

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

PLAT BOOK 20
PAGE 69
DOCKET NO. 1715008

BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY PUBLIC RECORDS. ALL LANDS LYING WITHIN INDIAN RIVER COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF TRACTS 9, 10, 15 AND 16 LYING THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 9, NORTH 89°59'06" WEST, 30.00 FEET; THENCE NORTH 00°04'30" WEST, 100.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 16; BEING THE POINT OF BEGINNING; THENCE ALONG THE AFOREMENTIONED SOUTH LINE OF TRACT 16 AND THE SOUTH LINE OF SAID TRACT 15, NORTH 89°59'06" WEST, 1,812.00 FEET; THENCE ALONG A LINE BEING 816.57 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACTS 15 AND 10, NORTH 00°09'06" WEST, 2,532.70 FEET TO A POINT LYING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 10; THENCE, ALONG A LINE BEING PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACTS 10 AND 9, NORTH 89°59'40" EAST, 1,815.39 FEET TO A POINT BEING 30.00 FEET WEST OF THE EAST LINE OF SAID TRACT 9; THENCE ALONG A LINE BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 9 AND 16, SOUTH 00°04'30" EAST, 2,533.34 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING AND SITUATE IN INDIAN RIVER COUNTY, FLORIDA, AND CONTAINING 105.466 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE, BEING IN INDIAN RIVER COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE RIGHT-OF-WAY SHOWN ON THIS PLAT AS TRACT 1 IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA, FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.
- 2) ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT (EXCEPT FOR TRACT 1) ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC., FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, ASSOCIATION, INC., ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, EMERGENCY, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT, 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 REGARDING SUCH STREETS.
- 3) TRACT 11 AND THE UTILITY EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, 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. THE FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.
- 4) TRACT 11 AND THE DRAINAGE EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC. THE FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY. INDIAN RIVER COUNTY HAS GRANTED THE RIGHT TO USE AND DRAIN THROUGH THE EASEMENTS AND TRACT 11 AND ALSO GRANTED THE RIGHT, BUT NOT OBLIGATION, TO PREFORM EMERGENCY MAINTENANCE ON THE EASEMENT AND TRACT.
- 5) TRACTS 5, 6, 35, AND 40, THE STORMWATER MANAGEMENT TRACTS, AS SHOWN, ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT OBLIGATION, TO PREFORM EMERGENCY MAINTENANCE ON THE TRACTS.
- 6) TRACTS 3 AND 7 AS SHOWN ARE DEDICATED IN PERPETUITY AS ACCESS EASEMENTS TO THE STORMWATER MANAGEMENT TRACTS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO TRACTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACTS.
- 7) TRACTS 8 AND 9 AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC., FOR USE AS LANDSCAPE TRACTS.
- TRACTS 2, 12-34, 36-39, 41-63 AS SHOWN ON THE PLAT ARE HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC., AS RECREATION AND LANDSCAPE TRACTS.
- TRACT 21, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC., AS RECREATION AND LANDSCAPE TRACTS.
- TRACT 9 AS SHOWN ON THE PLAT IS HEREBY DEDICATED IN PERPETUITY TO VERONA TRACE CLUB, INC. AS A PRIVATE SWIMMING POOL AND COURT OF THE VERONA TRACE CLUB, INC. SAID TRACT 9 AND THE PERPETUAL MAINTENANCE OBLIGATION OF VERONA TRACE CLUB, INC., ITS SUCCESSORS AND ASSIGNS.
- TRACT 4 AS SHOWN ON THE PLAT IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC., AS COMMON AREA.
- 7) THE 10' PUBLIC SIDEWALK EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA, FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.
- 8) THE LANDSCAPE BUFFER EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY FOR USES CONSISTENT WITH THEIR INTENDED PURPOSE, INCLUDING BUT NOT LIMITED TO, LANDSCAPE, ENTRANCE FEATURES, AND OTHER USES; AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC.
- 9) THE 10' PRIVATE SIDEWALK EASEMENTS SHOWN ARE DEDICATED IN PERPETUITY FOR USES CONSISTENT WITH THEIR INTENDED PURPOSE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VERONA TRACE HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

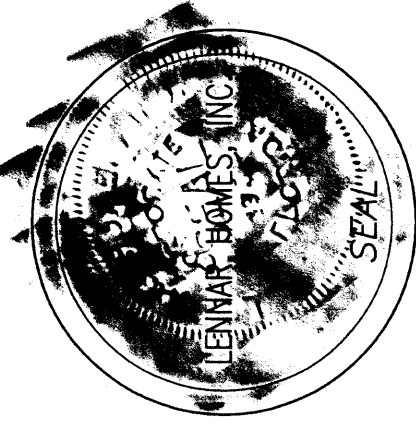
STATE OF: FLORIDA
COUNTY OF: PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF NOVEMBER 2005 BY DAVID M. BASELICE, PRESIDENT OF LENNAR HOMES, INC., A FLORIDA CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

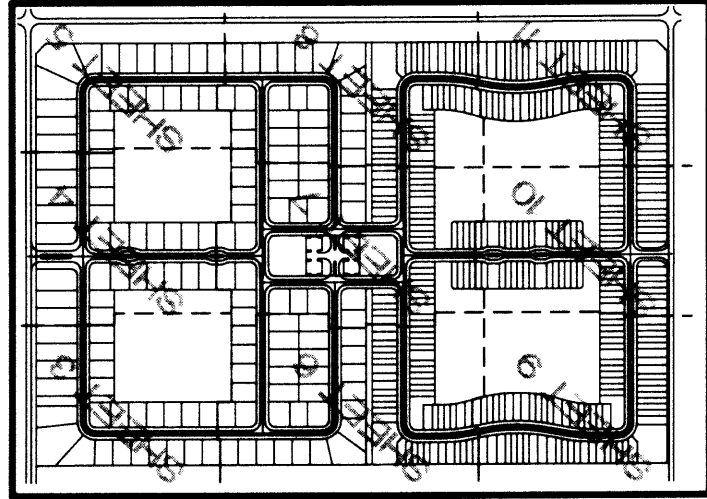
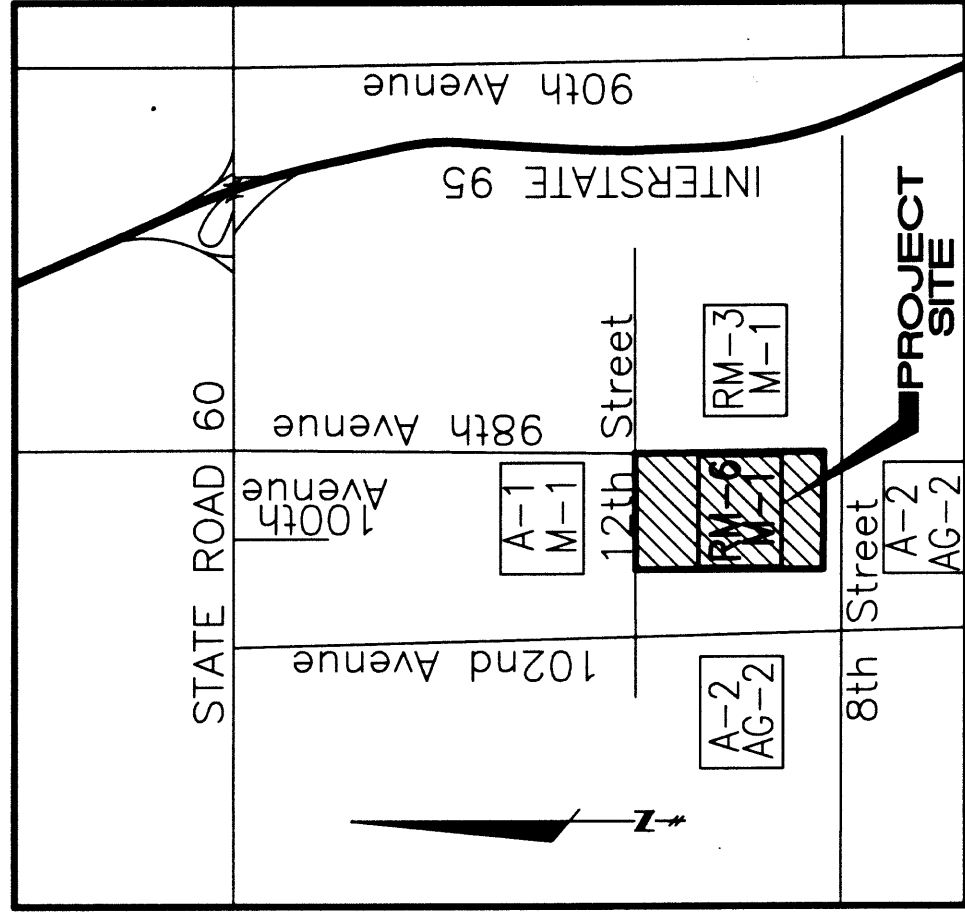
NOTARY PUBLIC: Carolyn K. Cordero
PRINT NAME: Carolyn K. Cordero
COMMISSION No. 2033044
EXPIRATION DATE: 01-02-2009

IN WITNESS WHEREOF, LENNAR HOMES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF NOVEMBER, 2005.

LENNAR HOMES, INC., A FLORIDA CORPORATION
BY: David M. Baselice TITLE: VICE PRESIDENT
PRINT NAME: DAVID M. BASELICE



MAPTECH, INC. SURVEYING & MAPPING
2900 Lake Lucie Drive, Suite 17
Maitland, Florida 32751
www.maptech-survey.com Phone 407-960-8764 Fax 407-960-1792



SHEET KEY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

ABBREVIATIONS:

- ZONING DISTRICTS
- A-1 - AGRICULTURAL-1 UNIT PER 5 ACRES
 - A-2 - AGRICULTURAL-2 UNIT PER 5 ACRES
 - RM-3 - RESIDENTIAL MULTI-FAMILY-3 UNITS PER ACRE
 - RM-6 - RESIDENTIAL MULTI-FAMILY-6 UNITS PER ACRE

LAND USE

- AG-2 - AGRICULTURAL-1 UNIT PER 10 ACRES
- M-1 - MEDIUM 1 - 1 UNIT PER 8 ACRES

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, Gerald L. Knight, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY, THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN THE ENTITIES EXECUTING THE DEDICATION HEREON AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES AS AMENDED AND THAT THERE ARE NO UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

PRINTED NAME: GERALD L. KNIGHT, ESQ.
FLORIDA BAR No. 174340
DATE: 11/23/05

NOTICE:

ALL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____, PUBLIC RECORDS OF INDIAN RIVER COUNTY.

NOTICE:

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

NOTICE:

THIS PLAT, AS RECORDED IN IT'S 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 WHICH 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.

NOTICE:

"PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTILSY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, AND SURINAM CHERRY."

NOTICE:

NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

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 THE PROPERTY.

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE, 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 & MAPPER
FLORIDA REGISTRATION NO. P.S.M. 6118
DATED: Nov. 23rd, 2005

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING A STATE OF FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON SEPTEMBER 3, 2003 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FORGOING 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 AND AN AFFIDAVIT WILL BE RECORDED STATING AS SUCH, AS REQUIRED BY CHAPTER 177 FLORIDA STATUTES AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE. THAT ALL SURVEY INFORMATION SHOWN HEREON MEETS THE REQUIREMENTS OF THE FGCC THIRD ORDER CLASS STANDARDS; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY :
PLAT PREPARED MAY 20, 2005

SIGNED: [Signature]
CHARLES F. ROSSI, P.L.S.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4798
MAPTECH, INC.
ADDRESS: 2600 LAKE LUCIE DRIVE, SUITE 117
MAITLAND, FLORIDA 32751
CERTIFICATE OF AUTHORIZATION No. 7325

CERTIFICATE OF APPROVAL

BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS DAY 13th OF September, 2005, THE FORGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA AND AT THAT TIME THE BOARD ALSO ACCEPTED THE DEDICATION OF RIGHT-OF-WAY SHOWN AS TRACT 1, THE UTILITY EASEMENTS AND THE 10' PUBLIC SIDEWALK EASEMENT AS SHOWN HEREON.

[Signature]
CHAIRMAN OF THE BOARD

ATTEST: [Signature]
CLERK OF THE BOARD

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY: [Signature]
COUNTY ATTORNEY

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 29th DAY OF December, 2005, AND RECORDED IN PLAT BOOK 20, PAGES 69-79 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: [Signature]
DEPUTY CLERK
INDIAN RIVER COUNTY

FOR JEFFREY K. BARTON, CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL

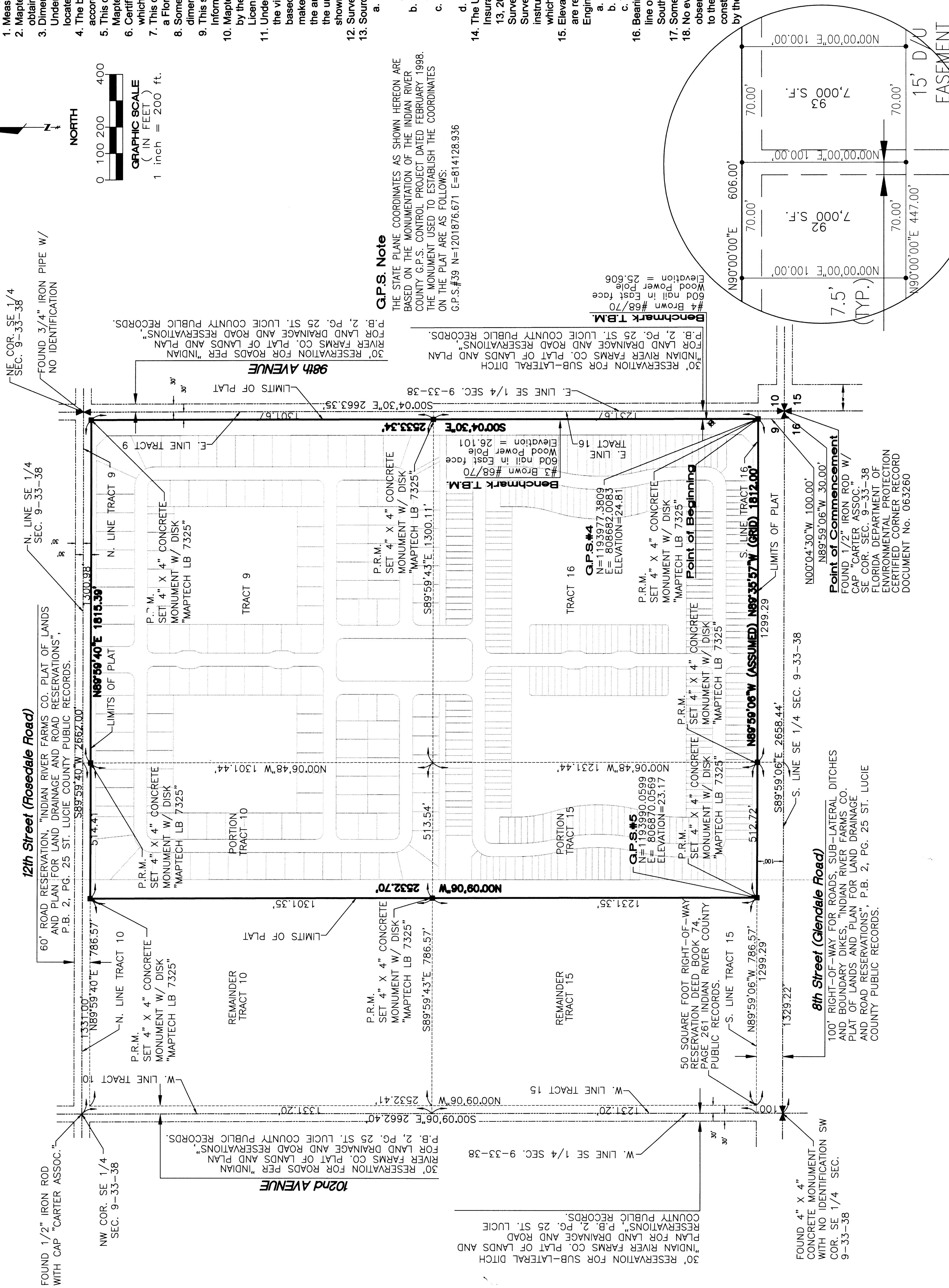
COUNTY ADMINISTRATOR

EXAMINED AND APPROVED BY [Signature]
THIS DAY 20th OF Dec, 2005.

5	11-11-05	LANGUAGE ON COVER/STREET NAMES
4	09-01-05	ATTORNEY/ENGINEERING COMMENTS
3	08-31-05	IRC SURVEYOR COMMENTS
2	08-21-05	IRC ENGINEERING COMMENTS
1	07-13-05	ATTORNEY COMMENTS
NO.	DATE:	REVISIONS

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY PUBLIC RECORDS. ALL LANDS LYING WITHIN INDIAN RIVER COUNTY, FLORIDA



Surveyor's Notes

- Measurements shown hereon are expressed in feet and decimal parts thereof.
- Maptech, Inc. reserves the right to utilize any and all information obtained in the preparation of this Plat, for any purposes.
- Dimensions shown hereon are taken at the exposed areas of improvements. Underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
- The basis of this survey is a legal description prepared by this office, in accordance with instructions received from the client.
- This drawing may not be reproduced in whole or in part without the permission of Maptech, Inc.
- Certification shown hereon is for the latest date of survey or latest revision date, whichever applicable.
- This drawing is not valid unless bearing the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- Some features on this drawing are shown out of scale for clarity. Written dimensions take precedence over scaled dimensions.
- This survey does not determine ownership of the subject property or its adjoiners. Information shown hereon is a matter of public record.
- Maptech, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida, Department of Business and Professional Regulation under License No. LB00007325, pursuant to the provisions of Chapter 472, Florida Statutes.
- Underground utilities, if shown, have been located from field survey information of the visible evidence of same. Utilities and other subterranean features may be shown based on maps of record or other sources of utility location information. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although they are shown as accurately as possible based on the information available.
- Sources of information used in the preparation of this Survey are as follows:
 - Record Plat entitled "Indian River Farms Co. Plat of Lands and Plan for Land Drainage and Road Reservations", Plat Book 2, Page 25, Public Records of St. Lucie County, Florida.
 - Boundary Survey prepared by David M. Jones, Professional Surveyor and Mapper, Job no. 03-009, Dated 1/28/03.
 - Florida Department of Environmental Protection Certified Corner Record, Document no. 063260.
 - Ordinance No. 2003-035, Indian River County Public Records.
- The Undersigned Surveyor has been provided a copy of an ALTA Commitment of Title Insurance, prepared by Chicago Title Insurance Company, commitment date April 13, 2005, Commitment no. fl 603289/300400076. All matters of a nature relating to the Land Survey of the subject premises contained therein as listed in Schedule B and provided to the Surveyor have been shown or noted hereon. It is possible that there are additional instruments, easements, unrecorded deeds or other matters which could affect the property which are unknown to the Surveyor.
- Elevations shown hereon are based on National Geodetic Vertical Datum of 1929, and are relative to the following described benchmarks (supplied by the Indian River County Engineering Department):
 - TBM #4 Brown #68/70 - elevation = 25.606
 - TBM #3 Brown #68/70 - elevation = 26.101
 - TBM #2 Brown #68/69 - elevation = 26.050
- Bearings shown hereon are based on an assumed meridian and are relative to the East line of the Southeast one-quarter of Section 9, Township 33 South, Range 38 East bearing South 00°04'30" East.
- Some minor details are not located for the purposes of this survey.
- No evidence of the site being utilized as a solid waste dump, sump or sanitary landfill was observed by the reviewing Surveyor. No changes in street Right-of-Way lines are known to the reviewing Surveyor. No observable evidence of street construction, sidewalk construction or repair (except maintenance grading of 98th Avenue, a dirt road) was noted by the reviewing Surveyor.

GPS Note

THE STATE PLANE COORDINATES AS SHOWN HEREON ARE BASED ON THE MONUMENTATION OF THE INDIAN RIVER COUNTY G.P.S. CONTROL PROJECT DATED FEBRUARY 1998. THE MONUMENT USED TO ESTABLISH THE COORDINATES ON THE PLAT ARE AS FOLLOWS:
G.P.S.#39 N=1201676.671 E=814128.936

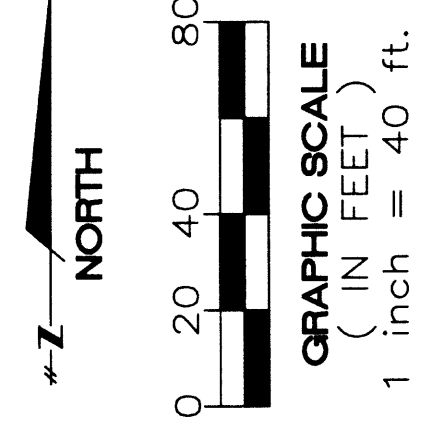
SYMBOLS AND ABBREVIATIONS	
	INDICATES CENTERLINE
	INDICATES PERMANENT REFERENCE MONUMENT
	INDICATES PERMANENT CONTROL POINT
	INDICATES PROPERTY CORNER MONUMENT TO BE SET
	INDICATES LINE RADIAL TO CURVE
	INDICATES DRAINAGE / UTILITY
	INDICATES SQUARE FEET
	PERMANENT REFERENCE MONUMENT
	4"x4" CONCRETE MONUMENT
	STAMPED "MAPTECH LB #7325"
	NAIL AND DISK, STAMPED
	MAPTECH INC. LB #7325

REVISIONS		SHEET NO.
NO.	DATE:	
5	11-11-05	LANGUAGE ON COVER/STREET NAMES
4	09-01-05	ATTORNEY ENGINEERING COMMENTS
3	08-31-05	IRC SURVEYOR COMMENTS
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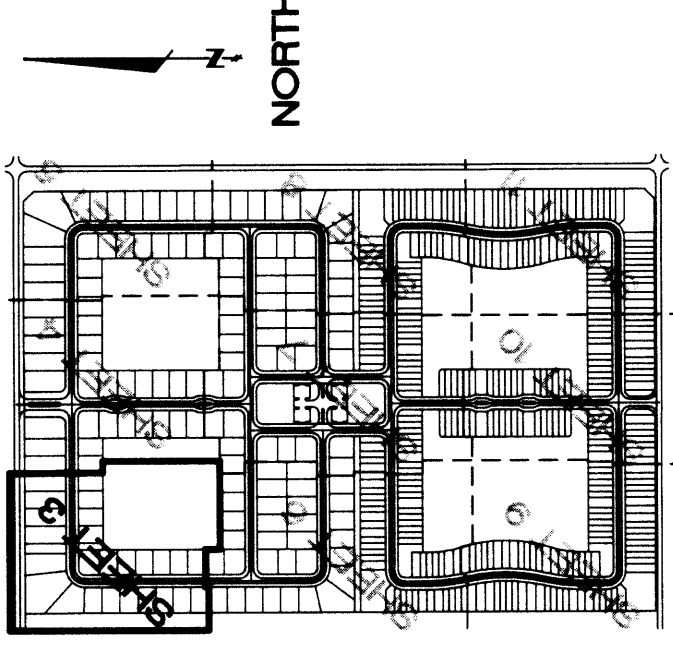
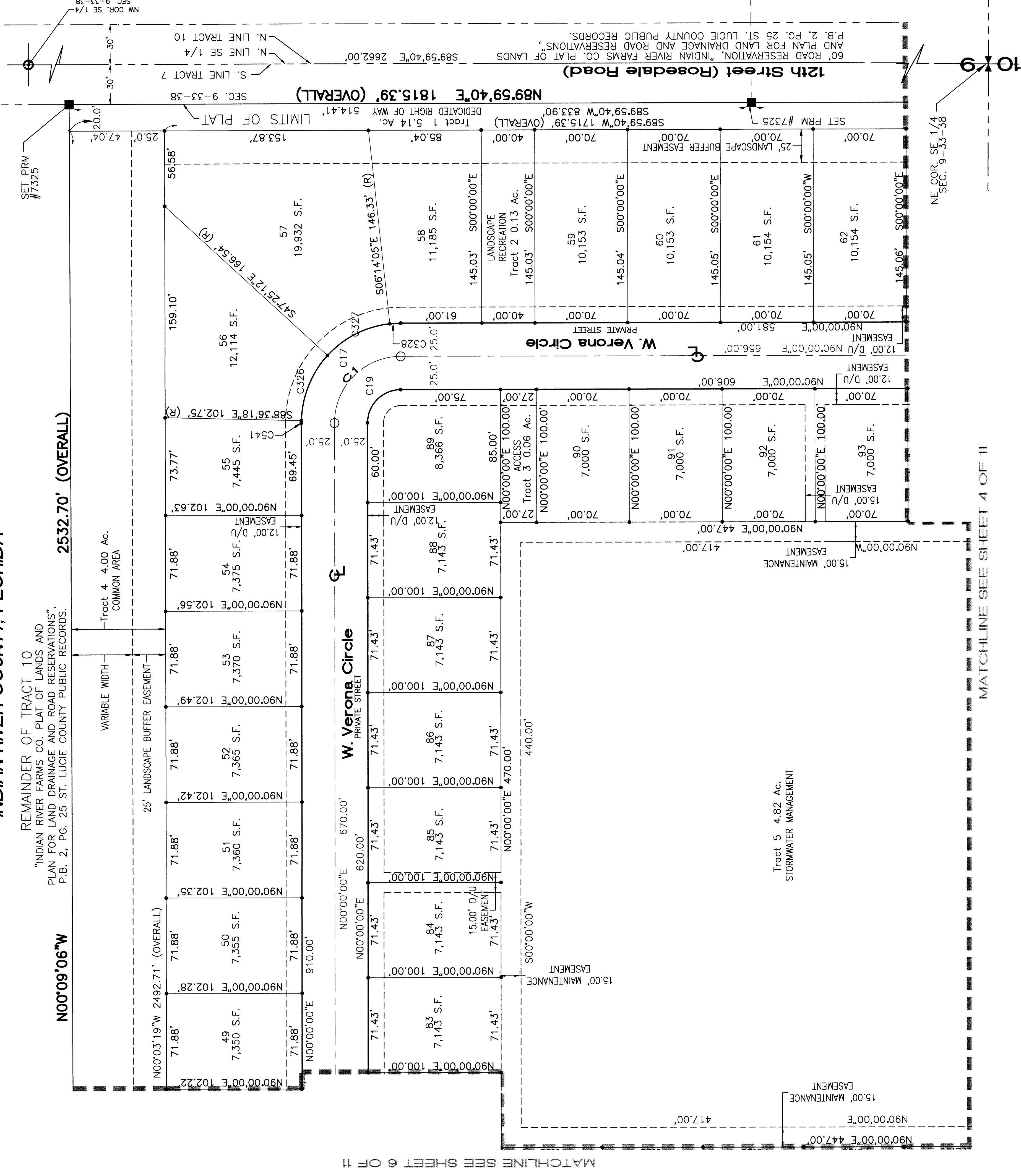
TYPICAL 15' D/U EASEMENT DETAIL FOR EASEMENTS CENTERED ON LOT LINE

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST,
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PLAT BOOK 20
PAGE 71
DOCKET NO. 1715008



SHEET
KEY MAP
NOT TO SCALE

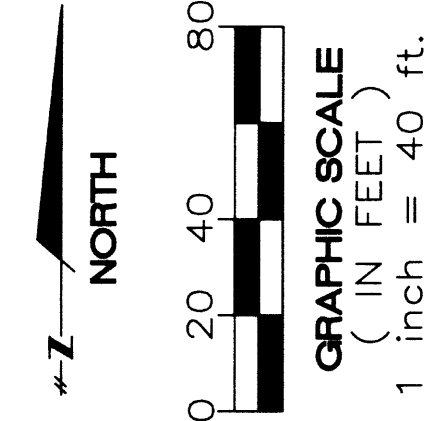
CURVE TABLE				CHORD BEARING
CURVE	DELTA	ANGLE	LENGTH	RADIUS
C1	90°00'00"	78.54'	50.00'	70.71'
C17	90°00'00"	17.81'	75.00'	106.07'
C19	90°00'00"	39.27'	25.00'	35.36'
C326	41°11'07"	53.91'	75.00'	52.76'
C327	41°11'07"	53.91'	75.00'	52.76'
C328	61°4'05"	8.16'	75.00'	8.16'
C541	1°23'42"	1.83'	75.00'	1.83'

SYMBOLS AND ABBREVIATIONS	
	INDICATES CENTERLINE
	INDICATES PERMANENT REFERENCE MONUMENT
	INDICATES PERMANENT CONTROL POINT
	INDICATES PROPERTY CORNER MONUMENT TO BE SET
	INDICATES LINE RADIAL TO CURVE
	INDICATES DRAINAGE / UTILITY
	INDICATES SQUARE FEET
	PERMANENT REFERENCE MONUMENT
	4 1/4" CONCRETE MONUMENT
	STAMPED "MAPTECH LB #7325"
	PERMANENT CONCRETE POINT
	NAIL AND DISK, STAMPED
	"MAPTECH INC." LB #7325

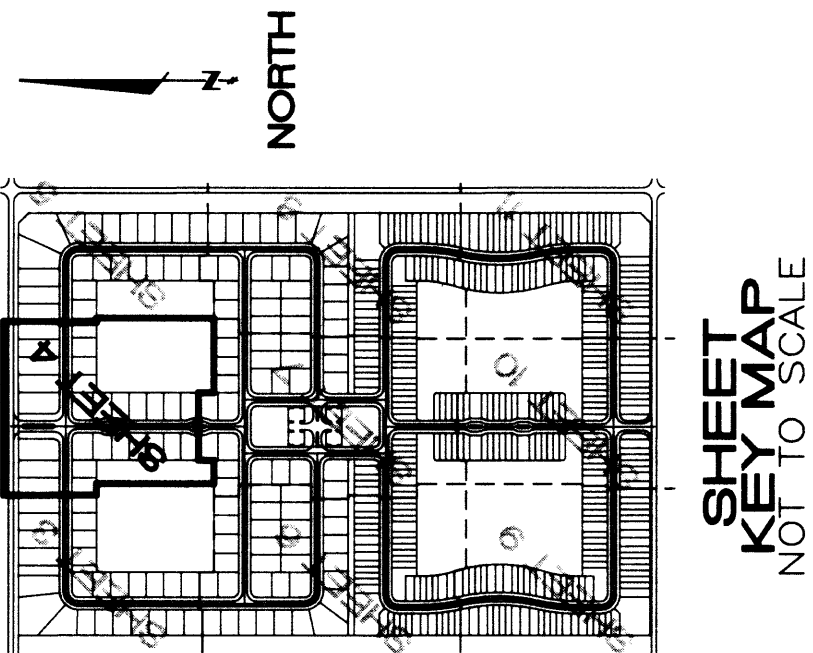
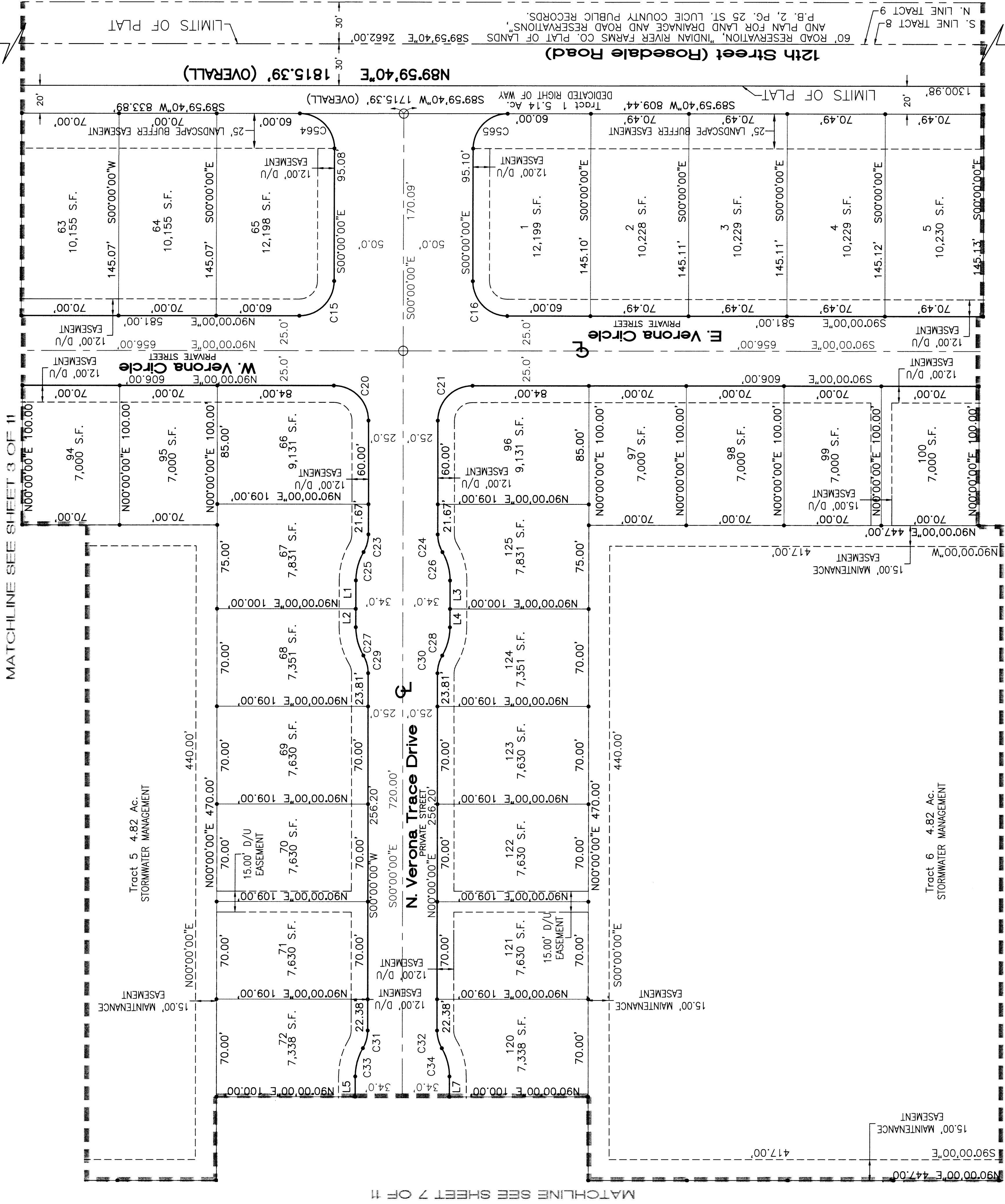
NO.	DATE:	REVISIONS	LANGUAGE ON COVER/STREET NAMES	SHEET NO.
5	11-11-05		ATTOYNEY/ENGINEERING COMMENTS	3
4	09-01-05		IRC SURVEYOR COMMENTS	11
3	08-31-05		IRC ENGINEERING COMMENTS	
2	08-21-05		ATTOYNEE COMMENTS	
1	07-13-05			

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

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INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS
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PLAT BOOK 20
PAGE 72
DOCKET NO. 1715008



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.33'	S00°00'00\"W
L2	33.52'	S00°00'00\"W
L3	20.33'	S00°00'00\"E
L4	33.52'	S00°00'00\"E
L5	14.62'	S00°00'00\"E
L7	14.62'	S00°00'00\"E

CURVE TABLE			
CURVE	DELTA ANGLE	LENGTH	RADIUS
C15	90°00'00\"	39.27'	25.00'
C16	90°00'00\"	39.27'	25.00'
C20	90°00'00\"	39.27'	25.00'
C21	90°00'00\"	39.27'	25.00'
C22	30°30'37\"	13.31'	25.00'
C24	30°30'37\"	13.31'	25.00'
C25	30°30'37\"	21.30'	40.00'
C26	30°30'37\"	21.30'	40.00'
C27	30°30'37\"	21.30'	40.00'
C28	30°30'37\"	21.30'	40.00'
C29	30°30'37\"	13.31'	25.00'
C30	30°30'37\"	13.31'	25.00'
C31	30°30'37\"	13.31'	25.00'
C32	30°30'37\"	13.31'	25.00'
C33	30°30'37\"	21.30'	40.00'
C34	30°30'37\"	21.30'	40.00'
C564	90°00'20\"	39.27'	25.00'
C565	89°59'40\"	39.27'	25.00'

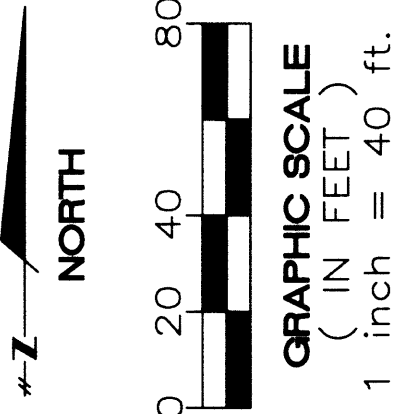
SYMBOLS AND ABBREVIATIONS	
—	INDICATES CENTERLINE
—	INDICATES PERMANENT REFERENCE MONUMENT
—	INDICATES PERMANENT CONTROL POINT
—	INDICATES PROPERTY CORNER MONUMENT TO BE SET
(R)	INDICATES LINE RADIAL TO CURVE
D/U	INDICATES DRAINAGE / UTILITY
S.F.	INDICATES SQUARE FEET
P.R.M.	PERMANENT REFERENCE MONUMENT
4"x4"	CONCRETE MONUMENT
STAMPED	"MAPTECH LB #7325"
P.C.P.	PERMANENT CONCRETE POINT
NAIL AND DISK	STAMPED
"MAPTECH INC."	LB #7325

NO.		DATE:	REVISIONS
5	11-11-05	LANGUAGE ON COVER/STREET NAMES	
4	09-01-05	ATTORNEY/ENGINEERING COMMENTS	
3	08-31-05	IRC SURVEYOR COMMENTS	
2	08-21-05	IRC ENGINEERING COMMENTS	
1	07-13-05	ATTORNEY COMMENTS	

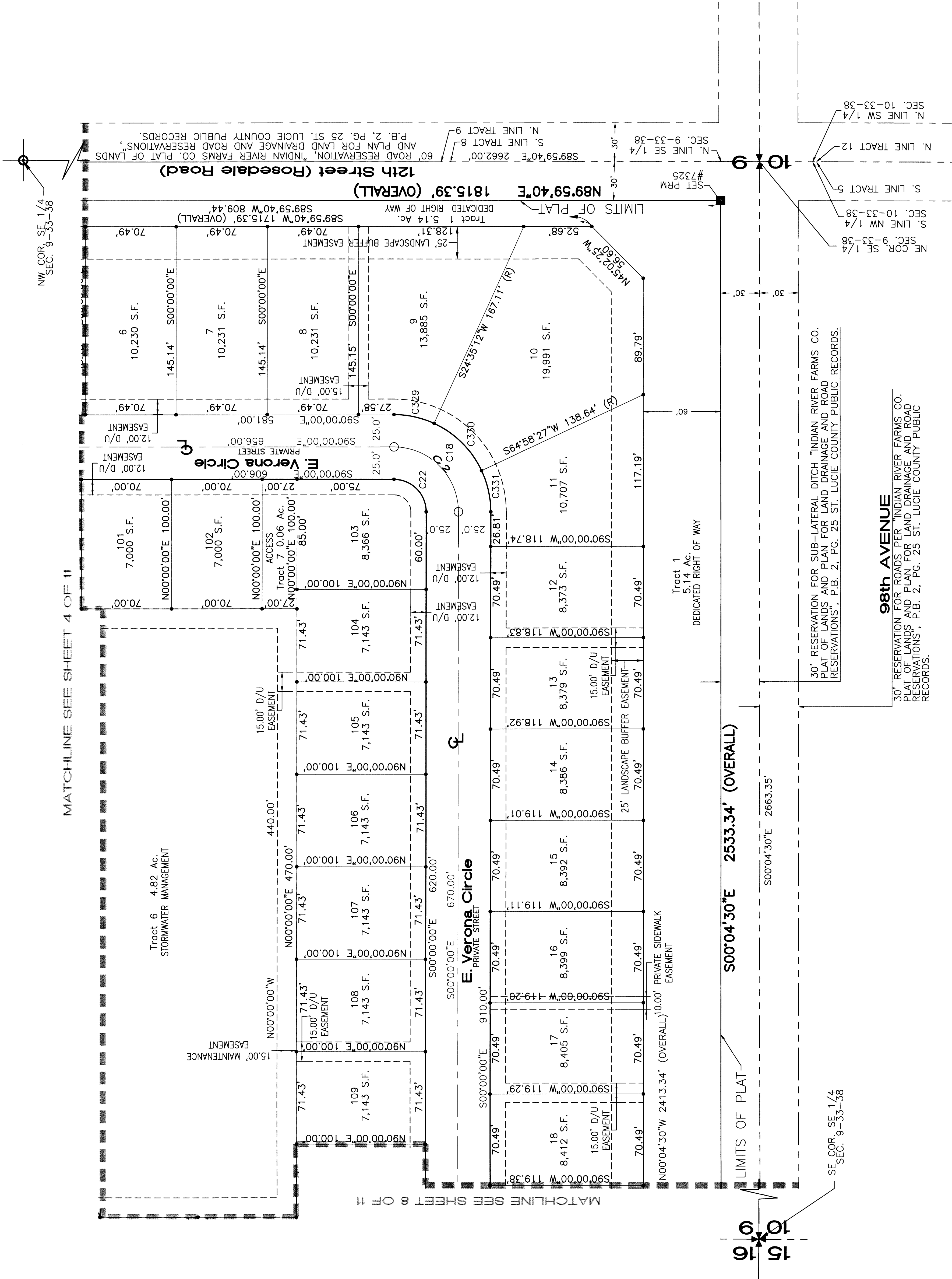
SHEET NO.
4 OF 11

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY PUBLIC RECORDS. ALL LANDS LYING WITHIN INDIAN RIVER COUNTY, FLORIDA



PLAT BOOK 20
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SHEET KEY MAP
NOT TO SCALE

CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C2	90°00'00"	78.54'	50.00'	70.71'	N45°00'00"W
C18	90°00'00"	117.81'	75.00'	106.07'	N45°00'00"W
C22	90°00'00"	39.27'	25.00'	35.36'	N45°00'00"W
C329	24°35'12"	32.18'	75.00'	31.94'	N77°42'24"W
C330	40°23'14"	52.87'	75.00'	51.78'	N45°13'10"W
C331	25°01'33"	32.76'	75.00'	32.50'	N12°30'47"W

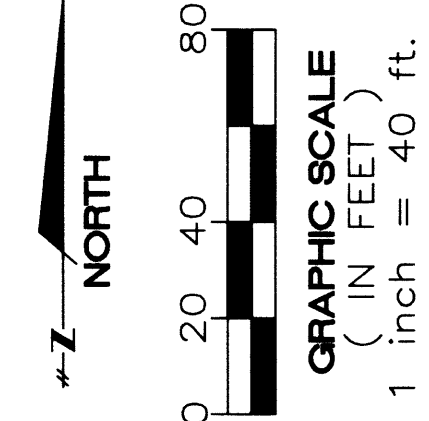
SYMBOLS AND ABBREVIATIONS	
⊙	- INDICATES CENTERLINE
■	- INDICATES PERMANENT REFERENCE MONUMENT
○	- INDICATES PERMANENT CONTROL POINT
●	- INDICATES PROPERTY CORNER MONUMENT TO BE SET
(R)	- INDICATES LINE RADIAL TO CURVE
D/U	- INDICATES DRAINAGE / UTILITY
S.F.	- INDICATES SQUARE FEET
P.R.M.	- PERMANENT REFERENCE MONUMENT
4"x4"	- CONCRETE MONUMENT
STAMPED	- MAPTECH LB #7325"
P.C.P.	- PERMANENT CONCRETE POINT
NAIL AND DISK	- STAMPED
MAPTECH INC.	- LB #7325

REVISIONS	
NO.	DATE:
5	11-11-05 LANGUAGE ON COVER/STREET NAMES
4	08-01-05 ATTORNEY/ENGINEERING COMMENTS
3	08-31-05 IRC SURVEYOR COMMENTS
2	08-21-05 IRC ENGINEERING COMMENTS
1	07-13-05 ATTORNEY COMMENTS

SHEET NO.	
5	OF 11

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY PUBLIC RECORDS. ALL LANDS LYING WITHIN INDIAN RIVER COUNTY, FLORIDA

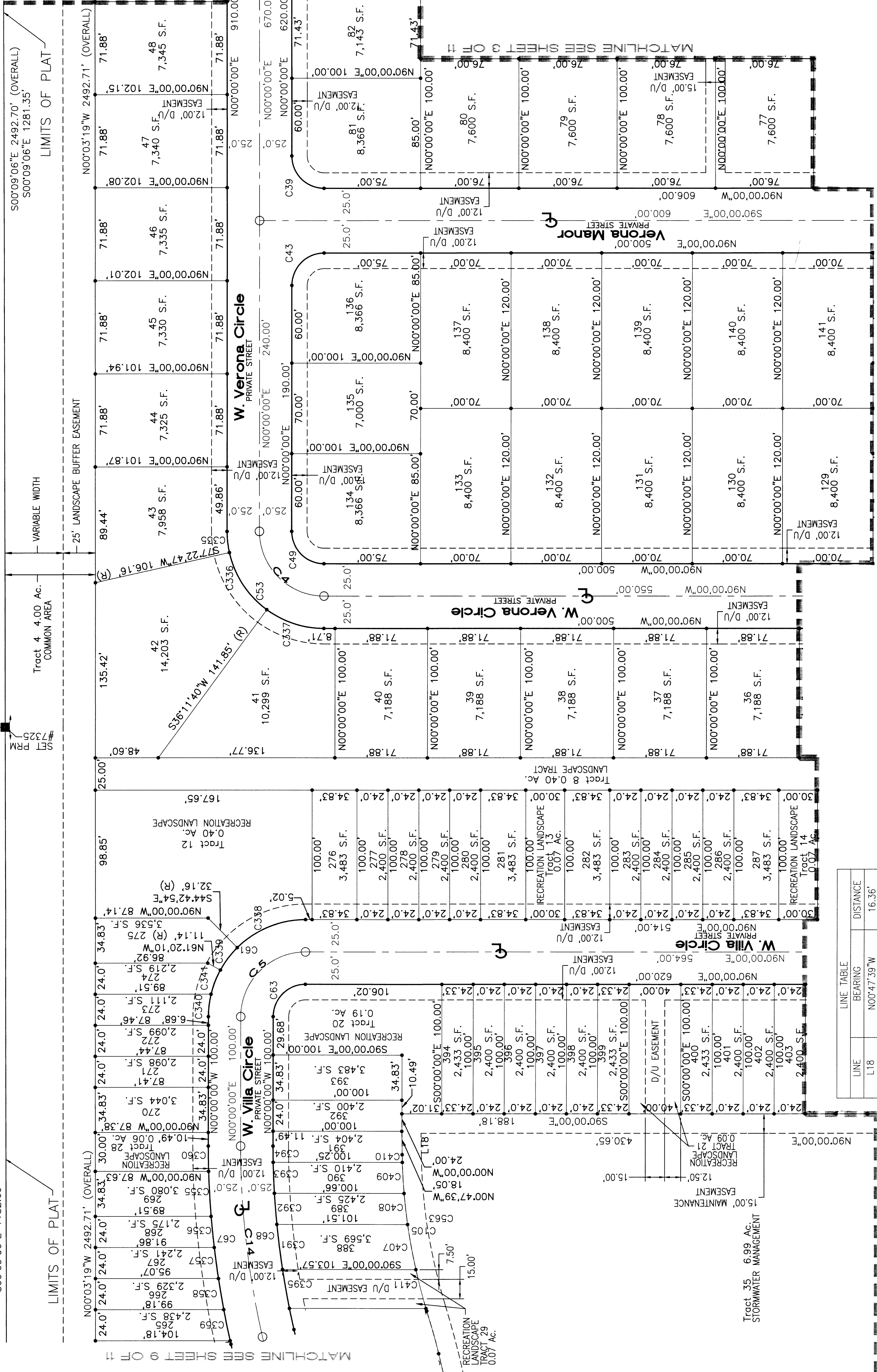


PLAT BOOK 20
PAGE 74
DOCKET NO. 1715008

REMAINDER OF TRACT 15
"INDIAN RIVER FARMS CO. PLAT OF LANDS AND
PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS",
P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.
S00°09'06"E 2492.70' (OVERALL)
S00°09'06"E 1182.69'

N00°09'06"W 2532.70' (OVERALL)

REMAINDER OF TRACT 10
"INDIAN RIVER FARMS CO. PLAT OF LANDS AND
PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS",
P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.
S00°09'06"E 2492.70' (OVERALL)
S00°09'06"E 1281.35'



LINE TABLE		
LINE	BEARING	DISTANCE
L18	N00°47'39"W	16.36'

CURVE TABLE				
CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD BEARING
C4	90°00'00"	78.54'	50.00'	70.71' S45°00'00"E
C5	90°00'00"	78.54'	50.00'	70.71' S45°00'00"W
C14	13°06'03"	148.63'	650.00'	148.30' S06°33'02"E
C39	90°00'00"	39.27'	25.00'	35.36' S45°00'00"E
C43	90°00'00"	39.27'	25.00'	35.36' S45°00'00"W
C49	90°00'00"	39.27'	25.00'	35.36' S45°00'00"E
C53	90°00'00"	117.81'	75.00'	106.07' S45°00'00"E
C61	90°00'00"	117.81'	75.00'	106.07' S45°00'00"W
C63	90°00'00"	39.27'	25.00'	35.36' S45°00'00"W
C67	13°06'03"	154.34'	675.00'	154.01' S06°33'02"E
C68	13°06'03"	142.91'	625.00'	142.60' S06°33'02"E
C105	16°32'10"	122.66'	425.00'	122.23' S09°03'45"E
C335	12°37'13"	16.52'	75.00'	16.49' S06°18'37"E
C336	4°11'10"	53.91'	75.00'	52.76' S33°12'46"E
C337	36°11'40"	47.38'	75.00'	46.59' S71°54'10"E
C338	44°42'54"	58.53'	75.00'	57.06' S67°38'33"W
C339	16°37'16"	21.76'	75.00'	21.68' S36°58'28"W
C340	13°21'43"	17.48'	75.00'	17.44' S06°40'34"W
C341	15°18'43"	20.04'	75.00'	19.98' S21°00'29"W
C355	2°57'40"	34.89'	675.00'	34.88' S03°08'13"E
C356	2°02'50"	24.12'	675.00'	24.12' S05°38'28"E
C357	2°03'21"	24.22'	675.00'	24.22' S07°41'33"E
C358	2°04'02"	24.35'	675.00'	24.35' S09°45'15"E
C359	2°04'53"	24.52'	675.00'	24.52' S11°49'42"E
C360	1°39'23"	19.51'	675.00'	19.51' S00°49'41"E
C391	3°13'07"	35.11'	625.00'	35.10' S07°09'54"E
C392	2°12'25"	24.07'	625.00'	24.07' S04°27'09"E
C393	2°12'07"	24.02'	625.00'	24.02' S02°14'52"E
C394	1°08'49"	12.51'	625.00'	12.51' S00°34'24"E
C395	2°47'40"	30.48'	625.00'	30.48' S10°10'18"E
C407	4°46'36"	35.43'	425.00'	35.42' S10°28'57"E
C408	3°15'24"	24.16'	425.00'	24.15' S06°27'57"E
C409	3°14'28"	24.04'	425.00'	24.04' S03°13'01"E
C410	0°48'07"	5.95'	425.00'	5.95' S01°11'43"E
C411	4°11'14"	31.06'	425.00'	31.05' S14°57'52"E
C563	16°32'10"	118.33'	410.00'	117.92' S09°03'45"E

SYMBOLS AND ABBREVIATIONS	
—	INDICATES CENTERLINE
—	INDICATES PERMANENT REFERENCE MONUMENT
—	INDICATES PERMANENT CONTROL POINT
•	INDICATES PROPERTY CORNER MONUMENT TO BE SET
(R)	INDICATES LINE RADIAL TO CURVE
D/U	INDICATES DRAINAGE / UTILITY
S.F.	INDICATES SQUARE FEET
P.R.M.	PERMANENT REFERENCE MONUMENT
4"x4"	CONCRETE MONUMENT
STAMPED "MAPTECH LB #7325"	PERMANENT CONCRETE POINT
P.C.P.	NAIL AND DISK STAKED
"MAPTECH INC." LB #7325	

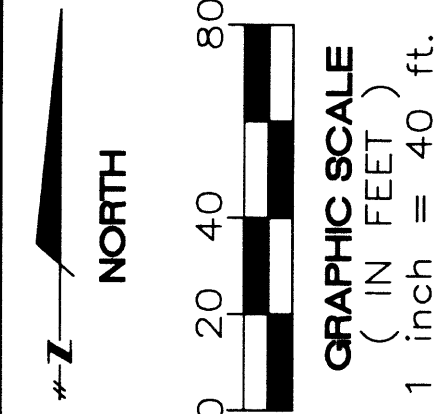
REVISIONS	
NO.	DATE:
5	11-11-05
4	09-01-05
3	08-31-05
2	08-21-05
1	07-13-05

LANGUAGE ON COVER/STREET NAMES	
ATTORNEY/ENGINEERING COMMENTS	
IRC SURVEYOR COMMENTS	
ATTORNEY COMMENTS	
REVISIONS	
NO.	DATE:

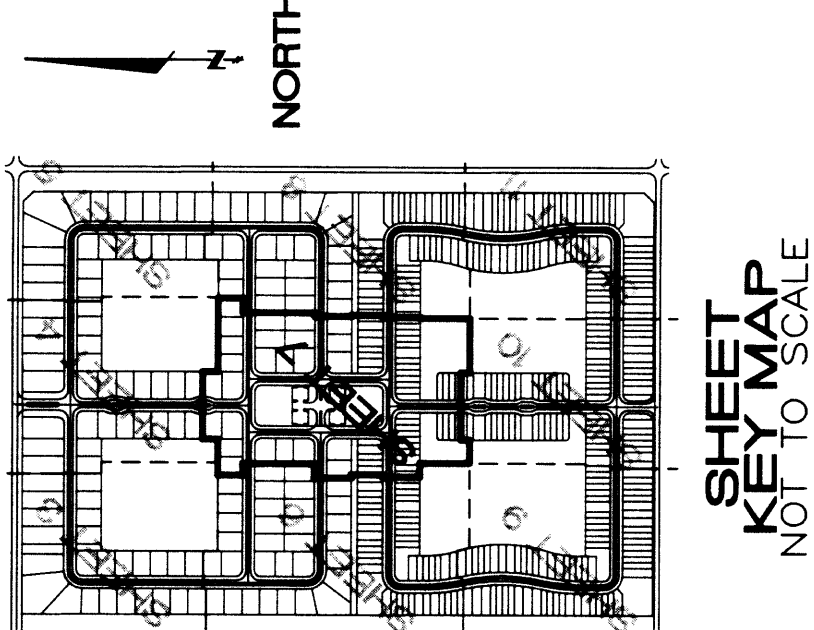
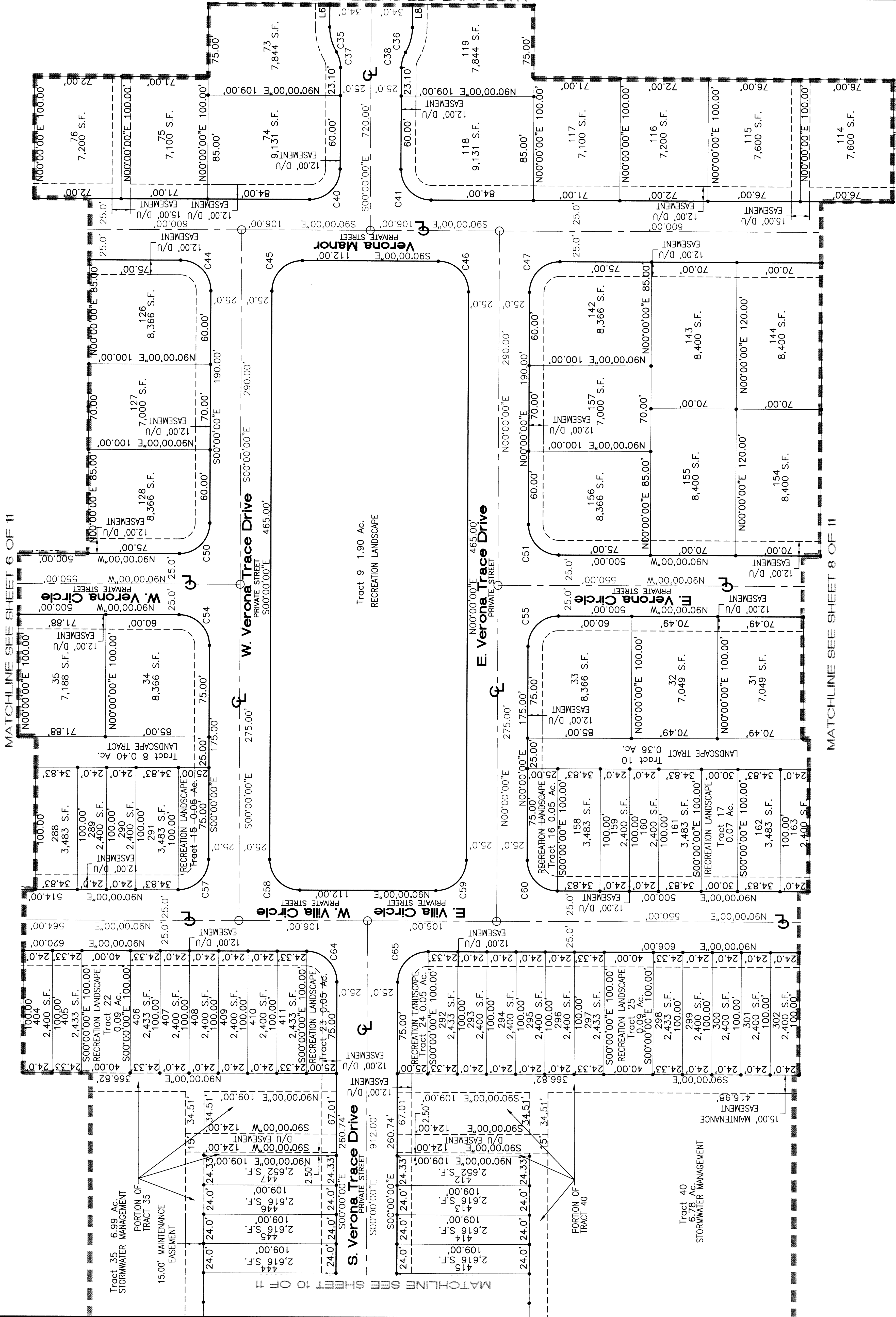
SHEET NO. 6 OF 11

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST,
INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS
AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY PUBLIC RECORDS. ALL LANDS LYING WITHIN
INDIAN RIVER COUNTY, FLORIDA



PLAT BOOK 20
PAGE 75
DOCKET NO. 1715008



LINE TABLE		
LINE	LENGTH	BEARING
L6	33.52'	S00°00'00\"W
L8	33.52'	S00°00'00\"E

CURVE TABLE			
CURVE	DELTA ANGLE	LENGTH	RADIUS
C35	30°30'37\"	21.30'	40.00'
C36	30°30'37\"	21.30'	40.00'
C37	30°30'37\"	13.31'	25.00'
C38	30°30'37\"	13.31'	25.00'
C40	90°00'00\"	39.27'	25.00'
C41	90°00'00\"	39.27'	25.00'
C44	90°00'00\"	39.27'	25.00'
C45	90°00'00\"	39.27'	25.00'
C46	90°00'00\"	39.27'	25.00'
C47	90°00'00\"	39.27'	25.00'
C51	90°00'00\"	39.27'	25.00'
C54	90°00'00\"	39.27'	25.00'
C55	90°00'00\"	39.27'	25.00'
C58	90°00'00\"	39.27'	25.00'
C59	90°00'00\"	39.27'	25.00'
C60	90°00'00\"	39.27'	25.00'
C64	90°00'00\"	39.27'	25.00'
C65	90°00'00\"	39.27'	25.00'

SYMBOLS AND ABBREVIATIONS	
—	INDICATES CENTERLINE
—	INDICATES PERMANENT REFERENCE MONUMENT
○	INDICATES PERMANENT CONTROL POINT
○	INDICATES PROPERTY CORNER MONUMENT TO BE SET
(R)	INDICATES LINE RADIAL TO CURVE
D/U	INDICATES DRAINAGE / UTILITY
S.F.	INDICATES SQUARE FEET
P.R.M.	PERMANENT REFERENCE MONUMENT
444	CONCRETE MONUMENT
STAMPED MAPTECH LB #7325"	PERMANENT CONCRETE POINT
NUT AND DISK, STAMPED	NUT AND DISK, STAMPED
MAPTECH INC. LB #7325	MAPTECH INC. LB #7325

NO.		DATE:	REVISIONS
5	11-11-05	LANGUAGE ON COVER/STREET NAMES	
4	09-01-05	ATTORNEY/ENGINEERING COMMENTS	
3	08-31-05	IRC SURVEYOR COMMENTS	
2	08-21-05	IRC ENGINEERING COMMENTS	
1	07-13-05	ATTORNEY COMMENTS	

MAPTECH, INC. 

2900 Latta Linder Drive, Suite 17
Melbourne, Florida 32937
www.maptech-survey.com

Phone 407-460-8764 (toll) 407-460-1762

11-11-05

LANGUAGE ON COVER/STREET NAMES

09-01-05

ATTORNEY/ENGINEERING COMMENTS

08-31-05

IRC SURVEYOR COMMENTS

08-21-05

IRC ENGINEERING COMMENTS

07-13-05

ATTORNEY COMMENTS

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OF

11

SHEET NO.

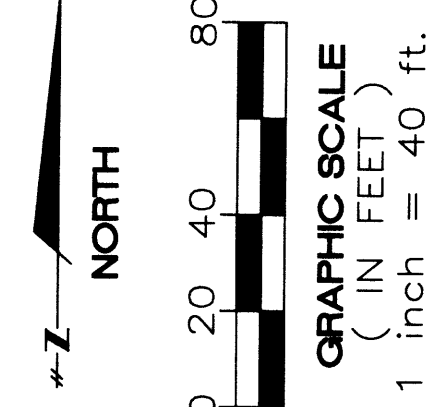
7

OF

11

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

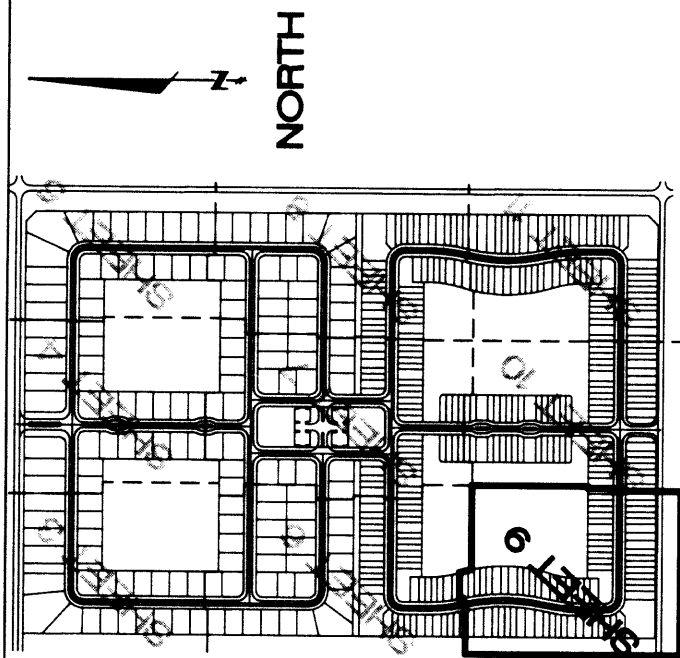
BEING A REPLAT OF A PORTION OF TRACTS 9, 10, 15 AND 16, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST,
INDIAN RIVER FARMS COMPANY PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS,
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INDIAN RIVER COUNTY, FLORIDA



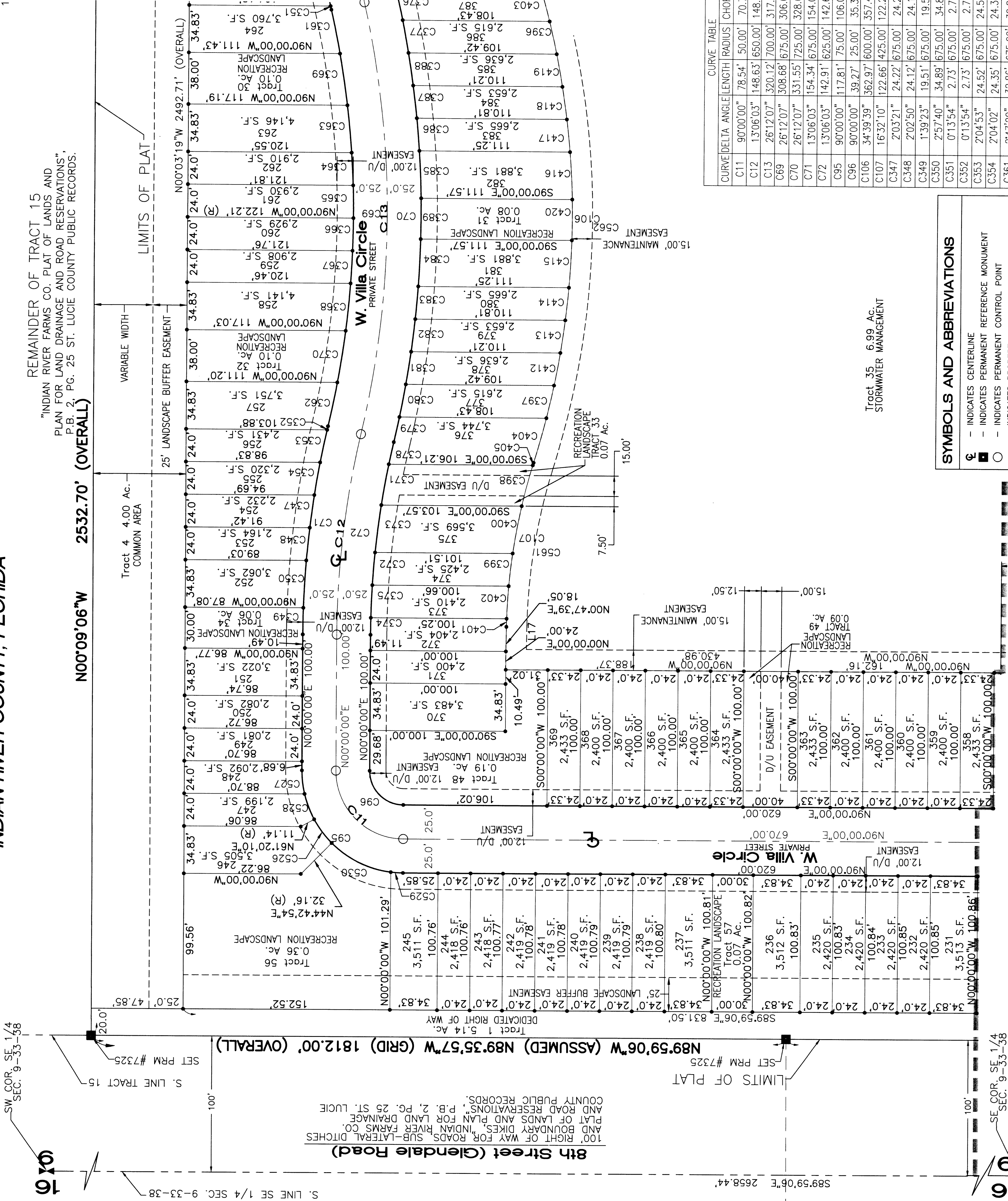
PLAT BOOK 20

PAGE 77

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SHEET KEY MAP NOT TO SCALE



SYMBOLS AND ABBREVIATIONS

- INDICATES CENTERLINE
- INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES PERMANENT CONTROL POINT
- INDICATES PROPERTY CORNER MONUMENT TO BE SET
- INDICATES LINE RADIAL TO CURVE
- INDICATES DRAINAGE / UTILITY
- S.F. - INDICATES SQUARE FEET
- P.R.M. - PERMANENT REFERENCE MONUMENT
- 4"x4" CONCRETE MONUMENT
- STAMPED "MAPTECH LB #7325"
- P.C.P. - PERMANENT CONCRETE POINT
- NAIL AND DISK STAMPED
- "MAPTECH INC." LB #7325

CURVE	DELTA	ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C11	90°00'00"	78.54'	50.00'	70.71'	S45°00'00"E	
C12	13°06'03"	148.63'	650.00'	148.30'	S06°33'02"W	
C13	26°12'07"	320.12'	700.00'	317.33'	N00°00'00"E	
C69	26°12'07"	308.68'	675.00'	306.00'	N00°00'00"E	
C70	26°12'07"	331.55'	725.00'	328.67'	N00°00'00"W	
C71	13°06'03"	154.34'	675.00'	154.01'	S06°33'02"W	
C72	13°06'03"	142.91'	625.00'	142.60'	S06°33'02"W	
C95	90°00'00"	117.81'	75.00'	106.07'	S45°00'00"E	
C96	90°00'00"	39.27'	25.00'	35.36'	S45°00'00"E	
C106	34°39'39"	362.97'	600.00'	357.46'	N00°00'00"E	
C107	16°32'10"	122.66'	425.00'	122.23'	S09°03'45"W	
C347	2°03'21"	24.22'	675.00'	24.22'	S07°41'33"W	
C349	1°39'23"	19.51'	675.00'	19.51'	S00°49'41"W	
C350	2°57'40"	34.89'	675.00'	34.88'	S03°08'13"W	
C351	0°13'54"	2.73'	675.00'	2.73'	S12°59'06"E	
C352	0°13'54"	2.73'	675.00'	2.73'	S12°59'06"E	
C353	2°04'53"	24.52'	675.00'	24.52'	S12°59'06"W	
C354	2°04'02"	24.35'	675.00'	24.35'	S09°45'15"W	
C361	2°47'20"	32.86'	675.00'	32.85'	N11°42'23"W	
C362	2°47'20"	32.86'	675.00'	32.85'	N11°42'23"W	
C363	2°58'15"	35.00'	675.00'	34.99'	N05°33'48"W	
C364	2°02'25"	24.04'	675.00'	24.03'	N03°03'28"W	

CURVE	DELTA	ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C365	2°02'15"	24.01'	675.00'	24.00'	N01°01'08"W	
C366	2°02'15"	24.01'	675.00'	24.00'	N01°01'08"E	
C367	2°02'25"	24.04'	675.00'	24.03'	N03°03'28"E	
C368	2°58'15"	35.00'	675.00'	34.99'	N05°33'48"E	
C369	3°15'48"	38.45'	675.00'	38.44'	N08°40'49"W	
C370	3°15'48"	38.45'	675.00'	38.44'	N08°40'49"E	
C371	2°47'40"	30.48'	625.00'	30.48'	S10°10'18"W	
C372	2°12'25"	24.07'	625.00'	24.07'	S04°27'09"W	
C373	3°13'07"	35.11'	625.00'	35.10'	S07°09'54"W	
C374	1°08'49"	12.51'	625.00'	12.51'	S00°34'24"W	
C375	2°12'07"	24.02'	625.00'	24.02'	S02°14'52"W	
C376	1°29'49"	18.94'	725.00'	18.94'	N12°21'09"W	
C377	1°55'48"	24.42'	725.00'	24.42'	N10°38'20"W	
C378	1°31'56"	16.71'	625.00'	16.71'	S12°20'05"W	
C379	1°29'49"	18.94'	725.00'	18.94'	N12°21'09"E	
C380	1°55'48"	24.42'	725.00'	24.42'	N08°42'52"E	
C381	1°55'08"	24.28'	725.00'	24.28'	N08°42'52"E	
C382	1°54'37"	24.17'	725.00'	24.17'	N06°48'00"E	
C383	1°54'13"	24.09'	725.00'	24.09'	N04°53'35"E	
C384	2°45'20"	34.87'	725.00'	34.86'	N02°33'48"E	
C385	1°54'13"	24.09'	725.00'	24.09'	N04°53'35"W	
C386	1°54'37"	24.17'	725.00'	24.17'	N06°48'00"W	
C387	1°54'37"	24.17'	725.00'	24.17'	N06°48'00"W	
C388	1°55'08"	24.28'	725.00'	24.28'	N08°42'52"W	
C389	2°12'16"	30.00'	725.00'	30.00'	N00°00'00"E	
C390	1°31'56"	16.71'	625.00'	16.71'	S12°20'05"E	
C396	2°21'05"	24.62'	600.00'	24.62'	N12°53'28"W	
C397	2°21'05"	24.62'	600.00'	24.62'	N12°53'28"E	
C398	4°11'14"	31.06'	425.00'	31.05'	S14°57'52"W	
C399	3°15'24"	24.16'	425.00'	24.15'	S06°27'57"W	
C400	0°48'36"	35.43'	425.00'	35.42'	S10°28'57"W	
C401	0°48'36"	35.43'	425.00'	35.42'	S10°28'57"W	
C402	3°14'28"	24.04'	425.00'	24.04'	S03°13'01"W	
C403	3°15'50"	34.18'	600.00'	34.17'	N15°41'55"W	
C404	3°15'50"	34.18'	600.00'	34.17'	N15°41'55"E	
C405	0°16'21"	2.02'	425.00'	2.02'	S17°11'39"W	
C406	0°16'21"	2.02'	425.00'	2.02'	S17°11'39"W	
C412	2°19'53"	24.41'	600.00'	24.41'	N10°32'59"E	
C413	2°18'57"	24.25'	600.00'	24.25'	N08°13'34"E	
C415	3°19'53"	34.89'	600.00'	34.88'	N03°05'54"E	
C416	3°19'53"	34.89'	600.00'	34.88'	N03°05'54"W	
C417	2°18'15"	24.13'	600.00'	24.13'	N05°54'58"W	
C418	2°18'57"	24.25'	600.00'	24.25'	N08°13'34"W	
C419	2°19'53"	24.41'	600.00'	24.41'	N10°32'59"W	
C420	2°51'54"	30.00'	600.00'	30.00'	N00°00'00"W	
C526	16°37'16"	21.76'	75.00'	21.68'	S36°58'28"E	
C528	15°18'43"	20.04'	75.00'	19.98'	S21°00'29"E	
C529	6°52'34"	9.00'	75.00'	9.00'	S86°33'43"E	
C530	3°7'50'20"	49.53'	75.00'	48.64'	S64°12'16"E	
C561	16°32'10"	118.33'	410.00'	117.92'	S09°03'45"W	
C562	34°39'39"	372.04'	615.00'	366.40'	N00°00'00"E	

MAPTECH, INC. SURVEYING & MAPPING
2020 Let's Lucie Drive, Suite 17
Maitland, Florida 32751
www.maptech-survey.com

Phone 407-990-5764 (fax) 407-990-1792

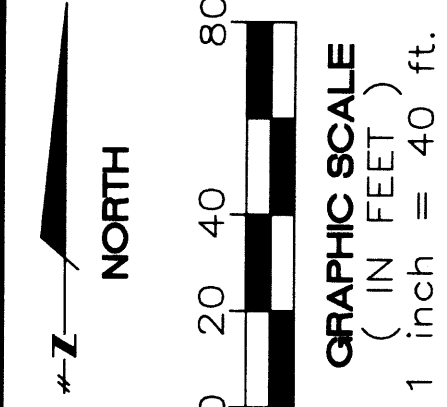
11-11-05 LANGUAGE ON COVER/STREET NAMES
09-01-05 ATORNEY/ENGINEERING COMMENTS
08-31-05 IRC SURVEYOR COMMENTS
08-21-05 IRC ENGINEERING COMMENTS
07-13-05 ATTORNEY COMMENTS

LINE	BEARING	DISTANCE
L17	N00°47'39"E	16.36'

SHEET NO. 9 OF 11

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

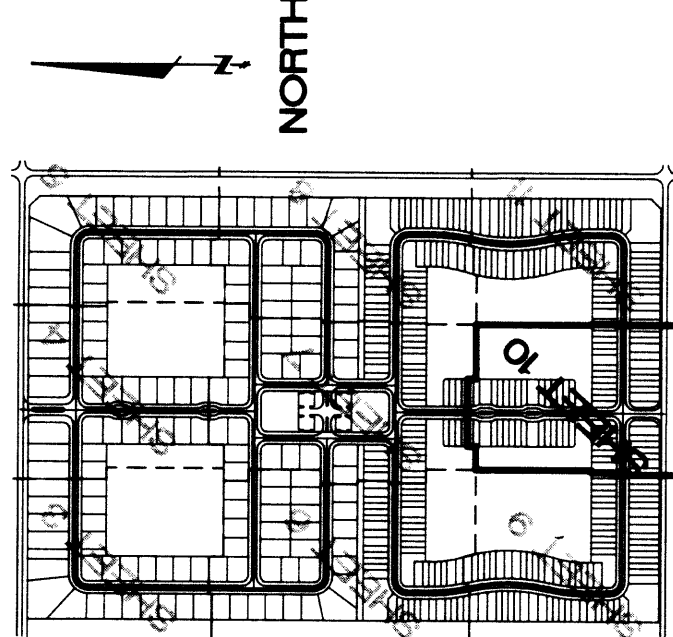
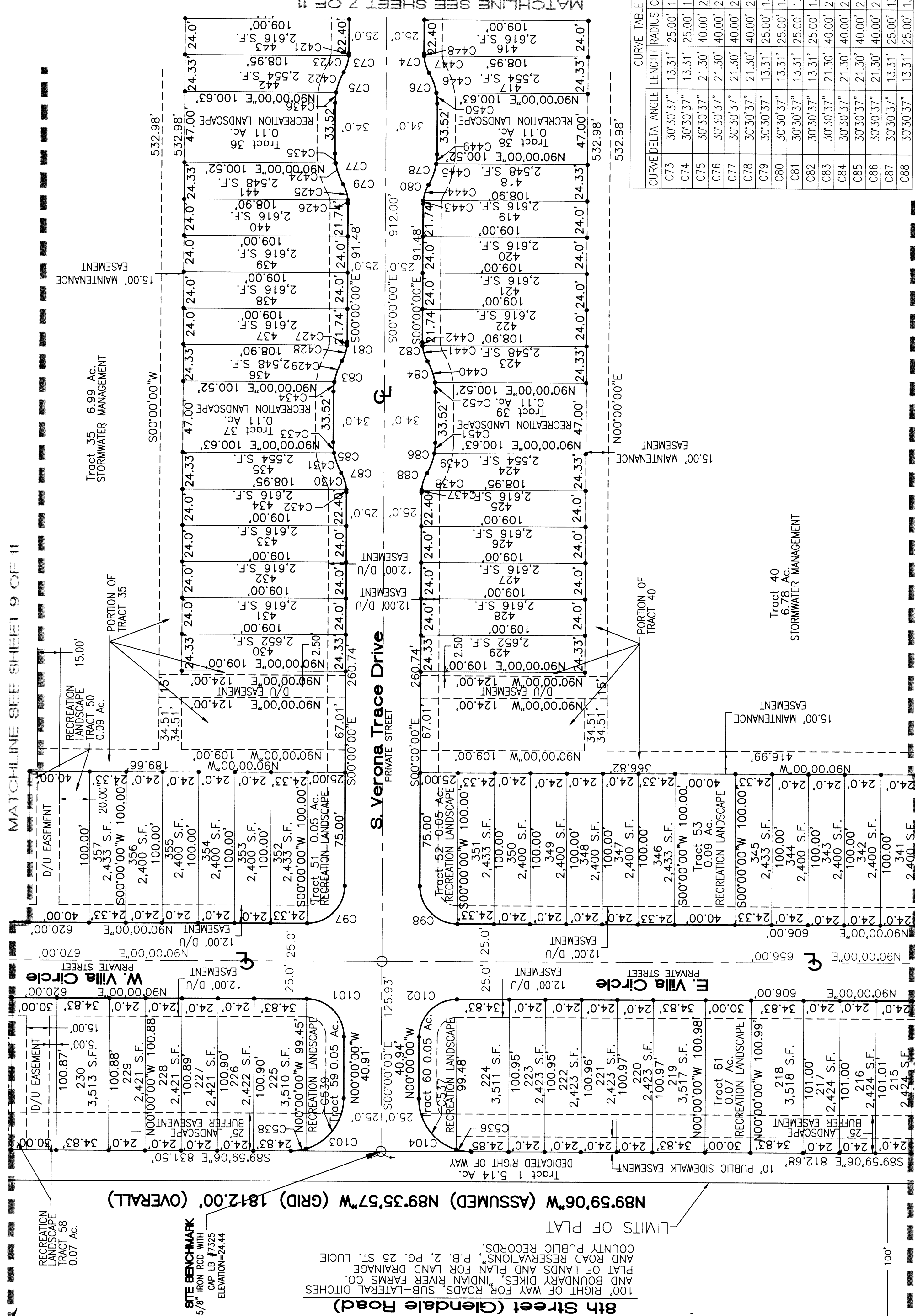
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PLAT BOOK 20
PAGE 78
DOCKET NO. 1715008

SW COR. SE. 1/4
SEC. 9-33-38

15
10
5
0



SHEET
KEY MAP
NOT TO SCALE

CURVE	DELTA	ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C97	90°00'00"	39.27'	25.00'	35.36'	N45°00'00"E	
C98	90°00'00"	39.27'	25.00'	35.36'	S45°00'00"E	
C101	90°00'00"	39.27'	25.00'	35.36'	N45°00'00"W	
C102	90°00'00"	39.27'	25.00'	35.36'	S45°00'00"W	
C103	90°00'54"	54.99'	35.00'	49.50'	N45°00'27"E	
C104	89°59'06"	54.97'	35.00'	49.49'	S44°59'33"E	
C421	3°40'07"	1.60'	25.00'	1.60'	N01°50'03"E	
C422	20°19'45"	14.19'	40.00'	14.12'	S20°20'44"W	
C423	26°50'30"	11.71'	25.00'	11.61'	N17°05'27"E	
C424	21°17'18"	14.86'	40.00'	14.78'	S19°51'58"E	
C425	25°19'28"	11.05'	25.00'	10.96'	N17°50'53"W	
C426	5°11'09"	2.26'	25.00'	2.26'	N02°35'34"W	
C427	5°11'09"	2.26'	25.00'	2.26'	N02°35'34"E	
C428	25°19'28"	11.05'	25.00'	10.96'	N17°50'53"E	
C429	21°17'18"	14.86'	40.00'	14.78'	S19°51'58"W	
C430	26°50'30"	11.71'	25.00'	11.61'	N17°05'22"W	
C431	20°19'45"	14.19'	40.00'	14.12'	S20°20'44"E	
C432	3°40'07"	1.60'	25.00'	1.60'	N01°50'03"W	
C433	10°10'52"	7.11'	40.00'	7.10'	S05°05'26"E	
C434	9°13'19"	6.44'	40.00'	6.43'	S04°36'40"W	
C435	9°13'19"	6.44'	40.00'	6.43'	S04°36'40"E	
C436	10°10'52"	7.11'	40.00'	7.10'	S05°05'26"W	
C437	3°40'07"	1.60'	25.00'	1.60'	S01°50'03"W	
C438	26°50'30"	11.71'	25.00'	11.61'	S17°05'22"W	
C439	20°19'45"	14.19'	40.00'	14.12'	N20°20'44"E	
C440	21°17'18"	14.86'	40.00'	14.78'	N19°51'58"W	
C441	25°19'28"	11.05'	25.00'	10.96'	S17°50'53"E	
C442	5°11'09"	2.26'	25.00'	2.26'	S02°35'34"E	
C443	5°11'09"	2.26'	25.00'	2.26'	S02°35'34"W	
C444	25°19'28"	11.05'	25.00'	10.96'	S17°50'53"W	
C445	21°17'18"	14.86'	40.00'	14.78'	N19°51'58"E	
C446	20°19'45"	14.19'	40.00'	14.12'	N20°20'44"W	
C447	26°50'30"	11.71'	25.00'	11.61'	S17°05'22"E	
C448	3°40'07"	1.60'	25.00'	1.60'	S01°50'03"E	
C449	9°13'19"	6.44'	40.00'	6.43'	N04°36'40"E	
C450	10°10'52"	7.11'	40.00'	7.10'	N05°05'26"W	
C451	10°10'52"	7.11'	40.00'	7.10'	N05°05'26"E	
C452	9°13'19"	6.44'	40.00'	6.43'	N04°36'40"W	
C536	16°34'31"	10.13'	35.00'	10.09'	S81°41'10"E	
C537	7°37'354"	44.84'	35.00'	41.83'	S36°41'57"E	
C538	16°36'19"	10.14'	35.00'	10.11'	N81°42'04"E	
C539	7°37'354"	44.84'	35.00'	41.83'	N36°41'57"E	

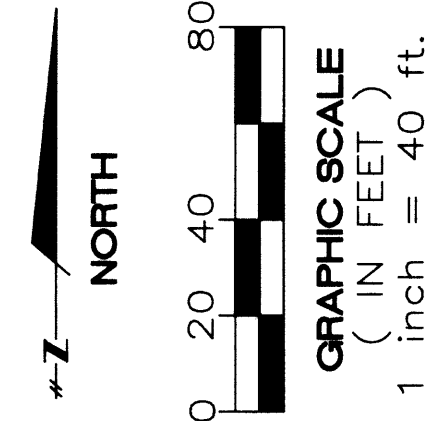
CURVE	DELTA	ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C73	30°30'37"	13.31'	25.00'	13.16'	S15°15'18"E	
C74	30°30'37"	13.31'	25.00'	13.16'	S15°15'18"E	
C75	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"W	
C76	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"W	
C77	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"E	
C78	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"E	
C79	30°30'37"	13.31'	25.00'	13.16'	N15°15'18"W	
C80	30°30'37"	13.31'	25.00'	13.16'	S15°15'18"W	
C81	30°30'37"	13.31'	25.00'	13.16'	S15°15'18"E	
C82	30°30'37"	13.31'	25.00'	13.16'	S15°15'18"E	
C83	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"W	
C84	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"W	
C85	30°30'37"	21.30'	40.00'	21.05'	S15°15'18"E	
C86	30°30'37"	21.30'	40.00'	21.05'	N15°15'18"E	
C87	30°30'37"	13.31'	25.00'	13.16'	N15°15'18"W	
C88	30°30'37"	13.31'	25.00'	13.16'	S15°15'18"W	

SYMBOLS AND ABBREVIATIONS

- INDICATES CENTERLINE
- INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES PERMANENT CONTROL POINT
- INDICATES PROPERTY CORNER MONUMENT TO BE SET
- (R) - INDICATES LINE RADIAL TO CURVE
- D/U - INDICATES DRAINAGE / UTILITY
- S.F. - INDICATES SQUARE FEET
- P.R.M. - PERMANENT REFERENCE MONUMENT
- STAMPED - MAPTECH, INC. LB #7325
- P.C.P. - PERMANENT CONCRETE POINT
- MAKING DISK STAMPED
- MAPTECH, INC. LB #7325

VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

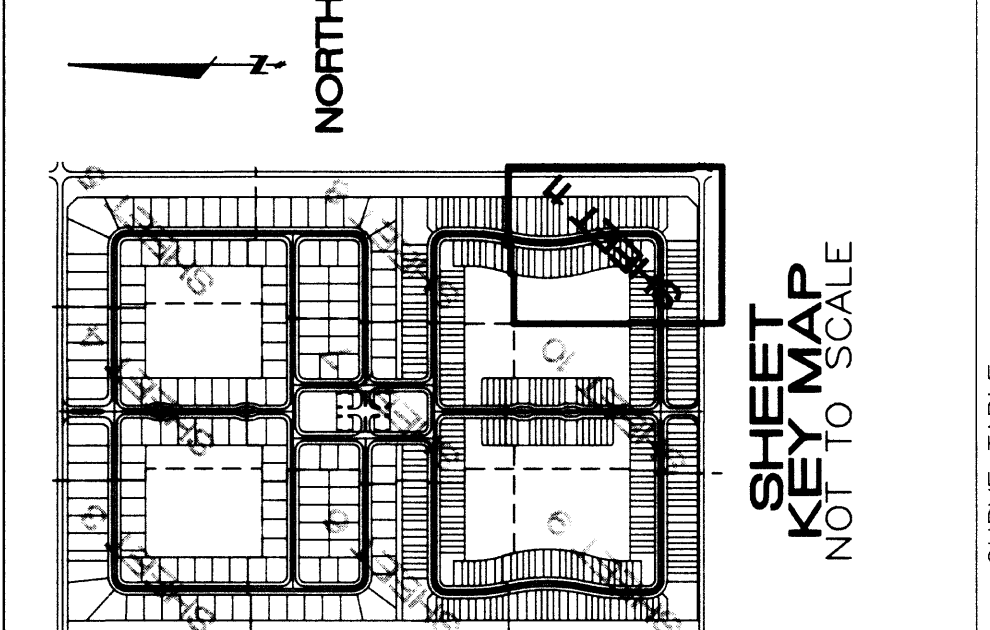
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PLAT BOOK 20

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DOCKET NO. 175008



CURVE TABLE				
CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD
C7	13°06'03"	148.63'	650.00'	148.30'
C8	26°12'07"	320.12'	700.00'	317.33'
C9	13°06'03"	148.63'	650.00'	148.30'
C10	90°00'00"	78.54'	50.00'	70.71'
C91	90°00'00"	331.55'	1725.00'	328.67'
C108	16°32'10"	122.66'	425.00'	122.23'
C109	34°39'39"	362.97'	600.00'	357.46'
C110	14°03'13"	104.25'	425.00'	103.98'
C453	4°11'14"	31.06'	425.00'	31.05'
C454	3°15'24"	24.16'	425.00'	24.15'
C455	4°46'36"	35.43'	425.00'	35.42'
C456	1°33'38"	11.58'	425.00'	11.58'
C459	3°19'53"	34.89'	600.00'	34.88'
C460	2°18'15"	24.13'	600.00'	24.13'
C461	1°18'57"	24.13'	600.00'	24.25'
C462	2°19'53"	24.41'	600.00'	24.41'
C463	2°21'05"	24.62'	600.00'	24.62'
C464	0°16'21"	2.02'	425.00'	2.02'
C465	3°15'50"	34.18'	600.00'	34.17'
C466	2°21'05"	24.62'	600.00'	24.62'
C467	2°19'53"	24.41'	600.00'	24.41'

— INDICATES CENTERLINE

— INDICATES PERMANENT REFERENCE MONUMENT

— INDICATES PERMANENT CONTROL POINT

— INDICATES PROPERTY CORNER MONUMENT TO BE SET

• — INDICATES LINE RADIAL TO CURVE

(R) — INDICATES DRAINAGE / UTILITY

S.F. — INDICATES SQUARE FEET

P.R.M. — PERMANENT REFERENCE MONUMENT

4"x4" — PERMANENT CONCRETE MONUMENT

STAMPED "MAPTECH LB #7325"

P.C.P. — PERMANENT CONCRETE POINT

NAIL AND DISK STAMPED

"MAPTECH INC." LB #7325

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(R)

S.F.

P.R.M.

4"x4"

P.C.P.

— INDICATES CENTERLINE

— INDICATES PERMANENT REFERENCE MONUMENT

— INDICATES PERMANENT CONTROL POINT

— INDICATES PROPERTY CORNER MONUMENT TO BE SET

• — INDICATES LINE RADIAL TO CURVE

(R) — INDICATES DRAINAGE / UTILITY

S.F. — INDICATES SQUARE FEET

P.R.M. — PERMANENT REFERENCE MONUMENT

4"x4" — PERMANENT CONCRETE MONUMENT

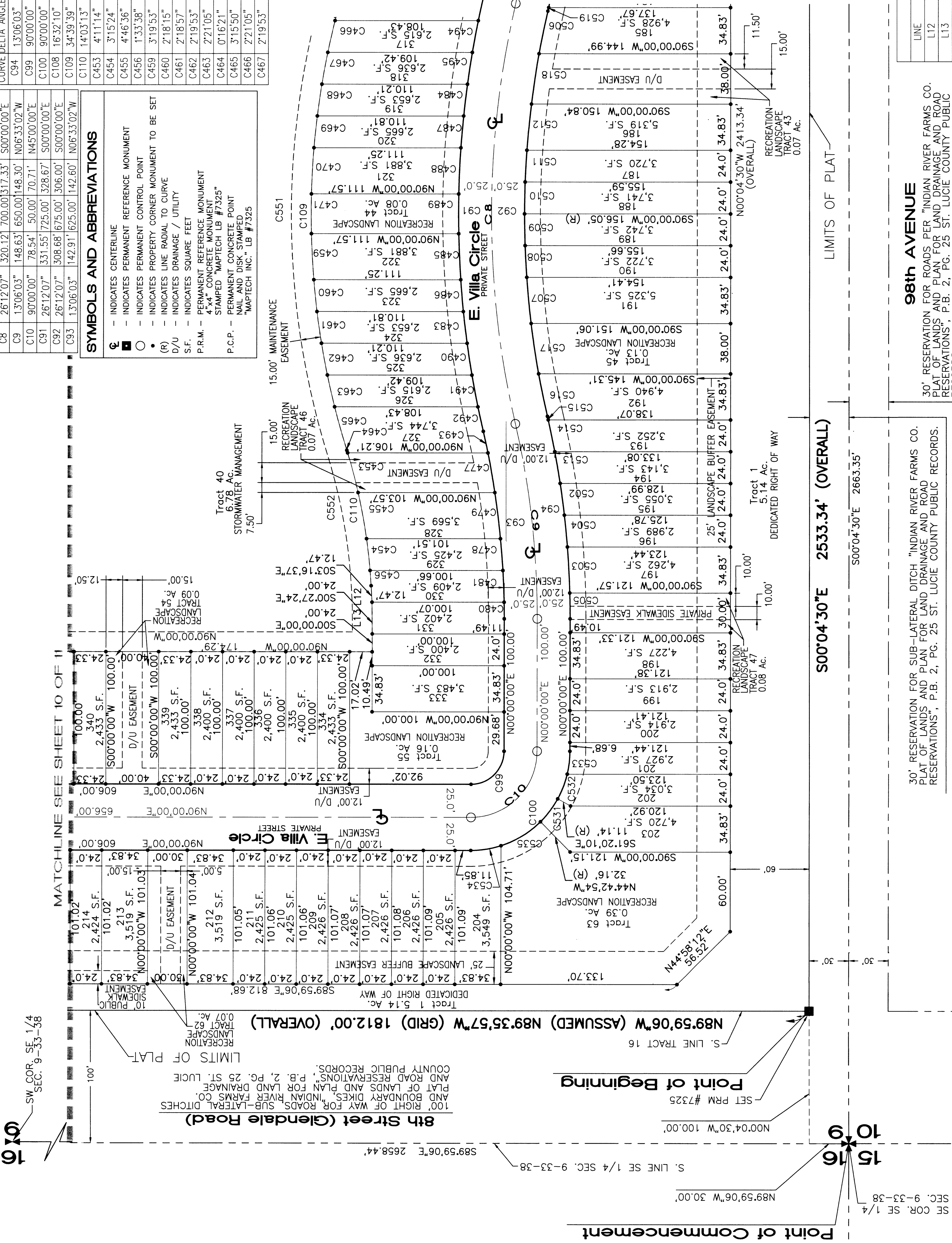
STAMPED "MAPTECH LB #7325"

P.C.P. — PERMANENT CONCRETE POINT

NAIL AND DISK STAMPED

"MAPTECH INC." LB #7325

MATCHLINE SEE SHEET 10 OF 11



LINE TABLE		
LINE	BEARING	DISTANCE
L12	S03°16'37"E	12.10'
L13	S00°27'24"E	22.02'

30' RESERVATION FOR SUB-LATERAL DITCH "INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS", P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.

30' RESERVATION FOR ROADS PER "INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS", P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.

30' RESERVATION FOR SUB-LATERAL DITCH "INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS", P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.

30' RESERVATION FOR ROADS PER "INDIAN RIVER FARMS CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS", P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.

CURVE TABLE				
CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD
C468	2°18'57"	24.25'	600.00'	24.25'
C469	2°18'15"	24.13'	600.00'	24.13'
C470	3°19'53"	34.89'	600.00'	34.88'
C471	2°51'54"	30.00'	600.00'	30.00'
C472	2°47'40"	30.48'	625.00'	30.48'
C473	2°12'25"	24.07'	625.00'	24.07'
C474	3°13'07"	35.11'	625.00'	35.10'
C475	1°08'49"	12.51'	625.00'	12.51'
C476	2°12'07"	24.02'	625.00'	24.02'
C477	1°54'37"	24.17'	725.00'	24.17'
C478	1°54'37"	24.17'	725.00'	24.17'
C479	2°45'20"	34.87'	725.00'	34.86'
C480	1°54'13"	24.09'	725.00'	24.09'
C481	1°54'13"	24.09'	725.00'	24.09'
C482	2°45'20"	34.87'	725.00'	34.86'
C483	2°22'16"	30.00'	725.00'	30.00'
C484	1°55'08"	24.42'	725.00'	24.42'
C485	1°55'48"	18.94'	725.00'	18.94'
C486	1°31'56"	16.71'	625.00'	16.71'
C487	1°29'49"	16.71'	625.00'	16.71'
C488	1°55'48"	18.94'	725.00'	18.94'
C489	1°55'48"	18.94'	725.00'	18.94'
C490	1°55'08"	24.28'	725.00'	24.28'
C491	1°55'48"	18.94'	725.00'	18.94'
C492	1°29'49"	16.71'	625.00'	16.71'
C493	1°31'56"	16.71'	625.00'	16.71'
C494	1°55'48"	18.94'	725.00'	18.94'
C495	1°55'08"	24.28'	725.00'	24.28'
C500	2°03'21"	24.22'	675.00'	24.22'
C501	2°57'40"	34.89'	675.00'	34.88'
C502	2°02'50"	24.12'	675.00'	24.12'
C503	1°39'23"	19.51'	675.00'	19.51'
C504	2°47'20"	32.86'	675.00'	32.85'
C505	2°58'15"	35.00'	675.00'	34.99'
C506	2°02'25"	24.04'	675.00'	24.03'
C507	2°02'15"	24.01'	675.00'	24.00'
C508	2°02'15"	24.01'	675.00'	24.00'
C509	2°02'15"	24.01'	675.00'	24.00'
C510	2°02'15"	24.01'	675.00'	24.00'
C511	2°02'25"	24.04'	675.00'	24.03'
C512	2°58'15"	35.00'	675.00'	34.99'
C513	2°04'02"	24.35'	675.00'	24.35'
C514	2°04'53"	24.52'	675.00'	24.52'
C515	0°13'54"	2.73'	675.00'	2.73'
C516	2°47'20"	32.86'	675.00'	32.85'
C517	3°15'48"	38.45'	675.00'	38.44'
C518	3°15'48"	38.45'	675.00'	38.44'
C519	0°13'54"	2.73'	675.00'	2.73'
C520	16°37'16"	21.76'	75.00'	21.68'
C521	15°18'43"	20.04'	75.00'	19.98'
C522	13°21'07"	17.48'	75.00'	17.44'
C523	17°50'35"	23.36'	75.00'	23.26'
C524	17°50'35"	23.36'	75.00'	23.26'
C525	26°52'19"	35.18'	75.00'	34.85'
C526	34°39'39"	87.04'	615.00'	366.40'
C527	14°03'13"	100.57'	410.00'	100.31'