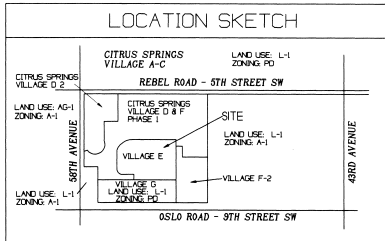


THIS INSTRUMENT PREPARED BY:
DAVID M. JONES, P.S.M.
3989 39TH SQUARE
VERO BEACH, FL 32906
DATE OF PREPARATION: 3-15-06

CITRUS SPRINGS VILLAGE "E" - P.D.

A REPLAT OF A PORTION OF TRACTS 11, 12, 13 & 14, 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



LEGAL DESCRIPTION

CITRUS SPRINGS VILLAGE "E"
A PARCEL OF LAND LYING IN THE TRACTS 11, 12, 13 AND 14, 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 44 DEGREES 36 MINUTES 20 SECONDS WEST, A DISTANCE OF 5709.84 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 65 DEGREES 17 MINUTES 58 SECONDS EAST, A DISTANCE OF 2076.87 FEET TO THE SOUTHEAST CORNER OF TRACT D-3, CITRUS SPRINGS VILLAGE D & F, PHASE 1 PD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 26 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; AND THE POINT OF BEGINNING, THENCE SOUTH 0 DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 87.09 FEET; THENCE NORTH 80 DEGREES 38 MINUTES 16 SECONDS WEST, A DISTANCE OF 1054.40 FEET TO THE SOUTHEAST CORNER OF TRACT D-3 AS SHOWN ON THE AFORESAID PLAT OF CITRUS SPRINGS VILLAGE D & F, PHASE 1 PD; THENCE BY THE FOLLOWING 6 COURSES ALONG THE BOUNDARY OF SAID TRACTS D-3 AND D-3 NORTH 0 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 6332 FEET; THENCE NORTH 80 DEGREES 40 MINUTES 33 SECONDS WEST, A DISTANCE OF 608 FOOT TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20000 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; AND A CHORD OF 282.84 FEET BEARING NORTH 44 DEGREES 45 MINUTES 33 SECONDS WEST, THENCE NORTHWEST ALONG SAID CURVE, A DISTANCE OF 3448 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 3448 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20000 FEET; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3416 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 1054.10 FEET TO THE POINT OF BEGINNING,
CONTAINING 227618 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL BY THESE PRESENTS THAT SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP, AND HMM, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNERS OF THE SAID LANDS DESCRIBED AND PLATTED HEREIN AS CITRUS SPRINGS VILLAGE "E" - 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 "E" - 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, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. ALL UTILITY PROVIDERS, INCLUDING CABLE TELEVISION SERVICES AND MOSQUITO CONTROL, 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, TRACT E-4 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 VILLAGE "E" DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS VILLAGE "E" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO DRAIN INTO SAID EASEMENTS AS WELL AS THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.
- TRACT E-2 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "E" HOMEOWNERS ASSOCIATION, INC. FOR RECREATION AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO DRAIN INTO SAID TRACT AS WELL AS THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT.
- THE 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 VILLAGE "E" LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "E" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT E-1 AND E-3.
- TRACTS E-1 AND E-3 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "E" HOMEOWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID TRACT AND ALSO GRANTED THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS.

IN WITNESS WHEREOF, THE ABOVE NAMED PARTNERSHIP AND CORPORATION HAVE CAUSED THESE PRESENTS TO BE SIGNED BY MYRA K. HALEY, PRESIDENT OF HMM, INC. AND [REDACTED] PARTNER OF SUNTREE PARTNERS AND ATTESTED TO BY KELLIE SHEPARD, SECRETARY OF HMM, INC. BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

GENERAL

THIS 15th DAY OF January, 2006.

BY: Myra K. Haley, President of HMM, Inc. A Florida Corporation and Myra K. Haley, Partner of Suntree Partners, a Florida General Partnership. (GENERAL)
ATTEST: Kellie Shepard, Secretary of HMM, Inc. A Florida Corporation

WITNESS: Angela DiSalvo
PRINT NAME: Angela Di Salvo
KAREN S. HERB
PRINT NAME: KAREN S. HERB

ACKNOWLEDGMENT TO DEDICATION

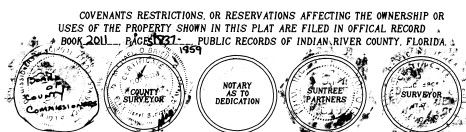
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2006, BY KELLIE SHEPARD, SECRETARY OF HMM, INC. AND MYRA K. HALEY, PRESIDENT OF HMM, INC. AND [REDACTED] PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP ON BEHALF SAID CORPORATION AND PARTNERSHIP. THEY ARE PERSONALLY KNOWN TO ME AND DID TAKE AND OATH.

NOTARY PUBLIC: Angela DiSalvo
PRINTED NAME: Angela Di Salvo

COMMISSION # DD 367662
MY COMMISSION EXPIRES: Nov. 2, 2008

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF CITRUS SPRINGS VILLAGE "E" - 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 177 OF THE FLORIDA STATUTES.
MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER
REGISTRATION NO. PSM 018
DATED: 3-15-06



1738195
RECORDED IN
PUBLIC RECORDS INDIAN
RIVER CNTY FL
BK 11 PG 3
03/24/2006 at 02:19 PM.
JEFFREY K BARTON, CLERK
OF COURTS

PLAT BOOK 21
PAGE 3
DOCKET NO. 1738195

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 HMM, INC. A FLORIDA CORPORATION, AND TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SUBSIDIARY 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 MORTGAGES, LIENS OR ENCUMBRANCES ARE LISTED BELOW: OFFICIAL RECORD BOOK 186, PAGE 134 IN FAVOR OF FIRST UNION NATIONAL BANK NOW KNOWN AS WACHOVIA BANK, N.A. OFFICIAL RECORD BOOK 1347, PAGE 2745 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 15th DAY OF January, 2006.

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON THE 21st DAY OF February, 2006, THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. CHAIRMAN OF THE BOARD: William K. W...
CLERK OF THE BOARD: Jeffrey K. Barton, by Patricia D. Bailey, D.C.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY: William K. W...

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL
EXAMINED AND APPROVED: Joseph A. Baird, THIS 21st DAY OF MARCH, 2006.
COUNTY ADMINISTRATOR

CERTIFICATE OF CLERK

CERTIFICATE 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 "E" - PD AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED THIS 21st DAY OF MARCH, 2006, AND RECORDED ON PAGES 3-4, PLAT BOOK 21, 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

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 1344, 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 15th DAY OF January, 2006.

WACHOVIA BANK, N.A.
FORMERLY KNOWN AS FIRST UNION NATIONAL BANK
BY: Stephen D. Baum, DATE: 1/18/06
PRINT NAME: Stephen D. Baum

WITNESS: [REDACTED]
PRINT NAME: [REDACTED]

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER, ORANGE
THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2006, BY Stephen D. Baum, THE S. 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: Mary Ann Stitts
PRINT NAME: MARY ANN STITTS
COMMISSION # 12707 D 002706 B3
MY COMMISSION EXPIRES: 12-1-07

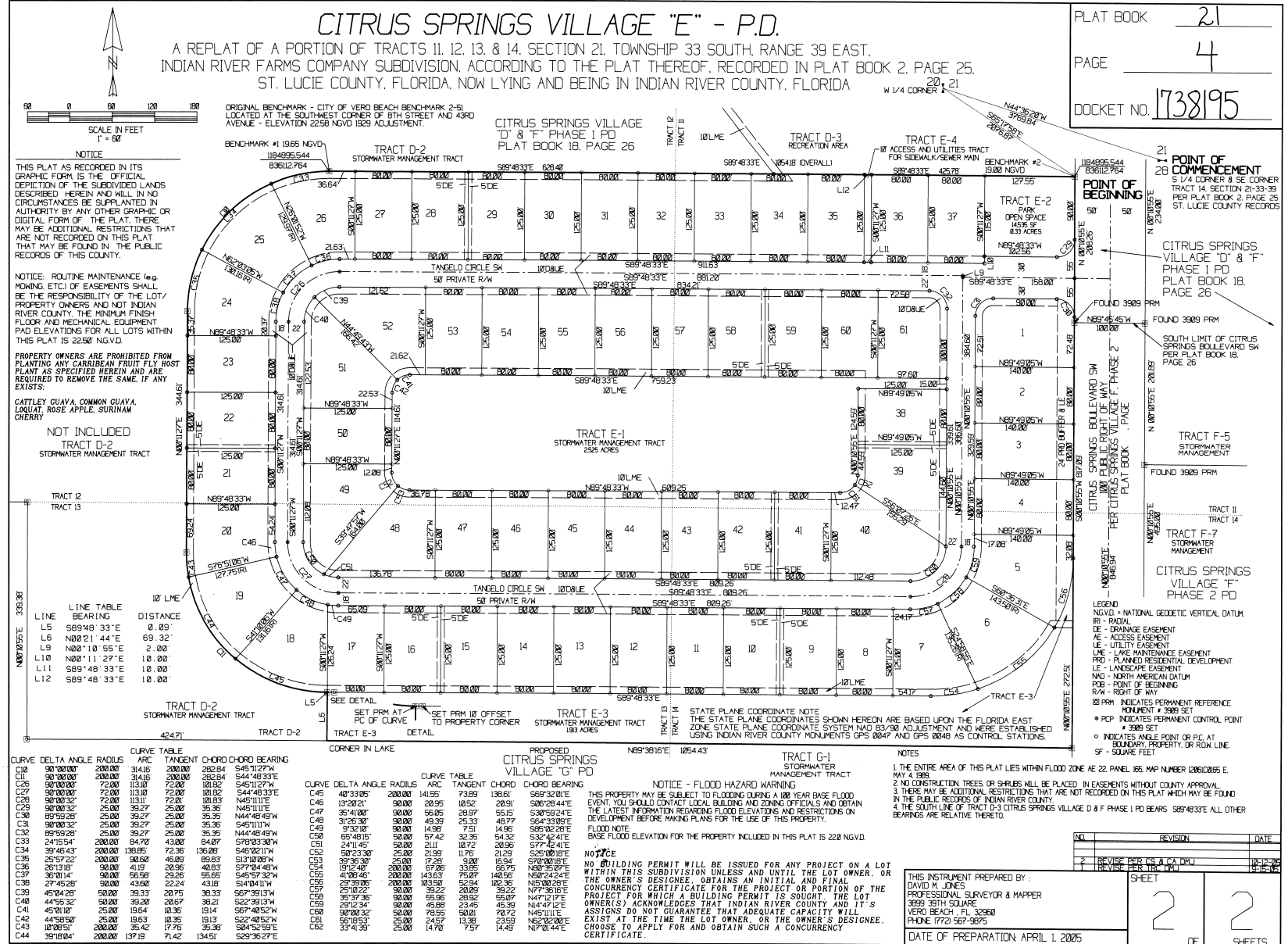
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON OCTOBER 10, 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 PCPS 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 93), THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE FGCC THIRD ORDER CLASS 'S' STANDARDS AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.
DATED: 1/11/06
REGISTERED LAND SURVEYOR, DAVID M. JONES, PSM
STATE OF FLORIDA CERTIFICATE 3909
3939 39TH SQUARE
VERO BEACH, FL 32906

SIGNED: David M. Jones
DATE: 1/11/06

NO.	REVISION	DATE
3	REVISE DATE & DEDICATION	1-16-06
2	REVISE PER CS & CA	10-10-05
1	REVISE PER TRC	9-15-05

SHEET 1 OF 2 SHEETS



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