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THIS INSTRUMENT PREPARED BY:  
DAVID M. JONES, P.S.M.  
3889 30TH SQUARE  
VERO BEACH, FL 32900  
DATE OF PREPARATION: 3-15-06

# CITRUS SPRINGS VILLAGE "D" PHASE 2 - P.D.

A REPLAT OF A PORTION OF TRACT 12 SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST,  
INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 25,  
ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

1736078  
RECORDED IN  
PUBLIC RECORDS INDIAN  
RIVER COUNTY FL.  
BOOK 2094 PAGE 70  
03/17/2006 AT 10:21 AM.  
JEFFREY K. BARTON, CLERK  
OF COUNTY

PLAT BOOK 20  
PAGE 100  
DOCKET NO. 1736078  
DATE OF PREPARATION: MARCH 15, 2005

### 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 "D" PHASE 2 - 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:

- ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CITRUS SPRINGS VILLAGE "D" PHASE 2 - PD 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 AND MASSIVOIT CONTROL 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 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.
- THE UTILITY EASEMENTS AND RIGHTS-OF-WAY 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 DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO DRAIN INTO AND THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.
- THE LANDSCAPE EASEMENTS AND BUFFERS INCLUDING TRACTS D4 AND D5 ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC.
- FRONT YARD DRAINAGE EASEMENTS AND FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF THE ABOVE NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY MYRA K. HALEY, PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.  
PRESIDENT OF HMM, INC., GENERAL

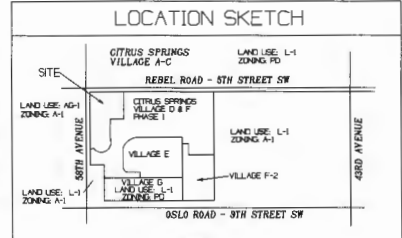
THIS 15 DAY OF January, 2006  
BY: Myra K. Haley GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.  
PRESIDENT OF HMM, INC. a  
WITNESS: Angela Di Salvo  
PRINT NAME: Angela Di Salvo  
WITNESS: Karen S. Herb  
PRINT NAME: KAREN S HERB

ACKNOWLEDGMENT TO DEDICATION  
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
PRESIDENT OF HMM, INC., GENERAL  
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 15 DAY OF January, 2006, BY MYRA K. HALEY, PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP ON BEHALF OF THE PARTNERSHIP. SHE IS PERSONALLY KNOWN TO ME AND DID TAKE AND OATH.

NOTARY PUBLIC: Angela Di Salvo COMMISSION # DD 267662  
PRINTED NAME: Angela Di Salvo MY COMMISSION EXPIRES: Nov. 9, 2008  
NOTARY PUBLIC: Myra K. Haley COMMISSION # 11-1-2007  
PRINTED NAME: Myra K. Haley MY COMMISSION EXPIRES: 11-1-2007

COUNTY SURVEYOR'S CERTIFICATE  
THIS PLAT OF CITRUS SPRINGS VILLAGE "D" PHASE 2 - 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, FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 77 OF THE FLORIDA STATUTES.  
Michael O'Brien  
MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER  
REGISTRATION NO. FSN 000  
DATED: 1-10-2006

SURVEYOR'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON OCTOBER 30, 2005, 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 77, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE (CHAPTER 98) THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE 1999 THIRD ORDER CLASS 1 STANDARDS AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.  
DATED: 1/11/06 SIGNED: David M. Jones 1-11-2006  
REGISTERED LAND SURVEYOR, DAVID M. JONES, P.S.M.  
STATE OF FLORIDA CERTIFICATE 3909  
3889 30TH SQUARE  
VERO BEACH, FL 32900



### LEGAL DESCRIPTION

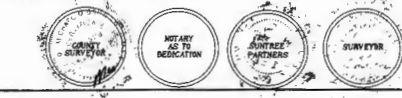
CITRUS SPRINGS VILLAGE "D" PHASE 2

A PARCEL OF LAND LYING IN THE TRACTS 12 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 COUNTY, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 21 THENCE NORTH 44 DEGREES 59 MINUTES 20 SECONDS WEST, A DISTANCE OF 3768.84 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21, THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 8000 FEET, THENCE SOUTH 0 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 3000 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 8043.00 FEET TO A POINT ON THE WEST LINE OF CITRUS SPRINGS VILLAGE "D" PHASE 1 - PD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 28, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE BY THE FOLLOWING COURSES ALONG THE BOUNDARY OF SAID PLAT SOUTH 0 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 1500 FEET, THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 3838 FEET, THENCE SOUTH 0 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 3700 FEET, THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 143 FEET, THENCE SOUTH 0 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 1700 FEET, THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 1510 FEET, THENCE SOUTH 0 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 2214 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2500 FEET, THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49 DEGREES 50 MINUTES 20 SECONDS, A DISTANCE OF 2133 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1800 FEET, A CENTRAL ANGLE OF 229 DEGREES 49 MINUTES 48 SECONDS, AND A CHORD OF 3987 FEET BEARING SOUTH 62 DEGREES 48 MINUTES 01 SECOND WEST, THENCE SOUTHWEST ALONG SAID CHORD, A DISTANCE OF 7083 FEET, THENCE SOUTH 84 DEGREES 59 MINUTES 40 SECONDS WEST, A DISTANCE OF 1036 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF INDIAN RIVER FARMS COMPANY CONTROL DISTRICT LATERAL B CANAL, THENCE NORTH 0 DEGREES 11 MINUTES 27 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 8050 FEET TO THE POINT OF BEGINNING.  
CONTAINING 12.6669 ACRES, MORE OR LESS.

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 CONCURRENT CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNORS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE, CHOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENT CERTIFICATE.

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2094, PAGE 70, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



### 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 SIMILAR 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 FIRST UNION NATIONAL BANK NOW KNOWN AS WACOVIA BANK, N.A. OFFICIAL RECORD BOOK 1347, PAGE 2745 IN FAVOR OF FIRST UNION NATIONAL BANK NOW KNOWN AS WACOVIA BANK, N.A. ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATED THIS 15 DAY OF January, 2006 BY: Patrick F. Realy, ATTORNEY AT LAW

### CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 21<sup>st</sup> DAY OF February, 2006, THE FOREGOING PLAT WAS APPROVED AND THE UTILITY AND LIMITED ACCESS EASEMENTS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: William S. Shelton  
CLERK OF THE BOARD: Attorney Adam

APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
COUNTY ATTORNEY: Patrick F. Realy

### CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR  
EXAMINED AND APPROVED THIS 9 DAY OF MARCH, 2006.  
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 "D" PHASE 2 - PD AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 77 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED, THIS 15 DAY OF MARCH, 2006, AND RECORDED ON PAGES 100-101 OF PLAT BOOK 20 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: Susan Lewis, DEPUTY CLERK

### 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  
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF JANUARY, 2006.

WACOVIA BANK, N.A. FORMERLY KNOWN AS FIRST UNION NATIONAL BANK  
BY: Steph D. Baum DATE: 1/15/06 WITNESS: Patrick M. Dungan  
PRINT NAME: Steph D. Baum PRINT NAME: Patrick M. Dungan  
WITNESS: Steph D. Baum

### ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER  
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JANUARY, 2006, BY Steph D. Baum KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: Mary Ann Ott MY COMMISSION EXPIRES: 12-1-07  
PRINT NAME: MARY ANN OTT COMMISSION # D20270612

1" = 50'

NO.	REVISION	DATE
1	REVISE DATE & DEDICATION	1-11-06
2	REVISE PER CA & CS 10/1	10-30-06
3	REVISE PER TRC 01/1	3-8-06

SHEET 1 OF 2 SHEETS

Landmark Web Official Records Search

**CITRUS SPRINGS VILLAGE "D" PHASE 2 - P.D.**  
 A REPLAT OF A PORTION OF TRACT 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST,  
 INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 25,  
 ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 20  
 PAGE 101  
 DOCKET NO. 1736078

