OCEAN COLONY SUBDIVISION

THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA

A REPLAT OF THE ALBERT AS RECORDED IN PLATBOOK 11, PAGE 42, INDIAN RIVER COUNTY PUBLIC RECORDS
THE ELIZABETH AS RECORDED IN PLATBOOK 11, PAGE 90 INDIAN RIVER COUNTY PUBLIC RECORDS
AND A PORTION OF INDIAN DUNES PLATBOOK 8, PAGE 64 INDIAN RIVER COUNTY PUBLIC RECORDS
FRACTIONAL SECTION 19, TOWNSHIP 32 SOUTH, RANGE 40 EAST.

PLAT BOOK 13
PAGE 100
DOCKET NO. 784890

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SPINNAKER DEVELOPMENT GROUP LTD., FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TO THE TOWN OF INDIAN RIVER SHORES, A MUNICIPAL CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, A PERPETUAL EASEMENT AND LICENSE ON, OVER AND UNDER ALL ROADS, STREETS, AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE SOLE AND EXCLUSIVE PURPOSE OF FURNISHING UTILITIES, POLICE, FIRE, GARBAGE, AND OTHER PUBLIC AND PRIVATE UTILITY SERVICES, INCLUDING CABLE TELEVISION COMPANIES, TO THE PROPERTY SHOWN ON THE PLAT AND ALL OTHER PROPERTY LOCATED WITHIN SAID TOWN.

ALL ROADS, STREETS, AND DRIVES SHOWN ON THE PLAT, FOR THE USE OF THE PRESENT AND FUTURE OWNERS OF THE PROPERTIES GOVERNED BY THE COVENANTS AND RESTRICTIONS FOR OCEAN COLONY HOMEOWNERS ASSOCIATION EFFECTING THE PROPERTIES SHOWN ON THIS PLAT AND ANY AND ALL OTHER PROPERTY WHICH MAY BE DESIGNATED BY SPINNAKER DEVELOPMENT GROUP LTD. ITS SUCCESSORS AND ASSIGNS. AS USED IN THIS PARAGRAPH, THE TERM "OWNERS" SHALL INCLUDE TENANTS, VISITORS, SERVANTS, LICENSEES, AND MORTGAGEES OF SUCH OWNERS.

SPINNAKER DEVELOPMENT GROUP LTD. DOES HEREBY RESERVE UNTO ITSELF,ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DEDICATE ALL STREETS, ALLEYS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AREAS SHOWN ON THIS PLAT TO THE PUBLIC FOR USES AND PURPOSES THEREON STATED UPON:

A.) THE CONSENT OF THE GOVERNING BODY OF THE TOWN OF INDIAN RIVER SHORES IF, AT THE TIME OF SUCH PUBLIC DEDICATION THE LANDS SHOWN ON THIS PLAT LIE WITHIN THE MUNICIPALITY, OR IF NOT, THE CONSENT OF THE GOVERNING BODY OF THE AREA WHEREIN SAID LANDS LIE.

B.) THE CONSENT OF THE MEMBERS OF THE OCEAN COLONY HOMEOWNERS ASSOCIATION WHERE APPLICABLE, AS REQUIRED IN ANY OF THE RESTRICTIVE COVENANTS EFFECTING THE PROPERTY EMBRACED IN THIS SUBDIVISION.

C.) UNLESS SPECIFICALLY STATED IN THIS DEDICATION, NO STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, PUBLIC AREAS, LAKES OR RECREATION AREAS ON THIS PLAT SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC.

D.) TRACT 'A' IS RESERVED FOR RECREATION, OPEN SPACE
TRACT 'B' IS RESERVED FOR UTILITES AND BEACH ACCESS.
TRACT 'C' IS RESERVED FOR FUTURE RIGHT-OF-WAY.

IN WITNESS WHEREOF, SPINNAKER DEVELOPMENT GROUP LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, MARK C. HERRING AND JAMES R. ADAMS. THIS 4th DAY OF MARCH, 1993.

Mark C. Herring
MARK C. HERRING
GENERAL PARTNER

James R. Adams
JAMES R. ADAMS
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARK C. HERRING AND JAMES R. ADAMS TO ME WELL KNOWN TO BE THE GENERAL PARTNERS OF SPINNAKER DEVELOPMENT GROUP LTD. WITNESS MY HAND AND SEAL THIS 4 DAY OF March, 1993.

Barbara Lewis
NOTARY PUBLIC - STATE OF FLORIDA AT LARGE
Barbara Lewis
MY COMMISSION EXPIRES: 9-5-93

MORTGAGEE'S CONSENT

STATE OF FLORIDA INDIAN RIVER COUNTY

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF CERTAIN MORTGAGES UPON THE PROPERTY DESCRIBED HEREON, AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF.

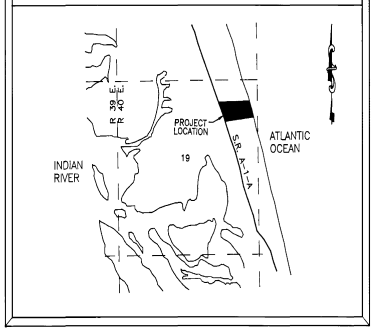
JEFF OLSEN, VICE PRESIDENT, March 4th, 1993
FIRST UNION NATIONAL BANK OF FLORIDA
1001 20TH PLACE
VERO BEACH, FLORIDA

C. Wrede Petersmeyer, 3/19, 1993
C. WREDE PETERSMEYER TRUST
U/A DATED JULY 26, 1986

C. Gregg Petersmeyer, 3/19, 1993.
C. WREDE PETERSMEYER TRUST
U/A DATED JULY 26, 1986

THIS INSTRUMENT PREPARED BY:
KNIGHT, McGUIRE & ASSOC., INC.
ENGINEERS & PLANNERS
(407) 231-2533

LOCATION MAP



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 32 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING ALL OF "THE ALBERT", "THE ELIZABETH" AND A PORTION OF "INDIAN DUNES" AS RECORDED, RESPECTIVELY IN PLAT BOOK 11, PAGE 42, PLAT BOOK 11, PAGE 90 AND PLAT BOOK 8, PAGE 64, ALL IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PLAT OF "THE ALBERT";
THENCE N 69°02'36" E, A DISTANCE OF 89.00 FEET;
THENCE S 62°08'41" E, A DISTANCE OF 110.32 FEET;
THENCE S 89°57'41" E, A DISTANCE OF 114.00 FEET;
THENCE S 00°02'19" E, A DISTANCE OF 25.00 FEET;
THENCE N 89°57'41" E, A DISTANCE OF 813 FEET,
MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHERLY, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 784 FEET, MORE OR LESS; THENCE S 89°50'20" W, A DISTANCE OF 406 FEET MORE OR LESS; THENCE S 13°35'42" W, A DISTANCE OF 178.34 FEET; THENCE N 79°14'31" W, A DISTANCE OF 126.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 407.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°12'04", A DISTANCE OF 107.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 188.60 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°25'08" A DISTANCE OF 103.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 433.40 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°17'45", A DISTANCE OF 123.27 FEET; THENCE N 19°33'58" W, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 423.40 FEET, THE RADIUS POINT OF WHICH BEARS N 19°33'58" W; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°54'10", A DISTANCE OF 14.06 FEET; THENCE S 72°20'12" W, A DISTANCE OF 86.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 100 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5779.58 FEET; THE RADIUS POINT OF WHICH BEARS S 71°44'46" W; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°42'10", A DISTANCE OF 272.62 FEET; THENCE N 20°57'24" W, A DISTANCE OF 837.84 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA INDIAN RIVER COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF OLSEN, TO ME WELL KNOWN TO BE THE VICE PRESIDENT OF FIRST UNION NATIONAL BANK AND ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH INSTRUMENT AS ON OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 4th DAY OF MARCH, 1993.

Barbara Lewis
NOTARY PUBLIC - STATE OF FLORIDA AT LARGE
Barbara Lewis
MY COMMISSION EXPIRES: 9-5-93

STATE OF FLORIDA COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C. GREGG PETERSMEYER, TO ME WELL KNOWN TO BE A TRUSTEE OF THE C. WREDE PETERSMEYER TRUST AND ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SAID TRUSTEE.

WITNESS MY HAND AND SEAL THIS 9th DAY OF MARCH, 1993.

Barbara Lewis
NOTARY PUBLIC - STATE OF FLA
MY COMMISSION EXPIRES: 9-5-93

STATE OF FLORIDA COUNTY OF INDIAN RIVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED C. WREDE PETERSMEYER, TO ME WELL KNOWN TO BE THE TRUSTEE OF THE C. WREDE PETERSMEYER TRUST AND ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SAID TRUSTEE.

WITNESS MY HAND AND SEAL THIS 17th DAY OF MARCH, 1993.

Barbara Lewis
NOTARY PUBLIC - STATE OF FLA
MY COMMISSION EXPIRES: 9-5-93

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON Jan. 15, 1993 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AS AMENDED. EACH P.C.P. WILL BE SET AND AN AFFIDAVIT RECORDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA.

SIGNED: David M. Jones DATED: Feb. 23, 1993
DAVID M. JONES
PROFESSIONAL LAND SURVEYOR # 3909
STATE OF FLORIDA

EVIDENCE OF APPROVAL

I, ROBERT J SCHOEN, AS A MAYOR OF THE TOWN OF INDIAN RIVER SHORES, A MUNICIPALITY CORPORATION OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY OFFICIAL ACTION OF ITS GOVERNING BODY, THE TOWN COUNCIL. IN EVIDENCE THEREOF, I, HAVE HEREUNTO SET MY HAND AS MAYOR AND SEAL OF SAID TOWN THIS 3rd DAY OF April, 1993.

ROBERT J SCHOEN, MAYOR
TOWN OF INDIAN RIVER SHORES

CERTIFICATE OF RECORDING

STATE OF FLORIDA INDIAN RIVER COUNTY, FLORIDA

I, JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS 30 DAY OF APRIL, 1993. AND RECORDED ON PAGE 100 PLAT BOOK 13 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: R Woodward
DEPUTY CLERK

TITLE CERTIFICATE

THE LANDS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSON, PERSONS OR ORGANIZATIONS EXECUTING THE DEDICATION; AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING ANY INTEREST IN SUCH MORTGAGE, LIEN, OR ENCUMBRANCE (IF ANY) SHALL BE LISTED BELOW.

FIRST UNION NATIONAL BANK: MORTGAGE DATED May 5, 1992 AND RECORDED IN O.R. BOOK 933, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. C. WREDE PETERSMEYER TRUST U/A DATED JULY 26, 1986: MORTGAGE DATED May 4, 1992 AND RECORDED IN O.R. BOOK 933, PAGE 197 AND O.R. BOOK 981, PAGE 2920 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: Samuel A. Block
SAMUEL A. BLOCK, P.A. # 154751

SHEET 1 OF 2

SPINNAKER DEVELOPMENT | NOTARY | NOTARY | FIRST UNION NATIONAL BANK | NOTARY | NOTARY | SURVEYOR | TOWN

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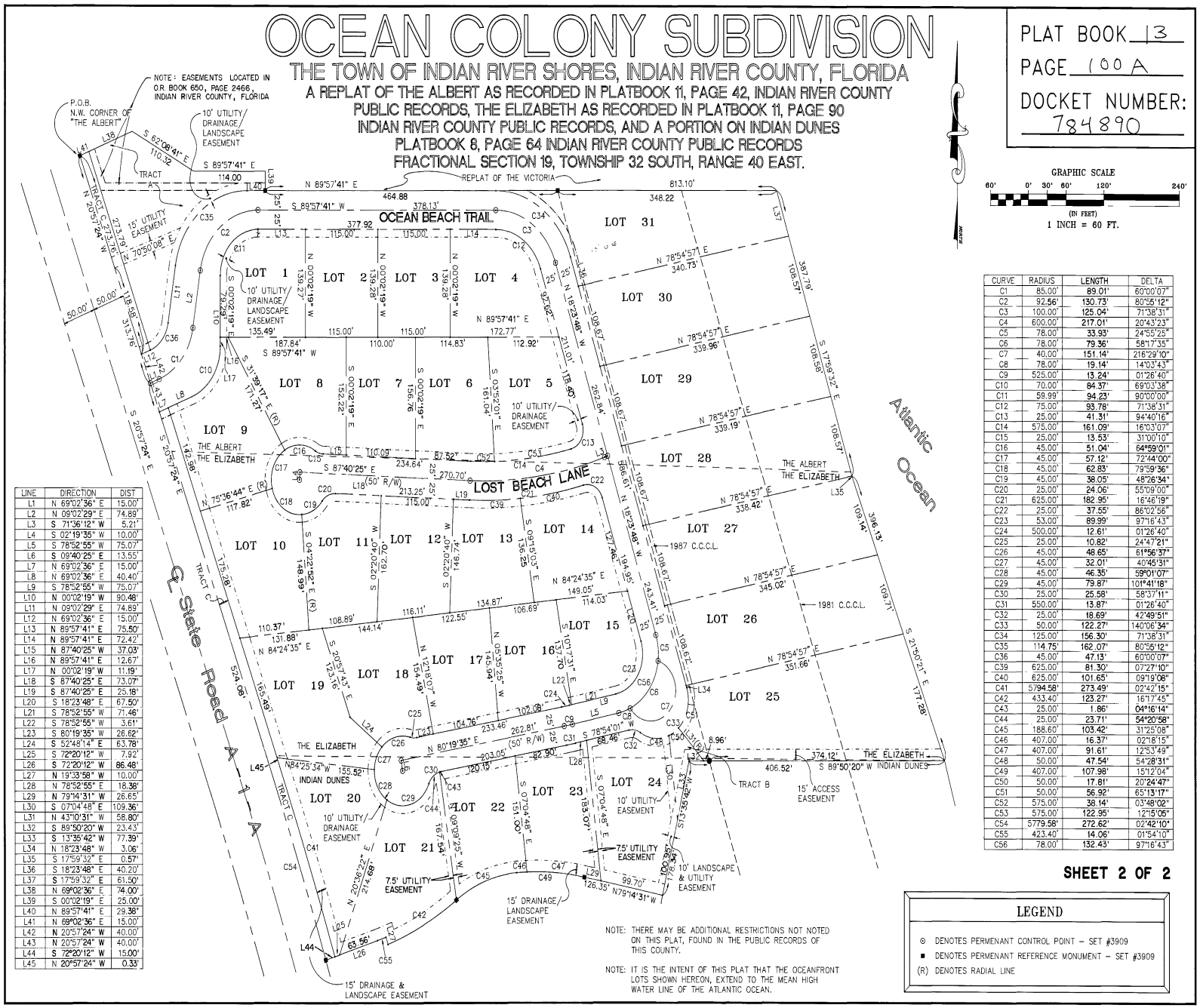
OCEAN COLONY SUBDIVISION

THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY, FLORIDA

A REPLAT OF THE ALBERT AS RECORDED IN PLATBOOK 11, PAGE 42, INDIAN RIVER COUNTY PUBLIC RECORDS, THE ELIZABETH AS RECORDED IN PLATBOOK 11, PAGE 90 INDIAN RIVER COUNTY PUBLIC RECORDS, AND A PORTION ON INDIAN DUNES PLATBOOK 8, PAGE 64 INDIAN RIVER COUNTY PUBLIC RECORDS FRACTIONAL SECTION 19, TOWNSHIP 32 SOUTH, RANGE 40 EAST.

PLAT BOOK 13
PAGE 100 A
DOCKET NUMBER: 784890



GRAPHIC SCALE
60' 0' 30' 60' 120' 240'
(IN FEET)
1 INCH = 60 FT.

LINE	DIRECTION	DIST
L1	N 69°02'36" E	15.00'
L2	N 09°02'29" E	74.89'
L3	S 71°36'12" W	5.21'
L4	S 02°19'35" W	10.00'
L5	S 78°52'55" W	75.07'
L6	S 09°40'25" E	13.55'
L7	N 69°02'36" E	15.00'
L8	N 69°02'36" E	40.40'
L9	S 78°52'55" W	75.07'
L10	N 00°02'19" W	90.48'
L11	N 09°02'29" E	74.89'
L12	N 69°02'36" E	15.00'
L13	N 89°57'41" E	75.50'
L14	N 89°57'41" E	72.42'
L15	N 87°40'25" W	37.03'
L16	N 89°57'41" E	12.67'
L17	N 00°02'19" W	11.19'
L18	S 87°40'25" E	73.07'
L19	S 87°40'25" E	25.18'
L20	S 18°23'48" E	67.50'
L21	S 78°52'55" W	71.46'
L22	S 78°52'55" W	3.61'
L23	S 80°19'35" W	26.62'
L24	S 52°48'14" E	63.78'
L25	S 72°20'12" W	7.92'
L26	S 72°20'12" W	86.48'
L27	N 19°33'58" W	10.00'
L28	N 78°52'55" E	18.38'
L29	N 79°14'31" W	26.65'
L30	S 07°04'48" E	109.36'
L31	N 43°10'31" W	58.80'
L32	S 89°50'20" W	23.43'
L33	S 13°35'42" W	77.39'
L34	N 18°23'48" W	3.06'
L35	S 17°59'32" E	0.57'
L36	S 18°23'48" E	40.20'
L37	S 17°59'32" E	61.50'
L38	N 69°02'36" E	74.00'
L39	S 00°02'19" E	25.00'
L40	N 89°57'41" E	29.38'
L41	N 69°02'36" E	15.00'
L42	N 20°57'24" W	40.00'
L43	N 20°57'24" W	40.00'
L44	S 72°20'12" W	15.00'
L45	N 20°57'24" W	0.33'

CURVE	RADIUS	LENGTH	DELTA
C1	85.00'	89.01'	60°00'07"
C2	92.56'	130.73'	80°55'12"
C3	100.00'	125.04'	71°38'31"
C4	600.00'	217.01'	20°43'23"
C5	78.00'	33.93'	24°55'25"
C6	78.00'	79.36'	58°17'35"
C7	40.00'	151.14'	216°29'10"
C8	78.00'	19.14'	14°03'43"
C9	525.00'	13.24'	01°26'40"
C10	70.00'	84.37'	69°03'38"
C11	59.99'	94.23'	90°00'00"
C12	75.00'	93.78'	71°38'31"
C13	25.00'	41.31'	94°40'16"
C14	575.00'	161.09'	16°03'07"
C15	25.00'	13.53'	31°00'10"
C16	45.00'	51.04'	64°59'01"
C17	45.00'	57.12'	72°44'00"
C18	45.00'	62.83'	79°59'36"
C19	45.00'	38.05'	48°26'34"
C20	25.00'	24.06'	55°09'00"
C21	625.00'	182.95'	16°46'19"
C22	25.00'	37.55'	86°02'56"
C23	53.00'	89.99'	97°16'43"
C24	500.00'	12.61'	01°26'40"
C25	25.00'	10.82'	24°47'21"
C26	45.00'	48.65'	61°56'37"
C27	45.00'	32.01'	40°45'31"
C28	45.00'	46.35'	59°01'07"
C29	45.00'	79.87'	101°41'18"
C30	25.00'	25.58'	58°37'11"
C31	550.00'	13.87'	01°26'40"
C32	25.00'	18.69'	42°49'51"
C33	50.00'	122.27'	140°06'34"
C34	125.00'	156.30'	71°38'31"
C35	114.75'	162.07'	80°55'12"
C36	45.00'	47.13'	60°00'07"
C39	625.00'	81.30'	07°27'10"
C40	625.00'	101.65'	09°19'08"
C41	5794.58'	273.49'	02°42'15"
C42	433.40'	123.27'	16°17'45"
C43	25.00'	1.86'	04°16'14"
C44	25.00'	23.71'	54°20'58"
C45	188.60'	103.42'	31°25'08"
C46	407.00'	16.37'	02°18'15"
C47	407.00'	91.61'	12°53'49"
C48	50.00'	47.54'	54°28'31"
C49	407.00'	107.98'	15°12'04"
C50	50.00'	17.81'	20°24'47"
C51	50.00'	56.92'	65°13'17"
C52	575.00'	38.14'	03°48'02"
C53	575.00'	122.95'	12°15'05"
C54	5779.58'	272.62'	02°42'10"
C55	423.40'	14.06'	01°54'10"
C56	78.00'	132.43'	97°16'43"

SHEET 2 OF 2

LEGEND

- ⊙ DENOTES PERMENANT CONTROL POINT – SET #3909
- ■ DENOTES PERMENANT REFERENCE MONUMENT – SET #3909
- (R) DENOTES RADIAL LINE

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT NOTED ON THIS PLAT, FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: IT IS THE INTENT OF THIS PLAT THAT THE OCEANFRONT LOTS SHOWN HEREON, EXTEND TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN.

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