

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

OWNER OF RECORD  
**WALTON ACQUISITIONS FL, LLC**  
 8800 N. GAINNEY CENTER DRIVE  
 SUITE 345  
 SCOTTSDALE, ARIZONA 85258

LAND SURVEYOR  
**GSS SURVEYING AND MAPPING**  
 700 22nd PLACE, SUITE 2A  
 VERO BEACH, FLORIDA 32960  
 TEL (321) 914-3978



LOCATION MAP  
 NOT TO SCALE

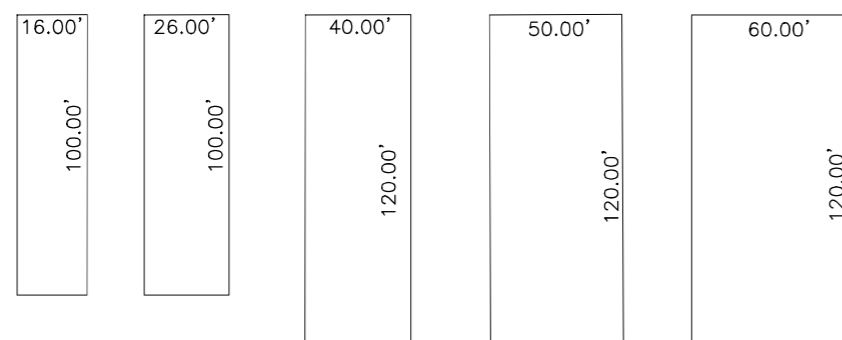
DEVELOPER  
**SUNRISE RESIDENTIAL, LLC**  
 200 E. ROBINSON STREET  
 ORLANDO, FLORIDA 32801

CIVIL ENGINEER  
**MILLS, SHORT AND ASSOCIATES**  
 700 22nd PLACE, SUITE 2C & 2D  
 VERO BEACH, FLORIDA 32960  
 TEL (772) 226-7282

**SURVEYORS NOTES:**

1. 1500 TOTAL LOTS TO BE PLATTED.
2. UTILITY EASEMENTS TO BE DETERMINED AT FINAL PLAT SUBMITTAL
3. DRAINAGE EASEMENTS TO BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL
4. LAKE TRACTS SIZE WILL BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL ON FINAL PLAT
5. THE NORTH LINE OF SECTION 3 IS ASSUMED TO BEAR S 89°53'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ALL POND TRACTS AND PRIVATE ROAD RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BY THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0170 J AND 12111C0260 J, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

SINGLE FAMILY TYPICAL LOT SIZES  
 MINIMUM SIZE  
 (NOT TO SCALE)



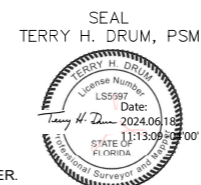
**PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:**  
 (16.00' AND 26.00' LOT SET BACKS TO BE DETERMINED)

TYPICAL 40' LOT	TYPICAL 50' LOT	TYPICAL 60' LOT
FRONT 20'	FRONT 20'	FRONT 20'
SIDE 5'	SIDE 5'	SIDE 5'
REAR 10'	REAR 10'	REAR 10'

(SETBACKS MUST BE VERIFIED WITH THE CITY OF FORT PIERCE BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

LANDSCAPE ARCHITECT-LAND PLANNER  
**LUCIDO AND ASSOCIATES**  
 701 S.E OCEAN BOULEVARD  
 STUART, FLORIDA 34994  
 TEL (772) 220-2100

GSS SURVEYING & MAPPING, LLC.  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 8006  
 PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE  
 TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597  
 OR  
 DAVID M. JONES PROFESSIONAL SURVEYOR AND MAPPER NO. 3909  
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.**  
**SECTIONS 2,3,34, & 35**  
**TOWNSHIP 35 & 36 SOUTH,**  
**RANGE 39 EAST**  
**ST. LUCIE COUNTY, FLORIDA**

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89° 46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00° 12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES) THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. 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LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.59 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1746.02 FEET TO A POINT ON THE NORTH RIGHT OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. 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BEING ALSO DESCRIBED AS FOLLOWS:

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EASEMENT PARCELS:

EASEMENT 1:

TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE "EASEMENT PROPERTY" AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EASEMENT 2:

TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N 89°46'35" W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S 00°03'49" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED ON OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S 89°46'35" E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S 32°18'17" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N 61°15'41" E A DISTANCE OF 335.12 FEET; THENCE N 31°56'28" E A DISTANCE OF 78.35 FEET; THENCE N 02°37'14" E A DISTANCE OF 332.85 FEET; THENCE N 85°17'03" E A DISTANCE OF 146.97 FEET; THENCE N 53°57'44" E A DISTANCE OF 58.71 FEET; THENCE N 01°56'01" E A DISTANCE OF 142.19 FEET; THENCE N 62°33'43" E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N 00°00'00" W A DISTANCE OF 142.46 FEET; THENCE S 89°50'50" E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S 27°59'51" W A DISTANCE OF 671.72 FEET; THENCE S 56°07'55" E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S 32°49'14" W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S 44°46'35" ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N 00°04'30" E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 44°46'35" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N 00°04'43" E A DISTANCE OF 535.11 FEET; THENCE S 89°59'23" W A DISTANCE OF 166.33 FEET; THENCE S 00°04'55" W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 50°43'56" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S 87°40'44" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S 00°01'50" E A DISTANCE OF 72.00 FEET; THENCE S 89°58'10" W A DISTANCE OF 1,610.26 FEET; THENCE S 00°01'50" E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N 89°52'26" W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N 00°02'49" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING. CONTAINING 197.90 ACRES, MORE OR LESS

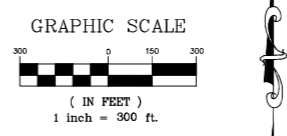
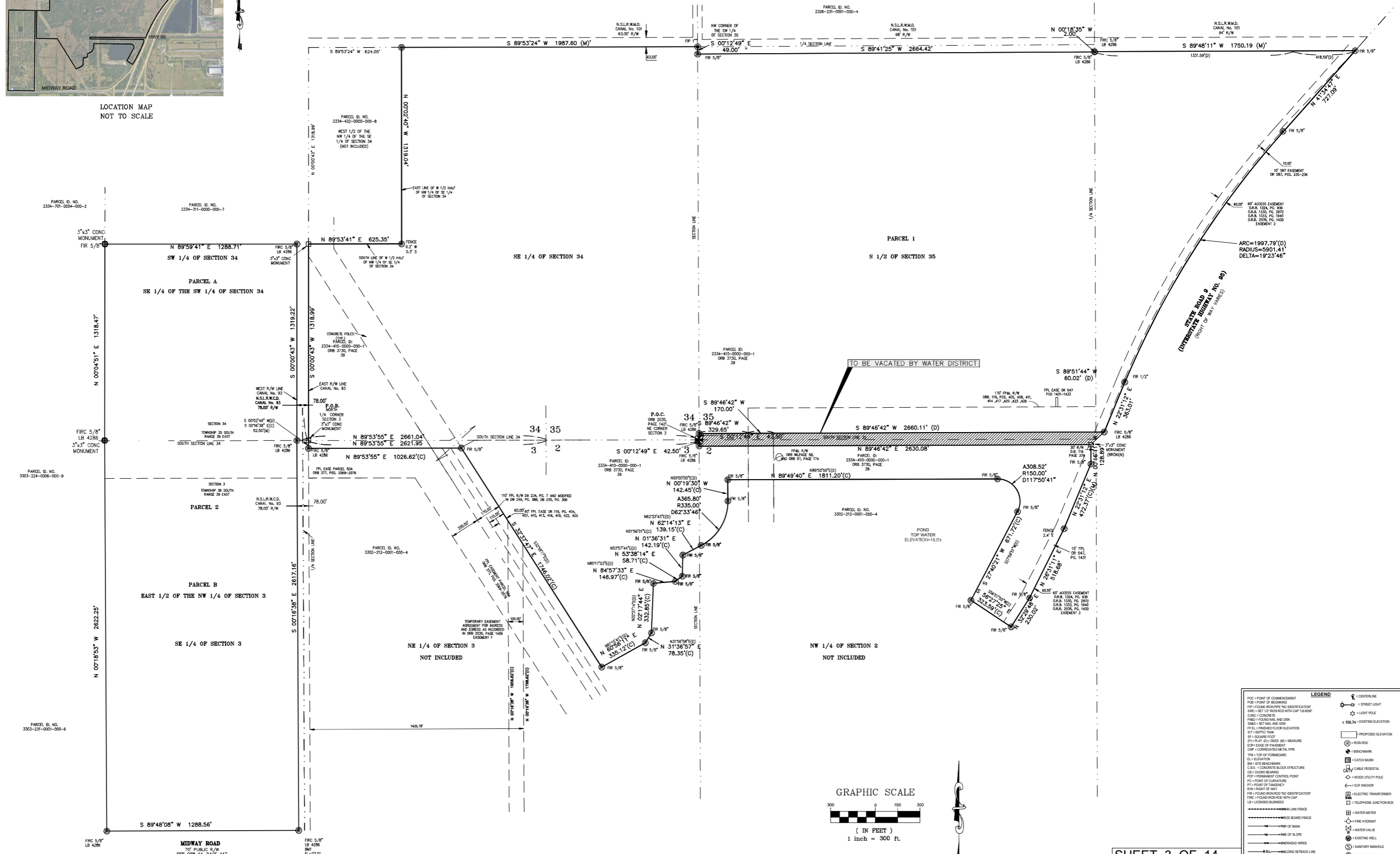
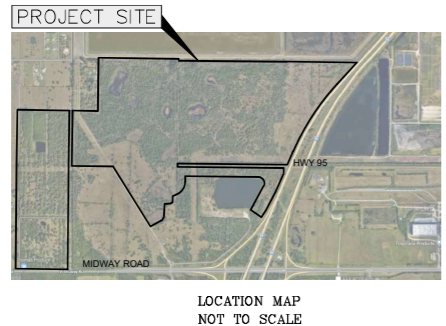
TOGETHER WITH:

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95. PF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 2.33 ACRES, MORE OR LESS SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS

SHEET 2 OF 14

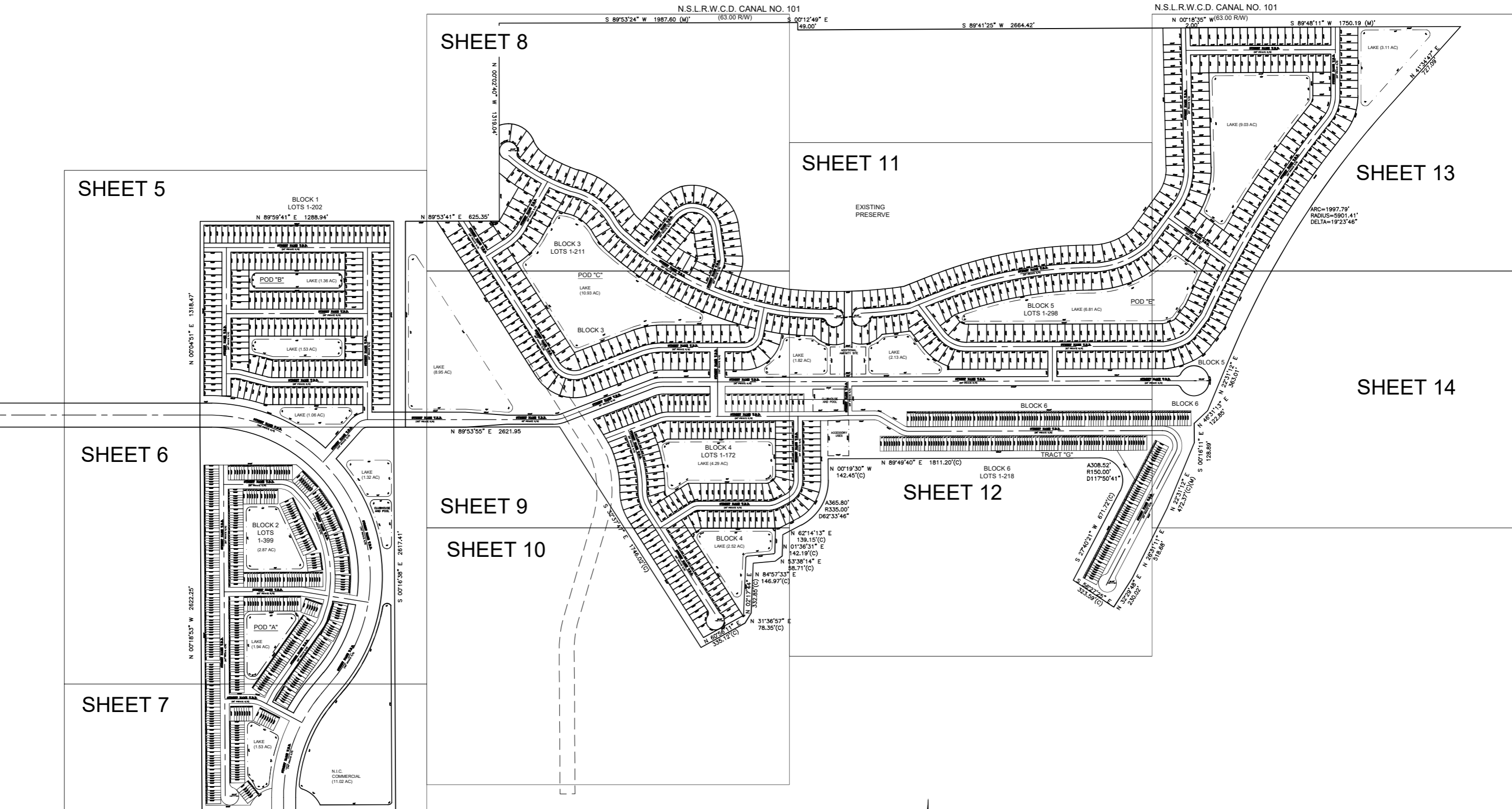
<p><b>GSS Surveying and Mapping, LLC</b>                  700 22<sup>nd</sup> Place                  Suite 2A                  Vero Beach, FL 32960                  772-696-5300</p>	<p><b>GSS Surveying and Mapping, LLC</b>                  4620 Lipscomb St NE                  Suite 2                  Palm Bay, FL 32905                  321-914-3978</p>
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# SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D. SURVEY PAGE



LEGEND	
PCG - POINT OF COMMENCEMENT	⊕ CENTERLINE
PBE - POINT OF BEGINNING	⊕ STREET LIGHT
FR - FOUND ROD IDENTIFICATION	⊕ LIGHT POLE
BRG - SET 10° BEHIND WITH CAP 1.8 800'	⊕ EXISTING ELEVATION
CONC - CONCRETE	x 100.74 ± EXISTING ELEVATION
FND - FOUND NAIL AND DISK	⊕ PROPOSED ELEVATION
SMO - SET NAIL AND DISK	⊕ IRON ROD
FR - FOUND ROD IDENTIFICATION	⊕ BENCHMARK
FR - FOUND ROD IDENTIFICATION	⊕ CATWO BARR
FR - FOUND ROD IDENTIFICATION	⊕ CABLE POSTAL
FR - FOUND ROD IDENTIFICATION	⊕ WOOD UTILITY POLE
FR - FOUND ROD IDENTIFICATION	⊕ DUMP ANCHOR
FR - FOUND ROD IDENTIFICATION	⊕ ELECTRIC TRANSFORMER
FR - FOUND ROD IDENTIFICATION	⊕ TELEPHONE JUNCTION BOX
FR - FOUND ROD IDENTIFICATION	⊕ WATER METER
FR - FOUND ROD IDENTIFICATION	⊕ FIRE HYDRANT
FR - FOUND ROD IDENTIFICATION	⊕ WATER VALVE
FR - FOUND ROD IDENTIFICATION	⊕ EXISTING WELL
FR - FOUND ROD IDENTIFICATION	⊕ SANITARY MANHOLE
FR - FOUND ROD IDENTIFICATION	⊕ STORM MANHOLE

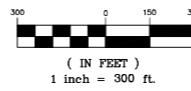
# SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D. MASTER PAGE



**LEGEND**

AC = ACRES  
 PLS = PROFESSIONAL LAND SURVEYOR  
 PRM = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR & MAPPER  
 R/W = RIGHT OF WAY  
 T.B.D. = TO BE DETERMINED  
 P.D. = PLANNED DEVELOPMENT

**GRAPHIC SCALE**



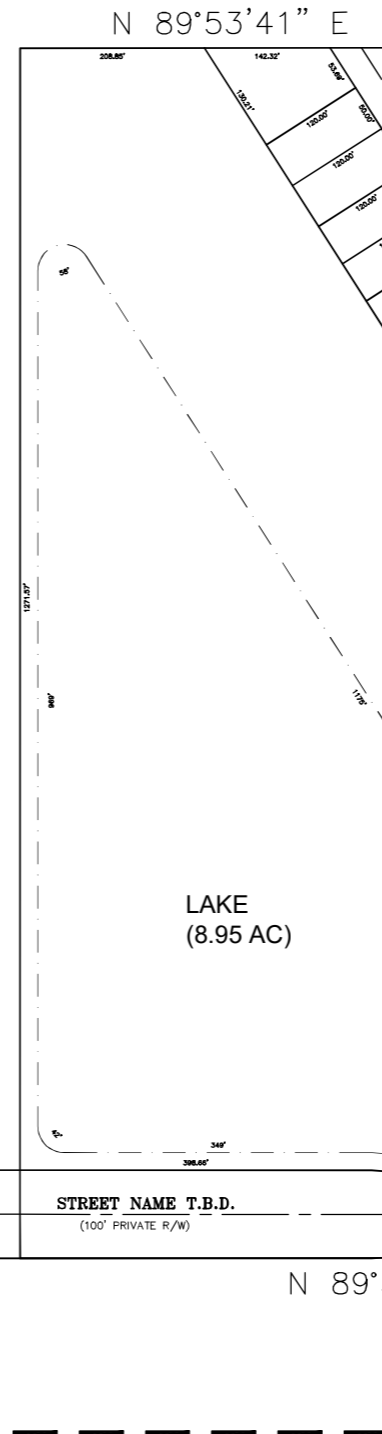
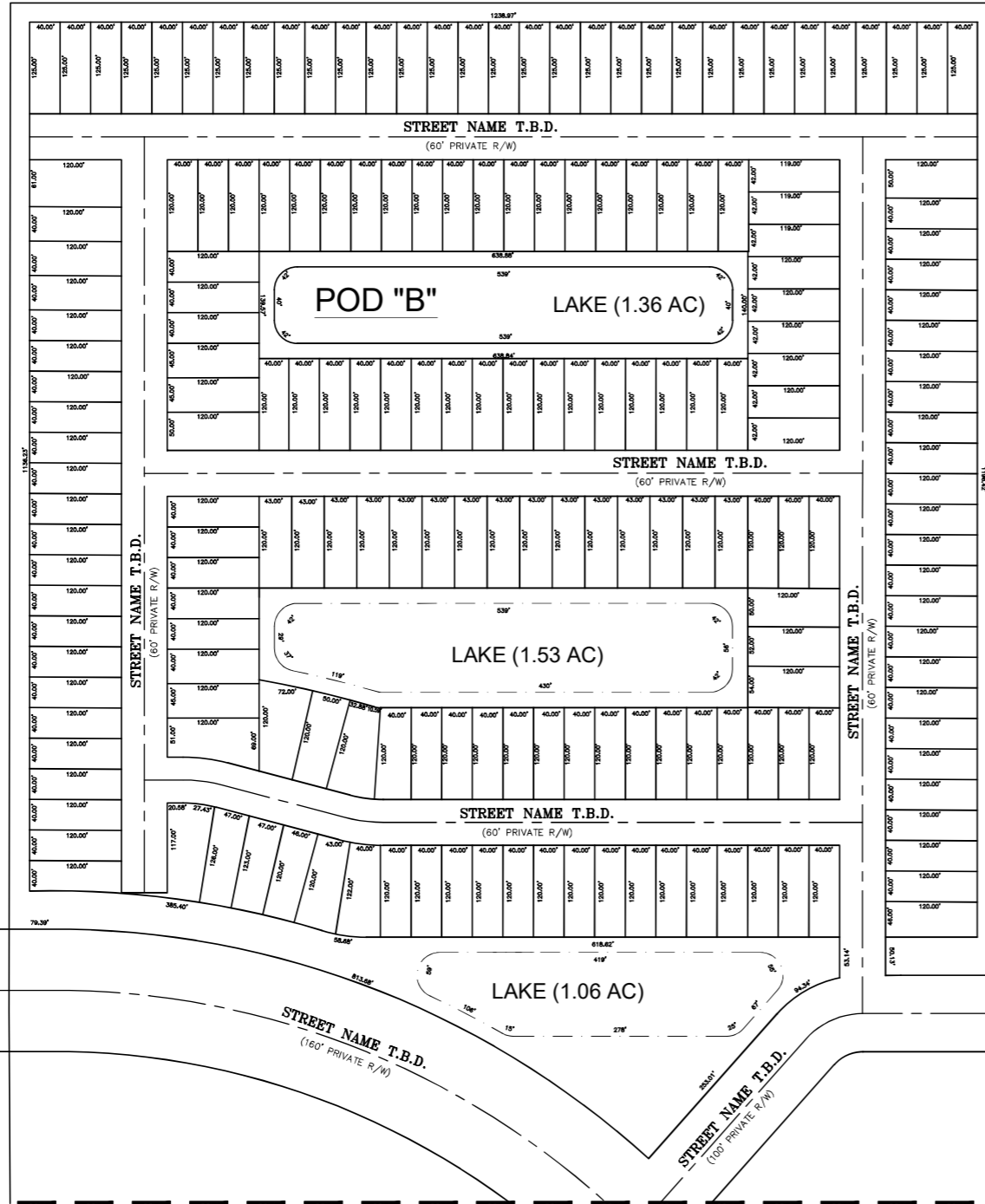
GSS Surveying and Mapping, LLC 700 22 <sup>nd</sup> Place Suite 2A Vero Beach, FL 32960 772-696-5300		GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978
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SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

BLOCK 1  
LOTS 1-202

N 89°59'41" E 1288.94'

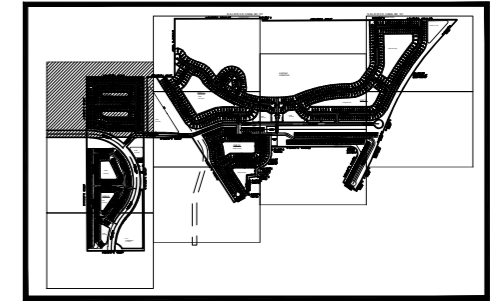
N 00°04'51" E 1318.47'



MATCH TO SHEET 8

MATCH TO SHEET 9

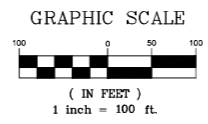
MATCH TO SHEET 6



KEY MAP  
(NOT TO SCALE)

LEGEND

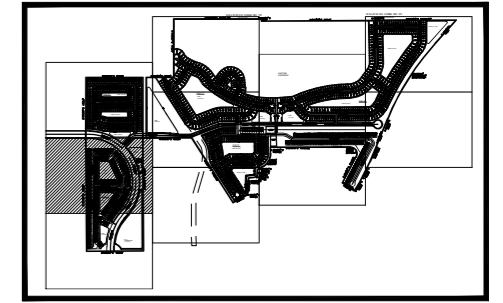
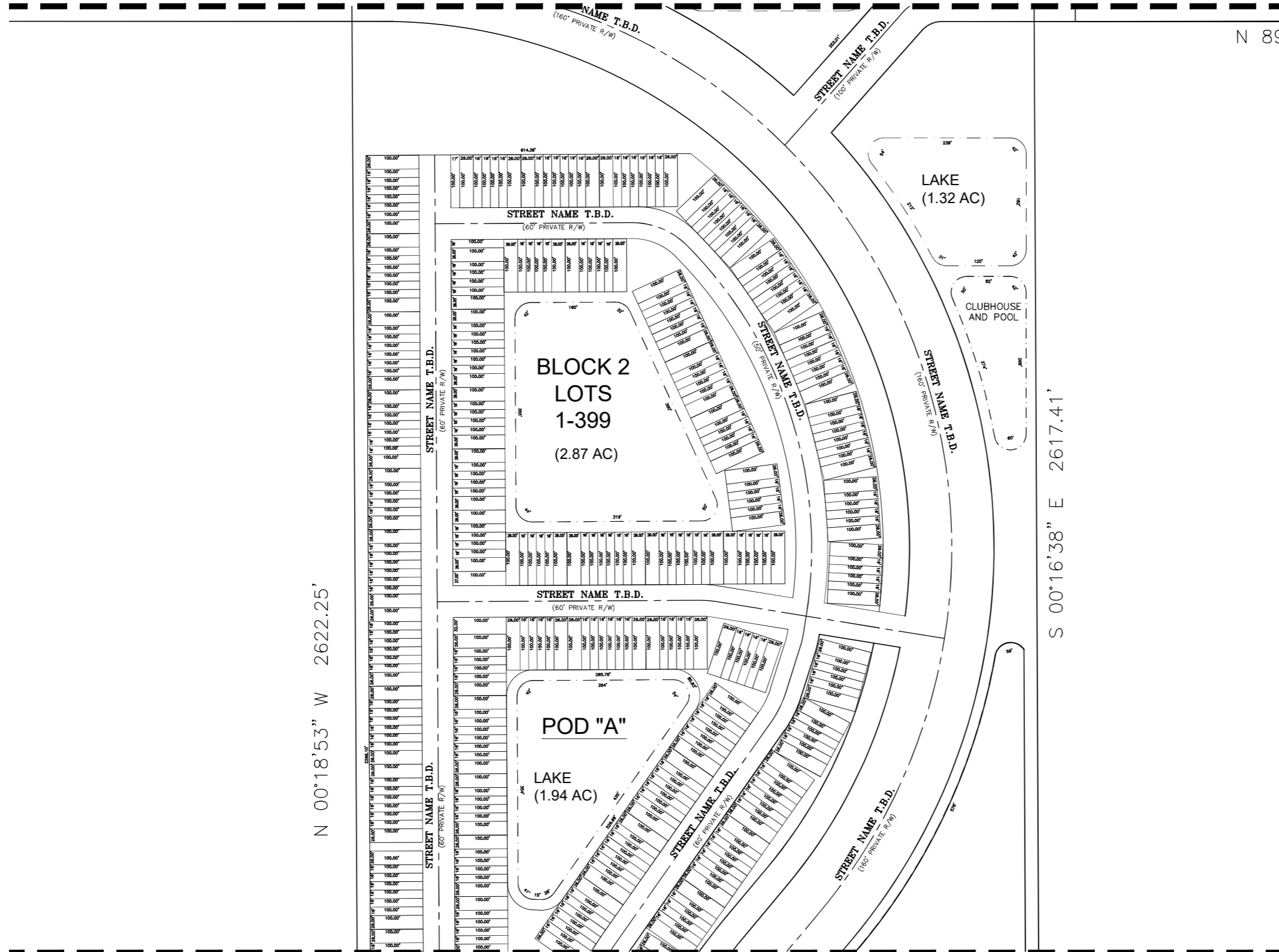
- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT



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---	--	---

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 5



KEY MAP  
(NOT TO SCALE)

N 00°18'53" W 2622.25'

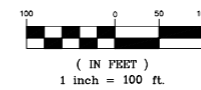
S 00°16'38" E 2617.41'

MATCH TO SHEET 7

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT

GRAPHIC SCALE



SHEET 6 OF 14

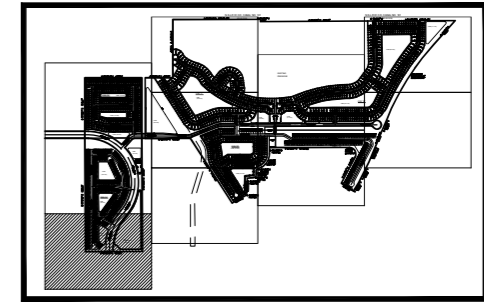
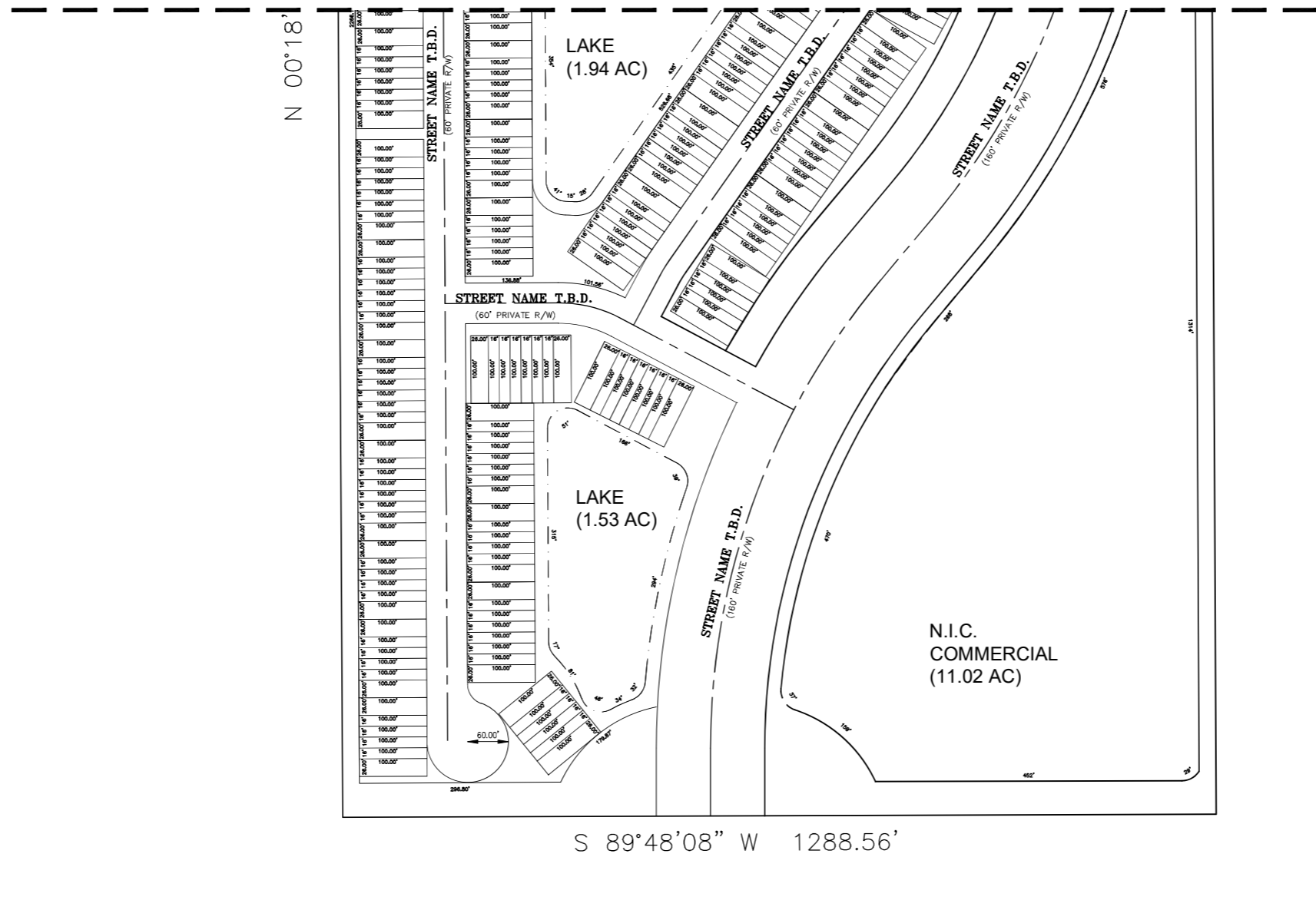
GSS Surveying and Mapping, LLC  
700 22<sup>nd</sup> Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 6



KEY MAP  
(NOT TO SCALE)

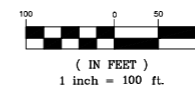
MATCH TO SHEET 10

S 89°48'08" W 1288.56'

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT

GRAPHIC SCALE



GSS Surveying and Mapping, LLC  
700 22<sup>nd</sup> Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

N.S.L.R.W.C.D. CANAL NO. 101

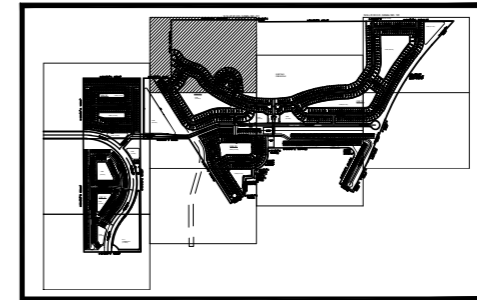
S 89°53'24" W 1987.60 (M)'

(63.00 R/W)

S 00°12'49" E 49.00'

N 00°02'40" W 1319.04'

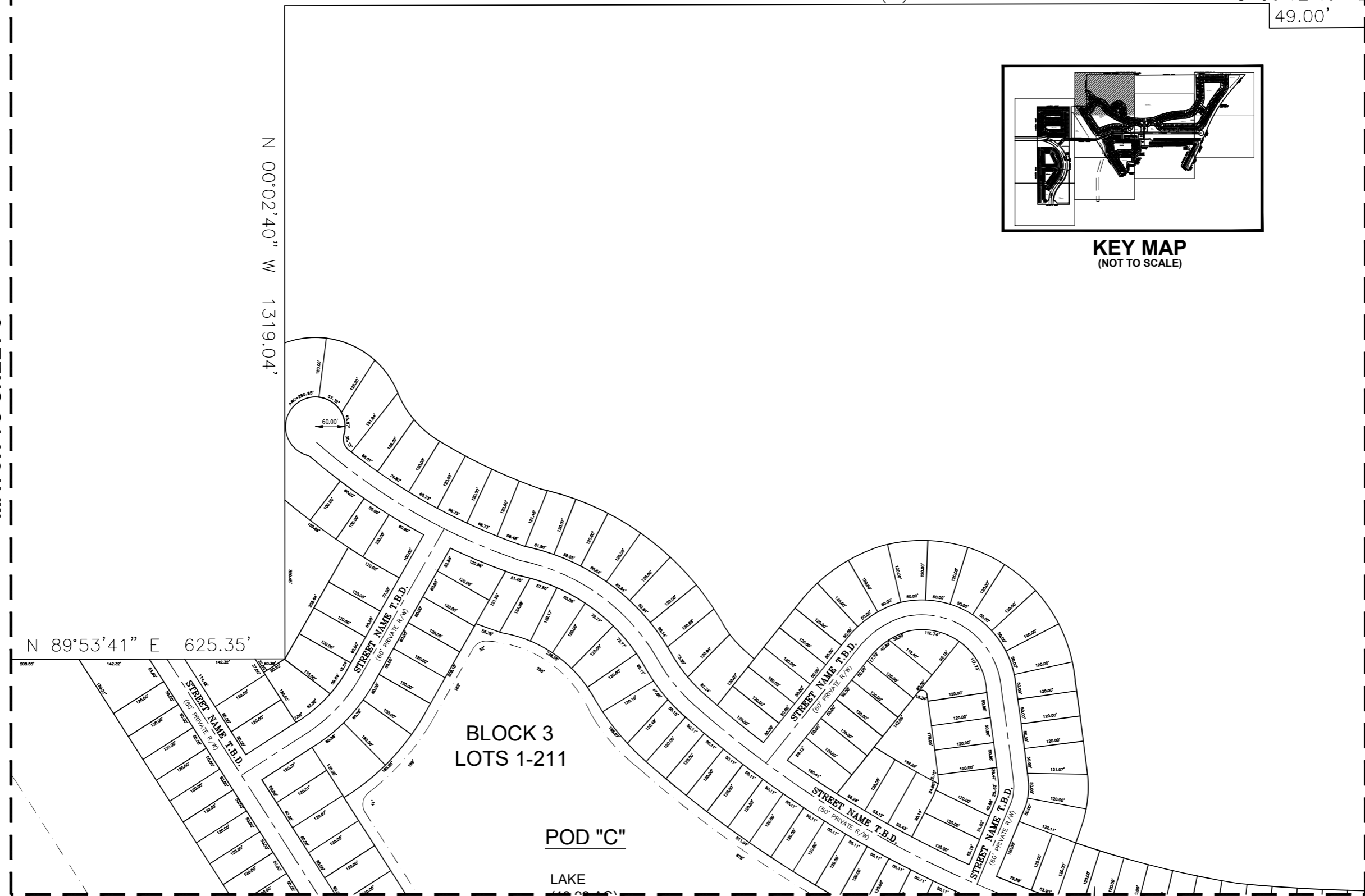
N 89°53'41" E 625.35'



KEY MAP (NOT TO SCALE)

MATCH TO SHEET 5

MATCH TO SHEET 11



BLOCK 3  
LOTS 1-211

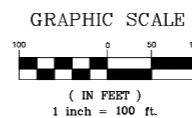
POD "C"

LAKE

MATCH TO SHEET 9

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT



SHEET 8 OF 14

GSS Surveying and Mapping, LLC  
 700 22nd Place  
 Suite 2A  
 Vero Beach, FL 32960  
 772-696-5300



GSS Surveying and Mapping, LLC  
 4620 Lipscomb St NE  
 Suite 2  
 Palm Bay, FL 32905  
 321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 5

MATCH TO SHEET 11

MATCH TO SHEET 6

MATCH TO SHEET 12

MATCH TO SHEET 8  
POD "C"

LAKE  
(10.93 AC)

BLOCK 3

LAKE  
(8.95 AC)

LAKE  
(1.82 AC)

STREET NAME T.B.D.  
(100' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(100' PRIVATE R/W)

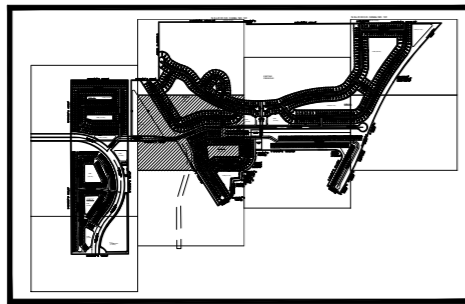
STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

N 89°53'55" E 2621.95



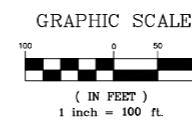
KEY MAP  
(NOT TO SCALE)

MATCH TO SHEET 10

BLOCK 4  
LOTS 1-172  
LAKE (4.29 AC)

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT





SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

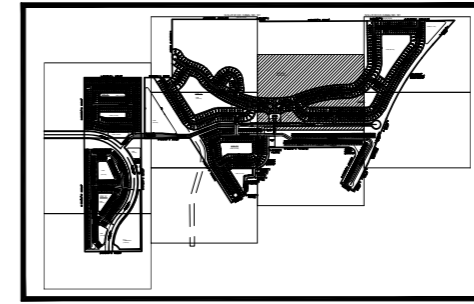
MATCH TO SHEET 8

MATCH TO SHEET 9

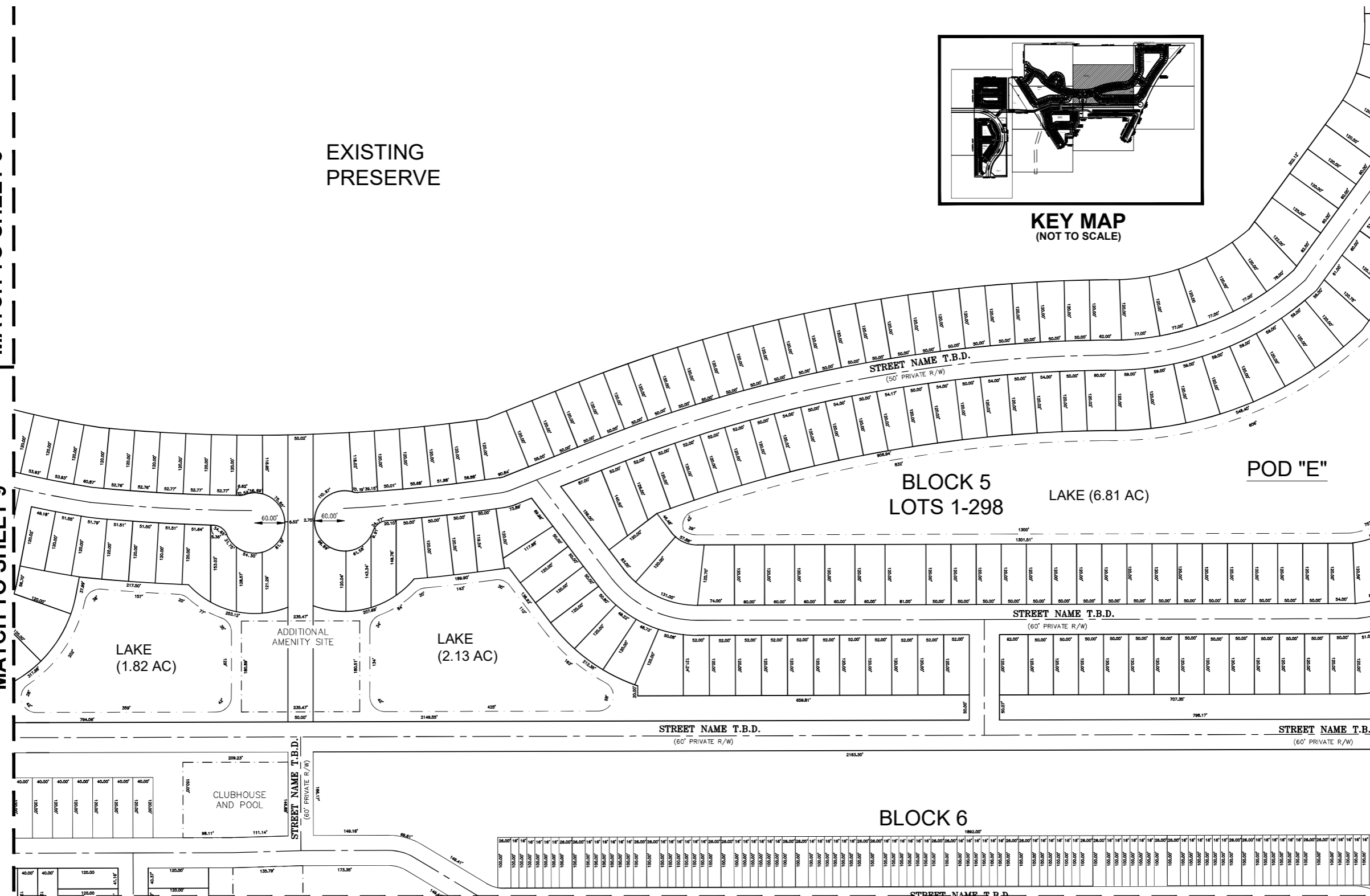
MATCH TO SHEET 13

MATCH TO SHEET 14

EXISTING PRESERVE



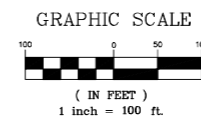
KEY MAP  
(NOT TO SCALE)



MATCH TO SHEET 12

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT



<p>GSS Surveying and Mapping, LLC 700 22<sup>nd</sup> Place Suite 2A Vero Beach, FL 32960 772-696-5300</p>		<p>GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978</p>
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SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 11

BLOCK 6

STREET NAME T.B.D.  
(60' PRIVATE R/W)

TRACT "G"

BLOCK 6  
LOTS 1-218

A308.52'  
R150.00'  
D117°50'41"

N 00°19'30" W  
142.45'(C)

A365.80'  
R335.00'  
D62°33'46"

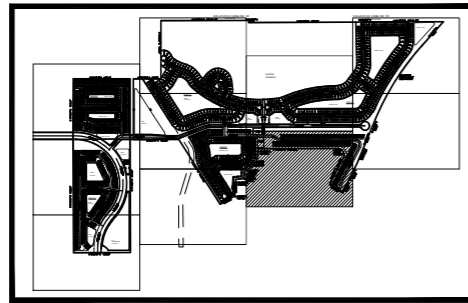
N 62°14'13" E  
139.15'(C)  
N 01°36'31" E  
142.19'(C)  
N 53°38'14" E  
58.71'(C)  
33" E  
(C)

MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 13

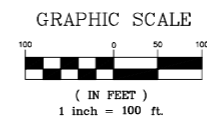
MATCH TO SHEET 14



KEY MAP  
(NOT TO SCALE)

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
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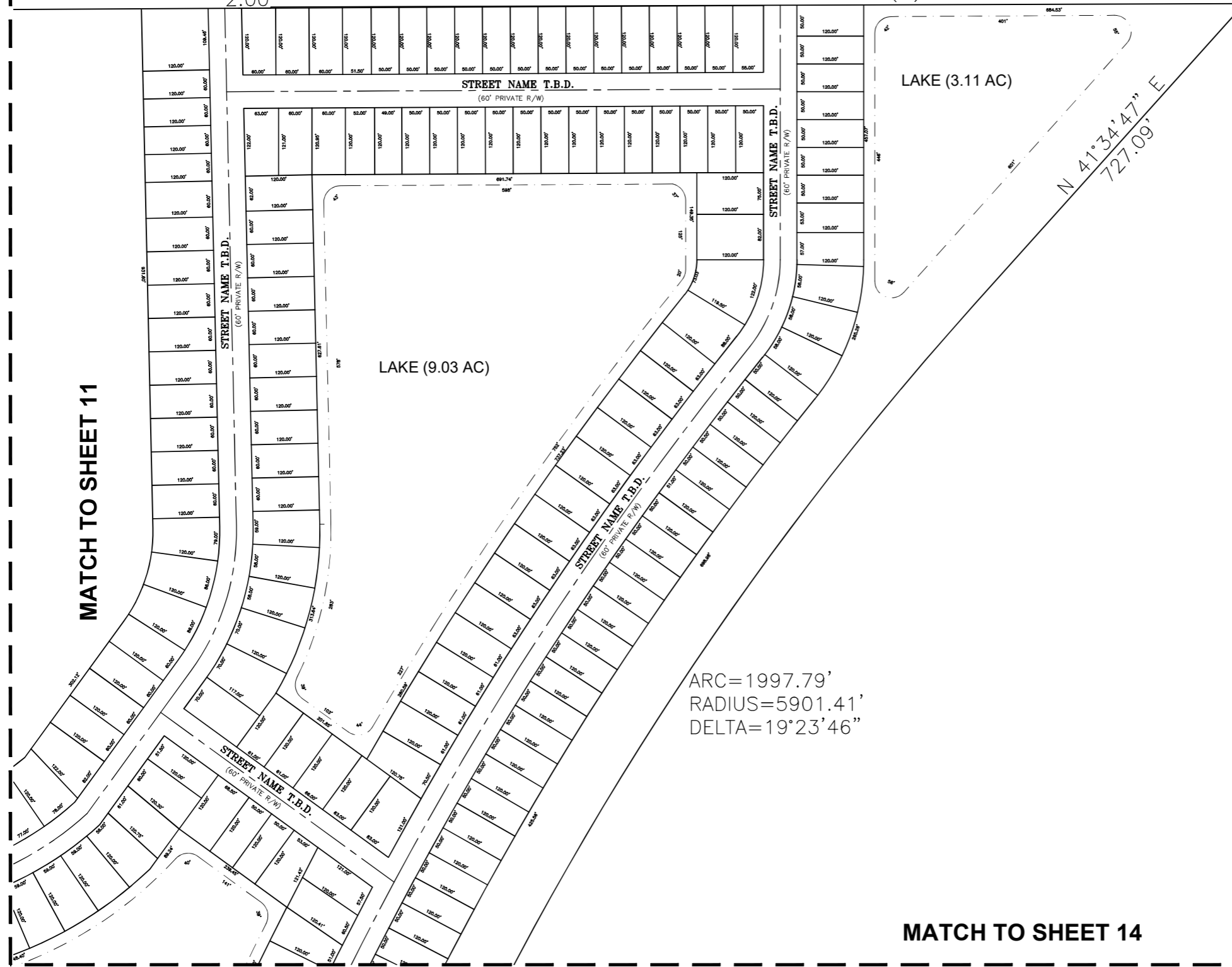
<p>GSS Surveying and Mapping, LLC 700 22<sup>nd</sup> Place Suite 2A Vero Beach, FL 32960 772-696-5300</p>		<p>GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978</p>
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SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

N.S.L.R.W.C.D. CANAL NO. 101

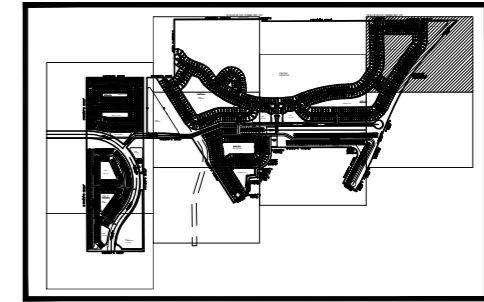
N 00°18'35" W (63.00 R/W)  
2.00'

S 89°48'11" W 1750.19 (M)'



MATCH TO SHEET 11

MATCH TO SHEET 14

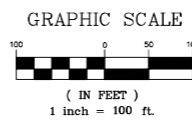


KEY MAP  
(NOT TO SCALE)

ARC=1997.79'  
RADIUS=5901.41'  
DELTA=19°23'46"

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT



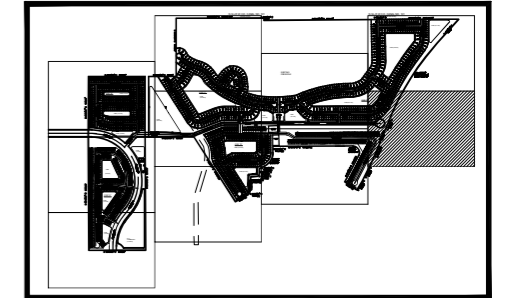
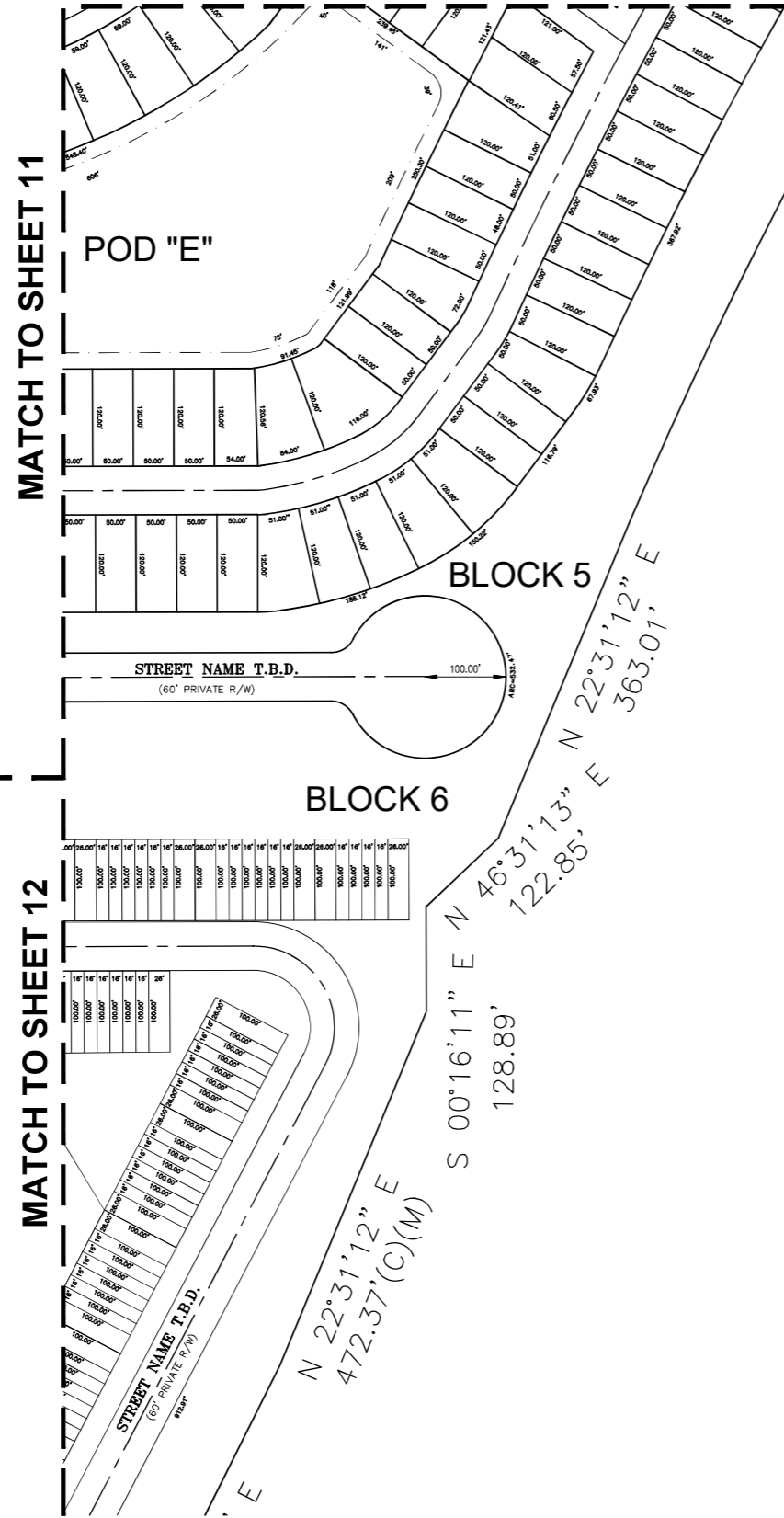
GSS Surveying and Mapping, LLC  
700 22<sup>nd</sup> Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT P.D.

MATCH TO SHEET 13



KEY MAP  
(NOT TO SCALE)

MATCH TO SHEET 12

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED
- P.D. = PLANNED DEVELOPMENT

