

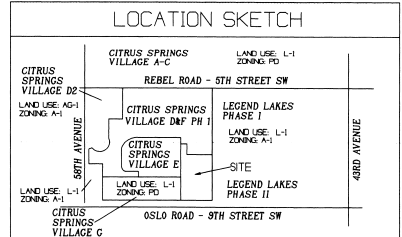
THIS INSTRUMENT PREPARED BY:
DAVID M. JONES, P.S.M.
3899 39TH SQUARE
VERO BEACH, FL 32906

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

A REPLAT OF A PORTION OF TRACTS 11 & 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

1/31/83
RECORDED IN
PUBLIC RECORDS INDIAN
RIVER CNTY FL
BK 21 PG 1
03/24/2006 @ 02:19 PM
JEFFREY K. BARTON, CLERK
OF CIRCUIT COURT

PLAT BOOK 21
PAGE 1
DOCKET No. 1738193



DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
KNOW ALL BY THESE PRESENTS THAT SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP AND IHM, INC. A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE SAID LANDS DESCRIBED AND PLATTED HEREIN AS CITRUS SPRINGS VILLAGE "F" 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:

- WITH THE EXCEPTION OF CITRUS SPRINGS BOULEVARD, ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CITRUS SPRINGS VILLAGE "F" PHASE 2 - P.D. 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 OWNERS AND RESIDENTS OF CITRUS SPRINGS. ALL PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE AND MOSQUITO CONTROL, 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 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 ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO DRAIN ACROSS AND ALSO THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.
- THE LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC.
- TRACTS P-10 AND P-11 ARE RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
- TRACTS F-9, F-12 AND F-13 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. FOR RECREATION AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO DRAIN INTO AND ALSO THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS.
- 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 LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT TO DRAIN ACROSS, AND THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.
- TRACTS F-7 AND F-8 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE, AND DRAIN INTO SAID TRACTS AND ALSO GRANTED THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS.
- 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.

II. CITRUS SPRINGS BOULEVARD AND THE ADDITIONAL RIGHT OF WAY FOR OSLO ROAD AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

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

THIS 13 DAY OF January, 2006.
WITNESS: Angela Di Salvo
BY: Myra K. Haley PRINT NAME: Angela Di Salvo
MYRA K. HALEY, PRESIDENT OF IHM, INC. A FLORIDA CORPORATION AND PARTNER OF SUNTREE PARTNERS OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP.
WITNESS: Karen S. Herb
Ville Suprad PRINT NAME: KAREN S HERB
KELLIE SHEPARD, SECRETARY OF IHM, INC. A FLORIDA CORPORATION

ACKNOWLEDGMENT TO DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF January, 2006, BY Myra K. Haley GENERAL PARTNER OF SUNTREE PARTNERS, A FLORIDA GENERAL PARTNERSHIP AND Stephen D. Brown 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 Di Salvo COMMISSION # DD 267662
PRINTED NAME: Angela Di Salvo MY COMMISSION EXPIRES: Nov. 2, 2008

COUNTY SURVEYOR'S CERTIFICATE
THIS PLAT OF CITRUS SPRINGS VILLAGE "F" 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 177 OF THE FLORIDA STATUTES.

Michael O'Brien
MICHAEL O'BRIEN, INDIAN RIVER COUNTY SURVEYOR AND MAPPER
REGISTRATION No. FSW 008
DATED: 03-14-2006

LEGAL DESCRIPTION

CITRUS SPRINGS VILLAGE "F" PHASE 2

A PARCEL OF LAND LYING IN THE TRACTS 11 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 WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 44 DEGREES 36 MINUTES 20 SECONDS EAST, A DISTANCE OF 378984 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND THE SOUTHWEST CORNER OF TRACT 14; THENCE NORTH 0 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 18000 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 36 MINUTES 01 SECONDS WEST, ALONG A LINE THAT IS 12000 FEET NORTH OF THE SOUTH LINE OF SECTION 21, A DISTANCE OF 79017 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 148200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CITRUS SPRINGS BOULEVARD AND A POINT ON THE SOUTH LINE OF CITRUS SPRINGS VILLAGE D AND F, PHASE 1; THENCE NORTH 0 DEGREES 10 MINUTES 55 SECONDS EAST, A DISTANCE OF 28 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 10000 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID CITRUS SPRINGS BOULEVARD; THENCE SOUTH 0 DEGREES 10 MINUTES 55 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 20189 FEET TO THE SOUTHWEST CORNER OF TRACT F-5 AS SHOWN ON THE AFORESAID PLAT OF CITRUS SPRINGS VILLAGE D AND F, PHASE 1; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 68597 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND A POINT ON THE EAST LINE OF TRACT 11, INDIAN RIVER FARMS COMPANY SUBDIVISION; THENCE SOUTH 0 DEGREES 10 MINUTES 24 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACTS 11 AND 14 A DISTANCE OF 128333 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.014 ACRES, MORE OR LESS.

NOTICE

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 CONCURRING 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 COMMISSIONS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE, CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRING CERTIFICATE.

COVENANTS RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USES OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 2011, PAGE 1536. 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 IHM, INC. A FLORIDA CORPORATION, AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY 519.1302, 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 WACHOVIA BANK, N.A. AND 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 13 DAY OF January, 2006 BY: Patrick F. Healy
CERTIFICATE OF APPROVAL PATRICK F. HEALY, ATTORNEY AT LAW

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON THE 13 DAY OF February, 2006, THE FOREGOING PLAT WAS APPROVED AND THE UTILITY AND LIMITED ACCESS EASEMENTS AND THE CITRUS SPRINGS BOULEVARD AND ADDITIONAL RIGHTS OF WAY FOR OSLO ROAD ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: William J. ...
CLERK OF THE BOARD: Jeffrey K. Barton
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY: Patrick F. Healy

CERTIFICATE OF APPROVAL
CERTIFICATE OF APPROVAL, Joseph B. ... THIS 20 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 "F" PHASE 2 - P.D. AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IT IS FILED THIS 13 DAY OF January, 2006, AND RECORDED ON PAGES 1-2, 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 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 THESE PRESENTS TO BE SIGNED BY ITS
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF January, 2006.

WACHOVIA BANK, N.A.
FORMERLY KNOWN AS FIRST UNION NATIONAL BANK
BY: Stephen D. Brown DATE: 1/19/06
PRINT NAME: Stephen D. Brown PRINT NAME: Joseph T. ...

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF January, 2006, BY Stephen D. Brown THE vice president OF WACHOVIA BANK, N.A. ON BEHALF OF SAID BANK. HE IS PERSONALLY KNOWN TO ME OR PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: Myra K. Haley COMMISSION # DD 267662
PRINT NAME: Myra K. Haley 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, 2005, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THIS PLAT OF CITRUS SPRINGS VILLAGE "F" PHASE 2 - P.D. AND THAT THE PRESENT REPRESENTATION 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 HAS BEEN SET WILL BE RECORDED IN THIS PLAT MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 177, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE (CHAPTER 903), THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE 1933 THIRD ORDER CLASS 1 STANDARDS AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

DATED: 11/06 SIGNED: David M. Jones
REGISTERED LAND SURVEYOR DAVID M. JONES, F.S.M.
STATE OF FLORIDA CERTIFICATE 3809
3899 39TH SQUARE
VERO BEACH, FL 32906

NO.	REVISION	DATE
1	REVISE DATE & DEDICATION	10-06
2	REVISE PER CS & CA DMJ	10-16-06
3	REVISE PER TRC DMJ	8-23-06

DATE OF PREPARATION: MARCH 15, 2005

