RAVENS LANDING

BEING A PORTION OF TRACT 4, SECTION 17, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS 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

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 5809, PAGE 1179, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

3120250049699
RECORDED IN THE PUBLIC RECORDS OF
RYAN L. BUTLER, CLERK OF COURT
INDIAN RIVER COUNTY FL
BK: 34 PG: 52 Page 1 of 4 10/7/2025 3:20 PM

PLAT BOOK 34
PAGE 52
CFN 3120250049699
CLERK'S FILE NO.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO CENTRAL VERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS RAVENS LANDING, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY, SHOWN ON THIS PLAT AS RAVENS LANDING DRIVE AND BELTRAN LANE, 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 RAVENS LANDING HOME OWNERS' ASSOCIATION INC. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, 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 SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) UTILITY EASEMENTS

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT 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. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

3) STORMWATER MANAGEMENT TRACTS 'A' AND 'B' AND THE 15' LAKE MAINTENANCE ACCESS EASEMENT

STORMWATER MANAGEMENT TRACTS 'A' AND 'B' AND THE 15' LAKE MAINTENANCE ACCESS EASEMENT ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RAVENS LANDING HOME OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION, ACCESS AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACTS AND IS ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACTS. INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THE TRACTS FOR THE LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

4.) DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS , AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RAVENS LANDING HOME OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

5.) LIMITED ACCESS EASEMENT

THE 5.00' LIMITED ACCESS EASEMENT, AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6.) SIDEWALK EASEMENT

THE 9.00' SIDEWALK EASEMENT, AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, FOR THE PURPOSE OF PUBLIC SIDEWALK, ACCESS, MAINTENANCE, CONSTRUCTION AND RELATED LANDSCAPING.

7.) LANDSCAPE TRACTS 'C', 'E', 'I' AND 'K'

LANDSCAPE TRACTS 'C', 'E', 'I' AND 'K', AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO RAVENS LANDING HOMEOWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, FOR THE USE AND ENJOYMENT BY THE OWNERS OF LOTS AND RESIDENTS IN THE SUBDIVISION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RAVENS LANDING HOME OWNERS' ASSOCIATION, INC.

8.)RECREATION TRACTS 'D', 'F', 'G', 'H' AND 'J'

RECREATION TRACTS 'D', 'F', 'G', 'H' AND 'J' AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS AND RESIDENTS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RAVENS LANDING HOME OWNERS' ASSOCIATION, INC.

IN WITNESS WHEREOF, GRBK GHO CENTRAL VERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AN WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF September ,2025.

GRBK GHO CENTRAL VERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
WILLIAM N. HANDLER, MANAGER

WITNESS: Buffy Kindell
PRINTED NAME: Buffy Kindell
WITNESS: Angela Hayhurst
PRINTED NAME: Angela Hayhurst

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

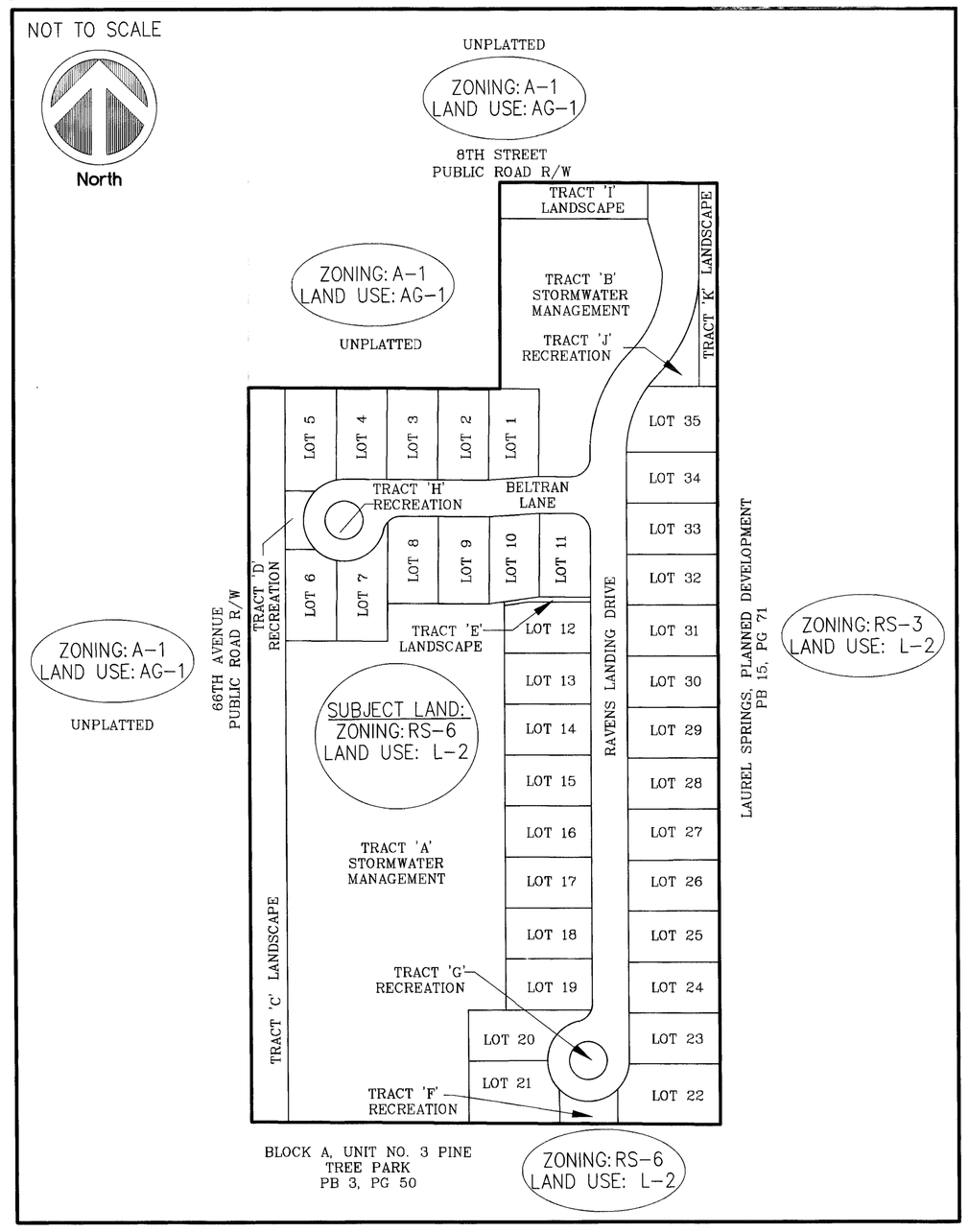
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS 17th DAY OF September, 2025 BY WILLIAM N. HANDLER, MANAGER OF GRBK GHO CENTRAL VERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: Jessica Castano
COMMISSION #: HH455692
PRINTED NAME: Jessica Castano
MY COMMISSION EXPIRES: October 18, 2027

SEAL: JESSICA CASTANO Commission # HH 455692 Expires October 18, 2027

LOCATION MAP



ACCEPTANCE OF DEDICATIONS BY HOA

RAVENS LANDING HOME OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND RIGHTS OF WAY, STORMWATER MANAGEMENT TRACTS 'A', 'B' AND THE 15' LAKE MAINTENANCE ACCESS EASEMENT, DRAINAGE EASEMENTS, LANDSCAPE TRACTS 'C', 'E', 'I' AND 'K' AND RECREATION TRACTS 'D', 'F', 'G', 'H' AND 'J', AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME.

RAVENS LANDING HOME OWNERS' ASSOCIATION, INC
A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____
WILLIAM N. HANDLER, PRESIDENT

WITNESS: Buffy Kindell
PRINTED NAME: Buffy Kindell
WITNESS: Angela Hayhurst
PRINTED NAME: Angela Hayhurst

ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATIONS BY HOA

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTORIZATION THIS 17th DAY OF September, 2025 BY WILLIAM N. HANDLER, PRESIDENT OF RAVENS LANDING HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID CORPORATION, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: Jessica Castano
COMMISSION #: HH455692
PRINTED NAME: Jessica Castano
MY COMMISSION EXPIRES: October 18, 2027

SEAL: JESSICA CASTANO Commission # HH 455692 Expires October 18, 2027

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY GRBK GHO CENTRAL VERO, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, HELD BY JGBL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY. THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE SUBJECT TO A 20.00 FOOT DRAINAGE EASEMENT (AS SHOWN ON THIS PLAT) AS RECORDED IN OFFICIAL RECORDS BOOK 1277, PAGE 1030, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____ DATE September 16, 2025
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER: 291862

JOINDER AND MORTGAGEE'S CONSENT TO DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH WAS RECORDED ON APRIL 27TH, 2018, IN OFFICIAL RECORD BOOK 3111, AT PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF September, 2025.

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JEFFREY COX, MANAGER

WITNESS: Veronica Edwards
PRINTED NAME: Veronica Edwards
WITNESS: Eric Park
PRINTED NAME: Eric Park

ACKNOWLEDGMENT TO JOINDER AND MORTGAGEE'S CONSENT TO DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☑ PHYSICAL PRESENCE OR ☐ ONLINE NOTORIZATION THIS 15 DAY OF September, 2025, BY JEFFREY COX, MANAGER OF JBGL BUILDER FINANCE, LLC, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____
COMMISSION #: 129776238
PRINTED NAME: Kristy Chandler
MY COMMISSION EXPIRES: April 1, 2026

SEAL: KRISTY LYN CHANDLER Notary ID #129776238 My Commission Expires April 1, 2026

PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: JULY 23, 2024

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

RAVENS LANDING

BEING A PORTION OF TRACT 4, SECTION 17, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS 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

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3809, PAGE 1179, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 34
PAGE 53
CFN 312025004969 9
CLERK'S FILE NO.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON JANUARY 4th, 2022, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AS AMENDED; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS WILL BE PLACED AND THAT THE INDIVIDUAL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET AS SHOWN THEREON UNDER MY DIRECTION AND SUPERVISION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES , AS AMENDED AND CHAPTER 913 SUBDIVISIONS AND PLATS, OF THE INDIAN RIVER COUNTY CODE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

DATE 9/5/2025

BILLY M. MOODY, PSM FLORIDA CERTIFICATE NO. 5336
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. L.B 6905

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF RAVENS LANDING 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, FLORIDA STATUTES, AS AMENDED.

BY: DATE 9/29/25
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY ADMINISTRATIVE OFFICER

THIS IS TO CERTIFY, THAT ON 10/3/2025 THE FOREGOING REPLAT WAS ADMINISTRATIVELY APPROVED BY INDIAN RIVER COUNTY, FLORIDA.

JOHN A. TITKANICH, JR, COUNTY ADMINISTRATOR AS ADMINISTRATIVE OFFICER
DATE 10/3/2025

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

SUSAN J. PRADO, DEPUTY COUNTY ATTORNEY

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF RAVENS LANDING, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 7th DAY OF October, 2025 AND RECORDED IN PLAT BOOK 34, PAGE 52, CLERK'S FILE NUMBER 312025004969, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF CIRCUIT COURT

BY:
DEPUTY CLERK
INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION

THE WEST 20.32 ACRES OF TRACT 4 IN SECTION 17, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 314 FEET OF THE WEST 371 FEET THEREOF, LESS THE WEST 25 FEET AND THE NORTH 30 FEET FOR ROAD CANAL RIGHTS-OF-WAY; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

SURVEYOR'S NOTES:

1) AT THE TIME OF RECORDING OF THIS PLAT, THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "AE - 21.6", PER FLOOD INSURANCE RATE MAP #12061C0352 H, DATED DECEMBER 4TH, 2012.

FLOOD ZONE MAPS ARE SUBJECT TO CHANGE, AND OWNERS OF LOTS IN THIS SUBDIVISION SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY.

2) THE BEARING BASE FOR THIS PLAT IS A GRID BEARING OF N89°39'56"W, ALONG THE NORTH LINE OF SECTION 17, TOWNSHIP 33 SOUTH, RANGE 39 EAST.

3) THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).

4) THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PRIMARY BENCHMARK UTILIZED IS INDIAN RIVER COUNTY BENCHMARK "BM 192010", EL.=20.40'.

5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".

6) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 6905".

7) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "HSBS LB 6905".

NOTICE:

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

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

(3) 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.

(4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

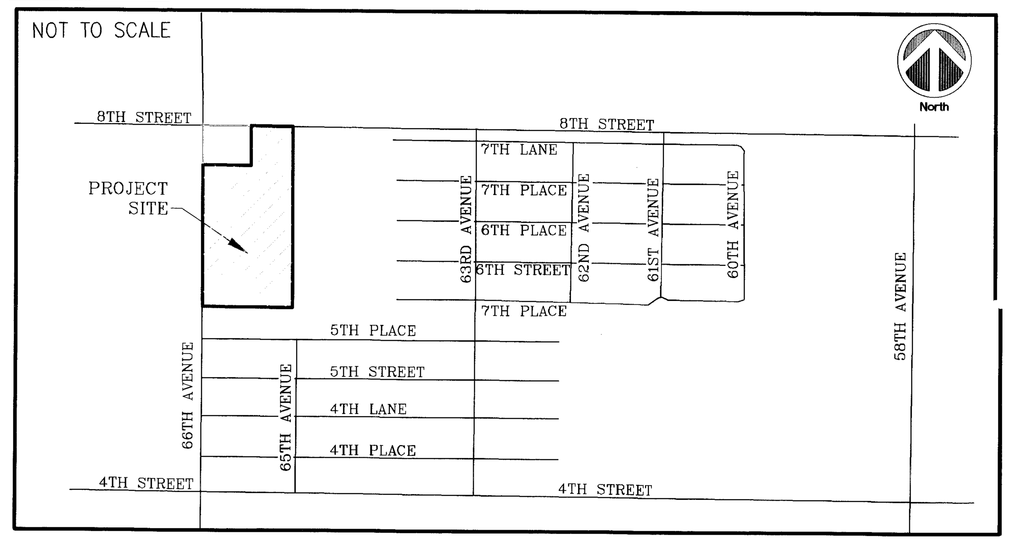
(5) PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.

(6) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/ LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER'S LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

(7) 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 CONCURRENCY CERTIFICATE FOR THE PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) 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 ONE HUNDRED-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 THIS PROPERTY.

VICINITY MAP



SEAL
COUNTY SURVEYOR AND MAPPER

SEAL
BILLY M. MOODY, P.S.M.

SEAL
CLERK OF THE CIRCUIT COURT

PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: JULY 23, 2024

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
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PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

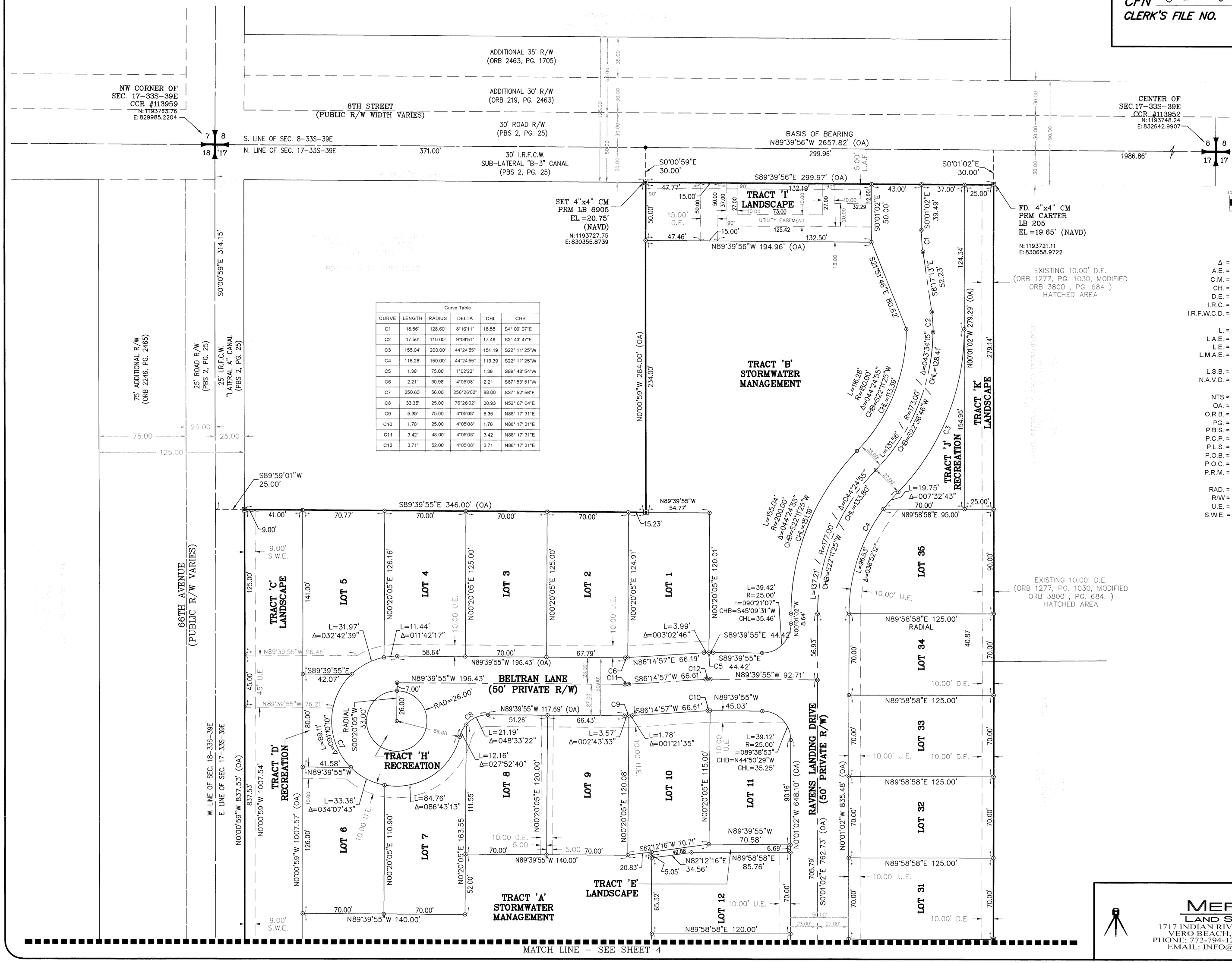
SHEET 2 of 4

RAVENS LANDING

BEING A PORTION OF TRACT 4, SECTION 17, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS 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

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3809, PAGE 1179, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 34
PAGE 54
CFN 312025004969 9
CLERK'S FILE NO.



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHL	CHB
C1	18.56'	128.60'	8°16'11"	18.55	S4° 09' 07"E
C2	17.50'	110.00'	9°06'51"	17.46	S3° 43' 47"E
C3	155.04'	200.00'	44°24'55"	151.19	S22° 11' 25"W
C4	116.28'	150.00'	44°24'55"	113.39	S22° 11' 25"W
C5	1.36'	75.00'	1°02'22"	1.36	S89° 48' 54"W
C6	2.21'	30.98'	4°05'08"	2.21	S87° 53' 51"W
C7	250.63'	56.00'	256°26'02"	88.00	S37° 52' 58"E
C8	33.35'	25.00'	76°26'02"	30.93	N52° 07' 04"E
C9	5.35'	75.00'	4°05'08"	5.35	N88° 17' 31"E
C10	1.78'	25.00'	4°05'08"	1.78	N88° 17' 31"E
C11	3.42'	48.00'	4°05'08"	3.42	N88° 17' 31"E
C12	3.71'	52.00'	4°05'08"	3.71	N88° 17' 31"E

North

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

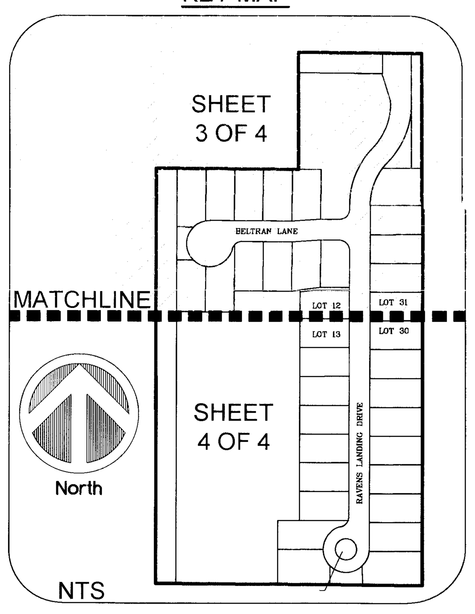
ABBREVIATIONS

- Δ = CENTRAL ANGLE
- A.E. = ACCESS EASEMENT
- C.M. = CONCRETE MONUMENT
- CH. = CHORD
- D.E. = DRAINAGE EASEMENT
- I.R.C. = IRON ROD WITH CAP
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
- L. = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.E. = LANDSCAPE EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.S.B. = LAND SURVEYING BUSINESS
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- NTS = NOT TO SCALE
- OA. = OVERALL
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B.S. = PLAT BOOK ST. LUCIE COUNTY
- P.C.P. = PERMANENT CONTROL POINT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- RAD. = RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- S.W.E. = SIDEWALK EASEMENT

LEGEND

- LOT CORNER MARKER 5/8" IRC, LB#6905
- PERMANENT CONTROL POINT (PCP) LB# 6905
- PERMANENT REFERENCE MONUMENT (PRM) LB# 6905

KEY MAP



PREPARED BY: NATHAN LEZNIEWICZ
BILLY M. MOODY, PSM #5336
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: JULY 23, 2024

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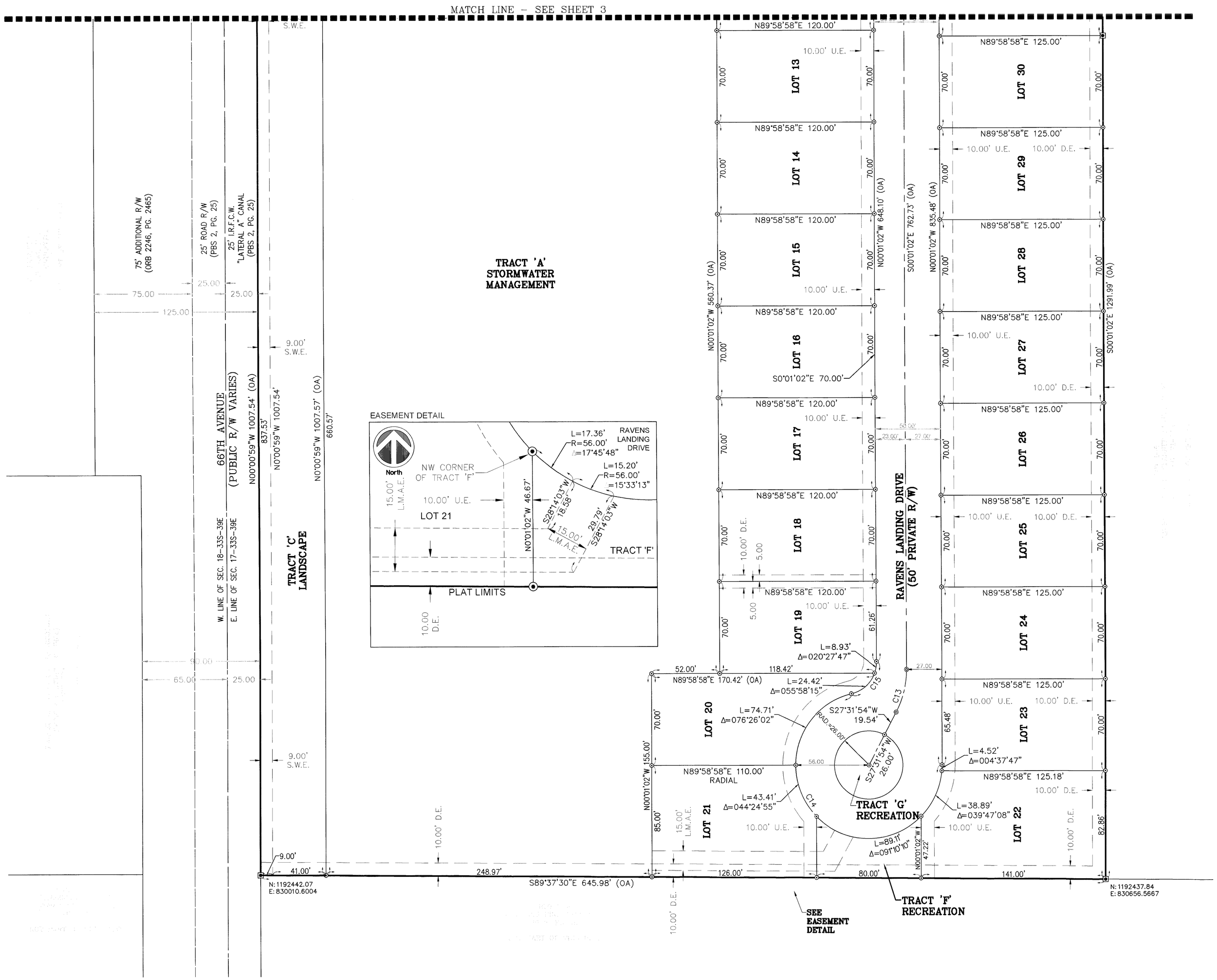
RAVENS LANDING

BEING A REPLAT OF A PORTION OF TRACT 4, SECTION 17, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS 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

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3809, PAGE 1179, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 34
PAGE 55
CFN 3120250049699
CLERK'S FILE NO.



ABBREVIATIONS

Δ =	CENTRAL ANGLE
A.E. =	ACCESS EASEMENT
C.M. =	CONCRETE MONUMENT
CH. =	CHORD
D.E. =	DRAINAGE EASEMENT
I.R.C. =	IRON ROD WITH CAP
I.R.F.W.C.D. =	INDIAN RIVER FARMS WATER CONTROL DISTRICT
L =	ARC LENGTH
L.A.E. =	LIMITED ACCESS EASEMENT
L.E. =	LANDSCAPE EASEMENT
L.M.A.E. =	LAKE MAINTENANCE ACCESS EASEMENT
L.S.B. =	LAND SURVEYING BUSINESS
N.A.V.D. =	NORTH AMERICAN VERTICAL DATUM
NTS =	NOT TO SCALE
OA =	OVERALL
O.R.B. =	OFFICIAL RECORD BOOK
PG. =	PAGE
P.B.S. =	PLAT BOOK ST. LUCIE COUNTY
P.C.P. =	PERMANENT CONTROL POINT
P.L.S. =	PROFESSIONAL LAND SURVEYOR
P.O.B. =	POINT OF BEGINNING
P.O.C. =	POINT OF COMMENCEMENT
P.R.M. =	PERMANENT REFERENCE MONUMENT
RAD. =	RADIUS
R/W =	RIGHT OF WAY
U.E. =	UTILITY EASEMENT
S.W.E. =	SIDEWALK EASEMENT

LEGEND

- LOT CORNER MARKER 5/8" IRC, LB#6905
- PERMANENT CONTROL POINT (PCP) LB# 6905
- PERMANENT REFERENCE MONUMENT (PRM) LB# 6905

North

GRAPHIC SCALE

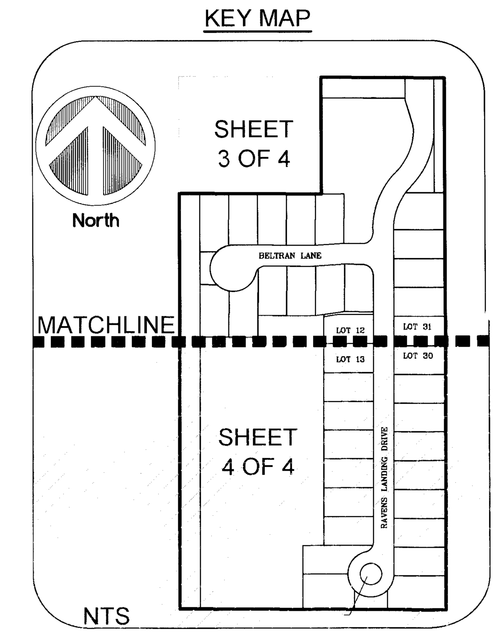
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHL	CHB
C13	33.66'	70.00'	27°32'56"	33.33	S13° 45' 26"W
C14	250.63'	56.00'	256°26'02"	88.00	N51° 48' 01"W
C15	33.35'	25.00'	76°26'02"	30.93	N38° 11' 59"E

KEY MAP



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MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: JULY 23, 2024

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