTS "C5", "C6", "C7" ARE RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
- 6.) THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS HOMEOWNERS ASSOCIATION, INC., INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM MAINTENANCE ON SAID EASEMENTS.
- 7.) THE LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS HOMEOWNERS ASSOCIATION, INC., INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM MAINTENANCE ON SAID EASEMENTS.
- 8.) TRACT "C8" A 20-FOOT WIDE RIGHT OF WAY IS INTENDED FOR THE PURCHASE BY INDIAN RIVER COUNTY FOR THE USE AS DETERMINED BY INDIAN RIVER COUNTY, FLORIDA.
- 9.) TRACT "C9" A 30-FOOT WIDE RIGHT OF WAY IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE USE AS DETERMINED BY INDIAN RIVER COUNTY, FLORIDA.
- 10.) 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.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN D. HALEY, PRESIDENT OF HMM, INC., ITS CORPORATE GENERAL PARTNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 12 DAY OF September, 2001. WITNESS: Man O. Bradley
BY: John D. Haley WITNESS: Man O. Bradley

ACKNOWLEDGMENT TO DEDICATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF September, 2001, ON BEHALF OF THE PARTNERSHIP OF HMM, INC., CORPORATE GENERAL PARTNER OF THE SUNTREE PARTNERS. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Man O. Bradley
STATE OF FLORIDA
MY COMMISSION EXPIRES: 2/4/2004

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 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 27 DAY OF September, 2001.

FIRST UNION NATIONAL BANK
DATE: 9/7/01 PRINTED NAME: Stephen D. Baum

WITNESS: Phel M. Durigan DATE: 9/7/01
WITNESS: Arda Walker DATE: 9/7/01

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

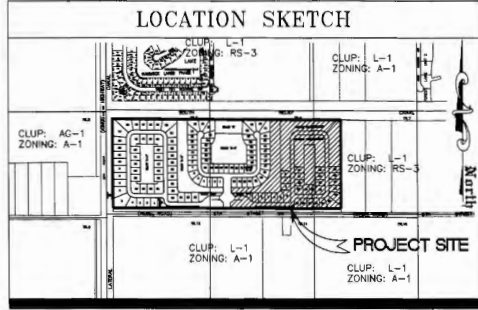
STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September, 2001, BY Stephen D. Baum THE Vice President OF FIRST UNION NATIONAL BANK ON BEHALF OF THE BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED 178 AS IDENTIFICATION.

NOTARY PUBLIC Arda M. Walker NOTARY'S SEAL

NO.	REVISION	DATE
1	PLAT CORRECTIONS	6/17/01
2	PER TRC COMMENTS	5/21/01
3	PER LEGAL COMMENTS	5/21/01

THIS INSTRUMENT PREPARED BY: DAVID M. JONES, P.S.M.
2345 14th AVENUE
VERO BEACH, FL 32960
DATE OF PREPARATION: 5/25/2001



LEGAL DESCRIPTION

A parcel of land being a portion of Tracts 6 and 7, 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, being more particularly described as follows.

Commence at the intersection of the Southerly right of way line of the South Relief Canal and the Easterly right of way line of Lateral "B" Canal; thence South 89 degrees 28 minutes 53 seconds East, along said Southerly right of way line, a distance of 1945.32 feet to the POINT OF BEGINNING; thence continue South 89 degrees 28 minutes 53 seconds East, a distance of 954.22 feet; thence South 0 degrees 10 minutes 25 seconds West, a distance of 1176.17 feet, to the North Right of way line of 5th Street Southwest; thence North 89 degrees 31 minutes 04 seconds West, along said line, a distance of 1404.08 feet, to the intersection with the East right of way line of Citrus Spring Boulevard, as shown on the Plat of Citrus Springs Village "C" according to the plat thereof, as recorded in Plat Book 16, Page 38, of the Public Records of Indian River County, Florida; thence, by the following fourteen (14) courses, along the East line of said plat, North 0 degrees 28 minutes 56 seconds East, a distance of 77.86 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 26.00 feet, a central angle of 49 degrees 51 minutes 15 seconds, and a chord of 21.92 feet bearing North 25 degrees 24 minutes 33 seconds East; thence Northeast along said curve, a distance of 32.82 feet to the point of reverse curvature of a curve, concave to the Northwest, having a radius of 88.00 feet, a central angle of 22 degrees 08 minutes 58 seconds, and a chord of 33.81 feet bearing North 59 degrees 15 minutes 41 seconds East; thence Northeast along said curve, a distance of 34.02 feet to the point of reverse curvature of a curve, concave to the Southeast, having a radius of 26.00 feet, a central angle of 62 degrees 17 minutes 44 seconds, and a chord of 22.82 feet bearing North 62 degrees 21 minutes 38 seconds West; thence Northwest along said curve, a distance of 28.27 feet; thence North 2 degrees 16 minutes 17 seconds West, a distance of 72.08 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 22.82 feet bearing North 62 degrees 21 minutes 38 seconds West; thence Northwest along said curve, a distance of 23.70 feet to the point of reverse curvature of a 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 29.84 feet bearing North 43 degrees 01 minute 10 seconds West; thence Northwest along said curve, a distance of 25.92 feet to the point of reverse curvature of a curve, concave to the Northwest, having a radius of 25.00 feet, a central angle of 51 degrees 19 minutes 04 seconds, and a chord of 21.65 feet bearing North 25 degrees 10 minutes 36 seconds West; thence Northwest along said curve, a distance of 22.39 feet; thence North 0 degrees 28 minutes 56 seconds East, a distance of 56.33 feet; thence South 89 degrees 31 minutes 04 seconds East, a distance of 261.80 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 240.00 feet and a central angle of 90 degrees 18 minutes 32 seconds; thence Northwest along said curve, a distance of 378.29 feet; thence North 0 degrees 10 minutes 24 seconds East, a distance of 471.67 feet to the point of curvature of a curve, concave to the Southwest, having a radius of 150.00 feet and a central angle of 51 degrees 58 minutes 54 seconds; thence Northwest along said curve, a distance of 136.09 feet; thence North 0 degrees 31 minutes 07 seconds East, a distance of 30.93 feet to the POINT OF BEGINNING.

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

COVENANTS RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1430, PAGE 878

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 5197.192, 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
OFFICIAL RECORD BOOK 1347, PAGE 2745 IN FAVOR OF FIRST UNION NATIONAL BANK
ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

DATED THIS 11 DAY OF September, 2001.

BY: David Larkin
DAVID LARKIN, ATTORNEY AT LAW

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 4th DAY OF October, 2001, THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS AND RIGHT-OF-WAY TRACT "C9" ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Charles D. Barton
CLERK OF THE BOARD: Jeffrey K. Barton BY: Charles D. Barton

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY: William Collins

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL
EXAMINED AND APPROVED: James R. Cramer DATE OF September 17, 2001.
COUNTY ADMINISTRATOR

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

CERTIFICATION OF CLERK
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 "C" - P. D. AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS PROVED THIS 12 DAY OF Sept, 2001, AND RECORDED ON PAGE 49, PLAT BOOK 16, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

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

BY: Lanessa S. Ellis
DEPUTY CLERK

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CITRUS SPRINGS-VILLAGE "C" - 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, COUNTY SURVEYOR, REGISTRATION NO. 4094
DATE: 14 Sept 2001

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 March 26, 2001 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION 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.

DATE: 9/12/01 SIGNED: David M. Jones
REGISTERED LAND SURVEYOR NO. 3909 STATE OF FLORIDA
DAVID M. JONES, PSM
2345 - 14th AVENUE
VERO BEACH, FL 32960



CITRUS SPRINGS VILLAGE "C" - P.D.

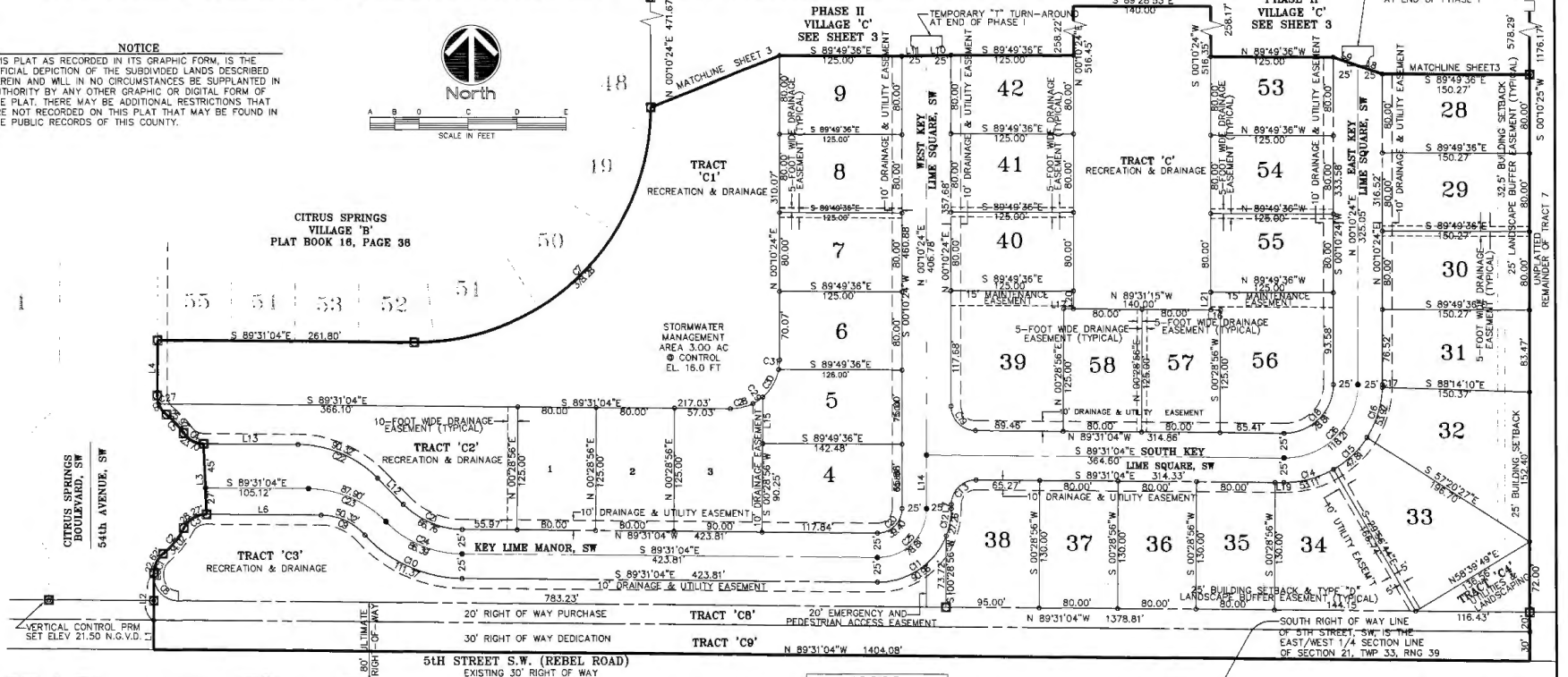
BEING A REPLAT OF A PORTION OF TRACTS 6 AND 7, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS PER INDIAN RIVER FARMS COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA A PLANNED DEVELOPMENT IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 16
PAGE 49 A
DOCKET NO. 1299867

NOTICE
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION 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.



SCALE IN FEET
A B C D E



CURVE	DELTA	RADIUS	CHORD	CHORD BEG	CHORD END
C 1	49°51'15"	26.00	22.62	N 25°24'33"E	21.92
C 2	22°08'58"	88.00	34.02	N 39°15'41"E	33.81
C 3	62°17'44"	26.00	28.27	N 59°20'04"E	26.90
C 4	54°18'53"	25.00	23.70	N 52°21'37"E	22.82
C 5	115°37'57"	95.00	25.92	N 43°01'10"W	25.84
C 6	51°19'04"	25.00	22.39	N 25°10'36"W	21.65
C 7	90°18'32"	240.00	378.28	N 45°19'40"E	340.32
C 8	89°59'59"	25.00	39.27	N 44°31'05"W	35.38
C 9	47°16'04"	61.00	50.32	S 65°53'02"E	48.91
C 10	47°16'04"	135.00	111.37	S 65°53'02"E	108.24
C 11	69°29'12"	75.00	90.96	N 55°44'20"E	85.49

LINE	BEARING	LENGTH
L 1	N 00°28'56"E	30.00'
L 2	N 00°28'53"E	47.88'
L 3	N 02°16'17"W	92.08'
L 4	N 00°28'56"E	56.33'
L 5	N 00°28'55"E	2.86'
L 6	S 89°31'04"E	116.78'
L 7	N 00°10'24"E	4.46'
L 8	N 70°58'56"W	26.42'
L 9	N 70°58'56"W	26.42'
L 10	S 89°31'04"E	25.01'
L 11	S 89°43'42"W	25.01'
L 12	N 44°31'04"W	37.37'
L 13	N 89°31'04"W	96.37'
L 14	N 00°10'24"E	54.73'
L 15	S 00°28'56"W	47.17'
L 16	S 89°31'04"E	136.92'
L 17	S 89°31'04"E	10.00'
L 18	N 89°31'04"W	10.00'
L 19	S 89°31'04"E	9.06'
L 20	S 00°10'24"W	18.22'
L 21	N 00°10'47"E	18.17'

UNPLATTED

- NOTES**
1. PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS
 2. THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE, PANEL 165, MAP NUMBER 120610015 E, MAY 4, 1989.
 3. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
 5. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACTS 12 AND 13 OF THE PARENT PARCEL OF S00°47'43"E. ALL OTHER BEARINGS ARE RELATIVE THERE TO.
 6. P.P.M. INDICATES PERMANENT REFERENCE MONUMENT INDICATES PERMANENT CONTROL POINT INDICATES ANGLE POINT OR P.C. AT BOUNDARY, PROPERTY, OR R.O.W. LINE.

NOTICE - FLOOD HAZARD WARNING

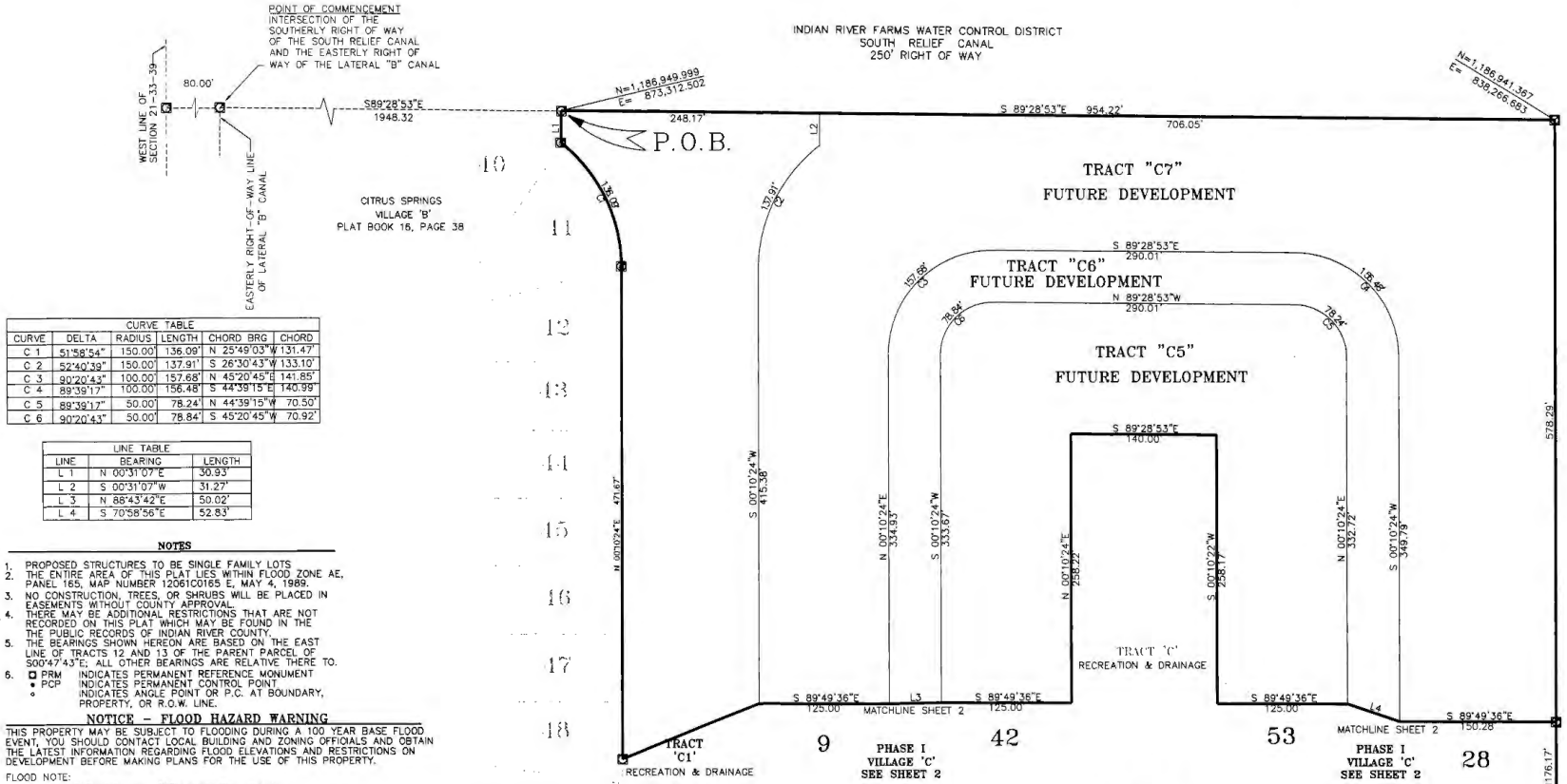
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT, YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
FLOOD NOTE:
BASE FLOOD ELEVATION FOR THE PROPERTY INCLUDED IN THIS PLAT IS 22.0 N.G.V.D.

THIS INSTRUMENT PREPARED BY:	NO.	REVISION	DATE
DAVID M. JONES, R.L.S.	1	PLAT GEOMETRY	5/14/01
2345 14th, AVENUE	2	SEE HRC COMMENTS	7/11/01
VERO BEACH, FL 32980	3	PER LEGAL COMMENTS	8/21/01
DATE OF PREPARATION: 6/5/2001			

CITRUS SPRINGS VILLAGE "C"-P.D.

BEING A REPLAT OF A PORTION OF TRACTS 6 AND 7, 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 49 B
 DOCKET NO. 1299867



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD
C 1	51°58'54"	150.00'	136.09'	N 25°48'03" W	131.47'
C 2	52°40'39"	150.00'	137.91'	S 26°30'43" W	133.10'
C 3	90°20'43"	100.00'	157.68'	N 45°20'45" E	141.85'
C 4	89°39'17"	100.00'	156.48'	S 44°39'15" E	140.99'
C 5	88°38'17"	50.00'	78.24'	N 44°39'15" W	70.50'
C 6	90°20'43"	50.00'	78.84'	S 45°20'45" W	70.92'

LINE TABLE		
LINE	BEARING	LENGTH
L 1	N 00°31'07" E	30.93'
L 2	S 00°31'07" W	31.27'
L 3	N 88°43'42" E	50.02'
L 4	S 70°58'56" E	52.83'

- NOTES**
1. PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS
 2. THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE, PANEL 165, MAP NUMBER 12061C0165 E, MAY 4, 1989.
 3. NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
 5. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACTS 12 AND 13 OF THE PARENT PARCEL OF S00°47'43"E; ALL OTHER BEARINGS ARE RELATIVE THERE TO.
 6.
 - ◻ PRM INDICATES PERMANENT REFERENCE MONUMENT
 - PCF 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 ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
 FLOOD NOTE:
 BASE FLOOD ELEVATION FOR THE PROPERTY INCLUDED IN THIS PLAT IS 22.0 'M.G.V.D.

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.



NO.	REVISION	DATE
1	PLAT GEOMETRY	6/2/01
2	PER TBC COMMENTS	7/11/01
3	PER LEGAL COMMENTS	8/21/01

THIS INSTRUMENT PREPARED BY:
 DAVID M. JONES, P.L.S.
 2345 14th AVENUE
 VERO BEACH, FL 32960
 DATE OF PREPARATION: 6/5/2001