

DESCRIPTION

ALL OF TRACT 3 LESS THE SOUTH 125 FEET AS CANAL; AND ALSO LESS THE NORTH 30 FEET; ALL IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT THAT PART OF TRACT 3 DEEDED TO THOMAS MARK DELLERMAN AND CYNTHIA LYNN DELLERMAN, HIS WIFE, AS RECORDED IN OFFICIAL RECORD BOOK 798, PAGE 2978, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

OFFICIAL RECORD BOOK 798, PAGE 2978 MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 3, SECTION 22, TOWNSHIP 33 S. RANGE 39 E AS RECORDED IN PLAT OF INDIAN RIVER FARM COMPANY SUBDIVISION, PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THENCE, CONTINUE EASTERLY ON THE NORTH LINE OF TRACT 3 A DISTANCE OF 436.36' TO THE POINT OF BEGINNING; THENCE, CONTINUE EASTERLY ON THE NORTH LINE OF TRACT 3 A DISTANCE OF 435.60' TO A POINT; THENCE, RUN SOUTH 00°09'15" EAST A DISTANCE OF 500.00' TO A POINT; THENCE, RUN WESTERLY PARALLEL TO THE NORTH LINE OF TRACT 3 A DISTANCE OF 435.60' TO A POINT; THENCE, RUN NORTH 00°09'15" WEST A DISTANCE OF 500.00' TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 30' FOR THE INDIAN RIVER FARM COMPANY DRAINAGE DISTRICT CANAL. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND CONTAINING 5 ACRES. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, DEDICATIONS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 31.347 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT SMIGIEL PARTNERS IV, L.T.D., A FLORIDA LIMITED PARTNERSHIP, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS WATERS EDGE PLAT TWO, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

11. ALL STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATERS EDGE HOMEOWNERS ASSOCIATION OF VERO BEACH, FLORIDA, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER IN CONNECTION WITH SUCH STREETS.

12. LANDSCAPE BUFFER TRACTS "1", "2", "3" AND "4", AS SHOWN ARE HEREBY DEDICATED TO THE WATERS EDGE HOMEOWNERS ASSOCIATION OF VERO BEACH, FLORIDA, INC. FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT COURSE TO INDIAN RIVER COUNTY.

13. DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATERS EDGE HOMEOWNERS ASSOCIATION OF VERO BEACH, FLORIDA, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

14. STORMWATER MANAGEMENT TRACTS "1", "2" AND "3" AND THE 15 FOOT LAKE MAINTENANCE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATERS EDGE HOMEOWNERS ASSOCIATION OF VERO BEACH, FLORIDA, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT.

15. THE UTILITY EASEMENTS AND LIFT STATION EASEMENT AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY 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. PRIVATE YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

16. CANAL EASEMENT GRANTED ALONG THE WEST SIDE OF NORTH-SOUTH DITCH BY THE DEVELOPER IS LOCATED AT THE TOP OF BANK OF THE EXISTING CANAL. NO STRUCTURES OR IMPROVEMENTS OF ANY KIND SHALL BE PLACED WITHIN THIS EASEMENT WITHOUT PRIOR CONSENT OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT. THE WATERS EDGE HOMEOWNERS ASSOCIATION OF VERO BEACH, FLORIDA, INC. SHALL BE SOLELY RESPONSIBLE FOR RESTORATION OF THE BERM ALONG THE WESTERLY BANK OF THE CANAL ADJUTING LOTS BY THROUGH 100 AND LANDSCAPE BUFFER TRACT NO. 4 IN THE EVENT OF SETTLEMENT OR EROSION.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED PARTNERSHIP HAS CAUSED THE PRESIDENT OF ITS CORPORATE GENERAL PARTNER TO SET HIS HAND AND SEALS ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

SMIGIEL PARTNERS IV, L.T.D. A FLORIDA LIMITED PARTNERSHIP, DEVELOPER

BY: GARY SMIGIEL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

GENERAL PARTNER

BY: *[Signature]*

GARY SMIGIEL, PRESIDENT

[Witness Signatures]
Witness
John A. Bagnone
Thomas Mark Dellerman
Cynthia Lynn Dellerman

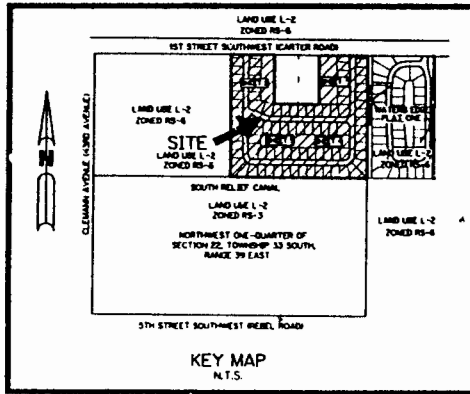
WATERS EDGE PLAT TWO

A REPLAT OF A PORTION OF TRACT 3, SECTION 22, TOWNSHIP 33 SOUTH, RANGE 39 EAST OF THE PLAT OF INDIAN RIVER FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

JANUARY, 2002

SHEET 1 OF 5

PLAT BOOK 16
PAGE 67
1332855
DOCKET NUMBER



TITLE CERTIFICATION

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF SMIGIEL PARTNERS IV, L.T.D. AND RECORD TITLE IS HELD BY THE ENTITY EXECUTING THE DEDICATION. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) ARE LISTED BELOW:
1. MORTGAGES OR OTHER ENCUMBRANCES HELD: NONE

2. COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 1323, PAGE 2604, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ATTORNEY'S TITLE INSURANCE FUND, INC.

BY: *[Signature]*
ALAN L. GABRIEL



SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WATERS EDGE PLAT ONE, RECORDED IN PLAT BOOK 13, PAGES 85, 85A TO 85C, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED.

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 CONCURENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES 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 CONCURENCY CERTIFICATE.

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.

NOTICE: NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.

THE COORDINATE DATUM FOR THIS PLAT IS BASED ON THE PLAT OF WATERS EDGE PLAT ONE, RECORDED IN PLAT BOOK 13, PAGES 85, 85A TO 85C, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE ELEVATION DATUM FOR THIS PLAT IS BASED ON TEMPORARY BENCHMARK # 10 (MT 335 @ 10'/4) ELEVATION = 22.821, FROM INDIAN RIVER COUNTY LEVEL. RUN PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 16 DAY OF JANUARY, 2002, 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 SUBDIVIDES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, INDIAN RIVER COUNTY CODE CHAPTER 913; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED: *[Signature]* DATED: 16 JAN 2002

GARY R. BURFORD
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 496
590 NW PEACOCK BLVD., SUITE 9, PORT ST. LUCIE, FLORIDA 34983

COUNTY SURVEYOR'S CERTIFICATE:

THIS PLAT OF WATERS EDGE PLAT TWO HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, WHO HEREBY CERTIFIED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR: *[Signature]*

REGISTRATION NUMBER: 496

DATE: 16 JAN 2002



ACKNOWLEDGEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF JANUARY, 2002, BY GARY SMIGIEL, PRESIDENT OF GARY SMIGIEL, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF SMIGIEL PARTNERS IV, L.T.D., A FLORIDA LIMITED PARTNERSHIP ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

BY: *[Signature]* BY: STEPHANIE WIMSTON
CC 901981

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: 11/26/2006

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 16 DAY OF JANUARY, 2002, THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA APPROVED THE FOREGOING PLAT AND ACCEPTED THE UTILITY EASEMENTS AND LIFT STATION EASEMENT DEDICATIONS AS SHOWN THEREIN

[Signature]
VICE CHAIRMAN OF THE BOARD
[Signature]
ATTEST: CLERK OF THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: *[Signature]*
WILLIAM G. COLLINS II
DEPUTY COUNTY ATTORNEY

EXAMINED AND APPROVED THIS 14 DAY OF JANUARY, 2002

COUNTY ADMINISTRATOR: *[Signature]*

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
INDIAN RIVER COUNTY

I, JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF WATERS EDGE PLAT TWO AND THAT IT CONFORMS WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 20 DAY OF JANUARY, 2002, RECORDED IN PAGE 67 PLAT BOOK 16 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN INDIAN RIVER COUNTY, FLORIDA.

JEFFREY K. BARTON BY: *[Signature]*
CLERK OF THE CIRCUIT COURT DEPUTY CLERK
INDIAN RIVER COUNTY, FLORIDA

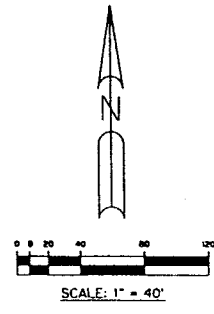
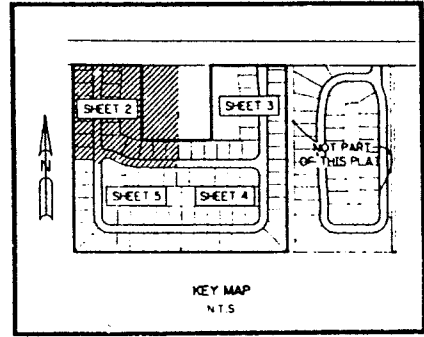
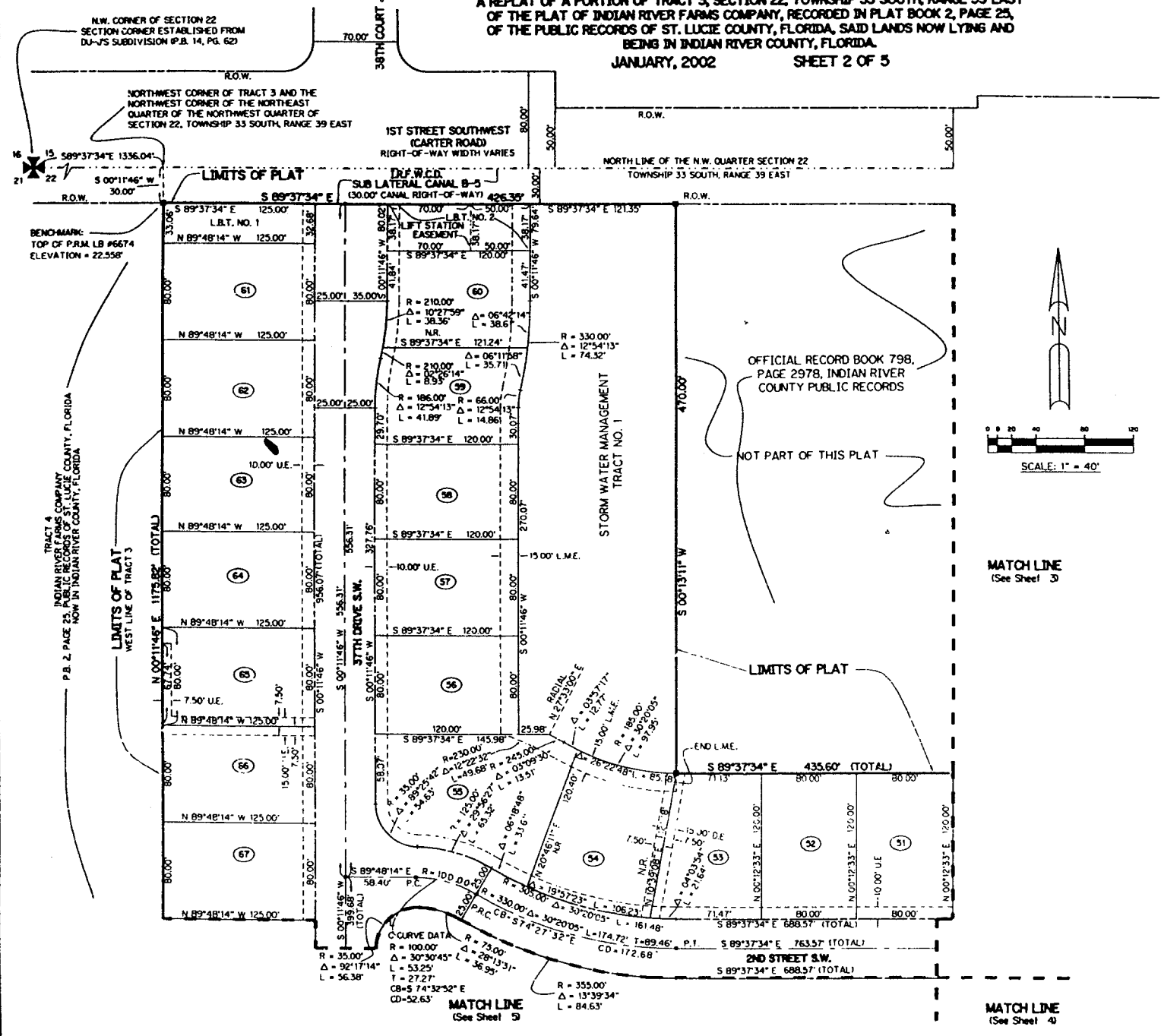
REVISIONS	DATE	BY	OK
PREPARED	11-28-00	GRB	MTX
REVISE PER COUNTY COMMENTS	1-23-01	GRB	MTX
REVISE PER COUNTY ATTORNEY'S COMMENTS	4-9-01	GRB	GRB
REVISE PER COUNTY ATTORNEY'S COMMENTS	10-23-01	JEM	GRB
REVISE RANGE NUMBER & HOMEOWNERS ASSOC.	1-24-02	WCF	GRB

WATERS EDGE PLAT TWO

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JANUARY, 2002 SHEET 2 OF 5

PLAT BOOK 16
PAGE 67A
1332855
DOCKET NUMBER



LEGEND:

□	FOUND REFERENCE MONUMENT
■	SET PERMANENT REFERENCE MONUMENT, LB #6674
●	SET PERMANENT CONTROL POINT, LB 6674
Δ	DELTA ANGLE
R	RADIUS
T	TANGENT LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
DE	DRAINAGE EASEMENT
DL	ARC LENGTH
LBE	LANDSCAPE BUFFER EASEMENT
LBT	LANDSCAPE BUFFER TRACT
LME	LAKE MAINTENANCE EASEMENT
NR	NOT RADIAL
N.T.S.	NOT TO SCALE
ORB	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.S.	PAGES
P.S.M.	PROFESSIONAL SURVEYOR AND NUMBER
P.R.M.	PERMANENT REFERENCE MONUMENT
PT	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.P.C.	POINT OF REVERSE CURVE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N.R.	NON RADIAL
DE	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
R.P.	RADIUS POINT
CM	CONCRETE MONUMENT
UE	UTILITY EASEMENT

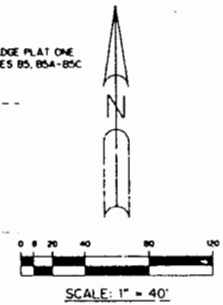
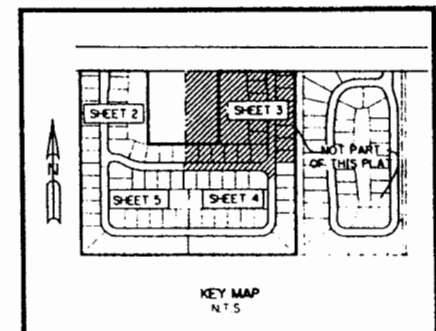
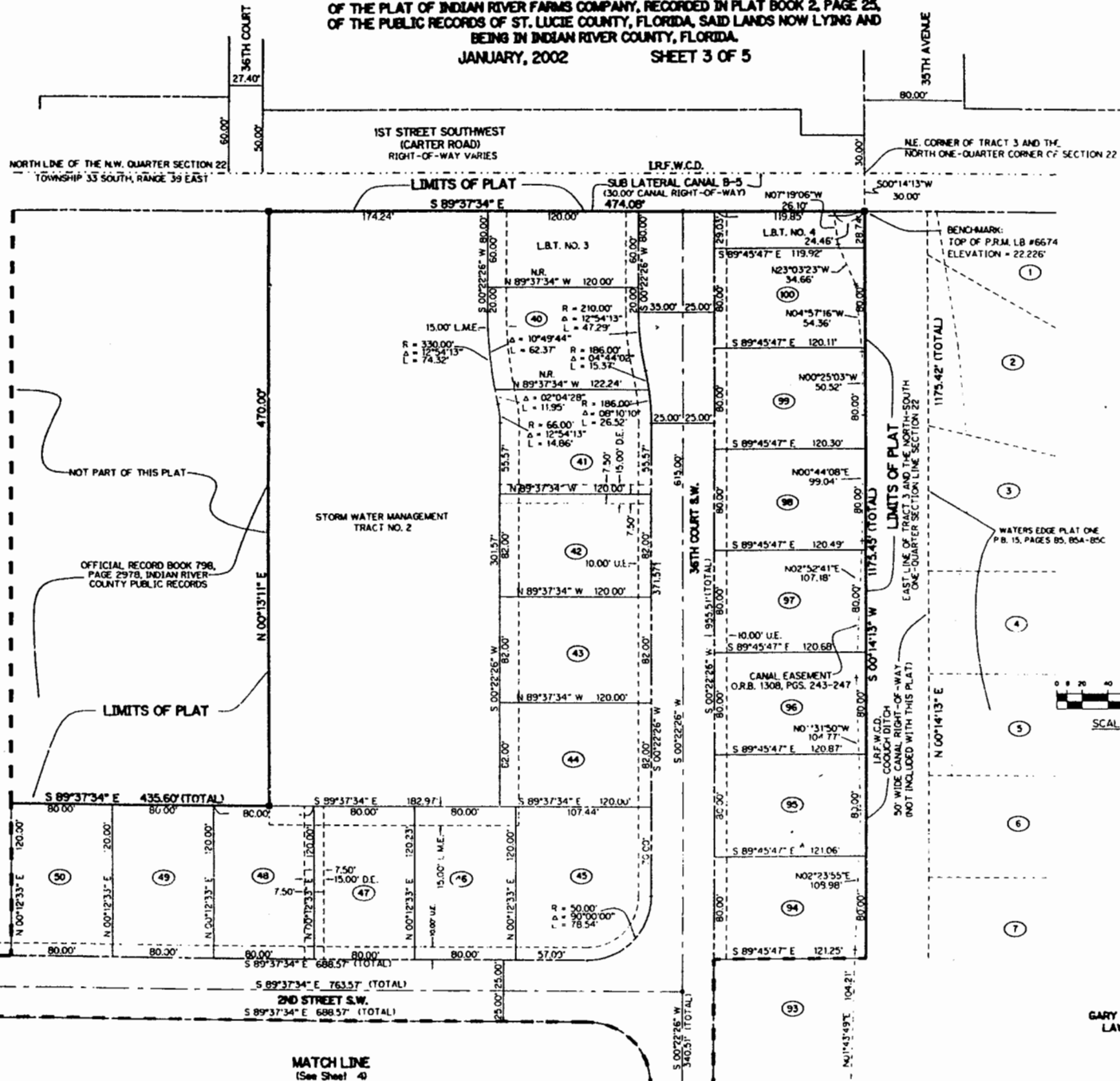
THIS INSTRUMENT PREPARED BY
GARY R. BURFORD, P.S.M., 4981, STATE OF FLORIDA
LAWSON, HOBBS AND WEBB, INC. L.B. NO. 6674
ENGINEERS PLANNERS SURVEYORS
390 N.W. PEACOCK BLVD., SUITE 9
FORT ST. LUCIE, FLORIDA

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JANUARY, 2002 SHEET 3 OF 5

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1332855
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- LEGEND:**
- FOUND REFERENCE MONUMENT
 - SET PERMANENT REFERENCE MONUMENT, LB #6674
 - SET PERMANENT CONTROL POINT, LB #6674
 - △ TANGENT ANGLE
 - R RADIUS
 - T TANGENT LENGTH
 - CHORD BEARING CHORD DISTANCE
 - DE DRAINAGE EASEMENT
 - ARC LENGTH
 - LB/E LANDSCAPE BUFFER EASEMENT
 - LB/T LANDSCAPE BUFFER TRACT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - NR NOT RADIAL
 - N.T.S. NOT TO SCALE
 - O.R.B. OFFICIAL RECORD BOOK
 - P.B. PLAT BOOK
 - P.G.S. PAGES
 - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 - P.P.M. PERMANENT REFERENCE MONUMENT
 - T.I.P. TANGENT POINT
 - P.T. POINT OF TANGENCY
 - P.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - NR NON RADIAL
 - DE DRAINAGE EASEMENT
 - R.O.W. RIGHT OF WAY
 - R.P. RADIAL POINT
 - C.M. CONCRETE MONUMENT
 - U.E. UTILITY EASEMENT

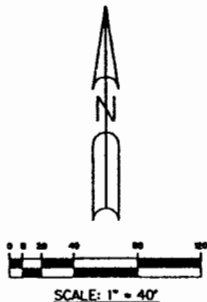
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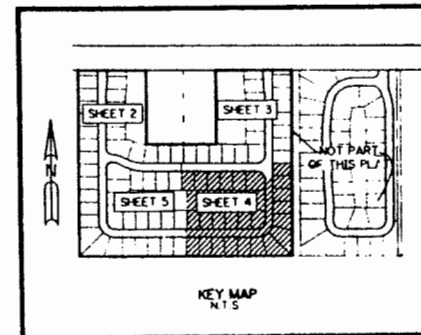
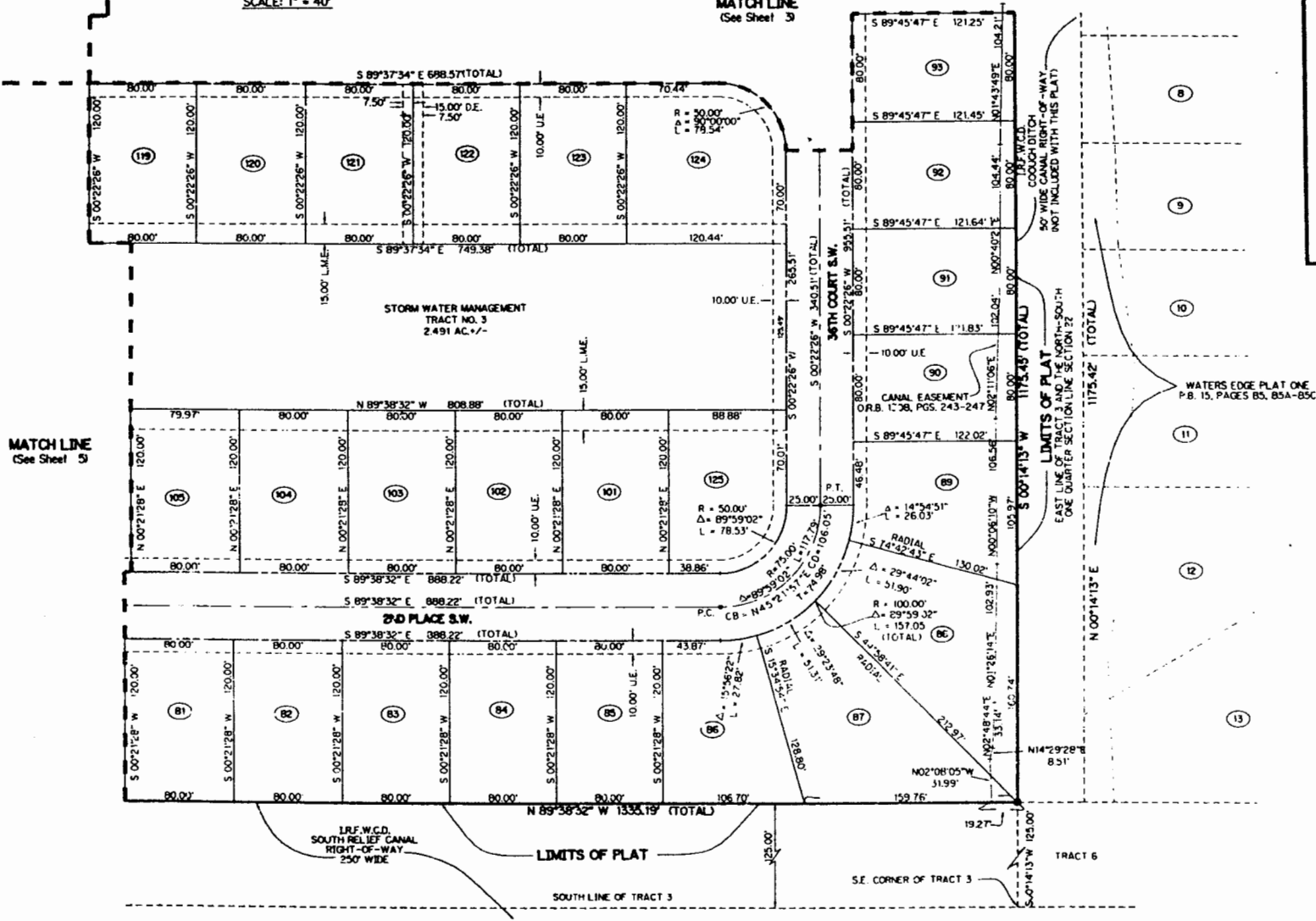
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MATCH LINE
(See Sheet 2)

MATCH LINE
(See Sheet 3)



LEGEND

- - FOUND REFERENCE MONUMENT
- - SET PERMANENT REFERENCE MONUMENT, LB #6674
- - SET PERMANENT CONTROL POINT, LB #6674
- Δ - DELTA ANGLE
- R - RADIUS
- T - TANGENT LENGTH
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- A - ARC LENGTH
- LE - LANDSCAPE BUFFER EASEMENT
- LB - LANDSCAPE BUFFER TRACT
- LME - LAKE MAINTENANCE EASEMENT
- NR - NOT RADIAL
- N.T.S. - NOT TO SCALE
- ORB - OFFICIAL RECORD BOOK
- P.B - PLAT BOOK
- P.GS - PAGES
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. - PERMANENT REFERENCE MONUMENT
- TYP - TYPICAL
- P.T - POINT OF TANGENCY
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVE
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- R.P. - RADIUS POINT
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- UE - UTILITY EASEMENT

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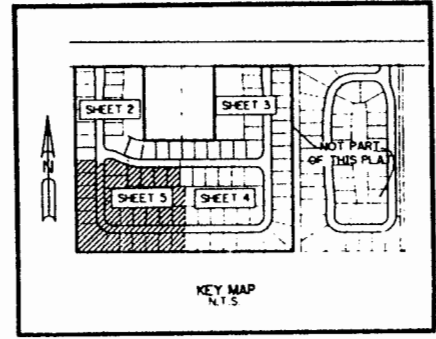
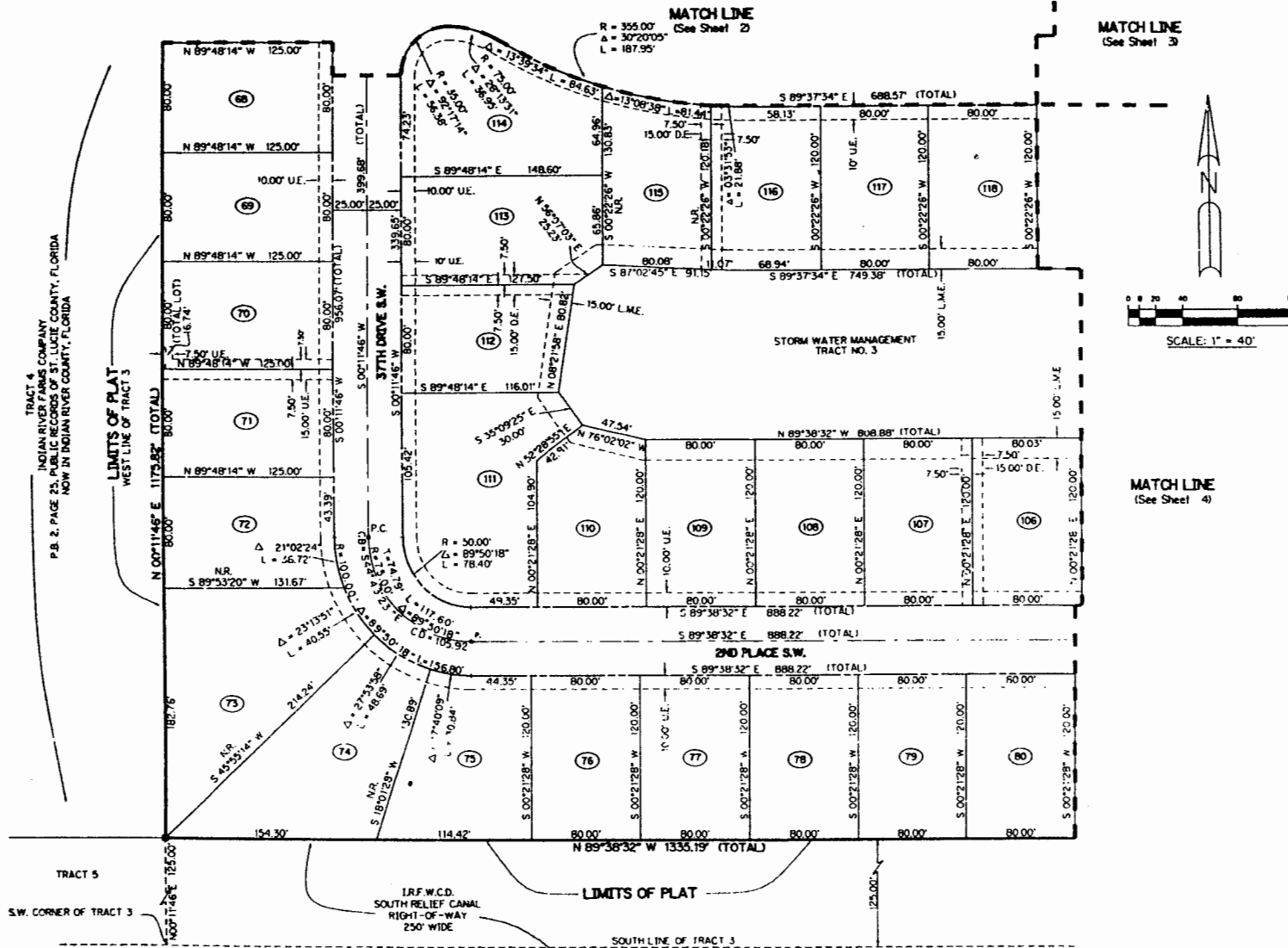
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JANUARY, 2002

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- LEGEND:**
- FOUND REFERENCE MONUMENT
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 - CD CHORD DISTANCE
 - DE DRAINAGE EASEMENT
 - ARC LENGTH
 - LBE LANDSCAPE BUFFER EASEMENT
 - LBT LANDSCAPE BUFFER TRACT
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 - PRC POINT OF REVERSE CURVE
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 - ROW RIGHT OF WAY
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 - CM CONCRETE MONUMENT
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