

# CITRUS SPRINGS VILLAGE "C"-P.D. - PHASE II

A REPLAT OF A PORTION OF CITRUS SPRINGS VILLAGE "C"-P.D., AS RECORDED IN PLAT BOOK 16, PAGE 49 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 17  
PAGE 23  
DOCKET NO. 1438577

## 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 "C" - PD-PHASE II A PLANNED DEVELOPMENT IN INDIAN RIVER COUNTY, FLORIDA, 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 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 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. THE ROAD RIGHTS-OF-WAY ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES. 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) TRACT 1-B IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS MASTER 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) THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM 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.

5) THE LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VILLAGE "C" HOMEOWNERS ASSOCIATION, INC.

6) THE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC. FOR MAINTENANCE PURPOSES.

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

THIS 16 DAY OF April, 2003, SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, BY: John D. Haley PRESIDENT OF HMM, INC., A FLORIDA CORPORATION, CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.

WITNESS: Myra K. Haley  
PRINT NAME: Myra K. Haley  
WITNESS: Walter Sheppard  
PRINT NAME: Kellie Sheppard

## ACKNOWLEDGMENT TO DEDICATION

STATE OF FLORIDA  
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF April, 2003, BY JOHN D. HALEY, PRESIDENT OF HMM, INC., CORPORATE GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Walter Sheppard  
PRINTED NAME: Walter Sheppard  
COMMISSION #: 10-028715  
MY COMMISSION EXPIRES: 10-29-06

## MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF April, 2003.

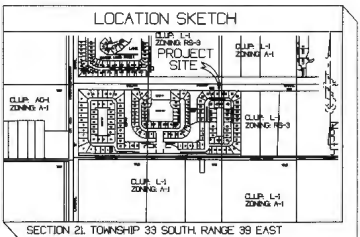
WITNESS: Janice Choy  
PRINT NAME: Janice Choy  
BY: Stephen W. Baxton DATE: 4/16/03  
PRINT NAME: Stephen W. Baxton WITNESS: Patrick M. Dunigan  
PRINT NAME: Patrick M. Dunigan

## ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF April, 2003, BY Steven D. Baum OF WACHOVIA BANK, N.A. ON BEHALF OF SAID BANK. HE/SHE IS PERSONALLY KNOWN TO ME OR PROCURED AS IDENTIFICATION.

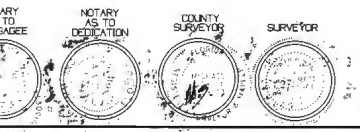
NOTARY PUBLIC: Janice Choy  
PRINT NAME: Janice Choy  
COMMISSION #: 06-878211  
MY COMMISSION EXPIRES: MARCH 15, 2004



COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1346 PAGE 0320, AND OFFICIAL RECORD BOOK 1347, PAGE 0572, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF CITRUS SPRINGS VILLAGE "C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 49 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID PARCEL DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF TRACT "C-7" AS SHOWN ON THE AFORESAID PLAT OF VILLAGE "C"; THENCE SOUTH 89 DEGREES 29 MINUTES 53 SECONDS EAST, A DISTANCE OF 664.2 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 578.2 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 152.0 FEET; THENCE NORTH 79 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 52.93 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 152.0 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 24 SECONDS EAST, A DISTANCE OF 258.1 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 148.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 282.2 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 152.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 45 SECONDS WEST, A DISTANCE OF 58.6 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 152.0 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 47.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 152.00 FEET; A CENTRAL ANGLE OF 51 DEGREES 58 MINUTES 54 SECONDS; AND A CHORD OF 131.47 FEET BEARING NORTH 25 DEGREES 49 MINUTES 00 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 136.89 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 383.5 FEET TO THE POINT OF BEGINNING, CONTAINING 1182 ACRES, MORE OR LESS.



## 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 507.02, 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 1346, PAGE 1341 IN FAVOR OF WACHOVIA BANK, N.A., OFFICIAL RECORD BOOK 1347, PAGE 2745 IN FAVOR OF WACHOVIA BANK, N.A., ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.  
DATED THIS 16 DAY OF April, 2003, BY: David Larkin ATTORNEY AT LAW

## CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL  
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 22 DAY OF April, 2003, THE FOREGOING PLAT HAS APPROVED AND THE UTILITY EASEMENTS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Bonnie D. Wood  
CLERK OF THE BOARD: Christina M. Riley

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
COUNTY ATTORNEY: William Neal McWhorter

## CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL  
EXAMINED AND APPROVED: William Neal McWhorter DATE OF April 29, 2003  
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. - PHASE II AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA AND THIS PLAT IS FILED FOR THE RECORD THIS 25 DAY OF April, 2003, AND RECORDED IN PLAT BOOK 17, PAGE 23 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: Susan Lewis  
DEPUTY CLERK

## COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CITRUS SPRINGS VILLAGE "C"-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, AND HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES.

Michael O'Brien  
MICHAEL O'BRIEN, COUNTY SURVEYOR  
FLORIDA REGISTRATION # 608  
DATED: 4/20/03

## 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, 2003, 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 PERMANENT CONTROL POINTS WILL BE SET AS SHOWN AND AN AFFIDAVIT STATING THAT THE POINTS HAVE BEEN SET WILL BE RECORDED. THIS PLAT MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 177, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE (CHAPTER 918; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

DATED: 3/19/03 SIGNED: David M. Jones  
REGISTERED LAND SURVEYOR: DAVID M. JONES, PSM  
STATE OF FLORIDA CERTIFICATE 3989  
3689 39TH SQUARE  
VERO BEACH, FL 32980

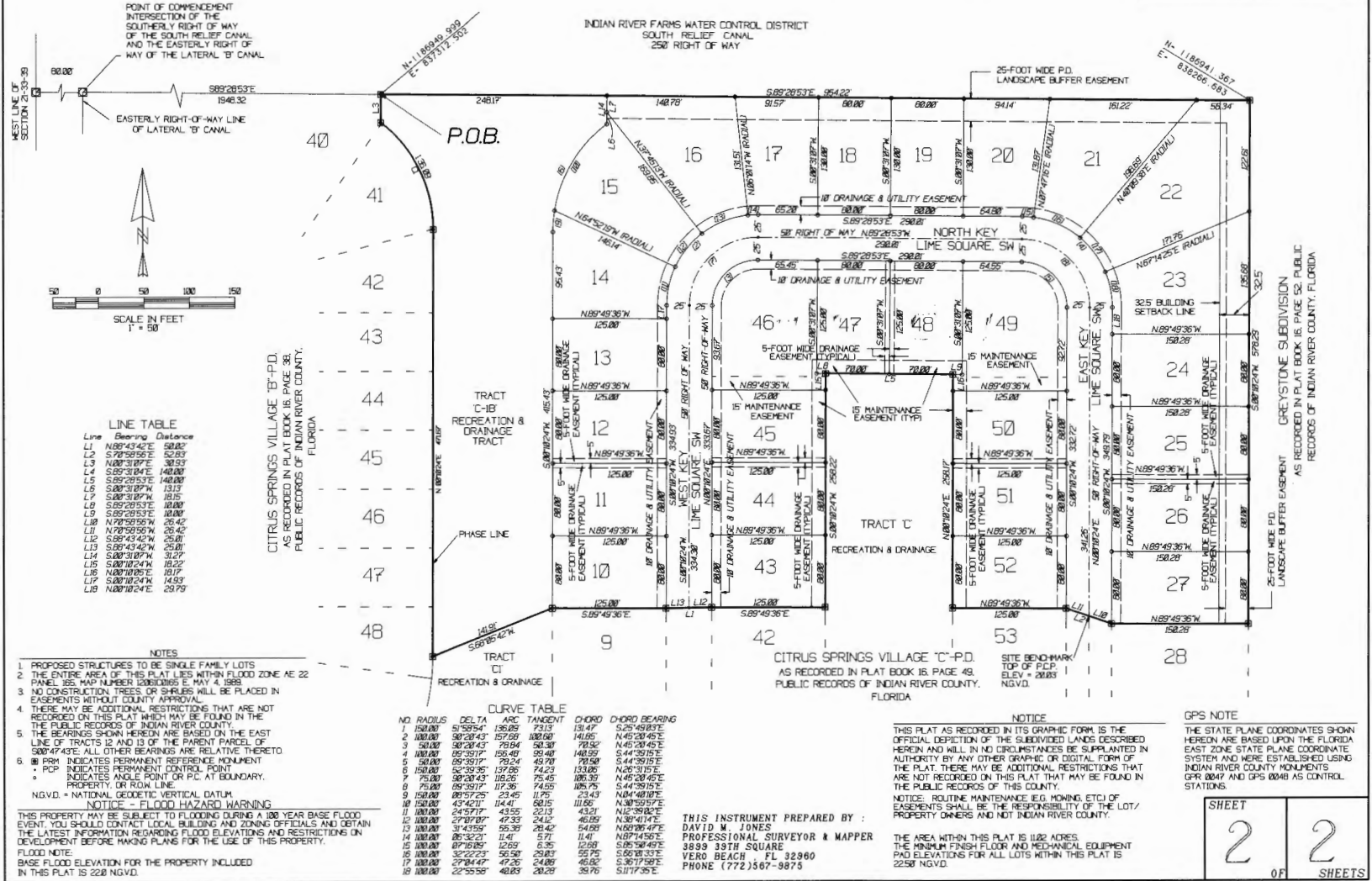
THIS INSTRUMENT PREPARED BY:	NO.	REVISION	DATE
DAVID M. JONES, PSM 3689 39TH SQUARE VERO BEACH, FL 32980	2	REVISE PER COUNTY ATTORNEY 3-05-03	
DATE OF PREPARATION: 5/2/2002		REVISE PER COUNTY COMMISSIONERS 2-07-03	

SHEET 1 OF 2 SHEETS

PLAT BOOK 17  
 PAGE 23A  
 DOCKET NO. 1438517

# CITRUS SPRINGS VILLAGE "C"-P.D. - PHASE II

A REPLAT OF A PORTION OF CITRUS SPRINGS VILLAGE "C"-P.D., AS RECORDED IN PLAT BOOK 16, PAGE 49  
 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



**LINE TABLE**

Line	Bearing	Distance
L1	N89°43'42"E	50.82'
L2	S70°29'55"E	32.93'
L3	N08°31'07"E	30.93'
L4	S85°31'04"E	140.00'
L5	S89°20'53"E	140.00'
L6	S08°31'07"W	131.3'
L7	S08°31'07"W	10.15'
L8	S89°20'53"E	10.00'
L9	S89°20'53"E	10.00'
L10	N70°59'55"W	26.42'
L11	S89°43'42"W	26.01'
L12	S89°43'42"W	25.01'
L13	S89°43'42"W	25.01'
L14	S08°31'07"W	31.27'
L15	S08°10'24"W	10.52'
L16	N89°10'05"E	10.17'
L17	S08°10'24"W	14.93'
L18	N08°10'24"E	29.70'

- NOTES**
1. PROPOSED STRUCTURES TO BE SINGLE FAMILY LOTS
  2. THE ENTIRE AREA OF THIS PLAT LIES WITHIN FLOOD ZONE AE 22 PANEL 85; MAY NUMBER 12003006 E, MAY 4, 2008
  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 S88°47'45"E, L1; OTHER BEARINGS ARE RELATIVE THERETO.
  6. PERM INDICATES PERMANENT REFERENCE MONUMENT
    - PCP INDICATES PERMANENT CONTROL POINT.
    - INDICATES ANGLE POINT OR P.C. AT BOUNDARY, PROPERTY, OR ROW LINE.
- NGVD = NATIONAL GEODETIC VERTICAL DATUM

**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 228 NGVD.

**CURVE TABLE**

NO	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	150.00'	51°58'54"	136.89'	73.13'	131.47'	S25°49'03"E
2	100.00'	30°28'43"	87.89'	48.68'	141.85'	N45°20'45"E
3	50.00'	30°28'43"	79.84'	50.30'	70.32'	N45°20'45"E
4	100.00'	08°39'17"	86.49'	58.48'	140.59'	S44°39'15"E
5	50.00'	08°39'17"	79.24'	49.70'	70.58'	S44°39'15"E
6	150.00'	52°33'36"	137.96'	74.23'	133.06'	N26°31'15"E
7	75.00'	08°39'17"	86.25'	75.45'	106.30'	N45°20'45"E
8	75.00'	08°39'17"	86.25'	74.55'	106.75'	S44°39'15"E
9	150.00'	08°57'25"	23.45'	11.75'	23.43'	N04°40'10"E
10	100.00'	43°42'11"	84.41'	60.15'	101.66'	N38°55'37"E
11	100.00'	24°57'17"	43.55'	22.13'	43.21'	N12°35'02"E
12	100.00'	27°03'07"	47.33'	24.12'	46.89'	N30°41'14"E
13	100.00'	31°43'59"	55.39'	29.42'	54.69'	N08°06'47"E
14	100.00'	08°32'21"	11.41'	6.39'	5.71'	N89°14'56"E
15	100.00'	07°10'25"	12.59'	6.39'	12.58'	S89°58'49"E
16	100.00'	32°22'23"	56.50'	29.03'	55.75'	S60°10'33"E
17	100.00'	27°04'47"	47.26'	24.89'	46.02'	S36°17'59"E
18	100.00'	22°53'58"	40.83'	20.97'	38.76'	S11°17'39"E

**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 SUPERANATED 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.  
 NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.  
 THE AREA WITHIN THIS PLAT IS 102.2 ACRES.  
 THE MINIMUM FINISH FLOOR AND MECHANICAL EQUIPMENT PAD ELEVATIONS FOR ALL LOTS WITHIN THIS PLAT IS 2258' NGVD.

**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 GPR 0047 AND GPS 0048 AS CONTROL STATIONS.

THIS INSTRUMENT PREPARED BY:  
 DAVID M. JONES  
 PROFESSIONAL SURVEYOR & MAPPER  
 3839 33RD SQUARE  
 VERO BEACH FL 32960  
 PHONE (772) 567-9875

SHEET **2** OF **2** SHEETS