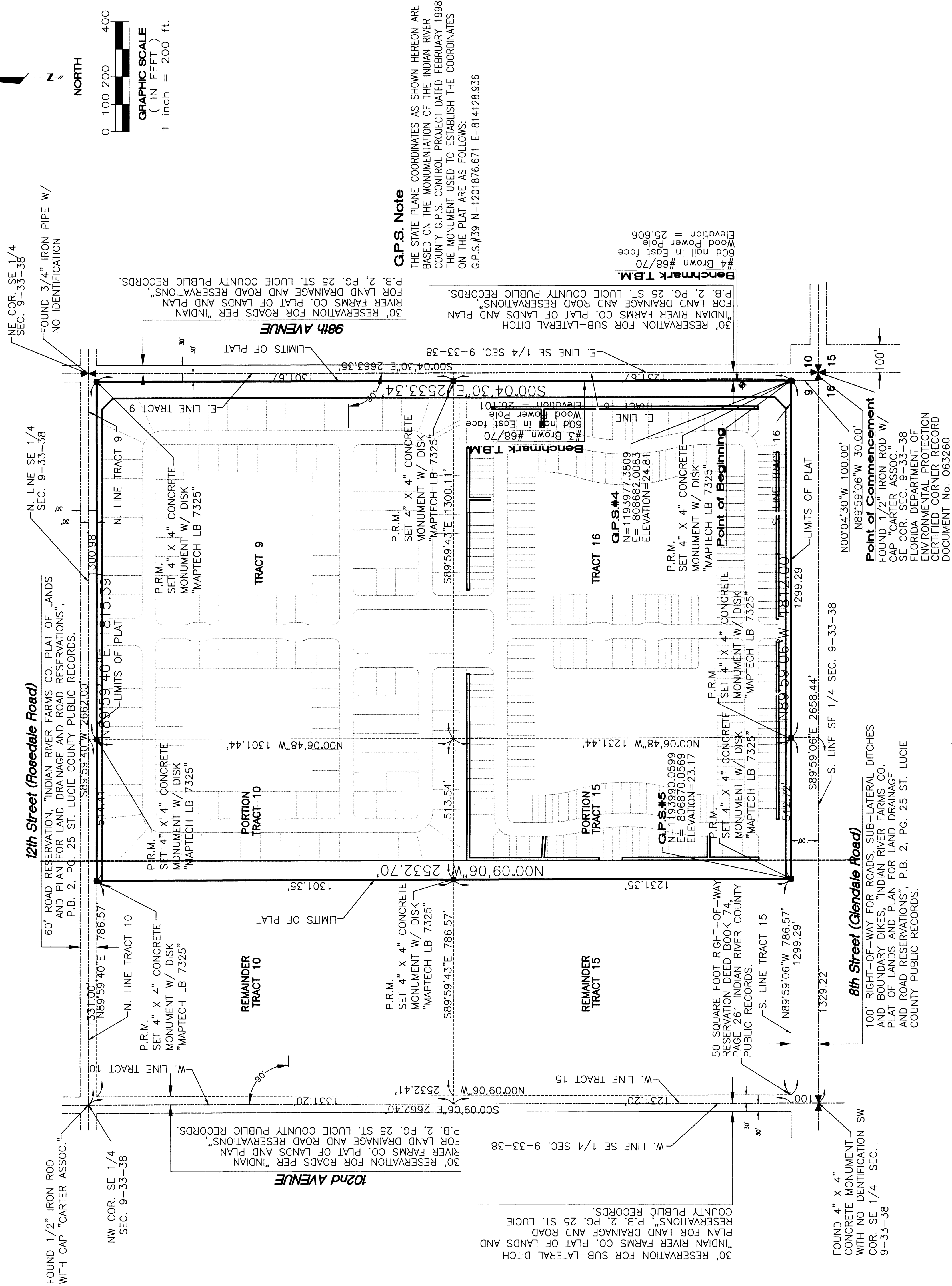


REPLAT OF PORTIONS OF VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

THE REPLAT OF LOTS 158-447 OF VERONA TRACE SUBDIVISION AND THE VILLAS AT VERONA TRACE, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, RECORDED IN PUBLIC RECORDS, INDIAN RIVER COUNTY, FLORIDA, BOOK 20, PAGES 69 TO 79. ALL LANDS LYING WITHIN INDIAN RIVER COUNTY, FLORIDA



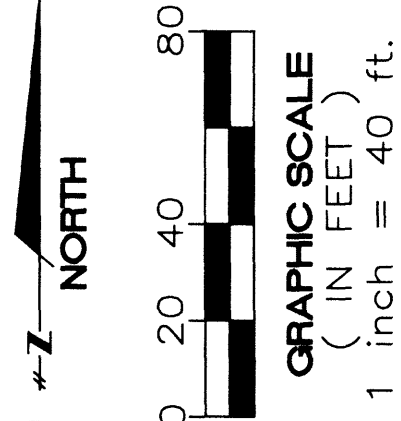
Surveyor's Notes

- 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.
- Surveyor's field book reference: WN.22, pgs. 27-30, data collector file WN.01420.002
- Sources of information used in the preparation of this Survey are as follows:
 - Record Plat entitled "Verona Trace Subdivision and the Villas at Verona Trace" Plat Book 20, Pages 69 to 79, Public Records of Indian River County, Florida
 - 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 herein 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.

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

REPLAT OF PORTIONS OF VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

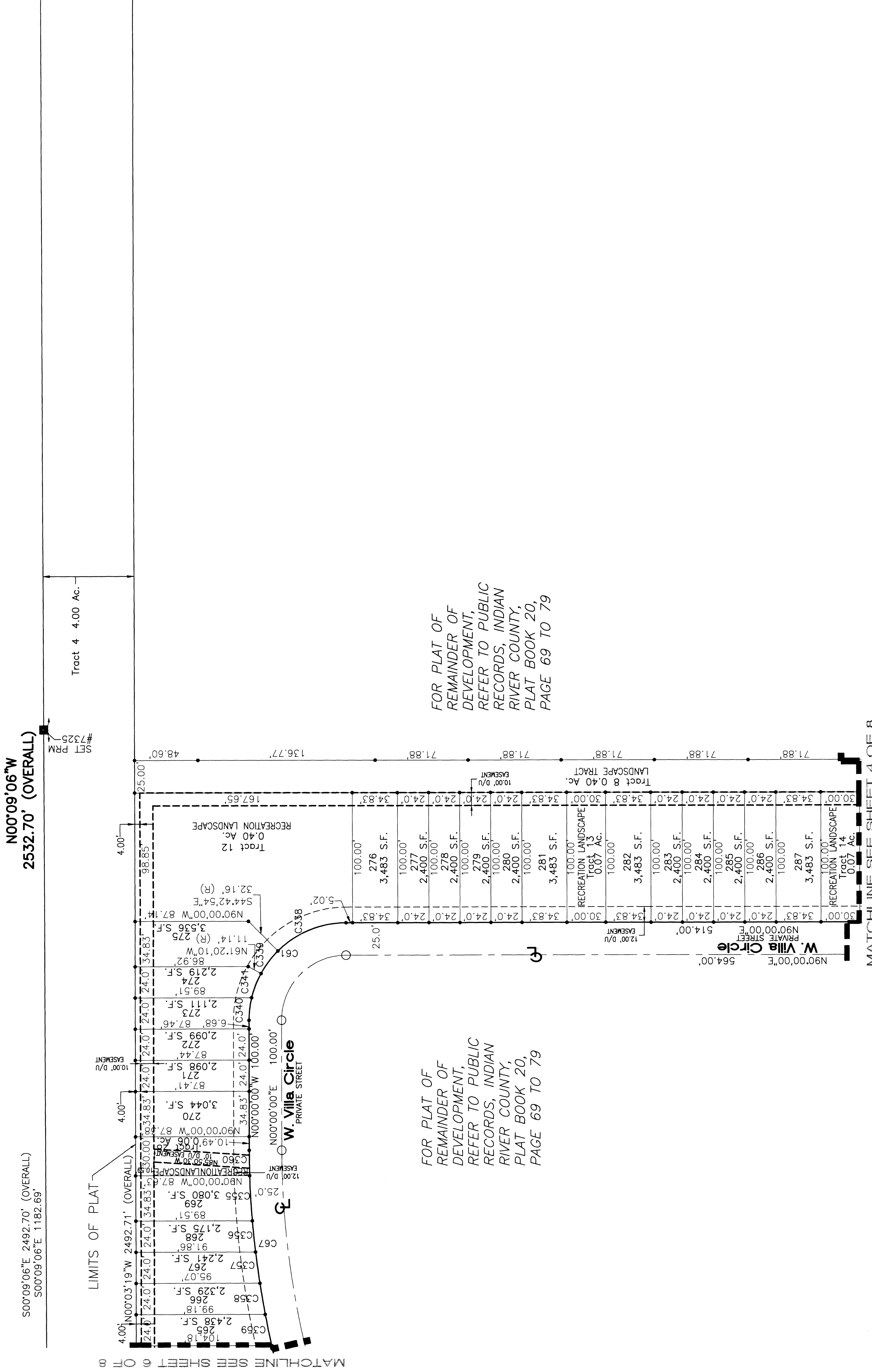
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PLAT BOOK 22

PAGE 18

DOCKET NO. 1797119



FOR PLAT OF
REMAINDER OF
DEVELOPMENT,
REFER TO PUBLIC
RECORDS, INDIAN
RIVER COUNTY,
PLAT BOOK 20,
PAGE 69 TO 79

FOR PLAT OF
REMAINDER OF
DEVELOPMENT,
REFER TO PUBLIC
RECORDS, INDIAN
RIVER COUNTY,
PLAT BOOK 20,
PAGE 69 TO 79

CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C61	90°00'00"	117.81'	75.00'	106.07'	S45°00'00"W
C67	13°06'03"	154.34'	675.00'	154.01'	S06°33'02"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°21'07"	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

NOTE

THIS RE-PLAT IS FOR THE PURPOSE OF CREATING/ESTABLISHING ADDITIONAL 10' DRAINAGE/UTILITY EASEMENTS WITHIN THE INDICATED LOTS/PARCELS AND/OR TRACTS. NO OTHER MODIFICATIONS TO THE ORIGINAL PLAN HAVE BEEN CREATED.

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	

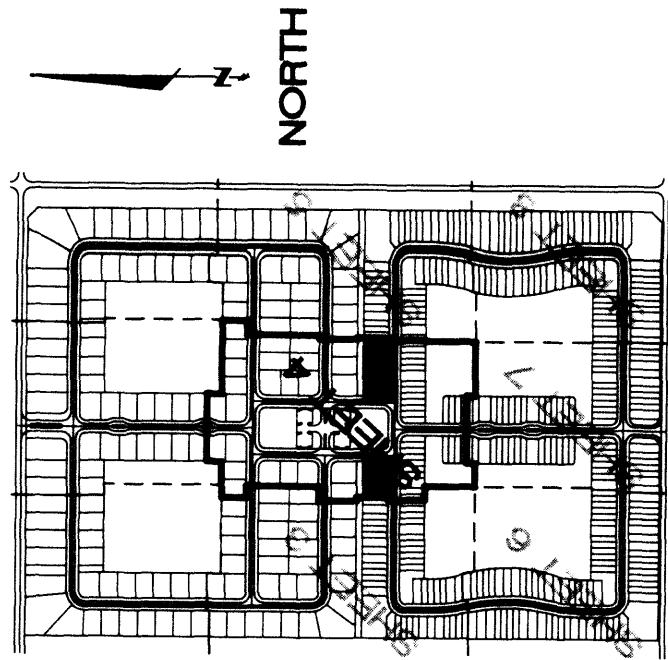
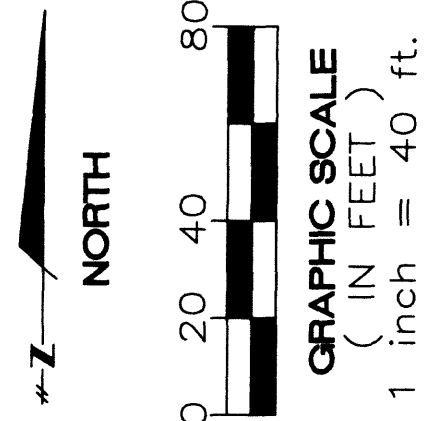
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PLAT BOOK

PAGE 19

DOCKET NO. 1797119



**SHEET
KEY MAP
NOT TO SCALE**

CURVE TABLE						
	CURVE	DELTA ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
	C57	90°00'00"	39.27'	25.00'	35.36'	N45°00'00"E
	C60	90°00'00"	39.27'	25.00'	35.36'	S45°00'00"E

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(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 "MAPECH LB #7325"
P.C.P.	— PERMANENT CONCRETE POINT NAIL AND DISK STAMPED "MAPECH INC." LB #7325

MAPTECH, INC.
5520 Creighton Road, Suite 8
Tallahassee, Florida 32304
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SHEET NO.

8 OF 4

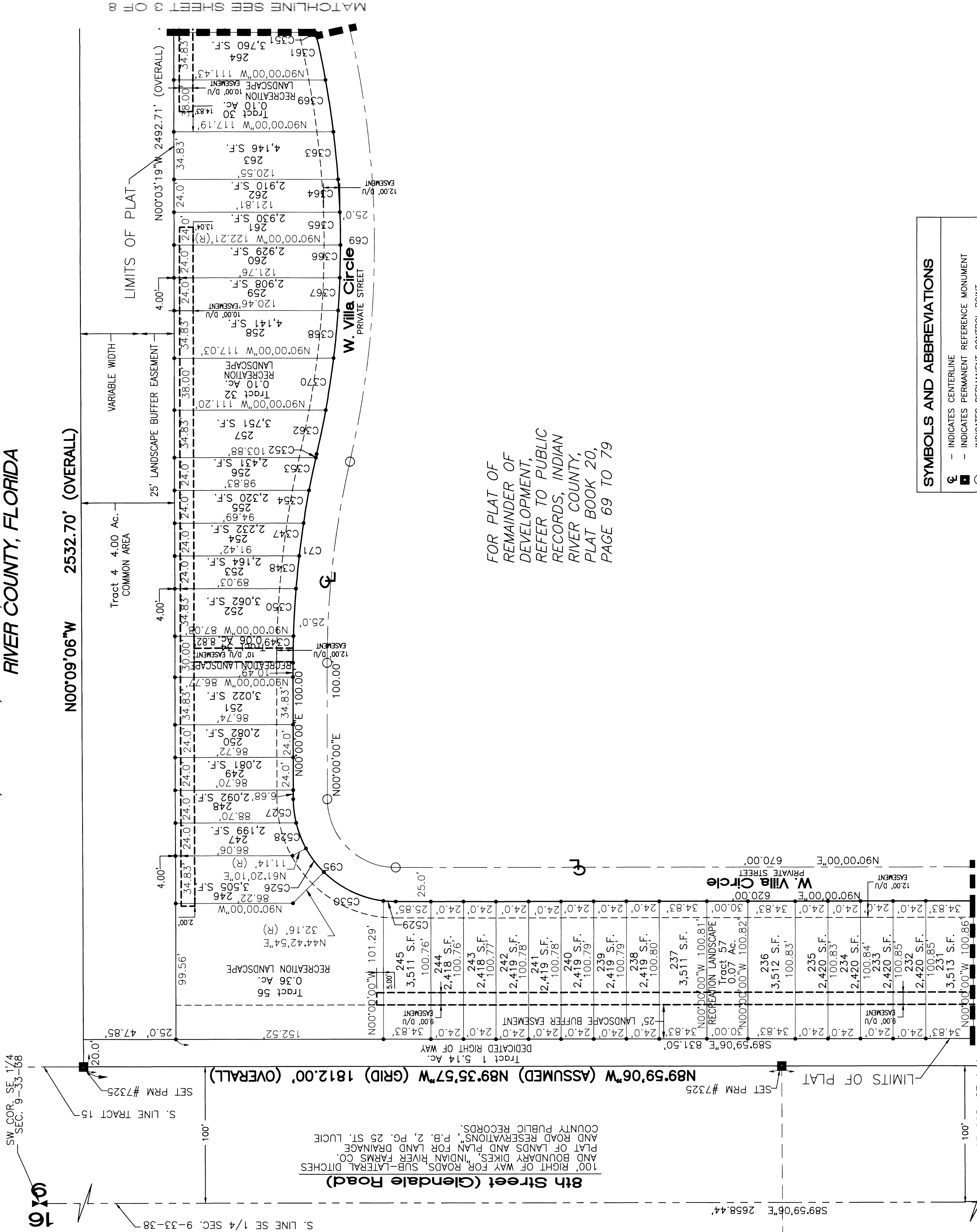
PLAT BOOK 22

PAGE 21

DOCKET NO. 1797119

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100' RIGHT OF WAY FOR ROADS, SUB-LATERAL DITCHES AND BOUNDARY DIKES, INDIAN RIVER FARM CO. AND ROAD RESERVATIONS, P.B. 2, PG. 28 ST. LUCIE COUNTY PUBLIC RECORDS.

MATCHLINE SEE SHEET 6 OF 8

MATCHLINE SEE SHEET 7 OF 8

CURVE	DELTA	ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C365	2'02'15"	24.01'	675.00'	24.00'	N07°01'08"W	
C366	2'02'15"	24.01'	675.00'	24.00'	N07°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	
C526	16'37'16"	21.76'	75.00'	21.68'	S36°58'28"E	
C527	13°21'07"	17.48'	75.00'	17.44'	S08°40'34"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	37°50'20"	49.53'	75.00'	48.64'	S64°12'16"E	
C69	26°12'07"	308.68'	675.00'	306.00'	N00°00'00"E	
C71	13°06'03"	154.34'	675.00'	154.01'	S06°33'02"W	
C95	90°00'00"	117.81'	75.00'	106.07'	S45°00'00"E	
C347	2'03'21"	24.22'	675.00'	24.22'	S07°41'33"W	
C348	2'02'50"	24.12'	675.00'	24.12'	S05°38'28"W	
C349	1°39'23"	19.51'	675.00'	19.51'	S00°49'41"W	
C350	2°57'46"	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"W	
C353	2'04'53"	24.52'	675.00'	24.52'	S11°49'42"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"E	
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	

NOTE

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REPLAT OF PORTIONS OF VERONA TRACE SUBDIVISION & THE VILLAS AT VERONA TRACE

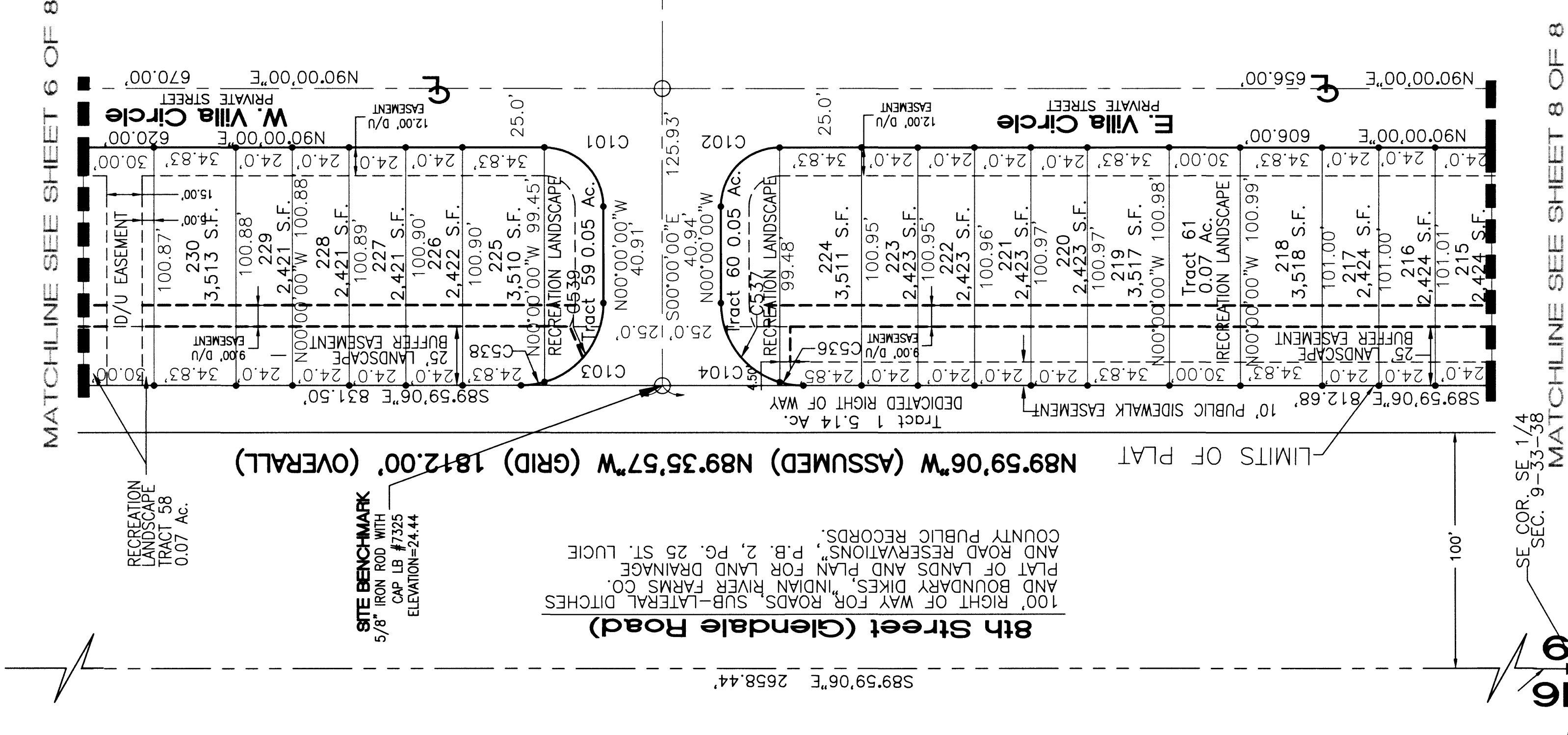
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PLAT BOOK 22

PAGE 22

DOCKET NO. 1797119

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



100' RIGHT OF WAY FOR ROADS, SUB-LATERAL DITCHES AND BOUNDARY DIKES, INDIAN RIVER FARM CO. PLAT OF LANDS AND PLAN FOR LAND DRAINAGE AND ROAD RESERVATIONS, P.B. 2, PG. 25 ST. LUCIE COUNTY PUBLIC RECORDS.

SITE BENCHMARK
5/8" IRON ROD WITH
CAP LB #325
ELEVATION=24.44

RECREATION
LANDSCAPE
TRACT 58
0.07 Ac.

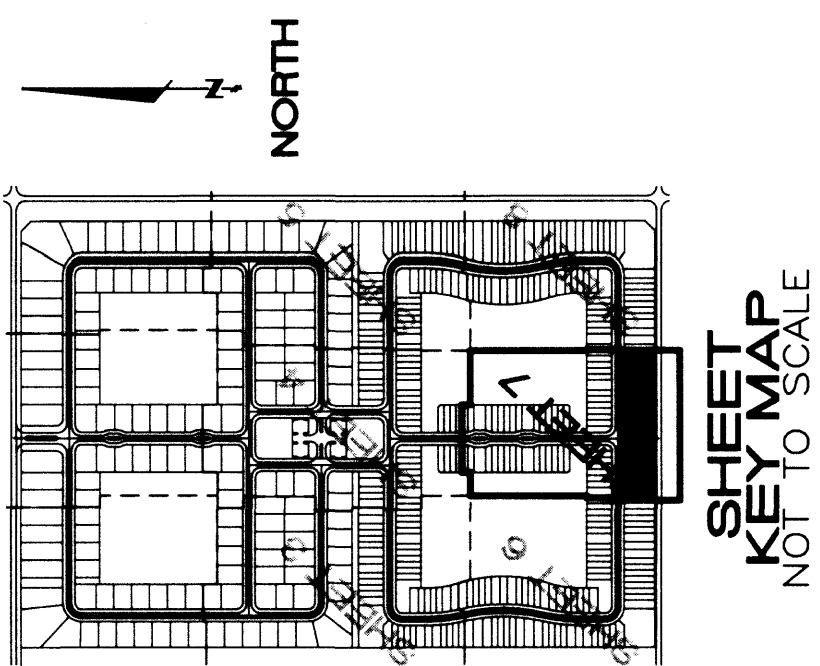
MATCHLINE SEE SHEET 6 OF 8

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

MATCHLINE SEE SHEET 8 OF 8

FOR PLAT OF
REMAINDER OF
DEVELOPMENT,
REFER TO PUBLIC
RECORDS, INDIAN
RIVER COUNTY,
PLAT BOOK 20,
PAGE 69 TO 79

MATCHLINE SEE SHEET 4 OF 8



CURVE	DELTA	ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
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	
C536	16°34'31"	10.13'	35.00'	10.09'	S81°41'10"E	
C537	73°23'54"	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	73°23'54"	44.84'	35.00'	41.83'	N36°41'57"E	

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- 4"x4" CONCRETE MONUMENT
- STAMPED "MAPTECH LB #7325"
- P.C.P. - PERMANENT CONCRETE POINT
- NAIL AND DISK STAMPED "MAPTECH INC." LB #7325

